

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 2250 University Avenue
CURRENT ADDRESSES: 2250 University Ave. W, 2264 University Ave. W, 731 Hampden Ave.
APPLICANT: Brad Johnson, Raymond Station LLC
OWNER: Raymond Station LLC
PROJECT ARCHITECT: David Miller, UrbanWorks Architecture
DATE OF APPLICATION: March 1, 2019
DATE OF PUBLIC HEARING: March 25, 2019
HPC DISTRICT: University – Raymond Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1891-1941
INVENTORY NUMBER: RA-SPC- 3940
CATEGORY: Non-Contributing **WARD:** 4 **DISTRICT COUNCIL:** 12
CLASSIFICATION: New Construction
BUILDING PERMIT #: N/A
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: March 15, 2019

A. SITE DESCRIPTION: The existing building at 2250 University Avenue West is a one-story, flat roof building with a brick exterior, was constructed in 1969, and is categorized as non-contributing to the University – Raymond Heritage Preservation District.

The existing building at 2264 was constructed by Lindstrom and Anderson in 1945 and is a one-story, flat roof building with a brick exterior and is categorized as non-contributing to the University – Raymond Heritage Preservation District.

The existing building at 731 Hampden Avenue was after the period of significance (1891-1941) and is a one-story, flat roof building with a masonry exterior and is categorized as non-contributing to the University – Raymond Heritage Preservation District.

B. PROPOSED CHANGES: The applicant proposes to demolish the existing non-contributing structures that occupy 2250 University Ave W, 2264 University Ave W, and 731 Hampden Ave. They propose to construct a six-story, mixed use, multi-family apartment building consisting of approximately 124 residential units and 10,000 square feet of commercial space. The exterior is proposed to be brick, fiber cement panels, and glass. Hung balconies with glass rails are proposed on the South, East, and West elevations and recessed balconies are proposed on the North (University Avenue) elevation. A rooftop metal pergola structure is also shown on the preliminary drawings. An aluminum storefront system is proposed for the commercial units. Signage is shown on University Avenue and Hampden Avenue sides. Both surface and enclosed parking space is proposed at grade and on the second level (115 total spaces) due to a high water table and contaminated soils below grade.

C. BACKGROUND:

The HPC conducted a pre-application review on January 14, 2019. They made the following comments:

Commissioners asked for clarity on what will be demolished.

Commissioners requested a context of how the building will 'fit' into district, specifically asking for an orthographic drawing.

There was concern with the glass base and the relationship with the overall structure and lack of piers being grounded.

First floor needs to be grounded somehow, cornice should be more substantial.

D. PRESERVATION PROGRAM CITATIONS AND FINDINGS:

**The Secretary of the Interior's Standards for Rehabilitation
University - Raymond Heritage Preservation District Legislative Code Sec. 74.06**

PRESERVATION PROGRAM CITATIONS	Meets Preservation Program?	PRELIMINARY FINDINGS:
		<p>1. On February 23, 2005, the University-Raymond Commercial Historic District was established under C.F. No. 05-52, § 1. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).</p> <p>2. The property is categorized as non-contributing to the character of the University-Raymond Commercial Historic District.</p>
<p><i>The Secretary of the Interior's Standards for Rehabilitation</i></p>		
<p><i>SOI 9.</i> New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p>	<p>Yes</p>	<p>3. The proposed new construction would require the demolition of the existing non-contributing structure. The size and features of the existing structure are not consistent with the storefront and warehouse character of the surrounding historic district. The new construction would not destroy distinctive historic materials, features, spaces and spatial relationships that characterize the property. The structure is generally differentiated and compatible with the historic materials, features, size, scale, proportion, and massing.</p>
<p><i>SOI 10.</i> New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>	<p>Yes</p>	<p>4. The proposed new construction will be adjacent to the neighboring non-contributing building and if removed in the future would not impair the essential form and integrity of the property, the district, and its environment. Care should be taken to not damage the neighboring structure during</p>

		construction.
Sec. 74.06.03 (E) - New Construction Guidelines		
a. <i>Setback. There are a variety of setbacks expressed in the University-Raymond Commercial Historic District. However, new setbacks should relate to adjacent historic buildings</i>	Yes	5. <i>The proposed structure is built up to the public right-of-way which is consistent with historic buildings in the district.</i>
b. <i>Massing, volume, height. Most of the structures of the district are distinguished by their boxy profiles; preservation of this aspect is the most essential element for maintaining district unity. New construction should be compatible with the massing, volume, and height, of existing structures in the historic district.</i>	Yes	6. <i>The proposed new construction compliments the boxy profiles of structures in the district. The overall massing, volume, and height of the structure is consistent with historic warehouses in the district.</i>
c. <i>Rhythm. The rhythm in the University-Raymond Commercial Historic District can be found both in the relation of several buildings to each other, and in the relation of elements on a single building facade. Rhythm between buildings is usually distinguished by slight variations in height, windows and doors, and details, including vertical and horizontal elements. Rhythm may be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its neighbors. The rhythm of new construction should be compatible with that of existing structures.</i>	Yes/No	7. <i>The proposed new construction contains windows and bays with vertical rhythm. The inset balconies provide variation within the façade without disrupting the overall rhythm. The projecting balconies on the East elevation detract from the rhythm of warehouse related openings. They should be inset to maintain the relationship to the district.</i> <i>There is no bulkhead for the storefront. A bulkhead should be incorporated in to the storefronts to maintain consistency with the “base, middle, cap” structure of buildings in the district.</i>
d. <i>Roofs, cornices. New roof, and cornice designs should be compatible with existing adjacent structures. Generally, roofs in the district are flat. It is more important for roof edges to relate in size and proportion, than in detailing.</i>	Yes/No	8. <i>The flat roof relates to roof designs in the district, and the cornice height is consistent from the University Avenue elevation to the Hampden Avenue elevation. The proposed rooftop pergola structure is set back from the Hampden Avenue and University Avenue facades.</i> <i>The proposed 7” cornice is disproportioned for the building and the district. A cornice that relates to the dimensions of the break between the 1st level storefronts and the residences above would be more appropriate.</i>
e. <i>Materials and details. Brick and pressed brick, Bedford stone and Mankato-</i>	Yes/No	9. <i>The proposed brick relates to commonly used materials in the</i>

<p><i>Kasota stone, terra-cotta, ceramic tile, concrete, metal and glass are the most commonly used materials in the district. The materials and details of new construction should relate to the materials and details of existing adjacent buildings. New buildings in the district should possess more detailing than typical modern commercial buildings, to respond to the surrounding buildings and to reinforce the human scale of the district. Walls of buildings in the district are generally of brick with stone trim. They display the colors of natural clay, dark red, buff, and brown. When walls are painted, similar earthtones are usually used.</i></p>		<p><i>district and is the dominant material on the primary elevations.</i></p> <p><i>The brick corner at the University Ave and Hampden Avenue corner could frame the storefronts to relate to the district.</i></p> <p><i>The new construction lacks detailing and trim to relate to the surrounding buildings.</i></p> <p><i>The fiber cement panels, garage doors, and brick in black do not relate to the natural clay, dark red, buff, brown or earthtone colors found in the district.</i></p> <p><i>The balconies on the eastern end of the north elevation are stated to be white. They should be black to match the other proposed balconies and metal on the structure.</i></p> <p><i>All material details are needed.</i></p>
<p><i>f. Windows, doors. Windows should relate to those of existing buildings in the district in the ratio of solid to void, distribution of window openings, and window setback. The proportion, size, style, function and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Window and door frames should be wood or bronze-finished aluminum.</i></p>	<p>Yes</p>	<p><i>10. While the enlarged window openings differentiate the building from the district's historic buildings' solid to void ratio, the location and size are generally compatible. The windows and doors are proposed to be Pella Impervia. The window style was not proposed. One-over-one double hung windows are common in the district and would be appropriate. Window details are needed.</i></p>
<p><i>g. Parking. The preferred location of parking lots is behind the buildings rather than in front or beside them. If street frontage is the only option, the lots should be screened from street and sidewalk either by walls or plantings or both. If walls are used, their materials should be compatible with the walls of existing adjacent buildings. Walls should be at least eighteen (18) inches high. Walls or plantings should be located to disrupt the street plane as little as possible.</i></p>	<p>Yes</p>	<p><i>11. The parking is set behind the building and screened from the public right-of-way.</i></p>
<p><i>h. Landscaping, street furniture. Traditional street elements of the area should be preserved. New street furniture and landscaping features should complement the scale and character of the area.</i></p>	<p>Yes</p>	<p><i>12. The proposed concrete pavers and bike racks complement the scale and character of the area. Trees are proposed on both primary elevations with most trees</i></p>

		<i>sited towards the south end of the east elevation.</i>
Sec. 74.06.5 - Demolition		
<i>In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.</i>	Yes	<i>13. The buildings proposed for demolition are considered non-contributing to the University-Raymond Historic District. The demolition of these structures will not adversely impact the historic district.</i>
<i>(C.F. No. 05-52, § 2, 2-23-05)</i>		

G. STAFF RECOMMENDATION: based on the findings staff recommend approval of the application with the following conditions:

1. The balconies on the Hampton Avenue (East) elevation shall be inset to relate to the warehouse rhythm and context of the district.
2. The cornice shall match or exceed the dimensions of the break between the 1st level storefronts and the residential units.
3. All metal shall have a dark finish.
4. A bulkhead detail shall be included at the base of all storefront style windows.
5. The door, window and storefront glass shall be two-way and have no reflective, tinted, or mirrored qualities.
6. An alternative color that relates to the earthtones present in the district shall be explored for the black fiber cement panels, garage doors, and brick and be reviewed by an HPC Design Review Committee.
7. The pre-existing condition of the surrounding public right-of-way shall be documented prior to any demolition, and all extant historic materials shall be carefully removed, salvaged, secured, and reinstalled.
8. Vents, utilities, or other mechanical protrusions shall be painted to match the surrounding material and shall be low profile.
9. Some signage was indicated on the plans, however, a separate application and details will be required.
10. Construction level plans will need to be submitted and shall include final dimensions, materials, details, colors and finishes.
11. All final materials, colors, details and finishes and shall be submitted to the HPC and/or staff for final review and approval including but not limited to masonry, mortar, balcony and guardrail details, hardscaping, window and door brands, styles, and finishes. A mock-up shall be constructed on site for a design review committee of the HPC to review and approve.
12. The HPC stamped approved plans shall remain on site for the duration of the project. If an updated set of plans is submitted for City permits, HPC staff shall receive a full-size set for final review to determine compliance with the HPC decision and conditions.
13. Any revisions to approved plans shall be re-reviewed and approved by the HPC staff. If revisions are significant, new plans may need to be drafted and submitted for final review

- and approval.
14. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
 15. This Certificate is VOID if the approved plans are altered from the Heritage Preservation approved plans.
 16. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
 17. Work shall be accomplished in accordance with all applicable zoning regulations and building codes, and/or Board of Zoning Appeals decisions. This authorization does not constitute or recommend a hardship for purposes of zoning review.
 18. Further permits and approvals may be required. This approval signifies review and issuance based on Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

H. SUGGESTED MOTION:

I move to conditionally approve application #19-011 to demolish the non-contributing properties on the parcels and construct a six-story, mixed use, multi-family apartment building at 2250 University Avenue West as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the 18 conditions.

I. ATTACHMENTS:

1. HPC Design Review Application
2. Design Summary and photographs
3. Preliminary plans
4. Testimony Letter



Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102
 Phone: (651) 266-9078
 ApplyHPC@stpaul.gov

Project Address:

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:
<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

- A complete application consists of:
- 1) An application form
 - 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/
Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: _____ Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include description of affected existing exterior features and changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Total Project Value: _____

Attach additional sheets if necessary



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.


<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			Restoration /Repair/Rehabilitation
			Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
			Photographs of all features and areas affected by proposed work.
			If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
			Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
			Photographs of location of proposed signage on structure/property.
			Photographs of structure and all exterior sides affected by proposed work.
			Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
			Section drawing showing point of installation, method of installation, awning profile and projection.
			Illumination plan.
			Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
			Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
			Photographs of all features and areas affected by proposed work.
			Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
			Digital copies of the plans and photos submitted on CD or USB.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			<p>Fencing/Retaining Wall:</p> <p>A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.</p> <p>An elevation drawing or photo of the proposed fence/wall.</p>
			<p>Roofing:</p> <p>Sample or description of existing material(s).</p> <p>Sample or specifications of proposed material(s).</p> <p>Sample colors.</p> <p>Photographs of all exterior sides affected by the proposed work.</p> <p>Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed.</p>
			<p>Heating, Ventilating, and Air Conditioning Equipment</p> <p>Site plan showing location of condenser in relation to the building(s) and property lines.</p> <p>Photographs of the proposed location of any condensers or venting.</p> <p>Photographs demonstrating that the proposed unit is not visible from the street.</p> <p>A screening plan if a condenser is in the side yard.</p> <p>Drawing or photograph demonstrating where and how conduit will be attached to the building.</p>
			<p>Window/Sash Replacement:</p> <p>Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.</p> <p>Existing window design and dimensions.</p> <p>Proposed window design, dimensions, and manufacturer's specifications including shop drawings.</p> <p>Existing type of exterior storm windows.</p> <p>Proposed style of exterior storm windows.</p> <p>Existing exterior window trim material.</p> <p>Proposed exterior window trim material and style.</p> <p>Photographs of all exterior sides where window replacement is being proposed.</p> <p>Photographs of existing features/conditions which support window replacement proposal.</p>

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>
Other Items Requested by HPC Staff:		

Will any federal money be used in this project? **YES** **NO**
 Are you applying for the Investment Tax Credits? **YES** **NO**

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____  _____ **Date:** _____

Typed name of applicant: _____

Signature of owner: _____ **Date:** _____

Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . **Please attach supporting documents to the email** as well.



FOR HPC OFFICE USE ONLY

Address: _____

Date received: _____

Date complete: _____

FILE NO. _____

City Permit # ____ - _____

District: _____/Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

Requires staff review

Requires Commission review

Supporting data: **YES NO**
Complete application: **YES NO**
The following condition(s) must be met in order for application to conform to preservation program:

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- CD of Plans (pdf) & Photos (jpg)
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: _____

HPC Staff Notes

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____



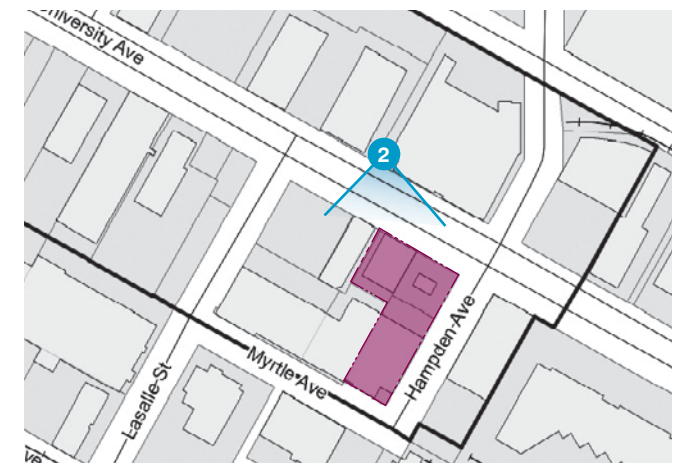
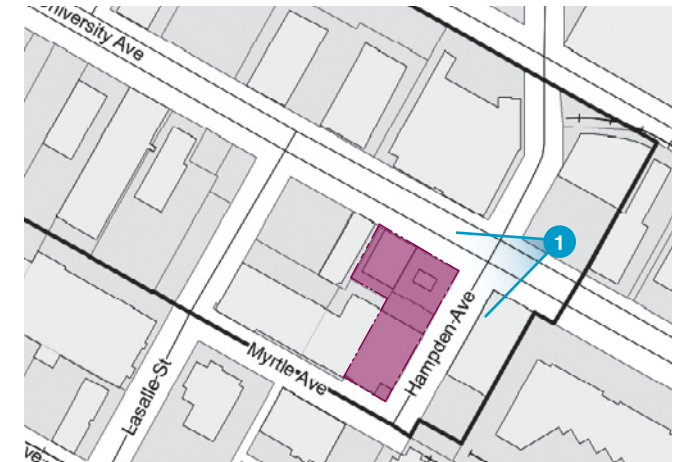
LOCATION



UNIVERSITY-RAYMOND COMMERCIAL HERITAGE PRESERVATION DISTRICT



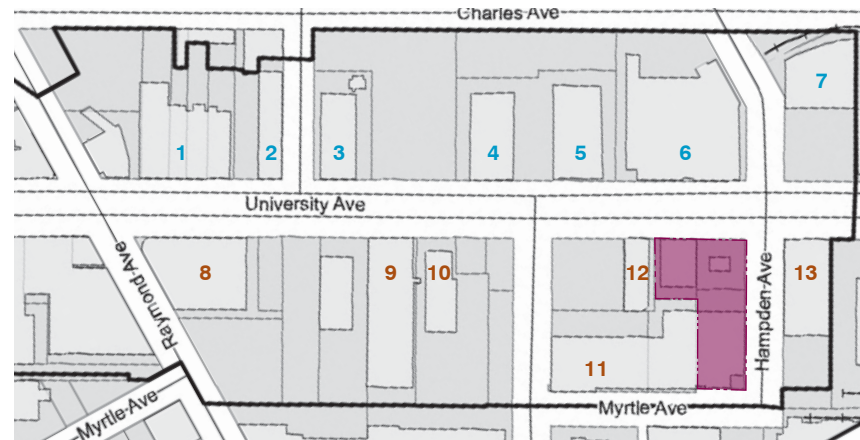
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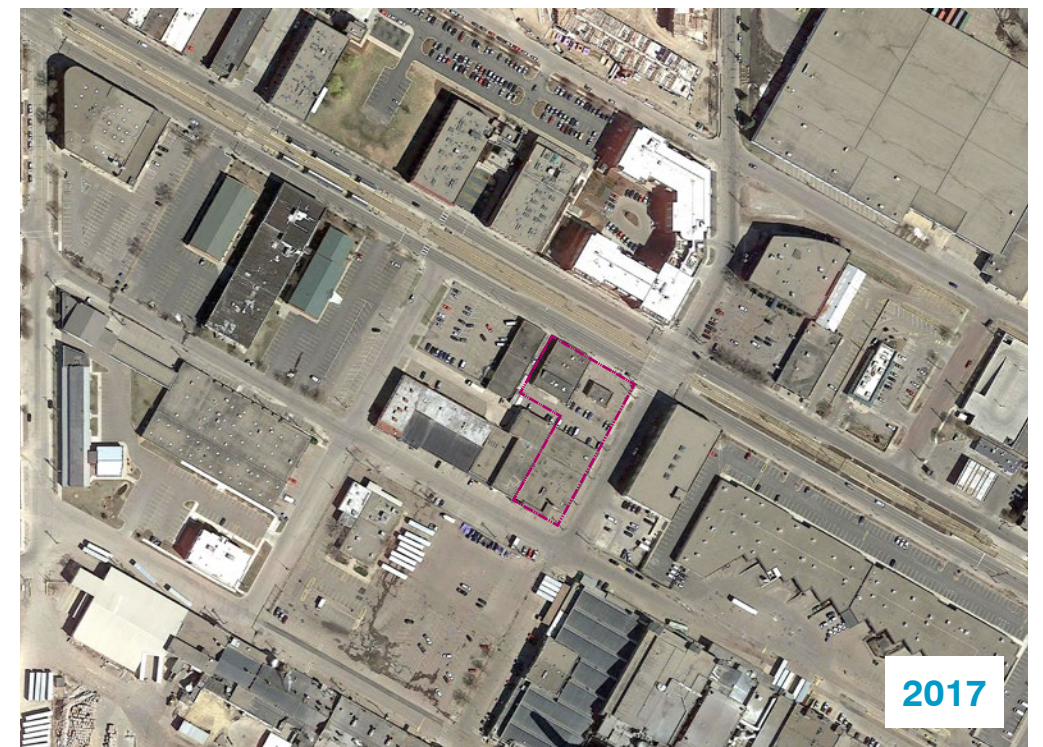
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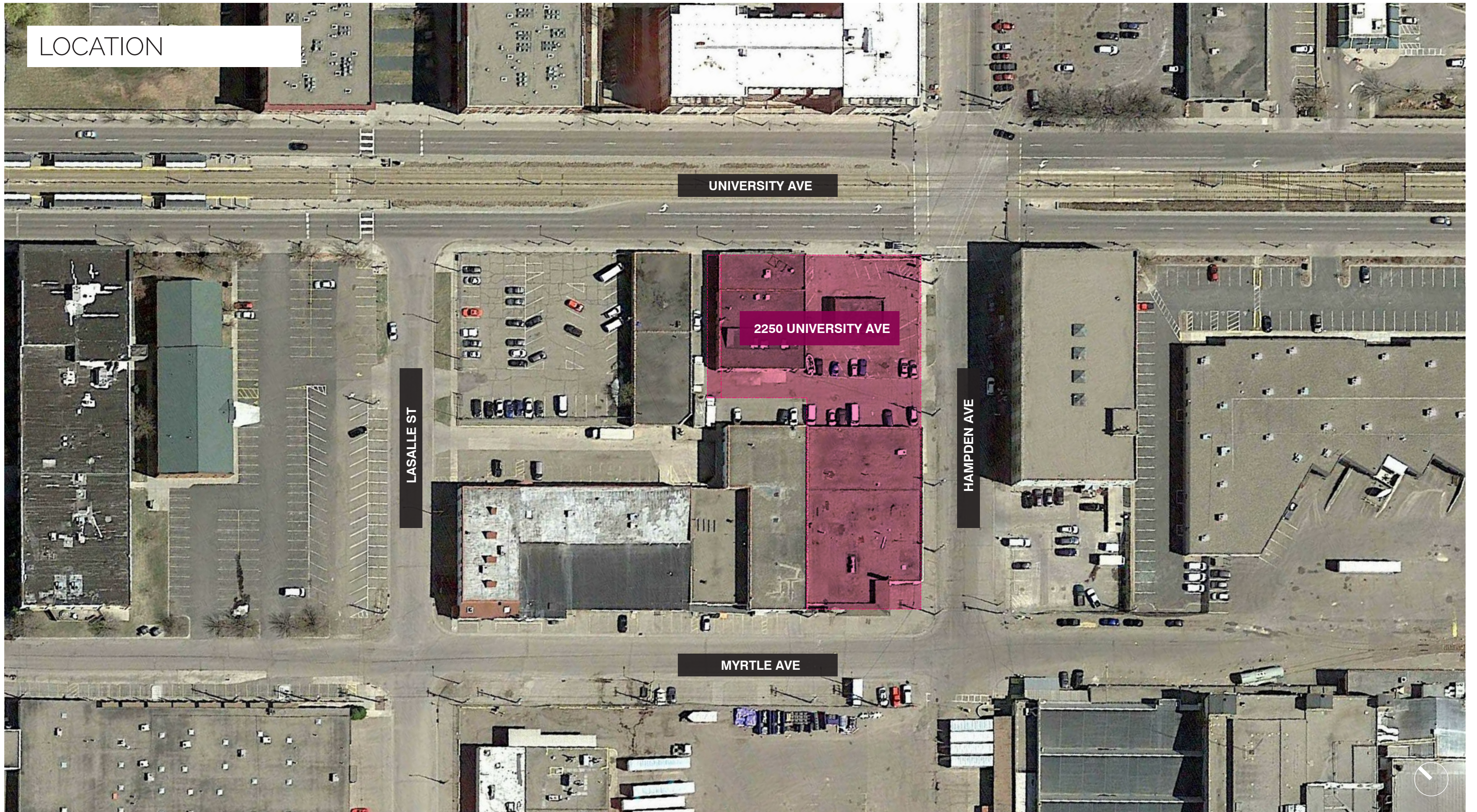
CONTEXT



HISTORIC MAPS



LOCATION



MASSING



EXTERIOR



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



FIBER CEMENT PANEL (COLOR 2)

METAL COPING

FIBER CEMENT PANEL (COLOR 2)

HUNG BALCONY WITH GLASS RAIL

FIBER CEMENT INFILL PANEL (BLACK)

GARAGE DOOR (BLACK)

WEST ELEVATION



FIBER CEMENT PANEL (COLOR 2)

FIBERGLASS WINDOW SYSTEM

MECHANICAL LOUVER INFILL PANEL

BRICK (COLOR 2)

FIBER CEMENT PANEL (BLACK)

ALUMINUM STOREFRONT SYSTEM

FIBER CEMENT PANEL (COLOR 2)

FIBER CEMENT PANEL (BLACK)



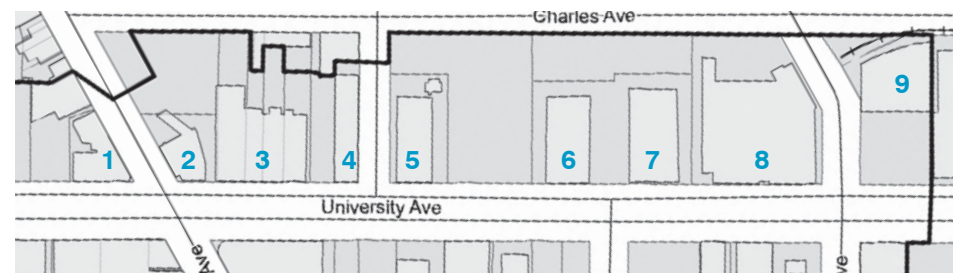
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SUMMARY

DESCRIPTION	TOTAL	PARKING		COMMERICAL		RESIDENTIAL							
	Gross Occupiable SF	Parking NSF	Total Parking	Commercial NSF	Commercial Parking	Residential Occupiable GSF	Residential Parking NSF	Amenity	Roof Deck	NLSF	Efficiency	Residential Parking	Residential Units
1 Lobby / Commercial / Parking	24,327	9,414	45	10,734	27	12,839	9,414	1,957				18	
2 Parking	25,863	25,574	68			25,863	25,574				380	68	
3 Units	26,230					26,230		3,712	2,500	17,170	65%		27
4 Units	26,230					26,230				20,860	80%		33
5 Units	26,230					26,230				20,860	80%		33
6 Units	26,230					26,230		-		20,990	80%		31
R Roof Deck / Mezzanine	3,114					3,114			750	380			
	158,224	34,988	113	10,734	27	146,736	34,988	5,669	3,250	80,260	55%	86	124
	Gross Occupiable SF	Parking NSF	Total Parking	Commercial NSF	Commercial Parking	Residential Occupiable GSF	Residential Parking NSF	Amenity	Roof Deck	NLSF	Efficiency	Residential Parking	Residential Units

METRICS

Site SF	41,896	SF
Site Acreage	0.96	Acres
Dwelling Units	124	DU
Dwelling Unit per Acre	129	DU/Acre
Residential Parking Ratio Per Unit	0.69	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.57	Stalls/Bed
Residential Parking Ratio for 1BR, 2BR, or 3BR Units	1.34	Stalls/1BR, 2BR, and 3BR Units
Commercial Stalls per Thousand	2.52	Stalls/Thousand
FAR	2.94	

RESIDENTIAL MIX

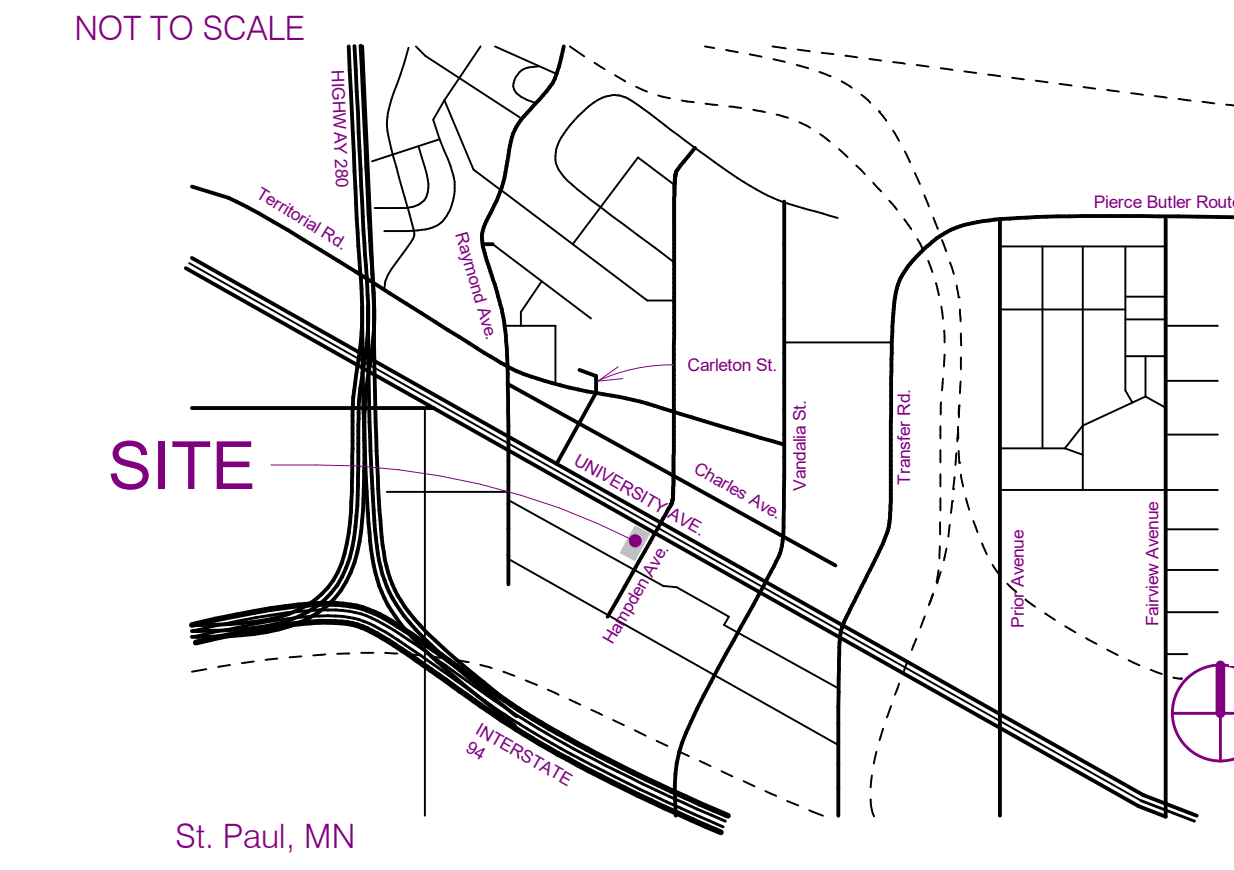
Unit Type	Mix	Qty	Total Beds	Avg. Unit NLSF	Total NLSF
Studio	21.8%	27	27	370	9,940
Studio Medium	8.9%	11	11	420	4,590
Studio Large	17.7%	22	22	505	11,090
1 BR	30.6%	38	38	700	26,560
2 BR	20.2%	25	50	1,000	24,980
3 BR	0.8%	1	3	3,100	3,100
	100%	124	151	649	80,260

RAYMOND STATION

HPC APPLICATION

March 4, 2019

VICINITY MAP



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

AREA SUMMARY

Area	Level	USE TYPE
11488 SF	LEVEL 1	GROUP M
9973 SF	LEVEL 1	GROUP S2
2866 SF	LEVEL 1	GROUP R2
25863 SF	LEVEL 2	GROUP S2
26230 SF	LEVEL 3	GROUP R2
26230 SF	LEVEL 4	GROUP R2
26230 SF	LEVEL 5	GROUP R2
26230 SF	LEVEL 6	GROUP R2
745 SF	ROOF / MEZZ	GROUP R2
2187 SF	ROOF / MEZZ	GROUP R2
1183 SF	ROOF / MEZZ	GROUP R2
15829 SF		

PARKING STALLS

TOTALS	COMMERCIAL PARKING	LEVEL 1 PARKING	LEVEL 2 PARKING	TOTAL
Compact Parking Stall	0	0	9	9
Double HC Parking Stall	2	2	2	6
Standard Parking Stall	24	16	57	97
Grand total	26	18	68	112

UNIT COUNT

UNIT TYPE	L1	L2	L3	L4	L5	L6
0BR Studio Large	0	0	5	6	6	5
0BR Studio Med	0	0	2	3	3	3
0BR Studio Sm	0	0	6	7	7	7
1BR	0	0	8	10	10	10
2BR	0	0	6	7	7	5
3BR	0	0	0	0	0	1
Grand total: 124	0	0	27	33	33	31

UNIT TYPE

UNIT TYPE	L1	L2	L3	L4	L5	L6
0BR Studio Large	0	0	5	6	6	5
0BR Studio Med	0	0	2	3	3	3
0BR Studio Sm	0	0	6	7	7	7
1BR	0	0	8	10	10	10
2BR	0	0	6	7	7	5
3BR	0	0	0	0	0	1
Grand total: 124	0	0	27	33	33	31

CONTACTS

DEVELOPER/CLIENT	CONTRACTOR	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
NAME: RAYMOND STATION, LLC CONTACT: NOAH BLY	NAME: REUTER WALTON COMPANIES CONTACT: BRENT KLUVER	NAME: URBANWORKS ARCHITECTURE LLC CONTACT: DAVID MILLER	NAME: BKBM ENGINEERS CONTACT: KEITH MATTE	NAME: DAMON FARBEN CONTACT: JESSE SYMYNKIWICZ JENNIFER GERMAIN
ADDRESS: 2323 CHARLES AVE, #100 MINNEAPOLIS, MN 55114	ADDRESS: 1710 WEST LAKE STREET, SUITE 200 MINNEAPOLIS, MN 55430	ADDRESS: 901 N 3RD ST, SUITE 145 MINNEAPOLIS, MN	ADDRESS: 6120 EARLE BROWN DR, SUITE 700 MINNEAPOLIS, MN 55430	ADDRESS: 401 2ND AVENUE NORTH MINNEAPOLIS, MN 55401
PHONE No.: EMAIL: NOAH.BLY@INTEGRATED.COM	PHONE No.: 612.876.4393 EMAIL: BRENT@REUTERWALTON.COM	PHONE No.: 612.455.3100 EMAIL: DMILLER@URBANWORKS.COM	PHONE No.: 763.943.0446 EMAIL: KMATTE@BKBM.COM	PHONE No.: 612.332.7522 EMAIL: JSYMYNKIWICZ@DAMONFARBEN.COM JGERMAIN@DAMONFARBEN.COM

STRUCTURAL ENGINEER	CIVIL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER	INTERIOR DESIGNER
NAME: BKBM ENGINEERS CONTACT: JOHN TIMM	NAME: BKBM ENGINEERS CONTACT: KEITH MATTE	NAME: COMPANY / FIRM NAME CONTACT: CONTACT NAME No. 1 CONTACT NAME No. 2	NAME: COMPANY / FIRM NAME CONTACT: CONTACT NAME No. 1 CONTACT NAME No. 2	NAME: COMPANY / FIRM NAME CONTACT: CONTACT NAME No. 1 CONTACT NAME No. 2
ADDRESS: 6120 EARLE BROWN DR, SUITE 700 MINNEAPOLIS, MN 55430	ADDRESS: 6120 EARLE BROWN DR, SUITE 700 MINNEAPOLIS, MN 55430	ADDRESS: ADDRESS LINE 1 ADDRESS LINE 2	ADDRESS: ADDRESS LINE 1 ADDRESS LINE 2	ADDRESS: ADDRESS LINE 1 ADDRESS LINE 2
PHONE No.: 763.843.0474 EMAIL: JTIMM@BKBM.COM	PHONE No.: 763.843.0446 EMAIL: KMATTE@BKBM.COM	PHONE No.: PHONE NUMBER EMAIL: EMAIL No. 1 EMAIL No. 2	PHONE No.: PHONE NUMBER EMAIL: EMAIL No. 1 EMAIL No. 2	PHONE No.: PHONE NUMBER EMAIL: EMAIL No. 1 EMAIL No. 2

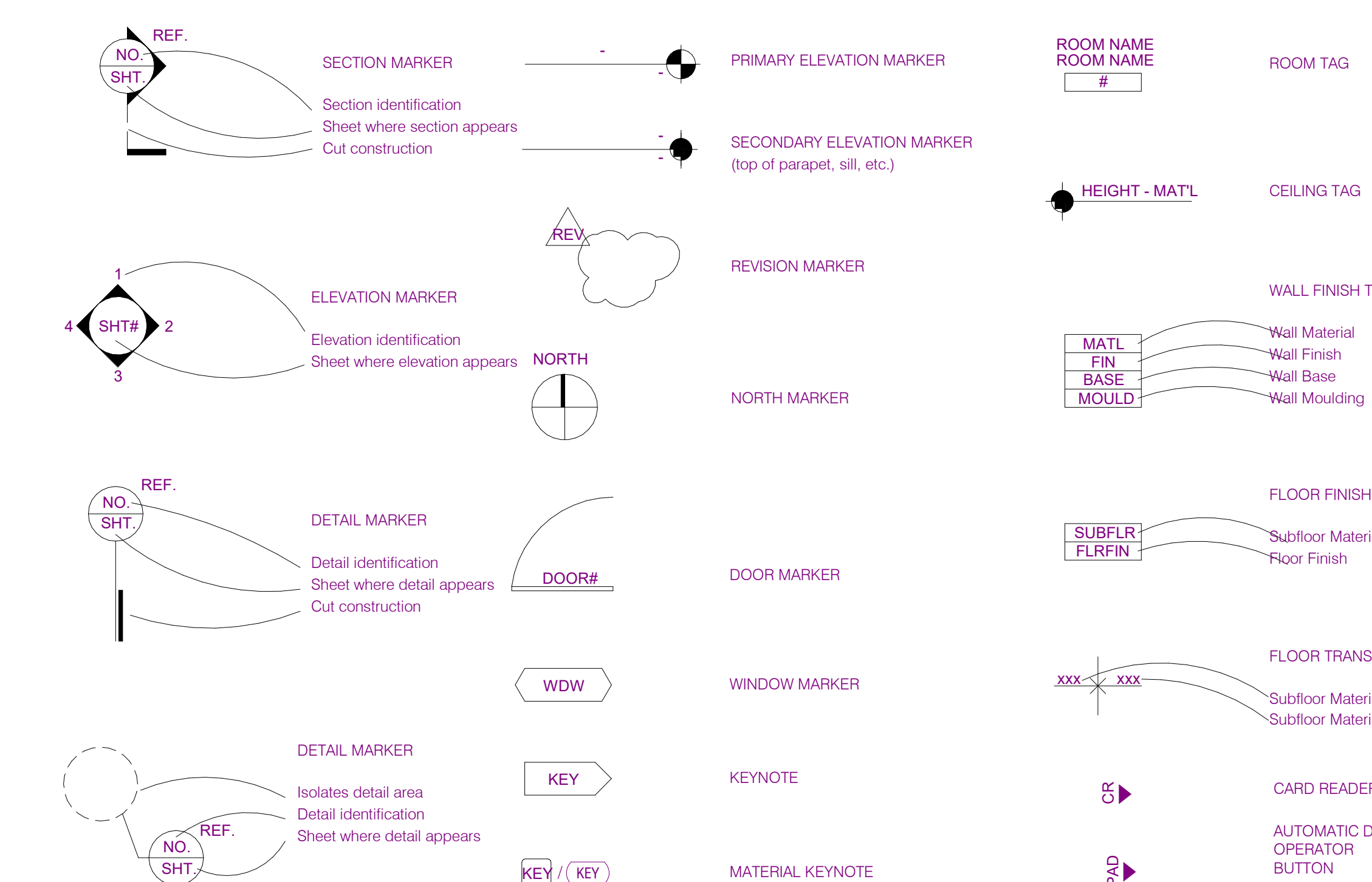


SHEET INDEX

CONSTRUCTION DOCUMENTS - x.xx.z0xx
DESIGN DEVELOPMENT - x.xx.z0xx
SCHEMATIC DESIGN - x.xx.z0xx
LAND USE - x.xx.z0xx
HPC APPLICATION - 3.4.2019

•	G001	TITLE SHEET
•	AL102	ARCHITECTURAL SITE PLAN - DIMENSIONED SITE PLAN
•	L010	GENERAL NOTES AND SCHEDULED
•	L110	PEDESTRIAN REALM PLAN
•	L160	LANDSCAPE PLANTING PLAN
•	L500	LANDSCAPE DETAILS
•	A101.0	LEVEL 1+2 PLAN - OVERALL
•	A102.0	LEVEL 3 + 4 PLAN - OVERALL
•	A103.0	LEVEL 5 + 6 PLAN - OVERALL
•	A104.0	ROOF LEVEL PLAN - OVERALL
•	A301	BUILDING ELEVATIONS
•	A302	BUILDING ELEVATIONS
•	A355	PERSPECTIVE ELEVATIONS

SYMBOLS



Raymond Station

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HPC APPLICATION
03.04.2019

REVISIONS

KEY PLAN

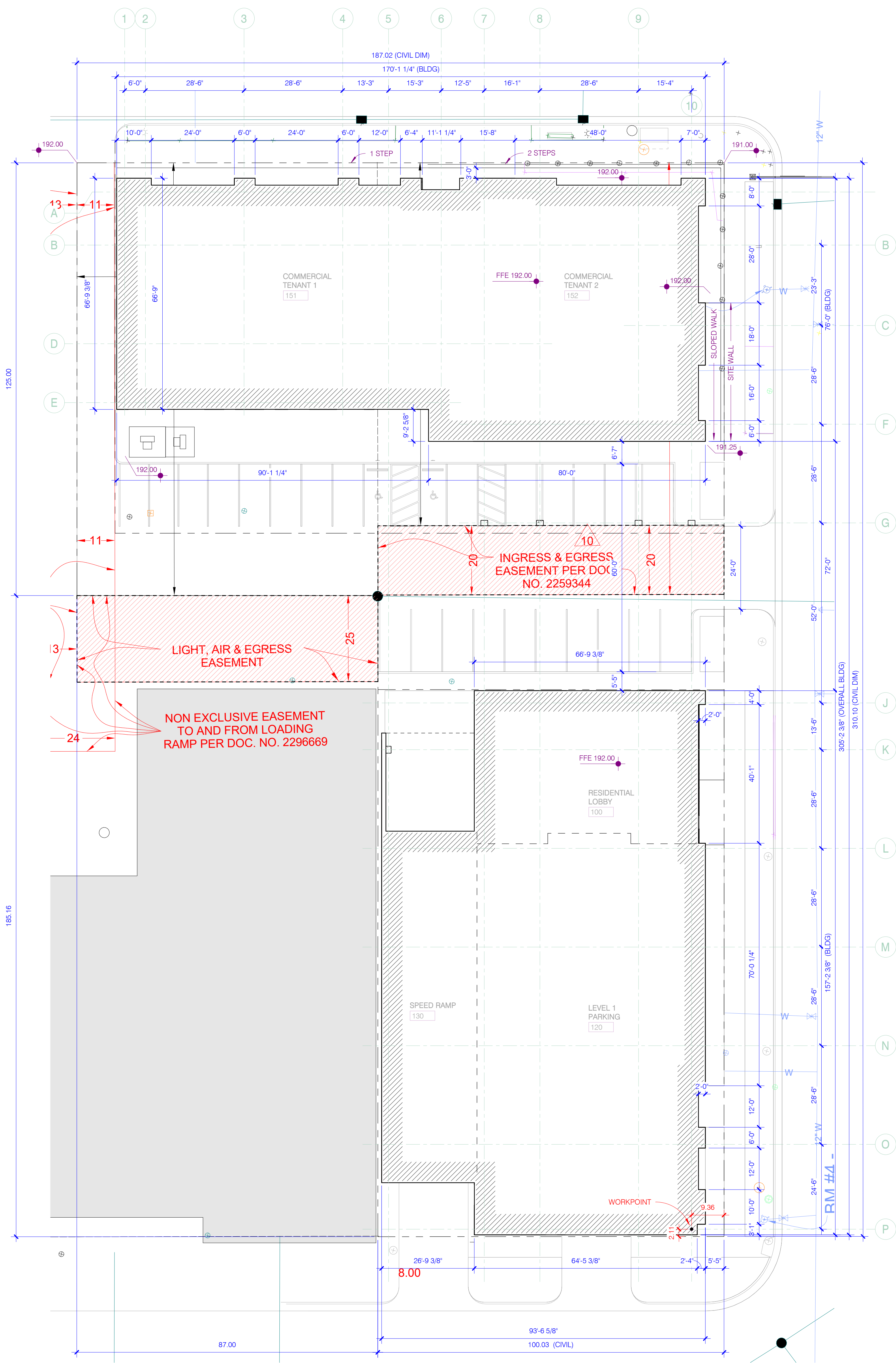
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CHECKED BY JDS

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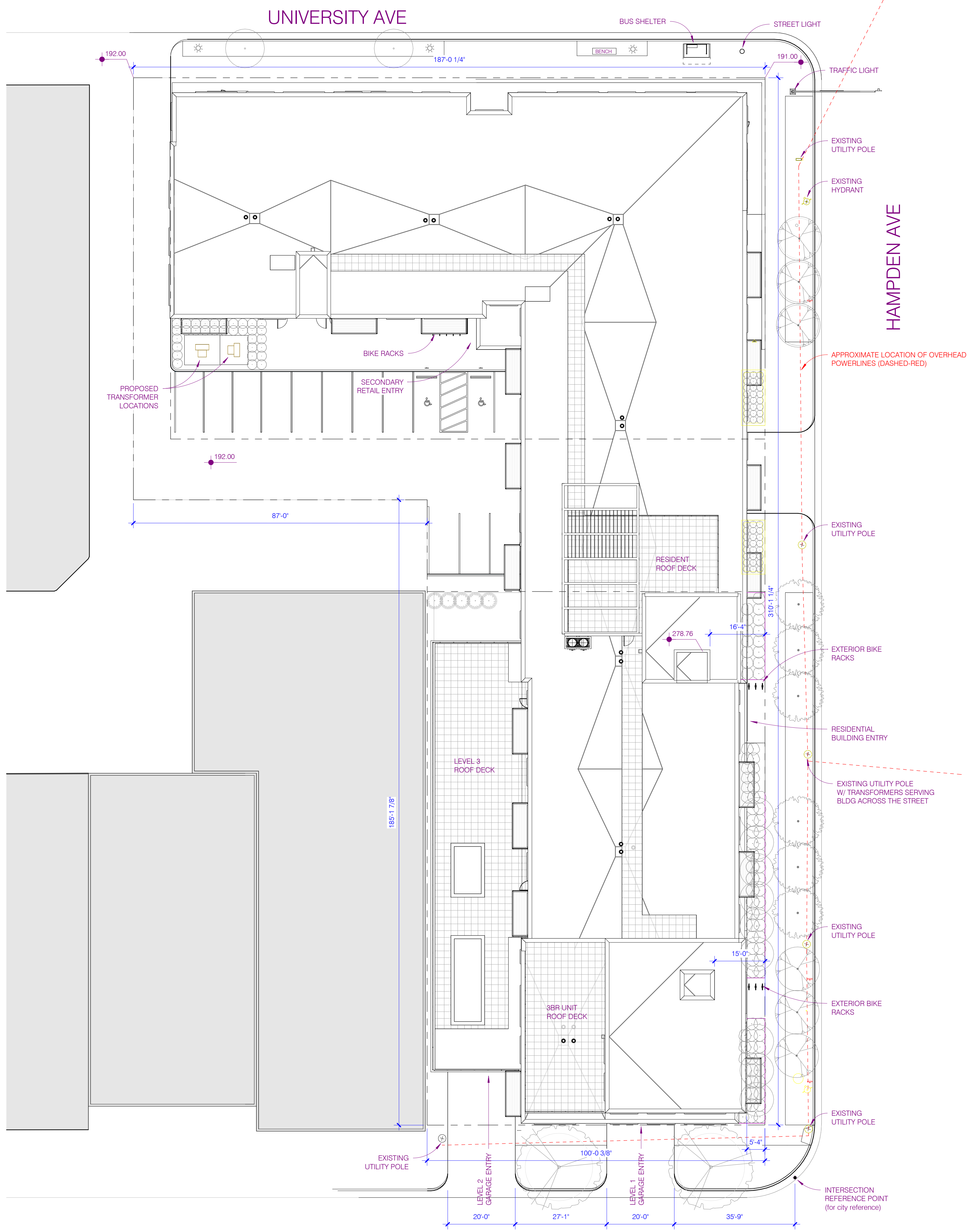
G001

2250 University Ave
Saint Paul, MN 55114

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401



2 LA101 - SITE LAYOUT
AL102 1/16" = 1'-0"



1 LA100.1 - SITE PLAN
AL102 1/16" = 1'-0"

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
- CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

GRADING

- ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
- GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
- GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
- FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
- SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
- OBTAIN SOIL SAMPLE FROM SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY FOR ANALYSIS.
- MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
- ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
- ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
- CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
- PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
- CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
- PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
- CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
- WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

- SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
- FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.

- FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
- ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
- INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX., OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
- TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
- APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

- INSTALL 4" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
- INSTALL 3" DEEP FINELY SHREDDED MULCH OR 1" DEEP SHREDDED HARDWOOD MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

- PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
- TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

- WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
- CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.
- CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
- CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
ARTIFICIAL TURF						
AT-01	ARTIFICIAL TURF	389 SF	SYNLAWN	SYNLAWN PET PLATINUM	GREEN	AGGREGATE BASE WITH ODOR REDUCING CRYSTAL TOPCOAT ATTACHED TO COMPOSITE WOOD NAILER SURROUND
EDGING						
ED-02	STEEL EDGING	143 LF	MCGRATH OR APPROVED EQUAL	BLACKENED STEEL	BLACK	3/8" THICKNESS, 8" HEIGHT FROM FINISHED GRADE
FENCE & GUARDRAIL						
FE-01	EXTERIOR FENCE	79 LF	OMEGA FENCE SYSTEMS	OMEGA ARCHITECTURAL	BLACK	5' HEIGHT WITH FROST FOOTINGS
MINERAL MULCH						
MM-01	ROCK MULCH	1,016 SF	HEDBERG AGGREGATES	DRESSER GRAY TRAP ROCK	GREY	3/4" DIA, 3" DEPTH OVER LANDSCAPE FABRIC
PAVING						
P-01	CONCRETE	10,337 SF	N/A	CONCRETE	STANDARD GRAY	SEE CIVIL FOR PAVING PROFILE
P-02	UNIT PAVER	231 SF	BORGERT	HOLLAND STONE	CHARCOAL	RUNNING BOND PATTERN
SITE FURNITURE						
SF-01	BIKE RACK	10	DERO	HOOP RACK	BLACK, POWDERCOAT	SURFACE MOUNT PER MANUFACTURER'S DIRECTION
SF-02	SITE BENCH - TYPE A	1	LANDSCAPE FORMS	BANCAL BENCH	IFE / METAL - STORMCLOUD	168" LENGTH WITH 88" OFFSET BACKREST
SF-03	SITE BENCH - TYPE B	1	LANDSCAPE FORMS	BANCAL BENCH	IFE / METAL	88" BACKED, SURFACE MOUNT PER MANUFACTURER'S DIRECTION
WALL						
WL-01	WOOD SCREEN WALL	19 LF	CUSTOM	CEDAR	STAIN, COLOR TBD	5.5' HEIGHT WITH FROST FOOTINGS

OVERALL PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	MA-P	6	MALUS X 'PINK SPIRES' / PINK SPIRES CRAB APPLE	2" CAL.	B&B	SINGLE LEADER, WELL BRANCHED
	QU-B	2	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED
	QU-W	9	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED
	SY-R	6	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED
SHRUBS						
	SO-S	69	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA	#5	CONT.	SPACE 3'-0" O.C.
	TA-M	32	TAXUS X MEDIA 'TAUNTONII' / TAUTON YEW	#7	CONT.	SPACE 3'-0" O.C.
	TH-O	5	THUJA OCCIDENTALIS 'BAIL JOHN' / TECHNITO ARBORVITAE	6' HEIGHT	B&B	SPACE 4'-0" O.C.
	TH-H	11	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR	7' HEIGHT	B&B	PLAN SPACING PER PLAN
GRASSES						
	CA-A	88	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#3	CONT.	SPACE 2'-0" O.C.
PERENNIALS						
	NE-F	40	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	#1 CONT.	CONT.	SPACE 2'-0" O.C.

Raymond Station

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CONSULTANT

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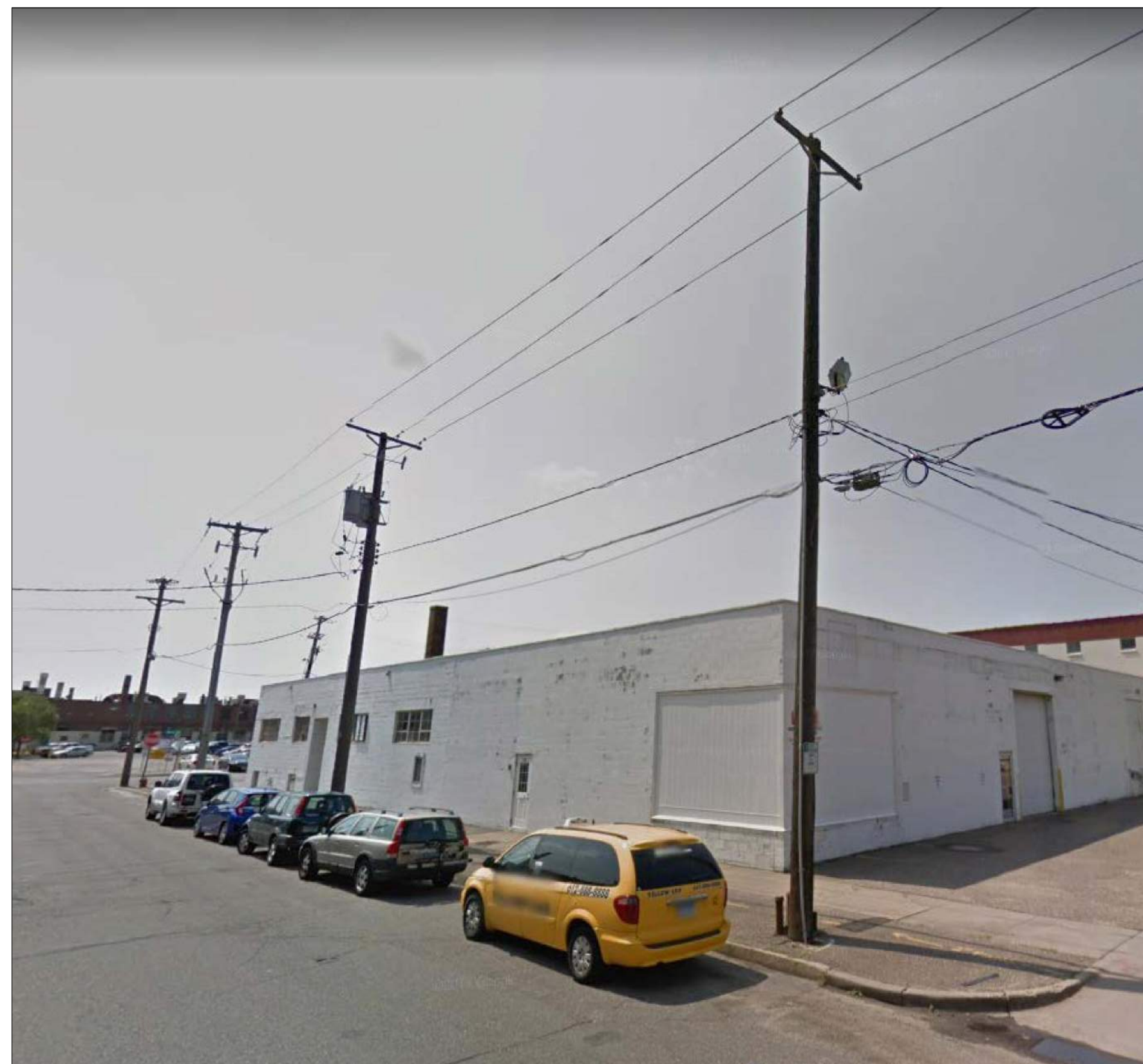
DATE PROJECT # 3/4/2019
PHASE 18-0033
DRAWN BY HPC
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JS

GENERAL NOTES
AND SCHEDULES

L010

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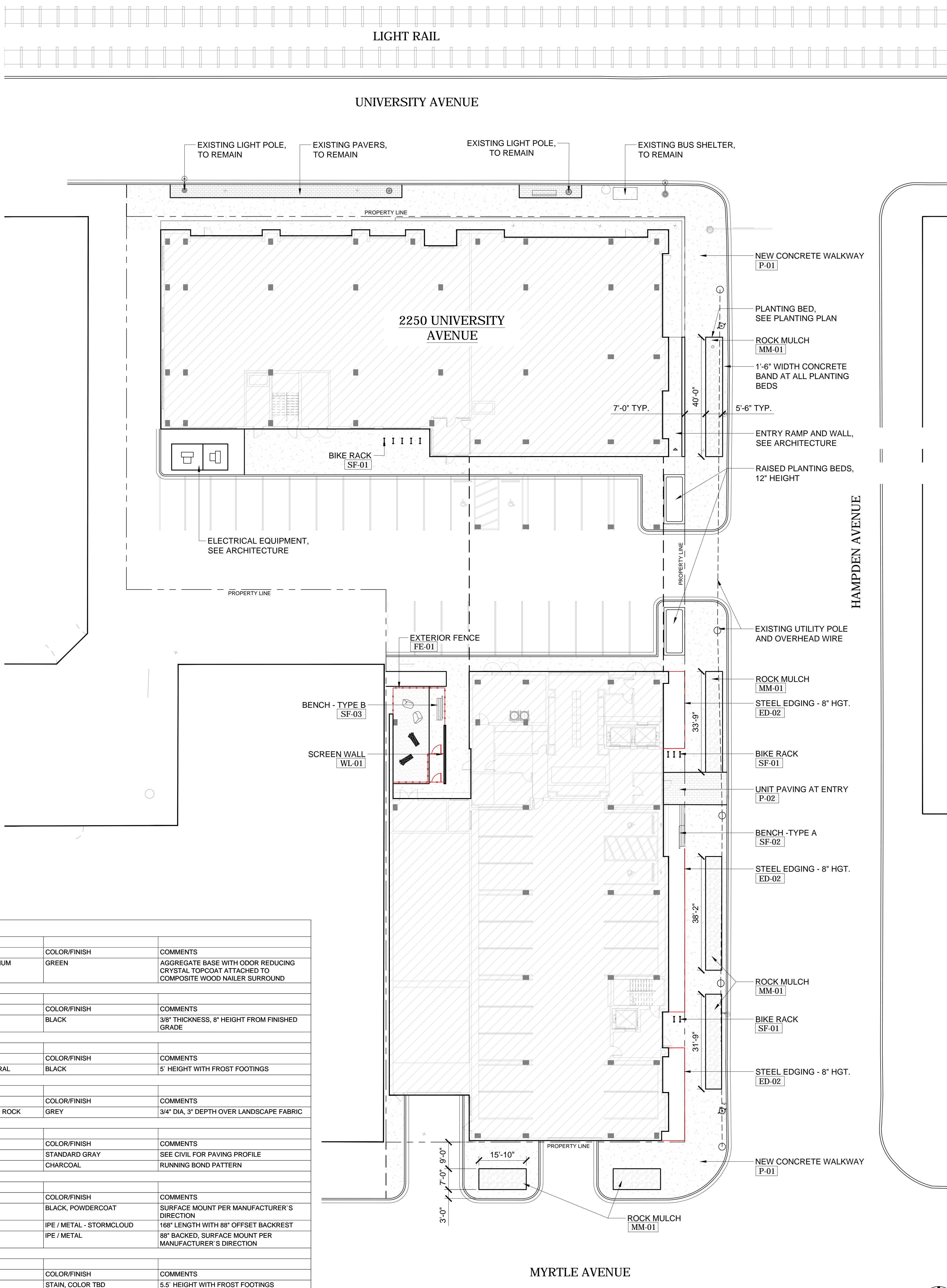
2. EXISTING OVERHEAD UTILITY LINES



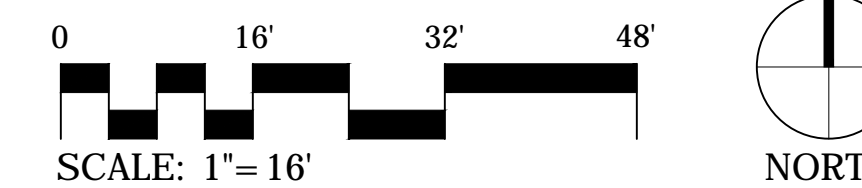
1. EXISTING UNIVERSITY AVENUE STREETScape TO REMAIN

REFERENCE NOTES SCHEDULE

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MYRTLE AVENUE



Raymond Station

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 401 North 2nd Avenue, Suite 410
 Minneapolis, MN 55401 p: 612.332.7522

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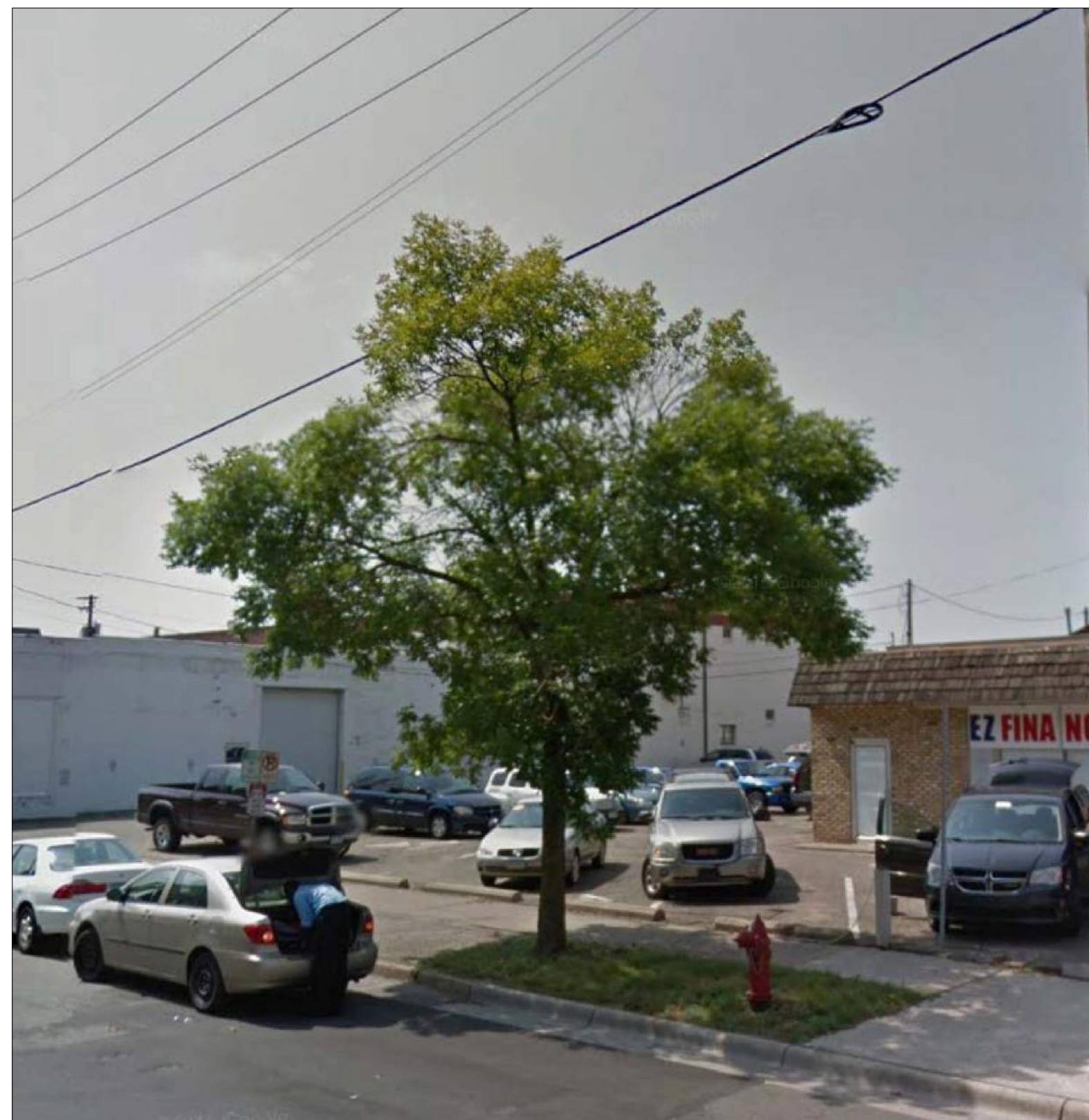
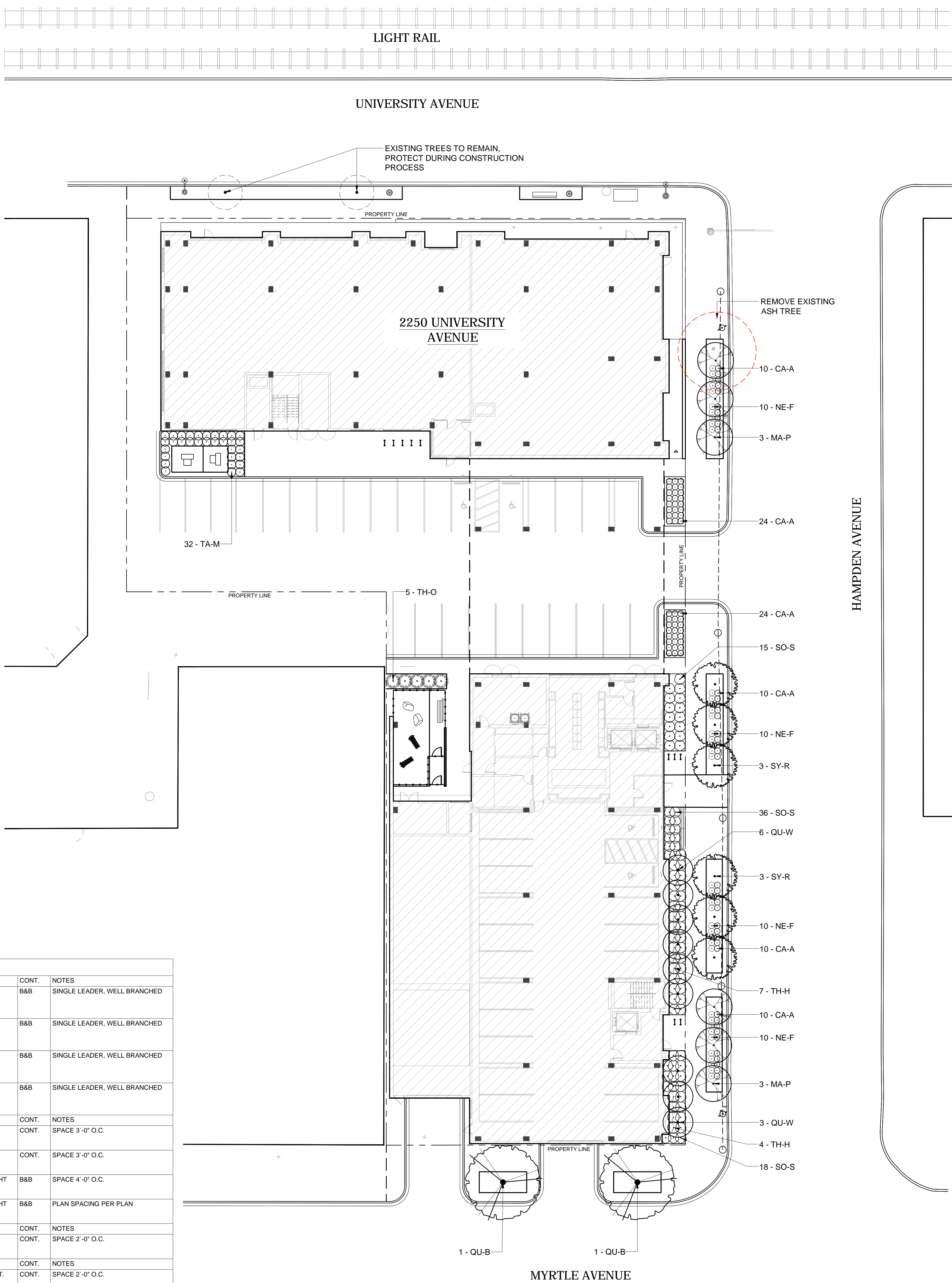
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DATE PROJECT # 3/4/2019 18-0033
 PHASE HPC
 DRAWN BY BD
 CHECKED BY JS

PEDESTRIAN REALM PLAN

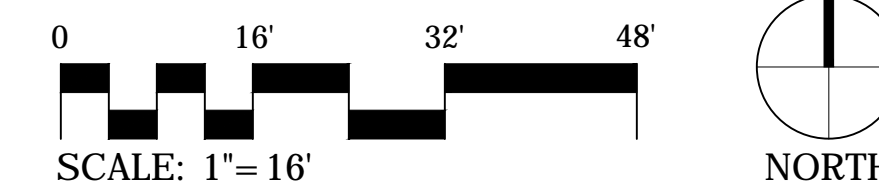
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1. EXISTING ASH TREE TO BE REMOVED

OVERALL PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	MA-P	6	MALUS X 'PINK SPIRES' / PINK SPIRES CRAB APPLE	2" CAL	B&B	SINGLE LEADER, WELL BRANCHED
	QU-B	2	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL	B&B	SINGLE LEADER, WELL BRANCHED
	QU-W	9	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK	3" CAL	B&B	SINGLE LEADER, WELL BRANCHED
	SY-R	6	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	3" CAL	B&B	SINGLE LEADER, WELL BRANCHED
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	SO-S	69	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA	#5	CONT.	SPACE 3'-0" O.C.
	TA-M	32	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	#7	CONT.	SPACE 3'-0" O.C.
	TH-O	5	THUJA OCCIDENTALIS 'BAIL JOHN' / TECHNITO ARBORVITAE	6' HEIGHT	B&B	SPACE 4'-0" O.C.
	TH-H	11	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR	7' HEIGHT	B&B	PLAN SPACING PER PLAN
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	CA-A	88	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#3	CONT.	SPACE 2'-0" O.C.
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	NE-F	40	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	#1 CONT.	CONT.	SPACE 2'-0" O.C.



Raymond Station

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DF/ DAMON FARBER
LANDSCAPE ARCHITECTS
401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401 p: 612.332.7522

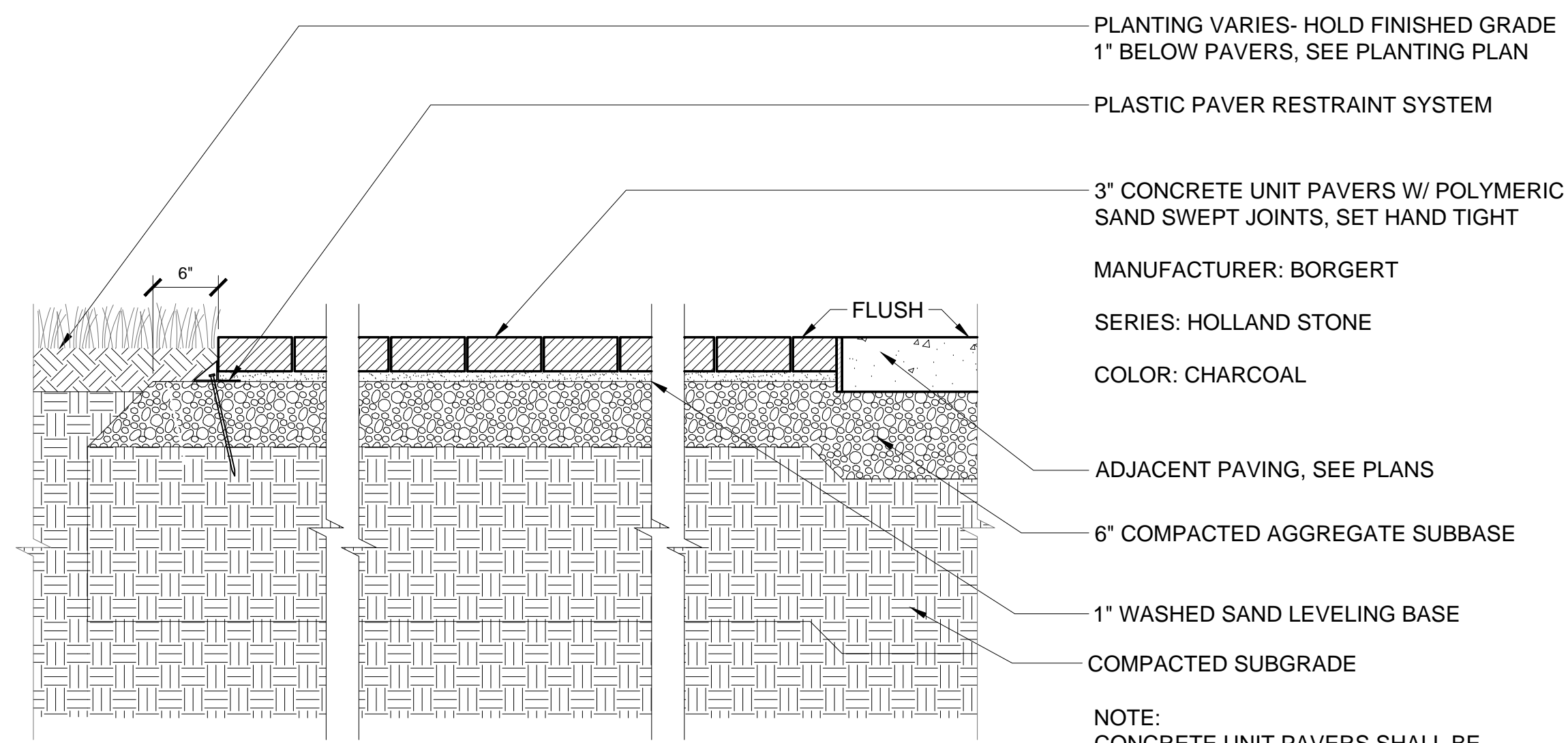
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03.04.2019

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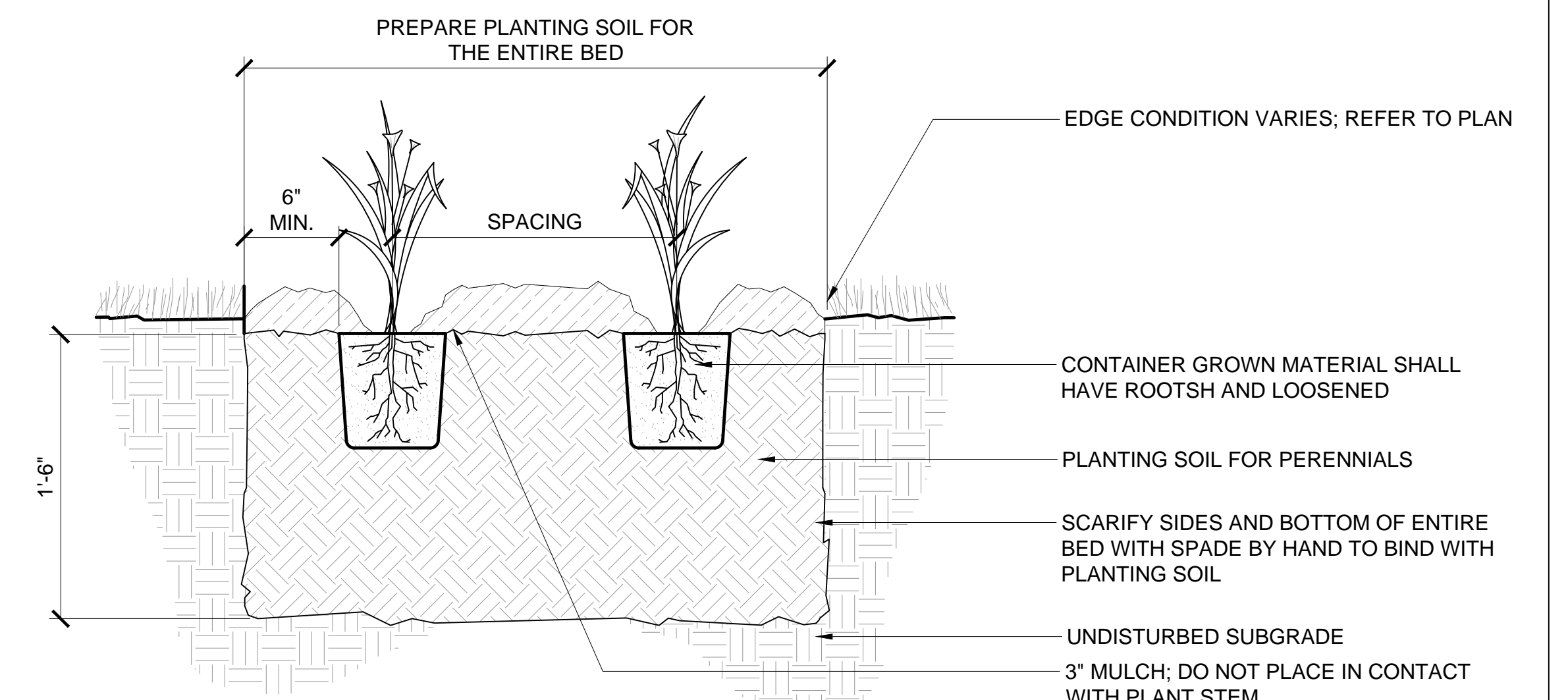
DATE PROJECT # 3/4/2019 18-0033
PHASE HPC
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LANDSCAPE
PLANTING PLAN



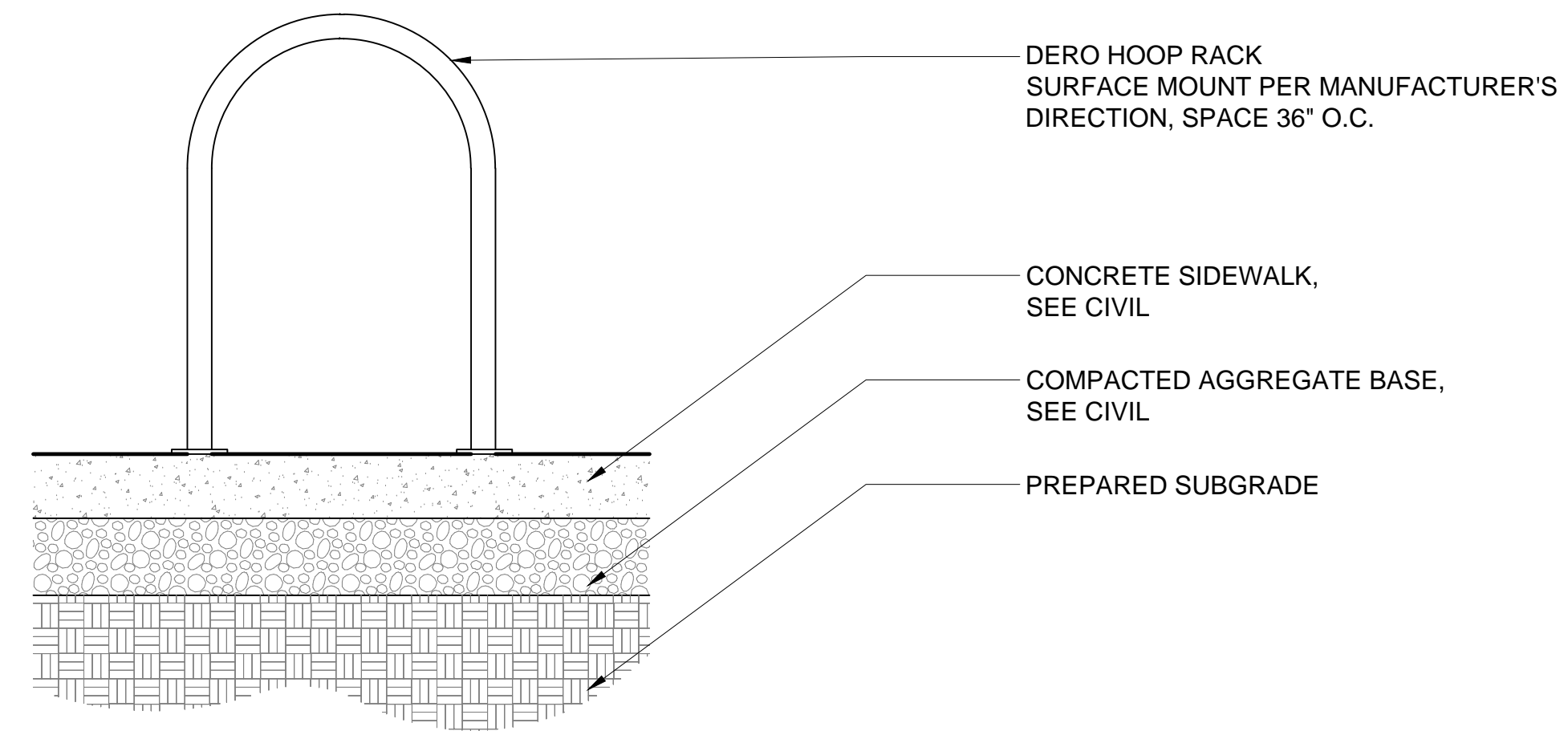
7 CONCRETE UNIT PAVER
1" = 1'-0"

P-18 167-04



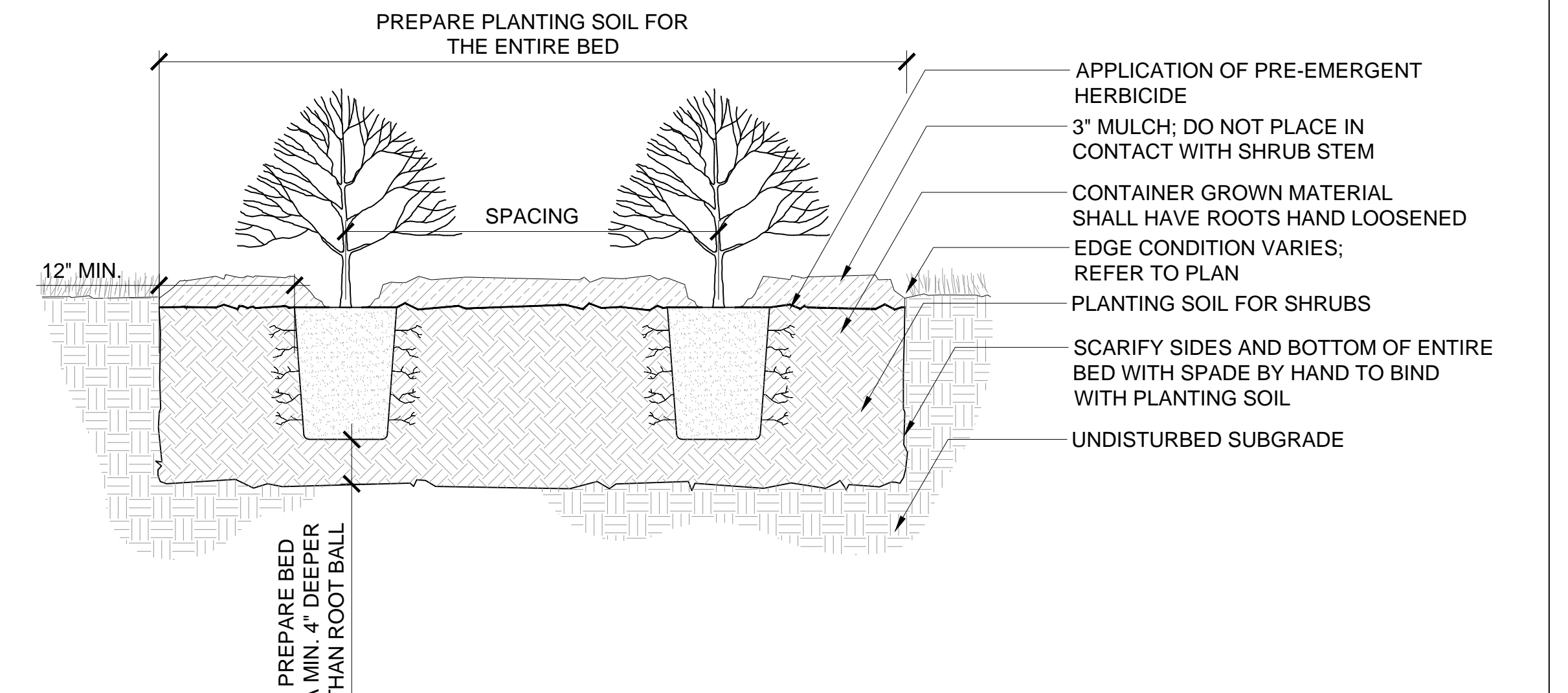
3 DETAIL - PERENNIAL PLANTING
1 1/2" = 1'-0"

P-18 216-04



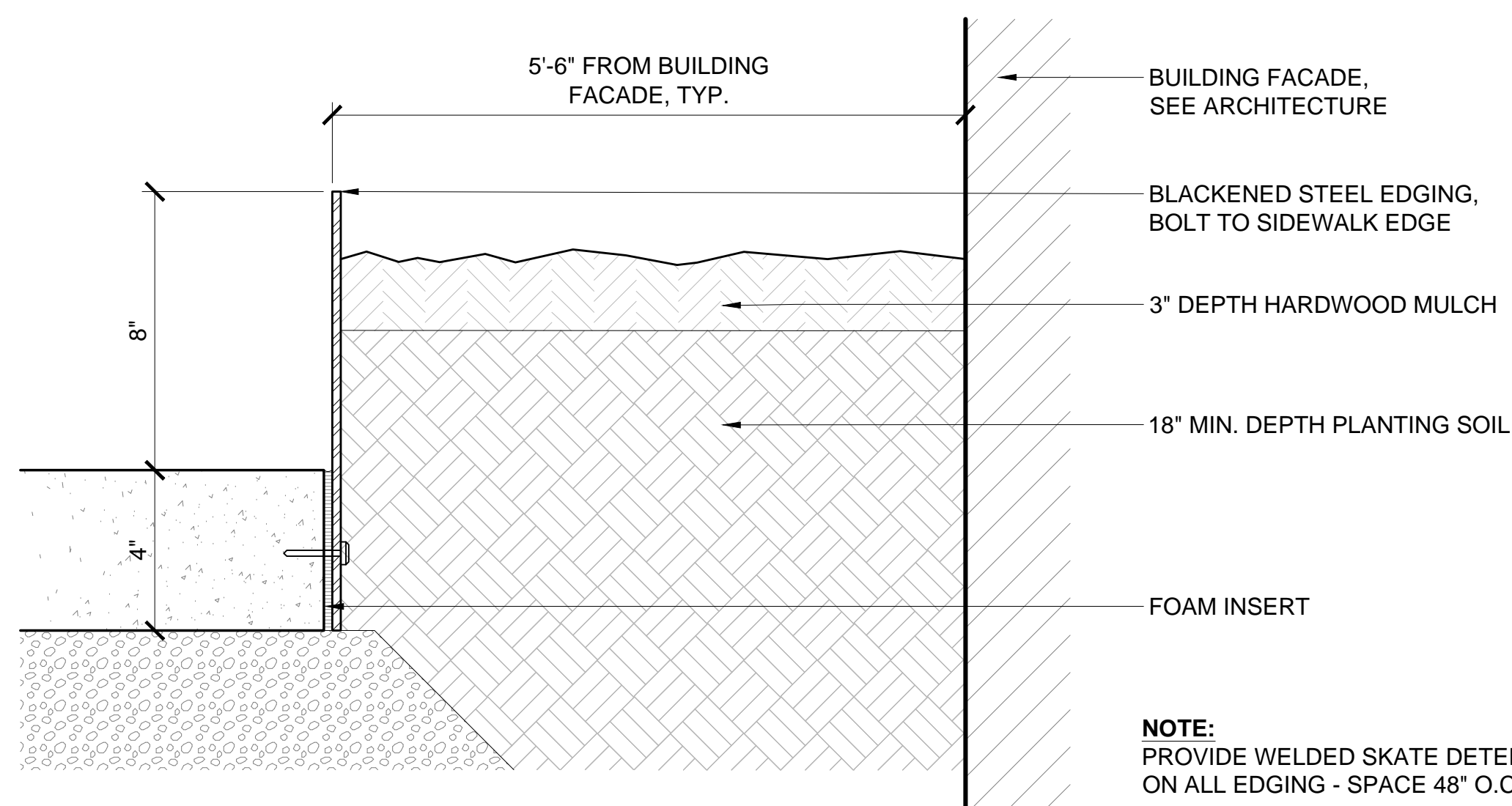
6 BIKE RACK, SURFACE MOUNT
1" = 1'-0"

P-18 155-06



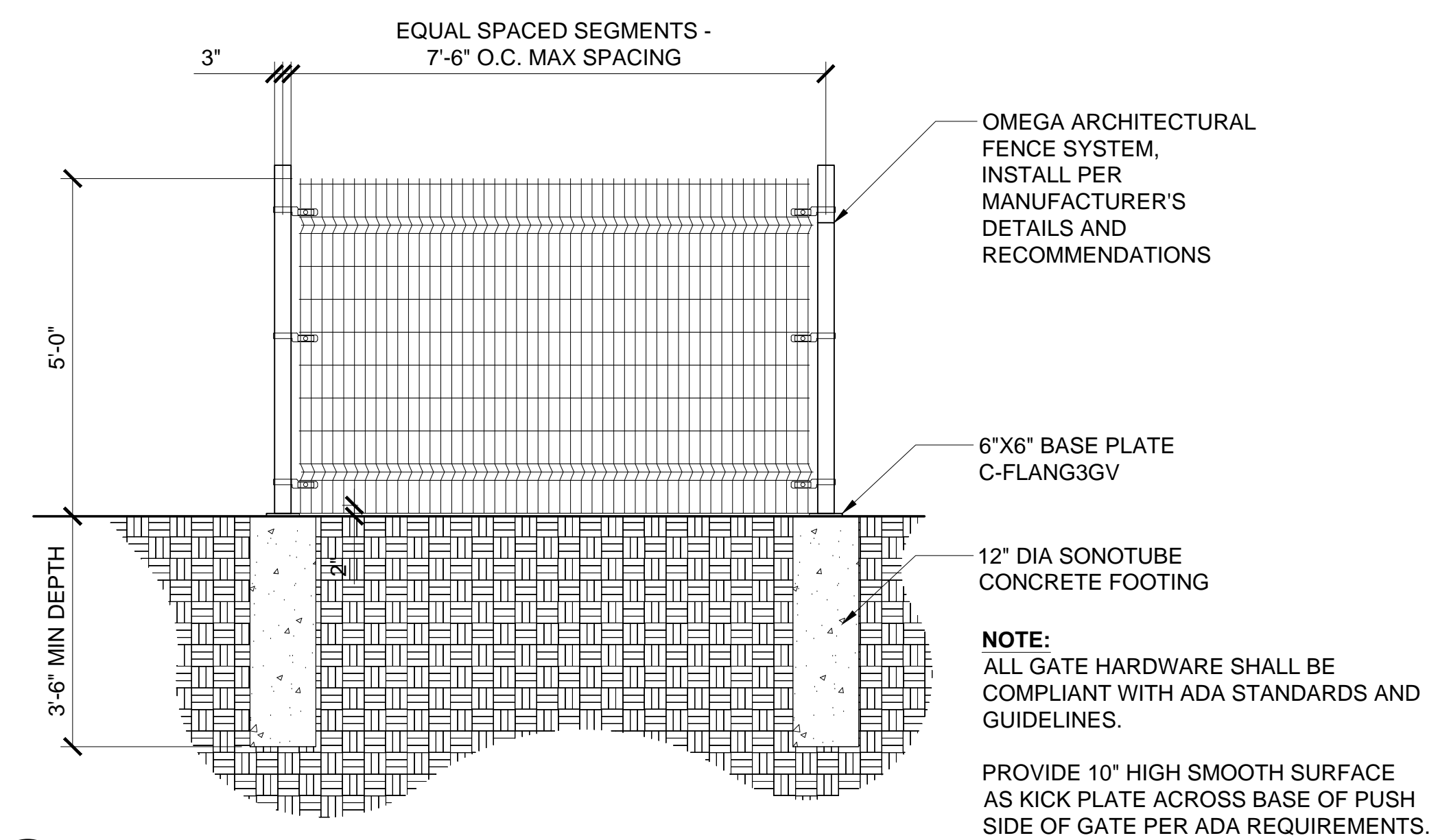
2 DETAIL - SHRUB PLANTING
1" = 1'-0"

P-18 216-02



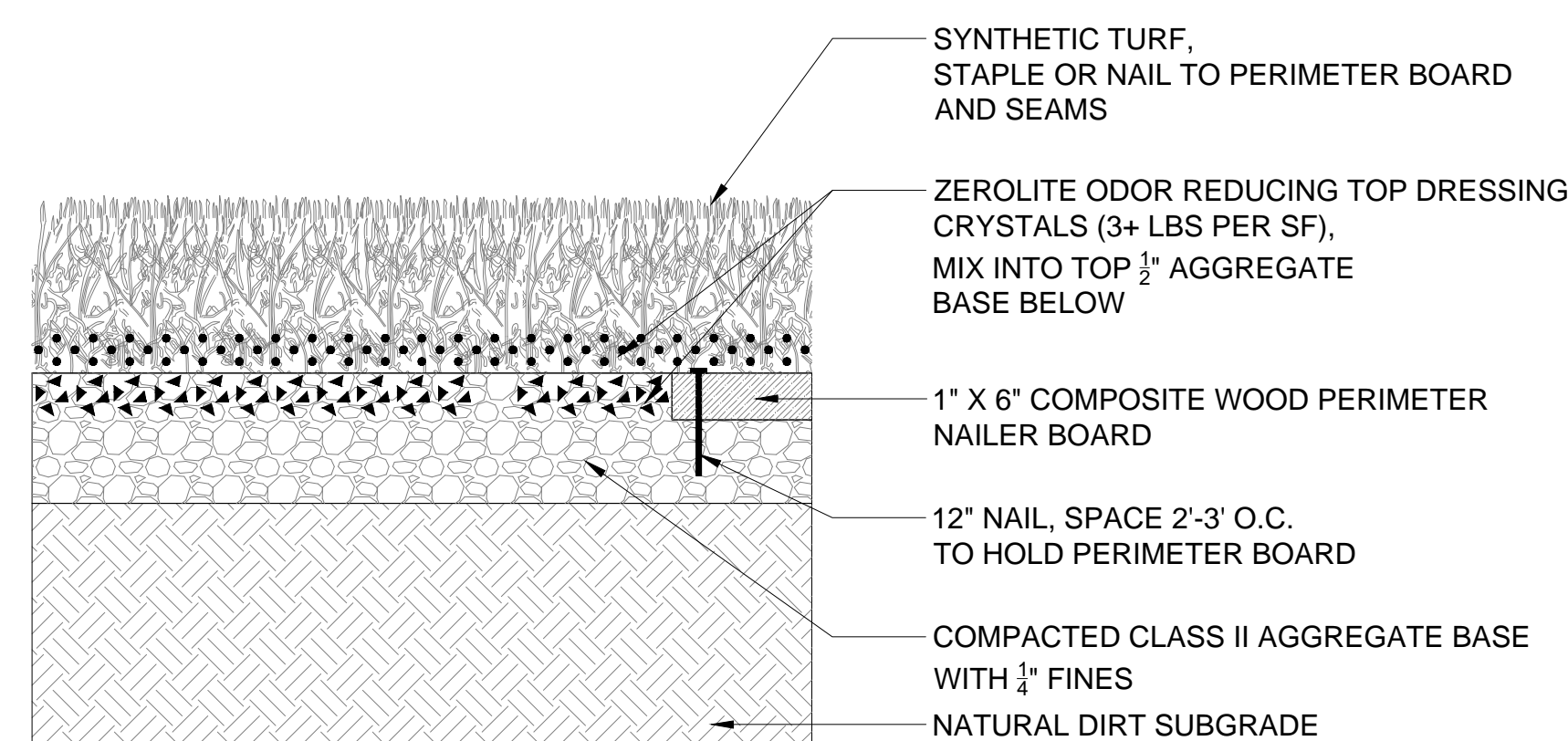
9 STEEL EDGING
3" = 1'-0"

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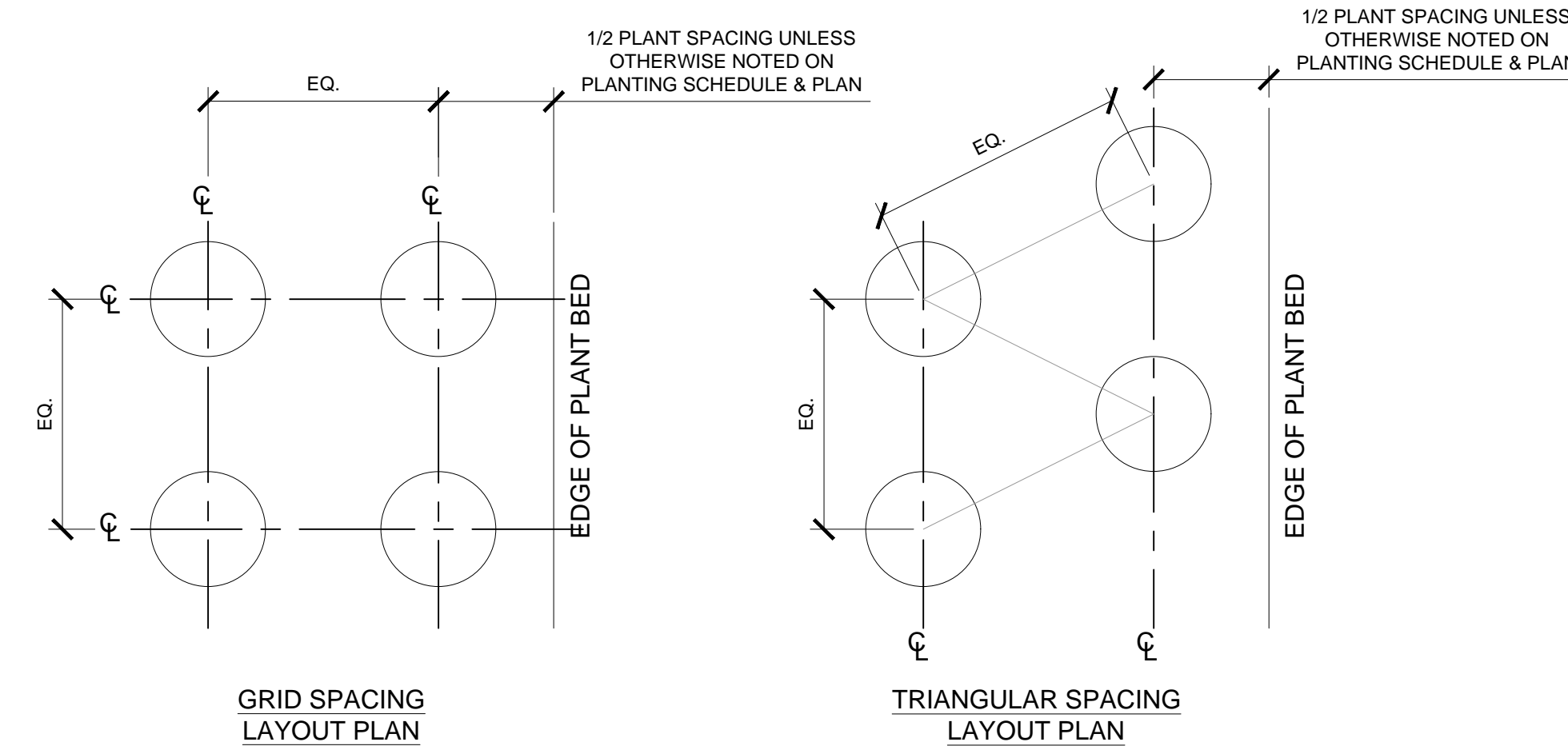
5 EXTERIOR FENCE - 5' HEIGHT
1/2" = 1'-0"

P-18 155-09



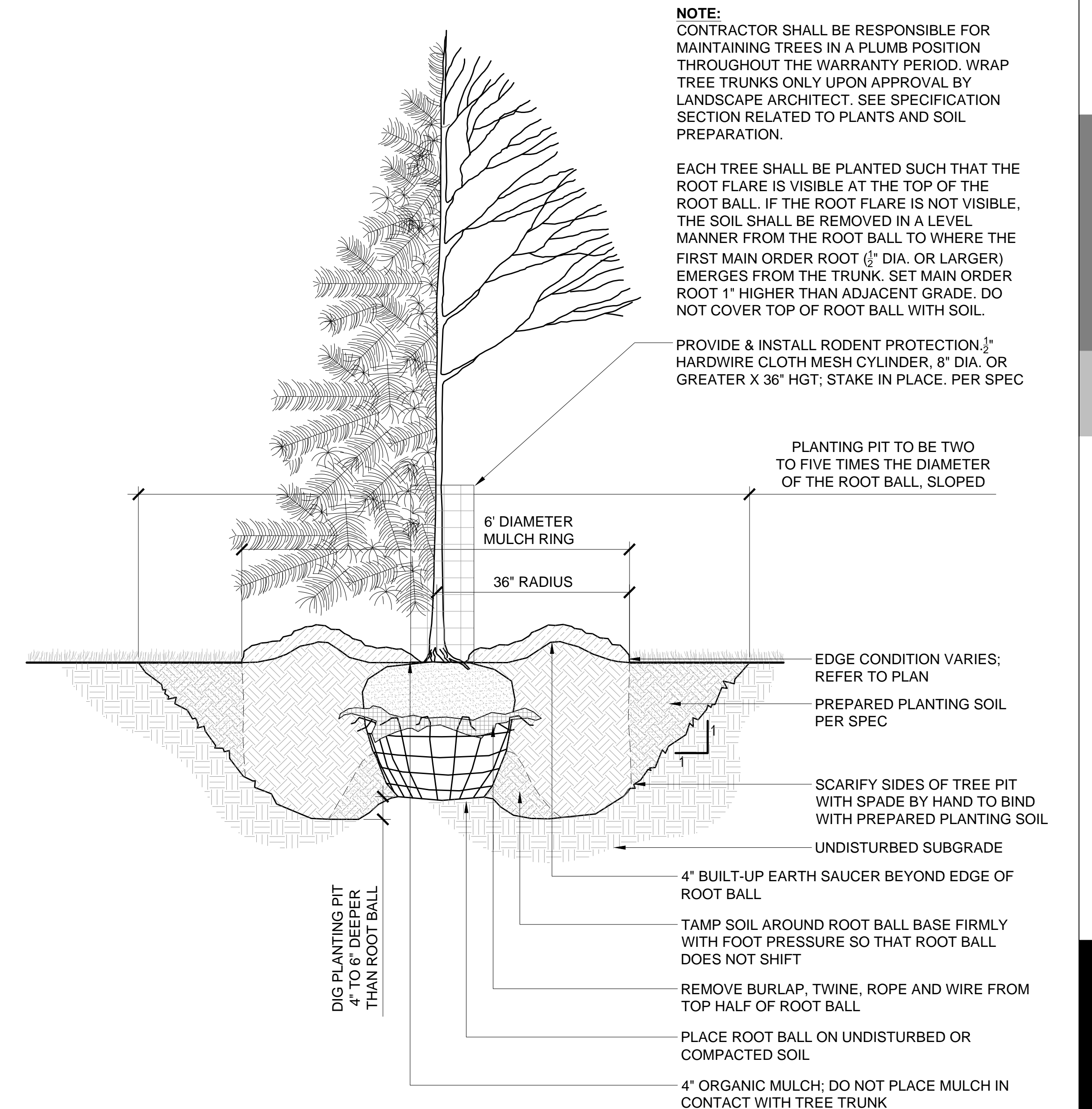
8 ARTIFICIAL TURF
NOT TO SCALE

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4 DETAIL - PLANT SPACING
3/4" = 1'-0"

P-17 138-106



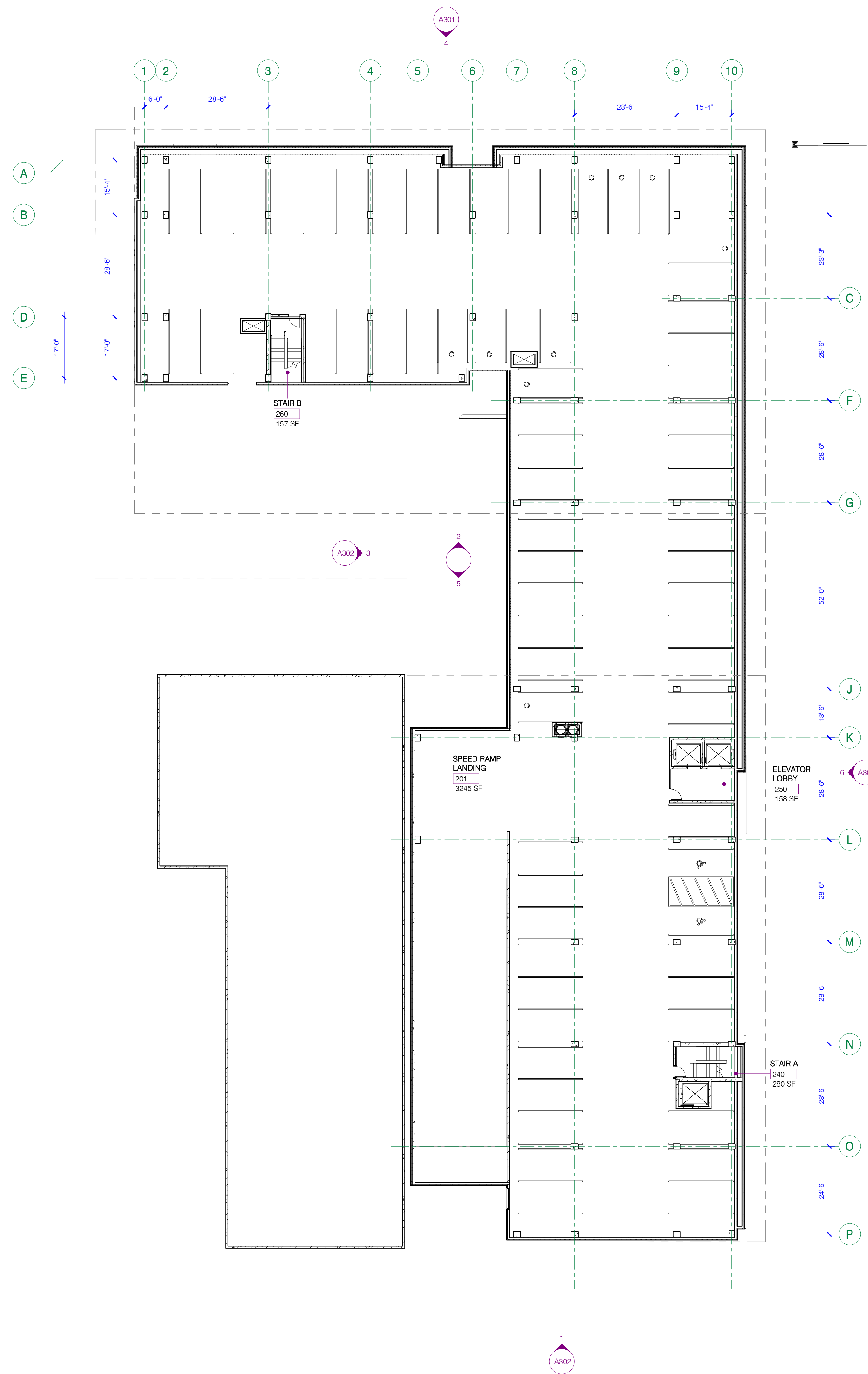
1 DETAIL - TREE PLANTING
3/4" = 1'-0"

P-18 216-01

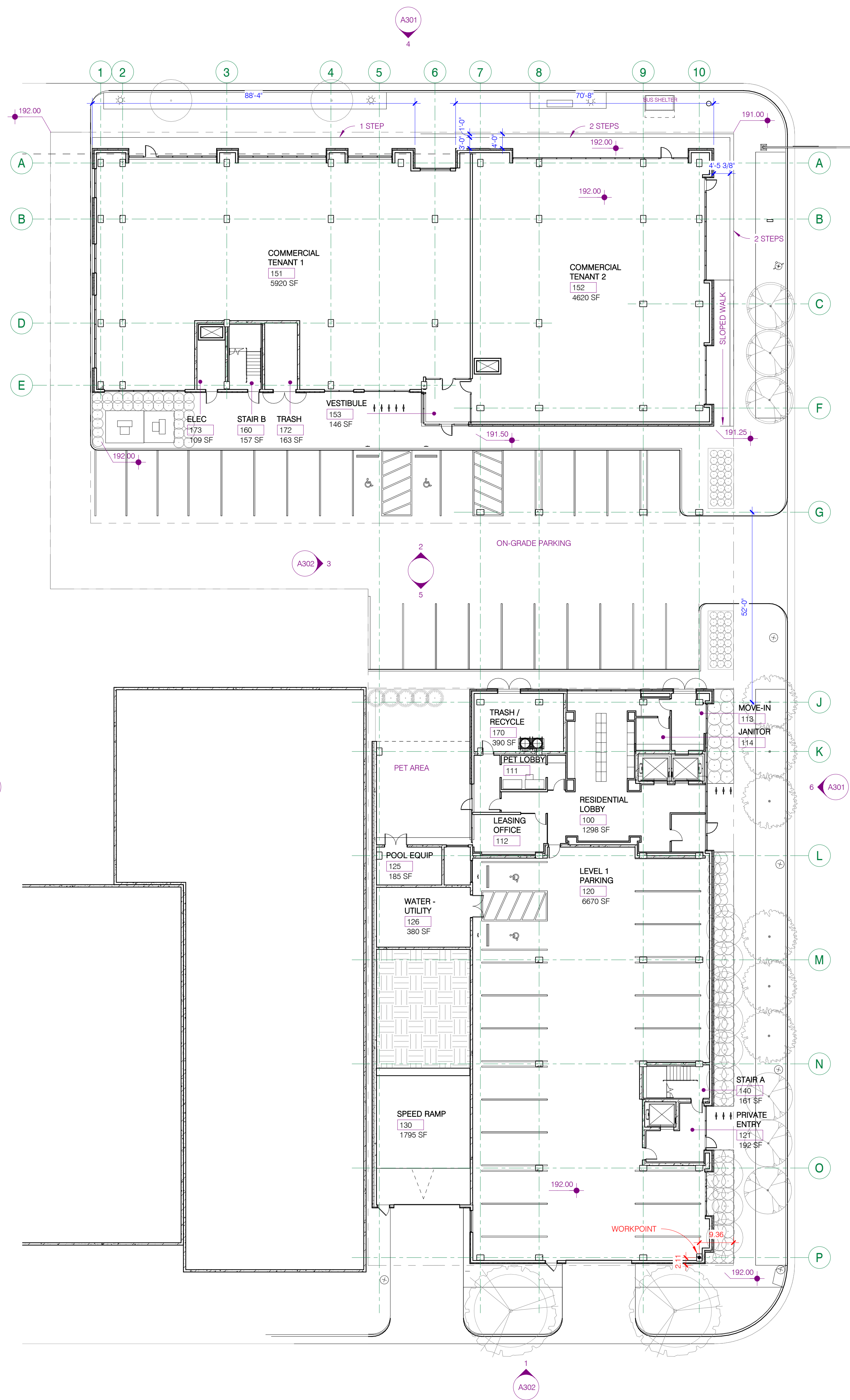
GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE V3, V3A, AND V6 1-HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W6, 1-HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:



2 A101.1 - LEVEL 2 PLAN - OVERALL
A101.0 | 1/16" = 1'-0"

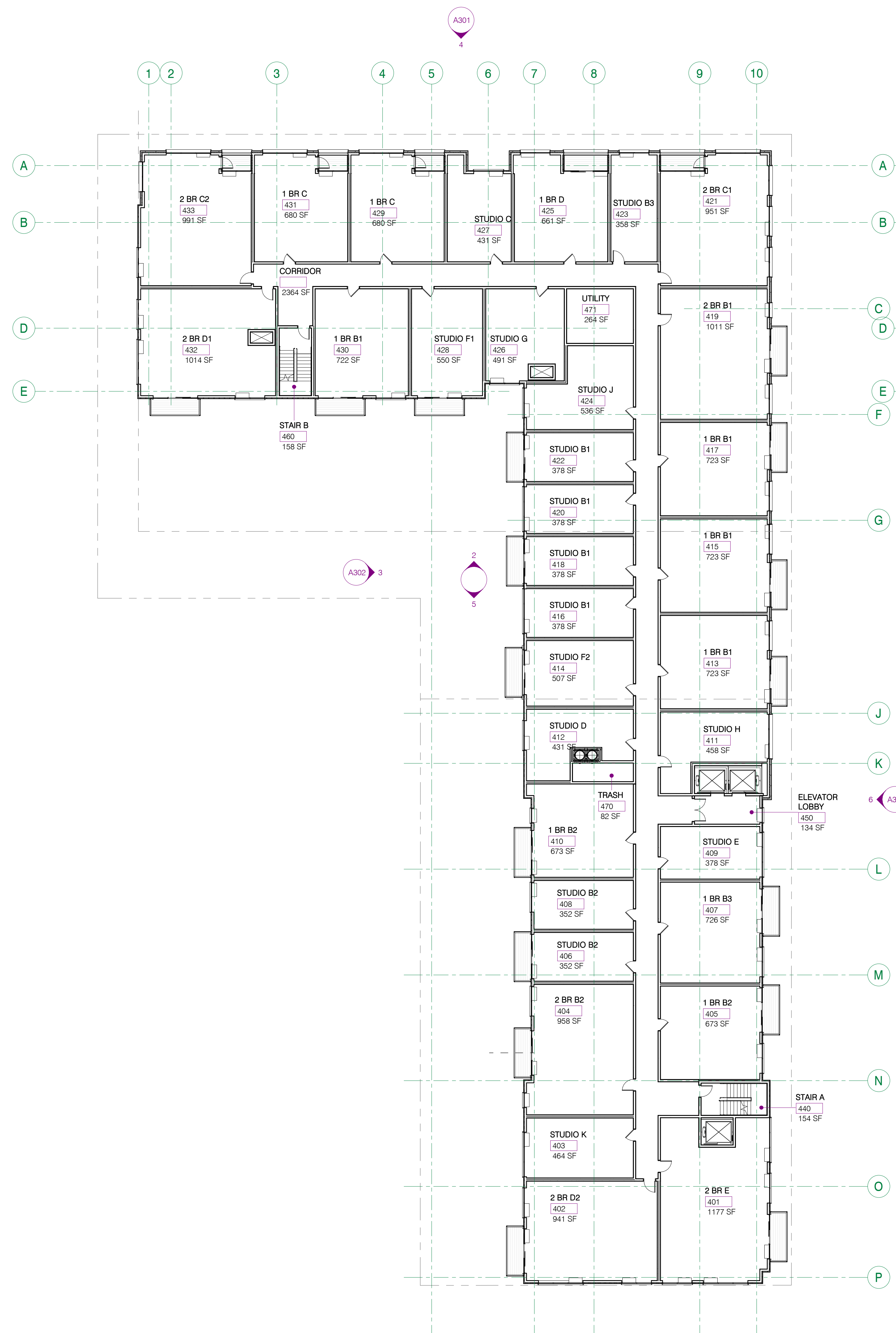


1 A101.1 - LEVEL 1 PLAN - OVERALL
A101.0 | 1/16" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE V3, V3A, AND V6 1-HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W6, 1-HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:



3 A102.2 - LEVEL 4 PLAN - OVERALL

A102.0 1/16" = 1'-0"



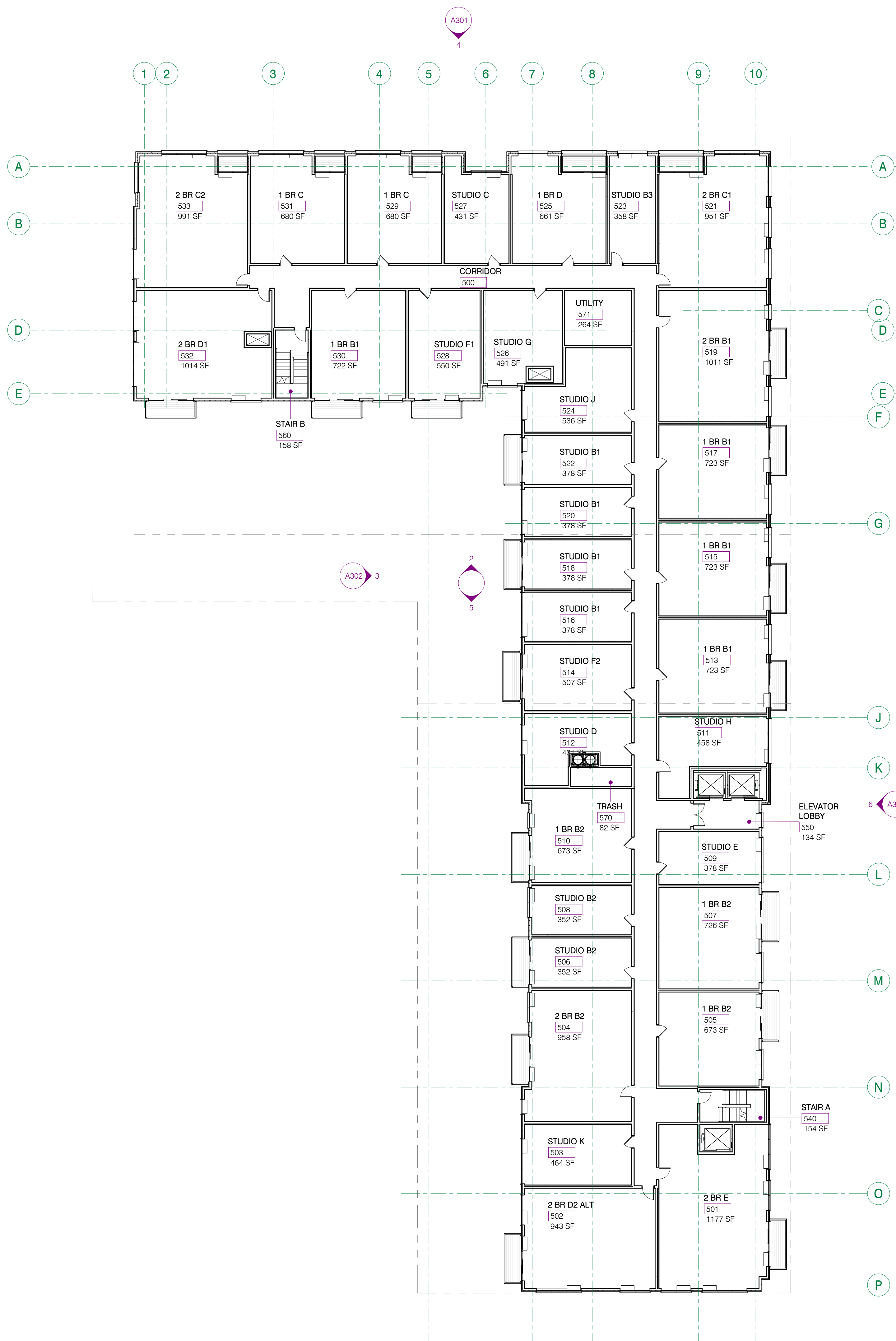
1 A102.1 - LEVEL 3 PLAN - OVERALL

A102.0 1/16" = 1'-0"

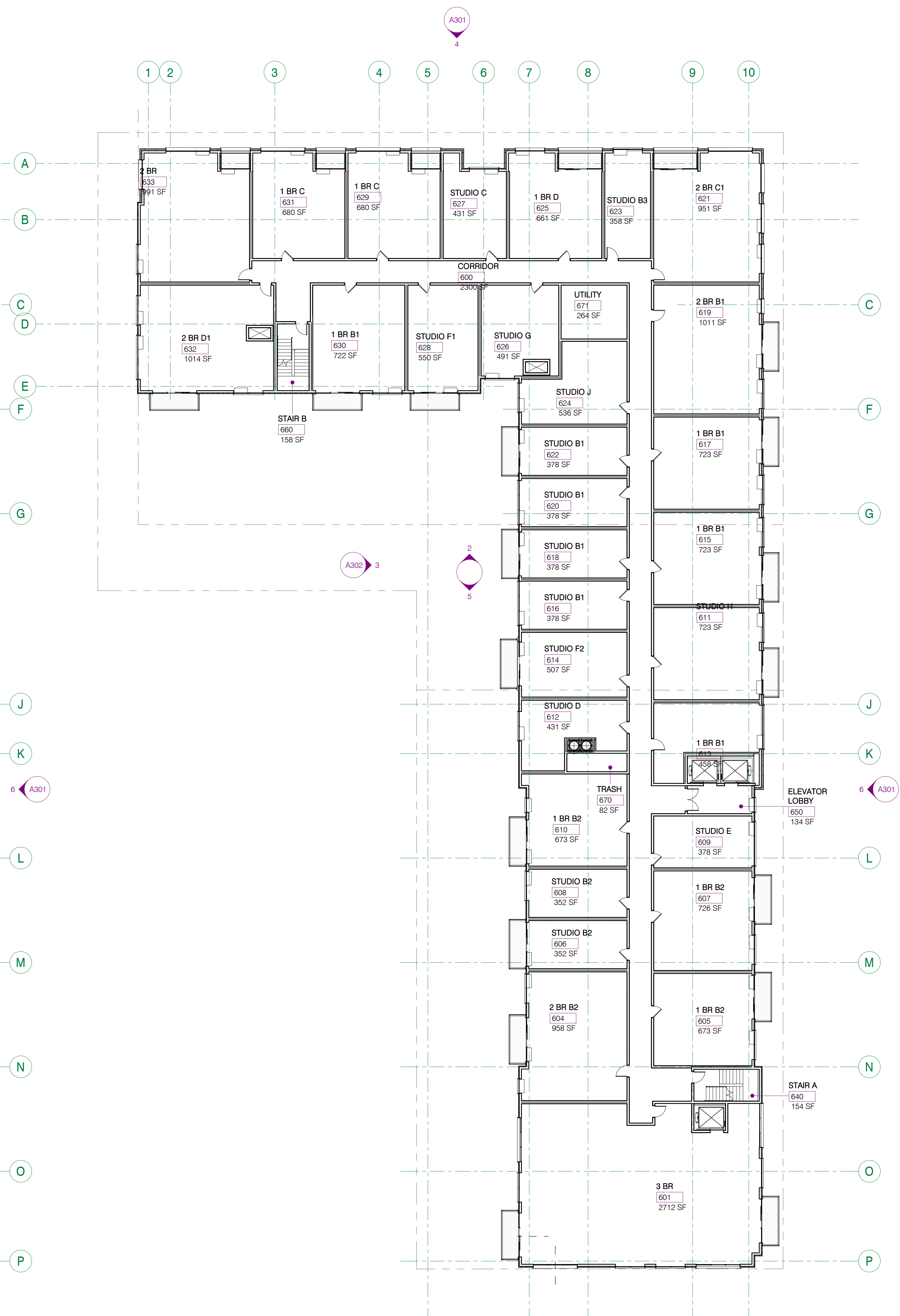
GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE V3, V3A, AND V6 1 HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W6, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU

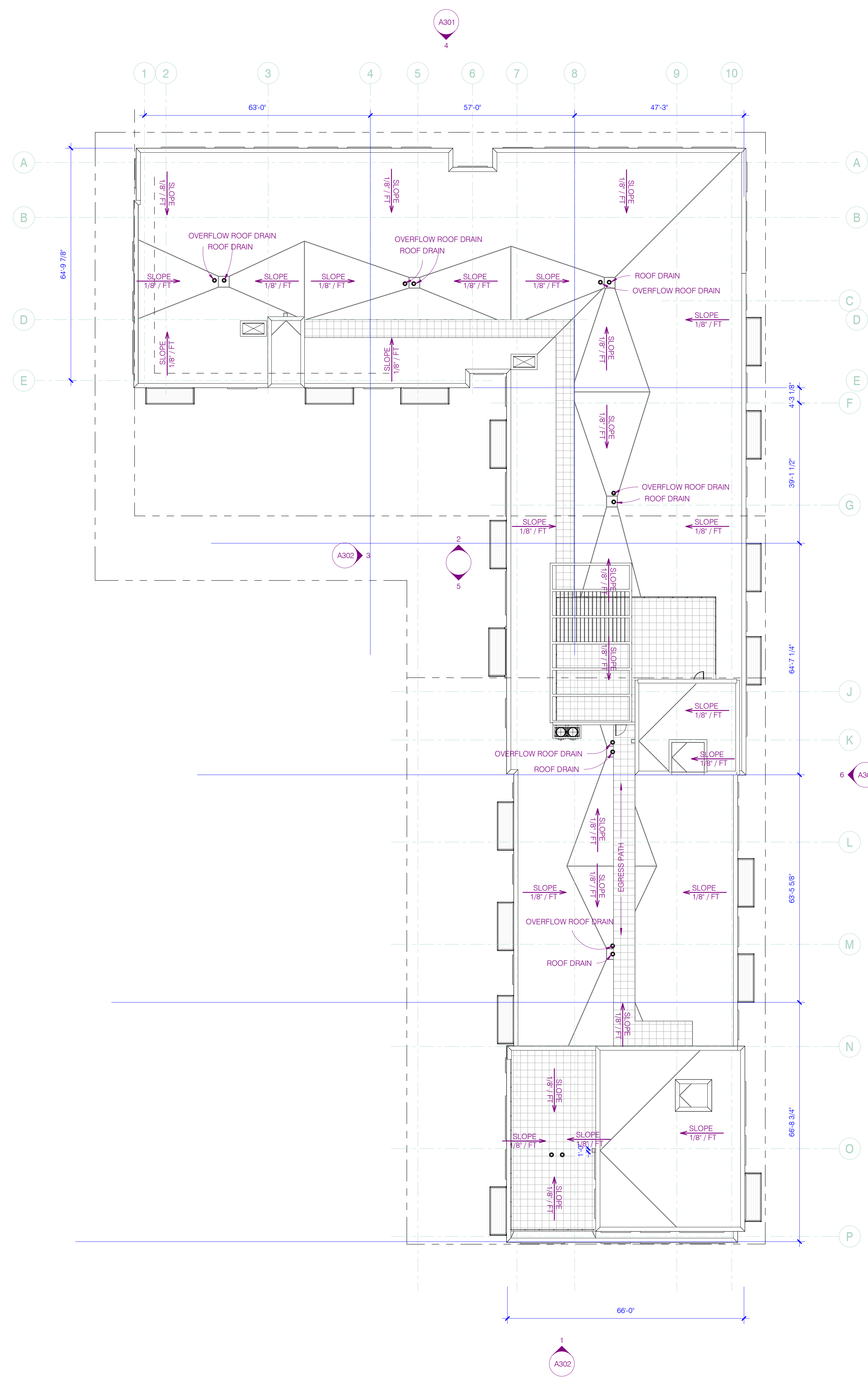
KEYNOTES:



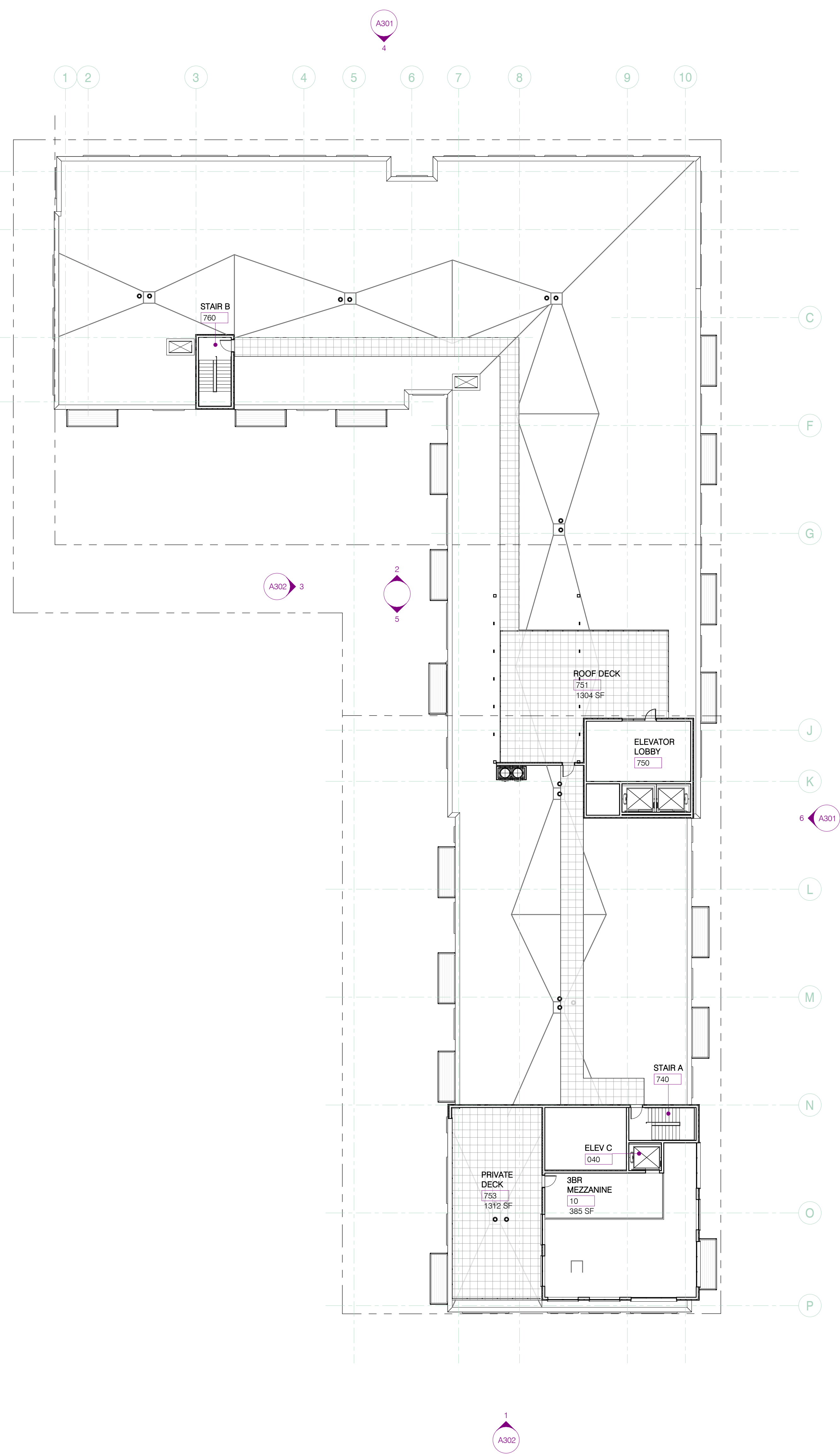
2 A103.1 - LEVEL 5 PLAN - OVERALL
A103.1 1/16" = 1'-0"



1 A103.2 - LEVEL 6 PLAN - OVERALL
A103.2 1/16" = 1'-0"



2 A104.2 - ROOF PLAN
 A104.0 1/16" = 1'-0"



1 A104.1 - ROOF DECK
 A104.0 1/16" = 1'-0"

KEYNOTES:

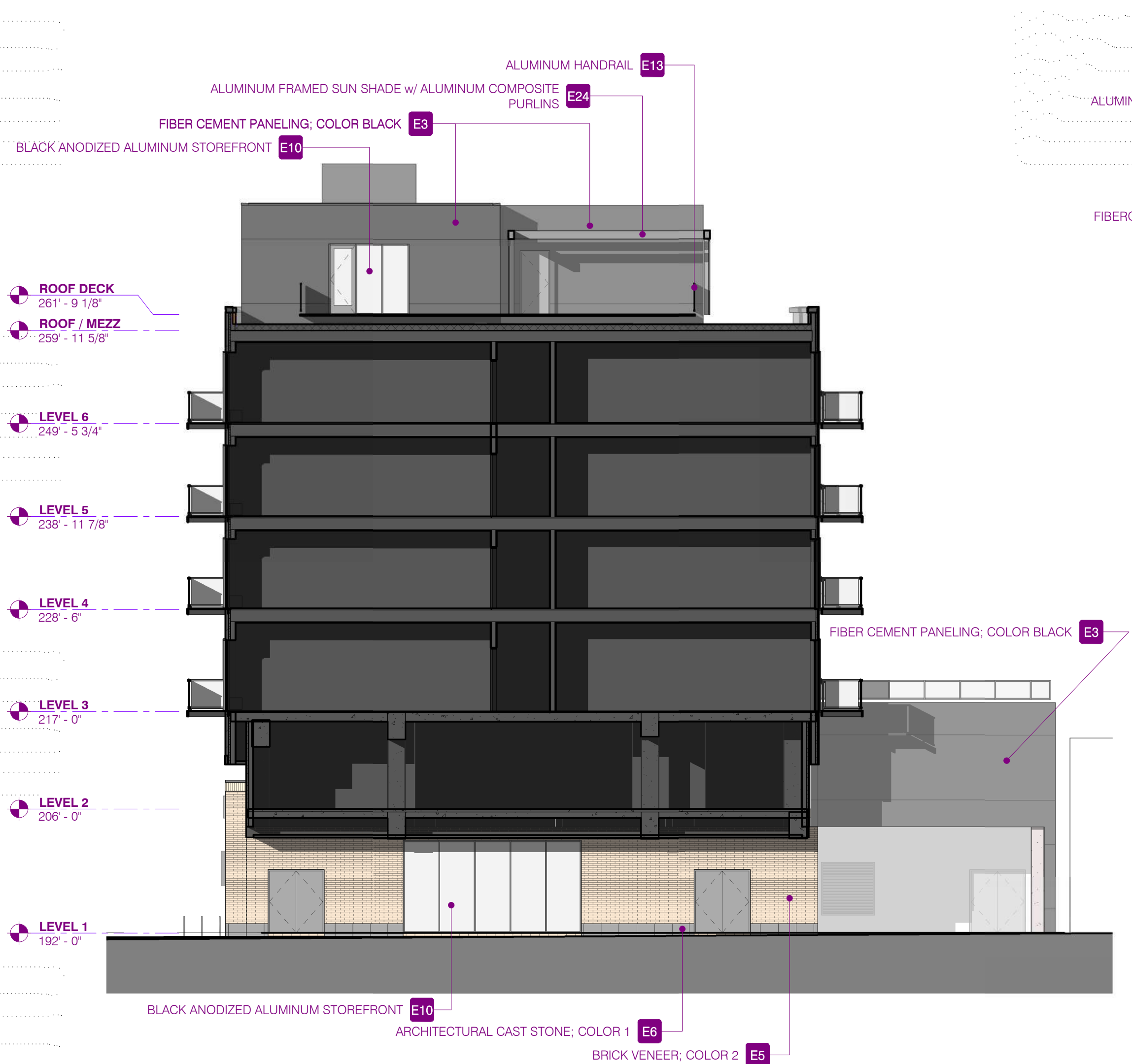
- E2 FIBER CEMENT PANELING, COLOR 1
- E3 FIBER CEMENT PANELING, COLOR BLACK
- E4 BRICK VENEER, COLOR 1
- E5 BRICK VENEER, COLOR 2
- E6 ARCHITECTURAL CAST STONE, COLOR 1
- E7 FIBERGLASS WINDOW, PELLA IMPERVIA
- E8 FIBERGLASS SLIDING DOOR SYSTEM, PELLA IMPERVIA
- E9 PTAC LOUVER, COLOR TO MATCH FIBERGLASS WINDOW
- E10 BLACK ANODIZED ALUMINUM STOREFRONT
- E11 ALUMINUM BALCONY w/ GLASS RAILING, BLACK
- E12 INTERNALLY LIT BUILDING SIGNAGE
- E13 ALUMINUM HANDRAIL
- E14 HOLLOW METAL DOOR, PAINTED
- E16 DECORATIVE LIGHT SCONCE
- E18 INSULATED OVERHEAD DOOR, BLACK
- E21 ALUMINUM JULIET BALCONY w/ GLASS RAILING, WHITE
- E24 ALUMINUM FRAMED SUN SHADE w/ ALUMINUM COMPOSITE PURLINS
- E30 BRICK VENEER SOLDIER COURSE, COLOR 2
- E31 BRICK VENEER SOLDIER COURSE, COLOR BLACK
- E32 CUSTOM CORNICE PROFILE

GENERAL NOTES:

- 1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS



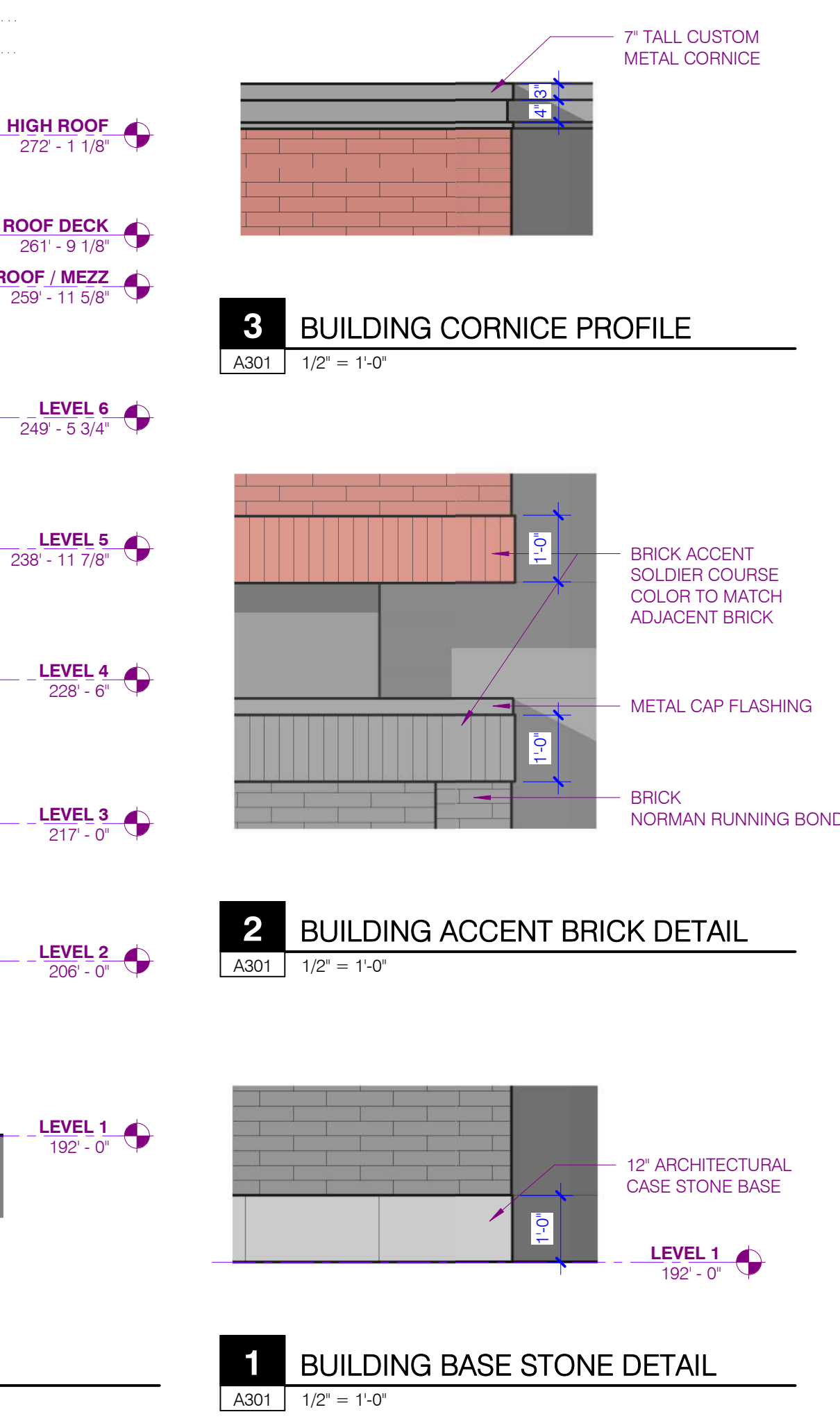
6 HAMPDEN AVENUE ELEVATION (EAST)
A301 3/32" = 1'-0"



5 A301.3 - NORTH ELEVATION
A301 3/32" = 1'-0"



4 UNIVERSITY AVENUE ELEVATION (NORTH)
A301 3/32" = 1'-0"



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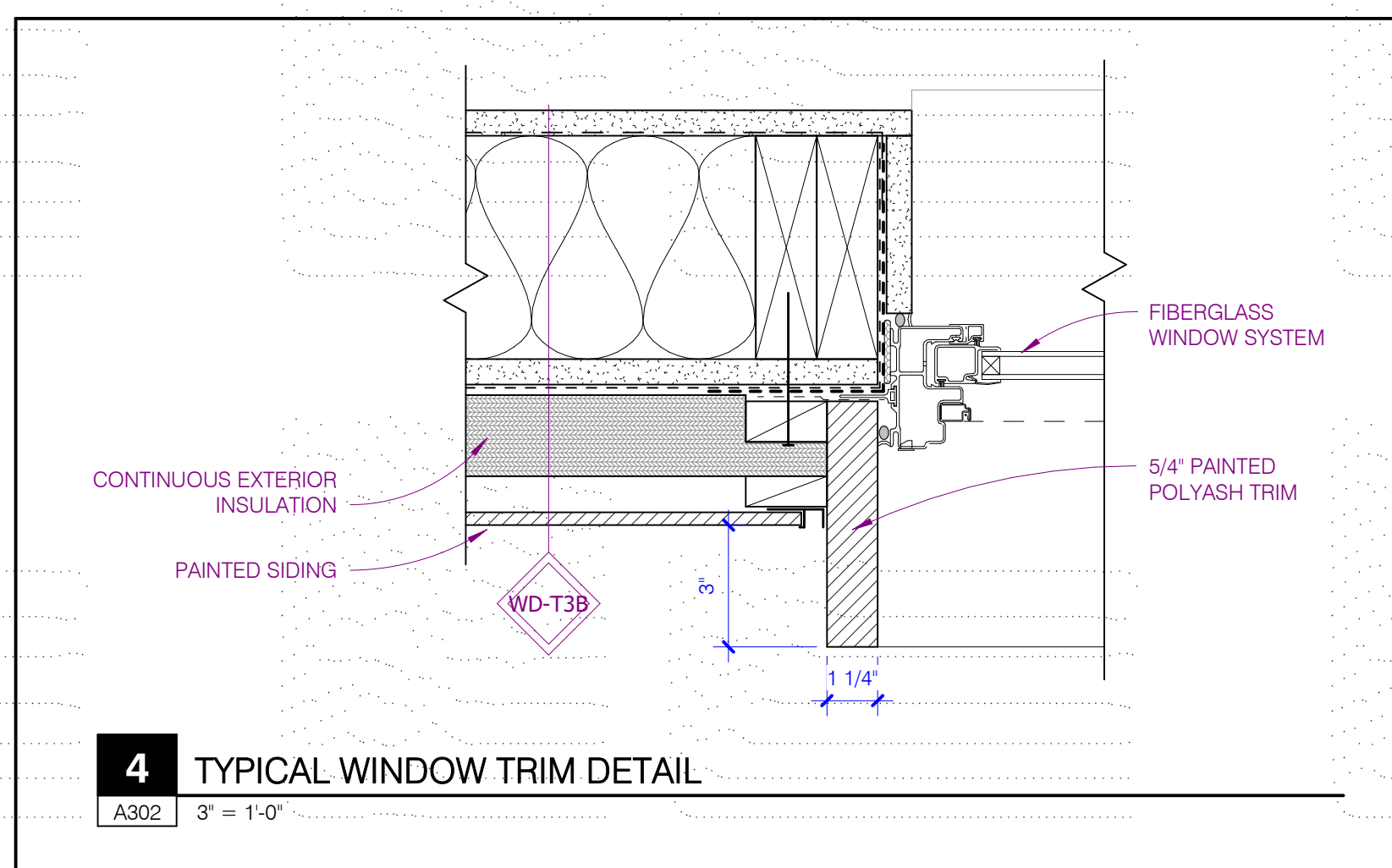
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BUILDING ELEVATIONS

A301

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KEYNOTES:

- E2 FIBER CEMENT PANELING, COLOR 1
- E3 FIBER CEMENT PANELING, COLOR BLACK
- E4 BRICK VENEER, COLOR 1
- E5 BRICK VENEER, COLOR 2
- E6 ARCHITECTURAL CAST STONE, COLOR 1
- E7 FIBERGLASS WINDOW, PELLA IMPERVIA
- E8 FIBERGLASS SLIDING DOOR SYSTEM, PELLA IMPERVIA
- E9 PTAC LOUVER, COLOR TO MATCH FIBERGLASS WINDOW
- E10 BLACK ANODIZED ALUMINUM STOREFRONT
- E11 ALUMINUM BALCONY w/ GLASS RAILING, BLACK
- E12 INTERNALLY LIT BUILDING SIGNAGE
- E13 ALUMINUM HANDRAIL
- E14 HOLLOW METAL DOOR, PAINTED
- E16 DECORATIVE LIGHT SCONCE
- E18 INSULATED OVERHEAD DOOR, BLACK
- E21 ALUMINUM JULET BALCONY w/ GLASS RAILING, WHITE
- E24 ALUMINUM FRAMED SUN SHADE w/ ALUMINUM COMPOSITE PURLINS
- E30 BRICK VENEER SOLDIER COURSE, COLOR 2
- E31 BRICK VENEER SOLDIER COURSE, COLOR BLACK
- E32 CUSTOM CORNICE PROFILE

GENERAL NOTES:

- 1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS



3 WEST ELEVATION
A302 3/32" = 1'-0"



2 SOUTH ELEVATION 2
A302 3/32" = 1'-0"



1 MYRTLE AVENUE ELEVATION (SOUTH)
A302 3/32" = 1'-0"

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PROJECT # 18-0033
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BUILDING ELEVATIONS

A302

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SUITE PAUL, MN 55114
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

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5 PERSPECTIVE SW corner2
A355



4 PERSPECTIVE SW corner
A355



3 PERSPECTIVE NW corner
A355



2 PERSPECTIVE NE corner
A355



1 PERSPECTIVE SE corner
A355

JOHN G. HOESCHLER, P.A.

ATTORNEY

800 Lone Oak Road
Eagan, MN 55121
JGHoeschler@comcast.net

Phone: 651-683-1868
Fax: 651-681-6868
Cell: 651-324-1694

January 16, 2019

St. Paul Heritage Preservation Commission
25 W. 4th St., #1400
St. Paul, MN 55102

Re: Brad Johnson Preapproval Submission University and Hampden

Ladies and Gentlemen,

I write to you both as a citizen and as the attorney for Sewell Properties, LLC, the owner of the remainder of the back half of the block upon which Brad Johnson is proposing to build his new mixed use project. We wholeheartedly recommend approval of that development without major change since it represents a huge improvement on what it will replace. It is also well designed and very compatible with the new construction across University Avenue and sets a proper tone for the area.

The easterly portion of the heritage district in question is quite marginal in its attributes. This is especially true for the parcels southwest of University. They are particularly lacking in either character or historic quality. Thus, I appreciate the remarks of Commissioner O'Brien that your real concern should be to support good current design without slavish allegiance to historical precedents. The precedents in this area were never that good in the first place, are widely scattered and hardly provide a sense of neighborhood fabric. As I noted, a concern about rhythm in fenestration and façade detailing might fairly be measured against the aleatoric (random) rhythm of the area southwest of University.

We particularly like the black reveal feature above the commercial windows that hides the second floor parking. We also think that the black façade behind the brick box is also appropriate and resonant with the black on the building across University. We also note its similarity to the black siding on the new apartment building at the SE corner of Chestnut and Exchange in the Irvine Park historic area. We presume your previously approval of this in a more sensitive area.

It is not clear to us why our entire block was even included in the preservation district. That being the case, however, we suggest that your concern should be with good modern design rather than faux historic features. Thus, we would challenge staffs' recommendation for double hung sash windows as being quite out of place and inappropriate for a new building on the site.

I hope you find these remarks helpful as you focus your important efforts on areas with more inherent historic substance and value.

Yours very truly,

/s/ John G. Hoeschler

John G. Hoeschler

cc: Fred Sewell