DEVELOPMENT CONCEPT INVESTIGATIVE REPORT

EAST 7TH STREET HOUSING SITE PLAN

CONCEPTUAL SITE PLAN

ST. PAUL, MN

November 6, 2019

Prepared for: City of St. Paul, MN

WSB PROJECT NO. R-013945

wsb

November 6, 2019

Bill Dermody
City Planner
City of St. Paul
Planning & Economic Development
25 West 4th Street, 14th Floor
St. Paul, MN 55102

Re: East 7th Street Housing Plan, Conceptual Site Plan
WSB Project No. R-013945

Dear Bill,

The East 7th Street Housing Development Concept Investigative Report explores opportunities and risks associated with developing 12 or more acres along East 7th Street into an Urban Neighborhood as guided by St. Paul's 2040 Comprehensive Plan. Lying only one mile east of downtown, the site has high development potential, however, environmental and soil stability issues abound due to the site's historic use as landfill for concrete and other construction debris.

The first renderings presented to the community meetings evolved through resident input and the uncovering of environmental and geotechnical conditions. Two alternative concepts for the site based on 480 units of high density residential development were developed. Both incorporate open space and a small commercial area into a unique urban environment.

WSB is pleased to have participated in this project and we look forward to continuing to be involved in this unique urban project.

Sincerely,

WSB

Bob Barth
Director of Land Development | Principal

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EAST 7TH STREET HOUSING DEVELOPMENT CONCEPT INVESTIGATIVE REPORT

For:
City of St. Paul, MN

Funding support for this project was provided by the Metropolitan Council Metropolitan Livable Communities Fund.

November 6, 2019

Prepared By:

wsb

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APPENDICES

1. INTRODUCTION

The East 7th Street Redevelopment site lies in the Greater East Side neighborhood of St. Paul. The site is situated immediately south of East 7th Street and between North Etna Street and Hazelwood Street. Reaney Avenue East forms a portion of the site's southern border. The contiguous undeveloped area measures about 20 acres, while the actual development site considered for the concept development plan measures 12 acres.

The site lies within a predominantly residential neighborhood consisting of single-family homes to the east, west, and south and higher residential densities to the north. Sand mining, concrete dumping and other related activities occupied the site until the 1990s. Since the 1990s, no significant activity has occurred on the site.

St. Paul initiated the conceptual site planning process at the request of a developer who has accumulated ownership and purchase options for the parcels that comprise the development site. The developer has presented a concept for a 480-unit multi-building residential development. The developer's concept anticipates naturally occurring affordable housing based on modular construction techniques rather than development subsidies. The City received a grant from the Metropolitan Council's "Livable Communities" program to fund a pre-development planning project consisting of geotechnical investigation, community engagement, and concept plan development. The City of St. Paul issued a Request for Proposal and selected WSB as the consultant for the work. The City of St. Paul, rather than the developer, serves as the client and sponsor for the work performed by WSB.

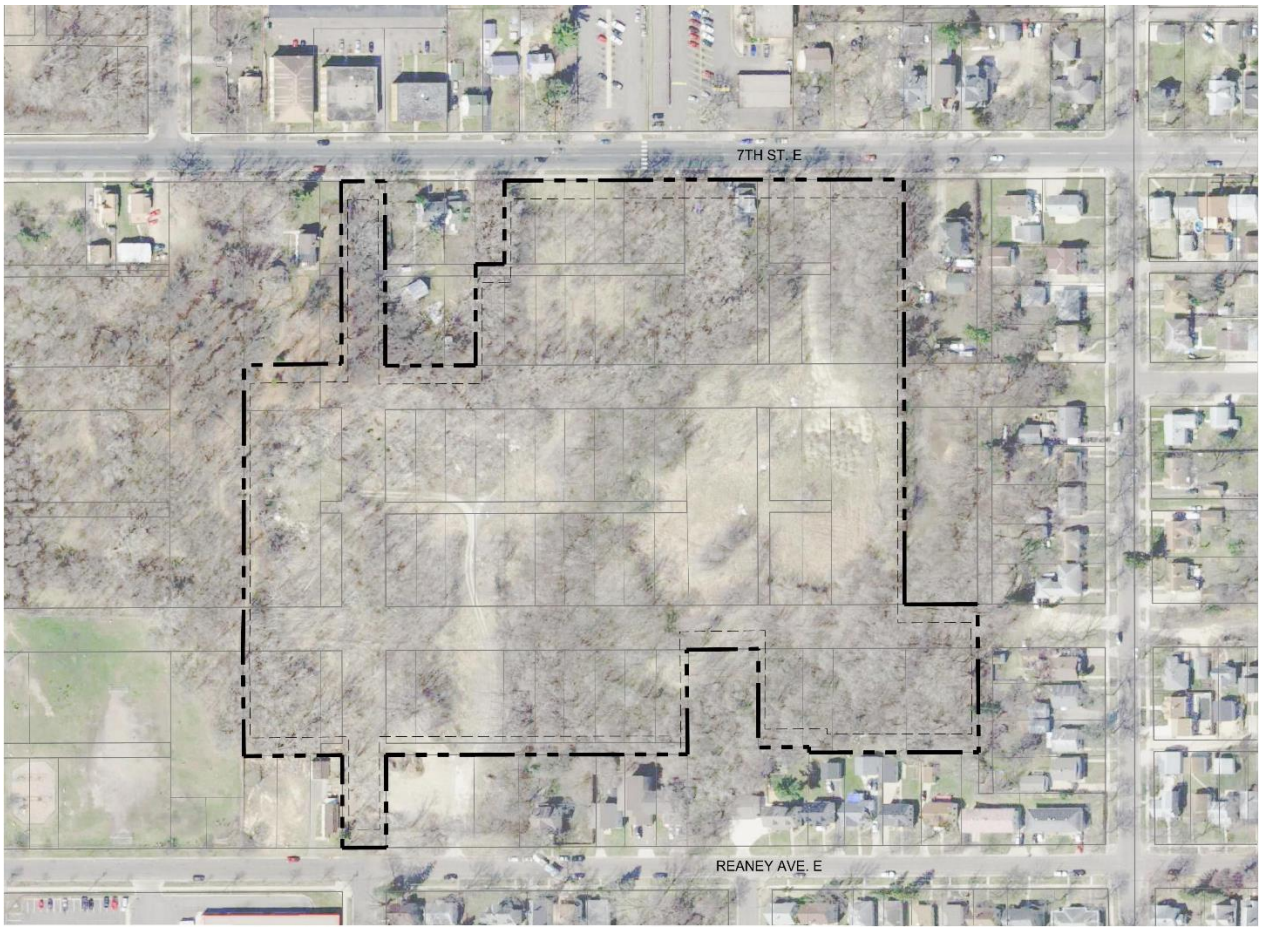


Figure 1.1 – Property Exhibit

2. COMMUNICATIONS AND PUBLIC ENGAGEMENT

2.1 Stakeholder and Communications and Public Engagement Plan Summary

The communication and public engagement process intentionally engaged individuals and organizations that might be affected by the project. WSB used a variety of tools to reach the public and to make the engagement activities efficient and worthwhile for participants. The process encompassed the following themes:

- WSB developed a public engagement plan with a goal of creating a development site concept that reflected the community's concerns and desires. This site concept would be used by the City to help influence future development of the site. WSB's community engagement team utilized a variety of public engagement methods to help generate ideas, understand issues and identify concerns and considerations. Two community meetings were held near the redevelopment site. The first community meeting focused on getting the community to think about its wants and goals for the redevelopment site. Residents were given an opportunity to sign up for focus group discussions. The second community meeting provided an opportunity to gather feedback on specific conceptual site plan alternatives.

- WSB also held focus group meetings with community stakeholders. The first meeting provided an opportunity for the team to build rapport with the stakeholders and understand their wants and goals for the neighborhood and the site. The second provided an opportunity to review conceptual site plan alternatives. Information gathered during the engagement process was summarized in a public engagement report.

- WSB also hosted a project page on the interactive online mapping tool Social Pinpoint. The software allowed people to "pin" ideas, questions and concerns to the site map and concept designs. In total, the project page had 327 site visits, four comments, and seven comment "likes". Comments gathered on Social Pinpoint have been included in Appendix Item E.

2.2 Community Meetings

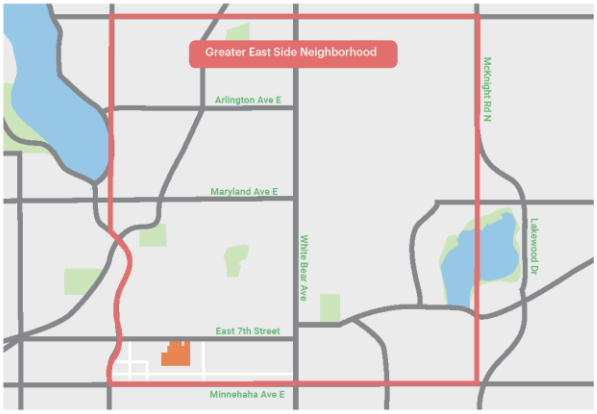
Community Meeting #1

The first of two community meetings was held on May 22, 2019 from 5:30pm to 7:30pm at the Parkway Montessori and Community Middle School at 1363 Bush Ave, St Paul. The following boards were presented at the meeting:

East 7th Street Conceptual Site Planning
Demographic / Neighborhood Data

Source: ACS 2013- 2017	Saint Paul	Greater East Side Neighborhood	Project Area Group 3	Project Area Group 4
Population	309,180 (2017)	29,886	1,192	1,183
Households	117,745 (2017)	9,758	382	351
Population - White	52.09%	35.9%	34%	50%
Population - Black or African American	15.48%	15.5%	12%	26%
Population - Asian alone	17.91%	29.8%	46%	22%
Annual Average Wage	$56,367	Not Calculated	$41,786	$54,013
Average Annual Unemployment	3.4%	6.5%	8.8%	8.4%
Federal Poverty ($24,600 family of 4)	20.4%	23.3%	12%	27%
Homeownership Rate	49.9%	55.7%	39%	53%
Median Housing Value	$187,400	Not Calculated	$122,300	$123,300
Median Gross Rent	$901	$836	$684	$1250
Cost-burdened households	36%	37%	28%	30%
Cost-burdened owner households	22%	21%	10%	26%
Cost-burdened renter households	51%	58.1%	40%	34%

NOTE: Households experience housing cost burden when their housing costs are 30% or more of their gross income. For renters, housing costs include rent and utilities; for owners, housing costs include mortgage principal and interest, property taxes, property insurance, utilities, and other fees. Use caution when comparing 1990 and 2000 data (which include only some households) to American Community Survey data (which include all households).



Twenty-seven community members were in attendance and were asked to fill out a questionnaire. Eleven attendees signed up to participate in a future site planning focus group. Below is a summary of responses to the questionnaire.

1. **What do you like most about your neighborhood?**

   Attendees prefer that their neighborhood remain a quiet, clean, and pleasant place to live. The people in the area are generally caring, friendly, and neighborly. Residents enjoy the abundance of natural space, wildlife, and single-family homes with big backyards. The area's overall connectivity and transportation options such as bus transit and taxi services are also seen as major assets.

2. **What do like least about your neighborhood?**

   The majority of respondents identified the neighborhood's rental properties and apartment buildings. Many cited the apartments on Minnehaha Avenue near Birmingham Street as a contributor to the area's crime levels. The high number of vacant properties and poorly maintained homes was also cited. One respondent would like to see better connections to local food sources. Another would like to see the area's power outages and poor internet and cable services addressed.

3. **What do you think this neighborhood will be like in 10 years?**

   Respondents had mixed feelings about the future of the neighborhood. Many felt the area will improve if more well-maintained single-family homes were

added, but will worsen if dense, multi-family development occurs. One respondent felt that the area's transportation connections will continue to improve, yet another felt the area will be run down and isolated.

4. **What should a future developer consider when designing a housing development in your neighborhood?**

   Respondents would like a future developer to consider a low density, single-family housing development in their neighborhood. Many were also in favor of preserving the site as a natural green space or public park and maintaining low levels of noise and traffic. A desire to see more jobs brought into the area and the addition of restaurants, child care facilities, a mini-grocery store, gardens, walking and biking amenities, and upscale housing. The majority of respondents expressed that more rental properties and apartment buildings should not be considered in their neighborhood. One respondent would like senior housing, assisted living, and mixed-use development to be considered.

5. **How would you like to see this site develop?**

   Respondents are interested in the development of single-family homes and the preservation of green space. Respondents do not want to see rental properties and apartment buildings developed on the site. A couple of respondents were in favor of the site being used for restaurants, senior housing, a medicinal marijuana facility, and urban gardens. One would like to see a community center, childcare facility, and an Aldi developed on the site. Several mentioned the desire to have the development closer to East 7th Street.

6. **What should a future developer consider when designing for this site?**

   Respondents would like a future developer to consider and respect the neighborhood's existing single-family property owners as well as the area's identity. The development's effect on traffic and congestion should also be a consideration. Value old growth trees, green space, and bike & pedestrian facilities. A few would like environmental and wildlife impacts to be considered. One would also like a large fence and tree line installed around the entire development. Another would like the development to include underground parking and address the area's power grid issues.

7. **What concerns do you have with the site development?**

   Residents are concerned that high-density housing development will lead to overcrowding, traffic congestion, increase in crime, decrease in property values, and a loss of privacy in their neighborhood. They are also concerned about losing the green space the site currently provides. Several are concerned that low income rental units will attract individuals that do not possess "ownership pride". Other residents are concerned that toxins will be released into the air if digging and soil compacting occur on the site. One expressed fear that a developer will not respect current home owners' interests.

8. **Which of the three options on the exhibit board do you prefer**?

- Option #1 received two votes. Attendees liked the shorter buildings and the landscaping but are not in favor of the sprawling and suburban nature of the option and the height of the buildings.
- Option #2 received zero votes. One attendee commented that this option looks like “every other public housing project in the city”.
- Option #3 received two votes. Attendees liked the compact design, the color pallet, and the modern/urban feel.
- Three attendees voted against all three options citing their preference for two-story houses over condos and apartment buildings. One attendee commented that these kinds of developments will make the neighborhood busier.

9. Comments or Questions

A few community members left general comments. One would like to see a transportation analysis completed as part of the development with focus on Johnson Parkway, Minnehaha Avenue, and White Bear Avenue. Another would rather see the development consist of fewer, taller building as opposed to several sprawled-out buildings. The desire for fewer residential units and mixed-used development was also mentioned on the Social Pinpoint website. This individual would like parking facilities to be built behind the buildings conserving the front yard for greenspace.

Community Meeting #2

The second community meeting was held on August 12, 2019 from 5:30pm to 7:30pm at Harding Senior High School at 1540 6th St E, St Paul, MN. Residents were presented with two design concepts:

Figure 2.1 – Concept 1

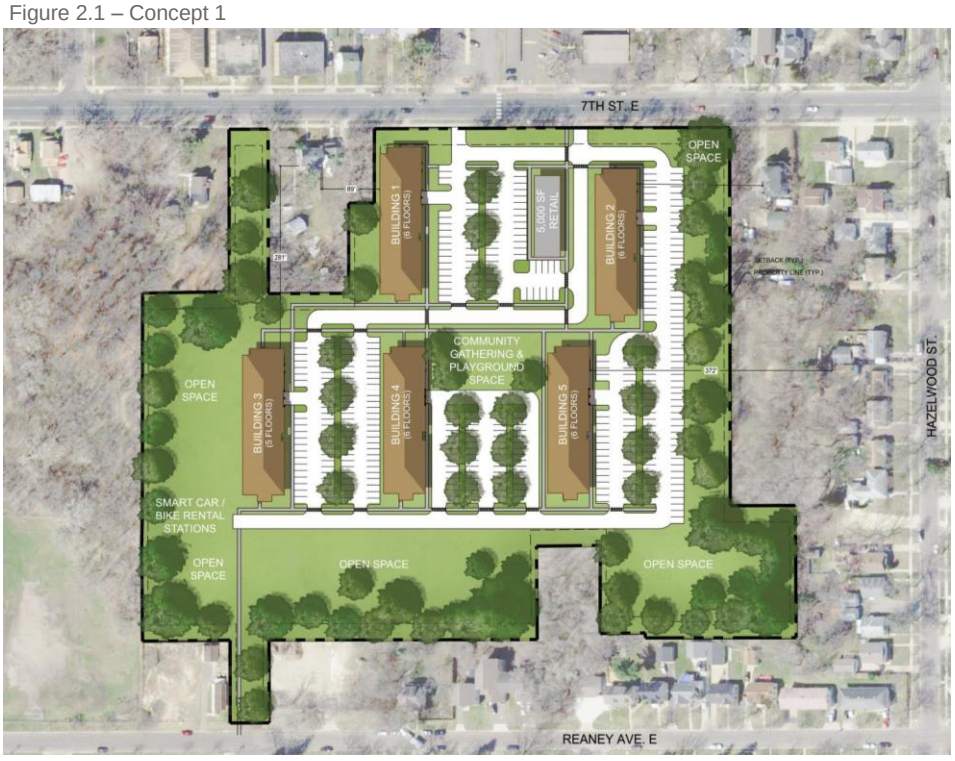


Figure 2.2 – Concept 2

Ten community members were in attendance and were asked to fill out a questionnaire pertaining to the two design concepts. Below is a summary of responses to the questionnaire.

Concept #1 includes one 6-story building with retail on East 7th Street, four 5-story buildings, and one 4-story building. All buildings include parking on the first floor. Concept #1 uses more of the site, spreading the buildings out to the edges and providing more central parking.

1. **What do you like about Concept #1?**

   Attendees liked that Concept #1 had most buildings close to East 7th Street and away from single-family homes on Reaney Ave. They liked that the buildings had variable heights, there were more of them, and they were laid out in an interesting fashion with open space equally spread throughout the site. Having all vehicle access and egress off East 7th Street was favorable. Several attendees commented on the parking layout and how it appeared less confusing than Concept #2. They also liked that all buildings include parking on the first floor. The East 7th Street-facing retail space was noted as a positive feature and attendees wanted to see access to these businesses from the street.

2. **What do you like least about Concept #1?**

   Attendees raised concerns that Concept #1 would allow pedestrians to cut through their Reaney Avenue properties to access the development site. One attendee called for a tall fence along the property line. Another attendee requested more traffic access points be added to the design. Building #6 was noted as being too close to the Reaney Avenue residents. One attendee said this concept would box-in their land. The large parking lots were not well-liked, and attendees requested that more shrubs and greenery be added to break up the hardscapes.

Concept #2 includes five 6-story buildings and one 5,000 square foot retail building near East 7th Street. All residential buildings include parking on the first floor. Concept #2 clusters the buildings together while using open space as a buffer between the development and the existing residential uses. Concept #2 focuses more on East 7th Street.

1. **What do you like about Concept #2?**

   Attendees appreciated that all buildings in Concept #2 were close to East 7th Street but set back enough to not be an eyesore. They liked that there were fewer buildings which were centralized, compact, and surrounding by large areas of green space. The parking layout was also noted as favorable because it was less blocky and more evenly spread out.

2. **What do you like least about Concept #2?**

   Attendees said the buildings in Concept #2 were too tall and still too close to Reaney Avenue. The parking layout was noted as confusing and too spread out. Attendees thought the building layout was unimaginative, lacked character, and seemed crowded. They also commented that more vehicle access should be added to Reaney Avenue to lessen East 7th Street congestion, and pedestrian facilities should connect through the site.

3. **What should a future developer consider when designing for this site?**

   The community would like a future developer to consider sustainability elements such as bus access, green pavers, solar panels, and trees. Some would also like the site to be more integrated into the surrounding neighborhood by adding access points from the southern and eastern side streets. Others would like a large fence or wall to be built around the site to contain the development and keep walk-through traffic down. Special attention should be given to environmental hazards such as toxins and waste that lie beneath the site's surface. The addition of pedestrian lighting for a 7th Street crossing was also noted.

4. **What concerns do you have with the site development?**

   Many community members felt that this site is too polluted to be developed. Clean-up and remediation were key concerns. Others noted the impacts the development will have on the local traffic system. Concerns were also mentioned about high rental prices, maintenance, and upkeep of the complex.

5. **Which concept do you prefer?**

   Open house attendees preferred Concept #1 7-to-2 over Concept #2.

2.3 Focus Meetings

Attendees of the first community meeting were asked if they would like to be involved in focus group discussions. Fourteen individuals signed up and were invited to two meetings. Small focus group meetings create a space for facilitated in-depth discussions with interested community members. Community members were asked a series of probing questions that led to discussions about the East 7th Street site.

Focus Group Meeting #1

The first of four Focus Group Meetings was held on June 20, 2019, from 5:00pm to 6:30pm at Harding Senior High School, 1540 6th St E, St Paul. Nine community members attended the meeting and discussed the topics of rental properties, senior housing, poverty, jobs, other local development projects, property impacts, the current state of the neighborhood, neighborhood amenities, and site design. The majority of attendees were not in favor of a high-density, rental property being added to their neighborhood. There was a shared fear that this kind of development would lead to more poverty and crime in the area. Low-intensity commercial development and senior housing were favorable amongst the group. Attendees noted that they enjoy the natural elements that the site currently provides and would like to see a development retain some of these qualities such as vegetation, green space and low light pollution. Attendees also raised concerns about traffic congestion with the addition of 480 units in the neighborhood.

Focus Group Meeting #2

The second Focus Group Meeting was held on July 23, 2019, from 5:00pm to 6:30pm at the same location. Residents were shown the results of WSB's geotechnical investigation, as well as two draft design concepts. The disturbance exhibit summarizes the geotechnical investigation by identifying boring locations where concrete fill and other

debris were encountered. In some of the fill/debris locations the material “refused” the drill bit and thus the boring could not be completed. The geotechnical, environmental, and risk assessment portions of this report discuss the implications of what was found in the geotechnical investigation.

WSB presented the attendees two revised concepts. These two expanded off the original concepts presented in two basic ways:

1. They reflected input from the community from the two community meetings.

2. Concept 1 follows more closely the developer’s vision as shown in their ‘7th Street Village Project Book’. while Concept 2 accounts more for the results of the geotechnical investigation by decreasing the number of buildings on the site, therefore decreasing the amount of disturbance required on the site.

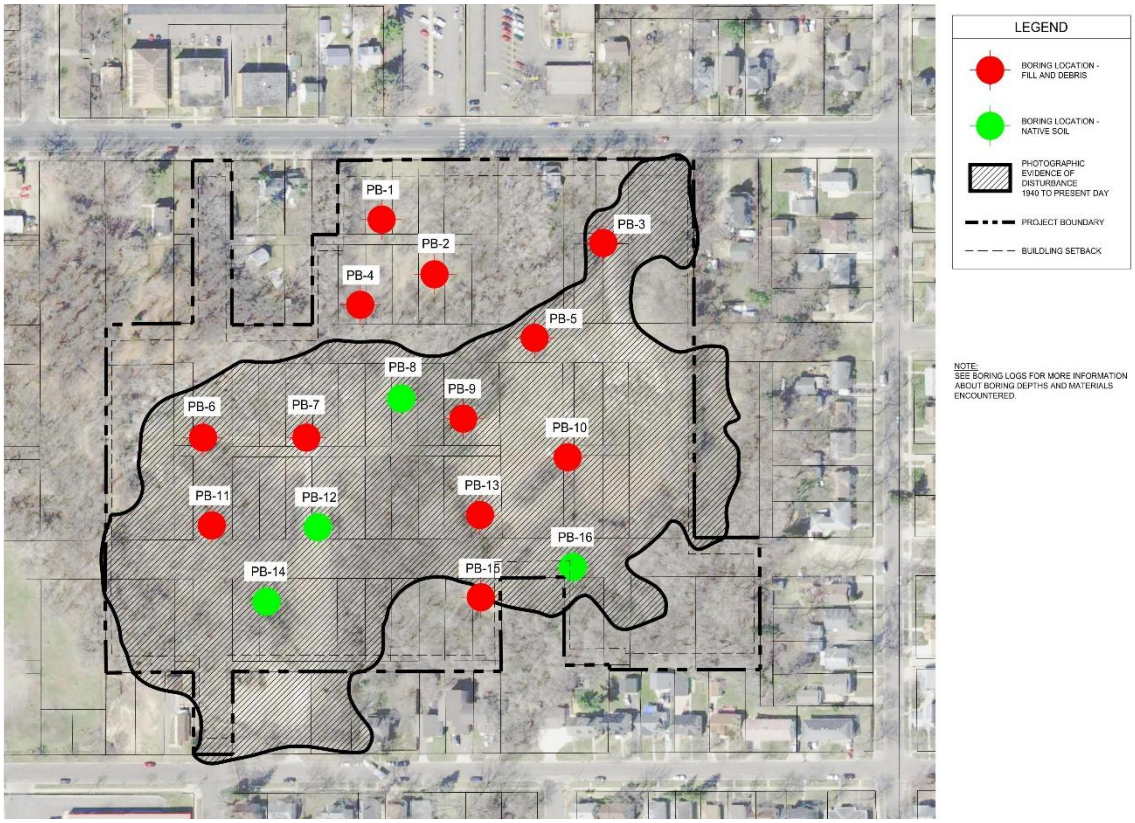


Figure 2.3 – Disturbance Exhibit

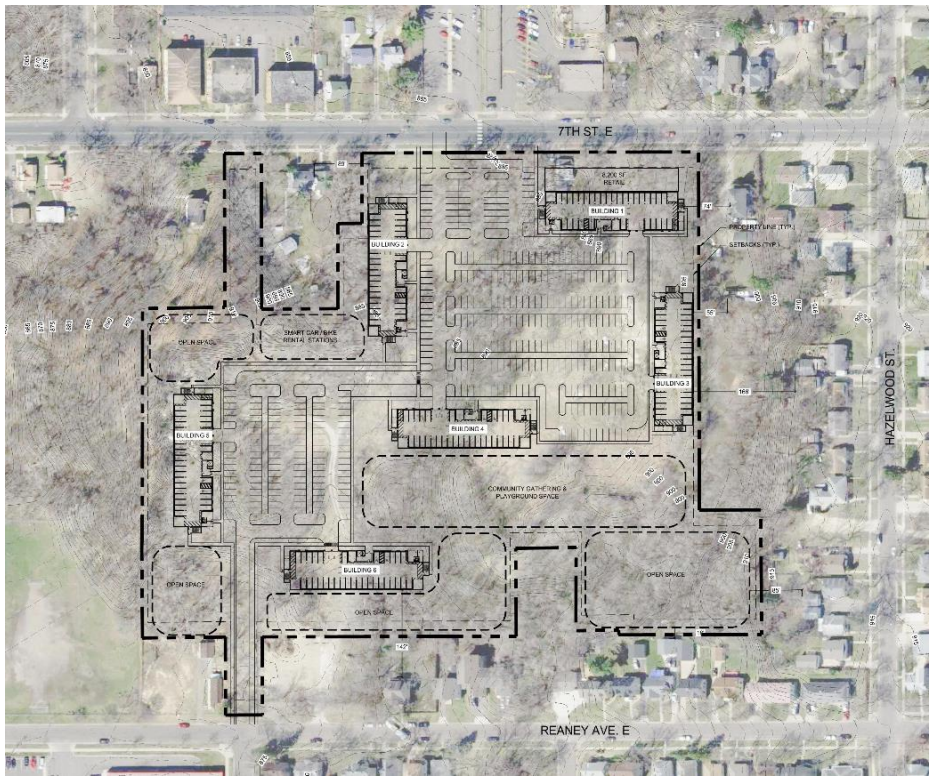


Figure 2.4 – Preliminary Concept 1

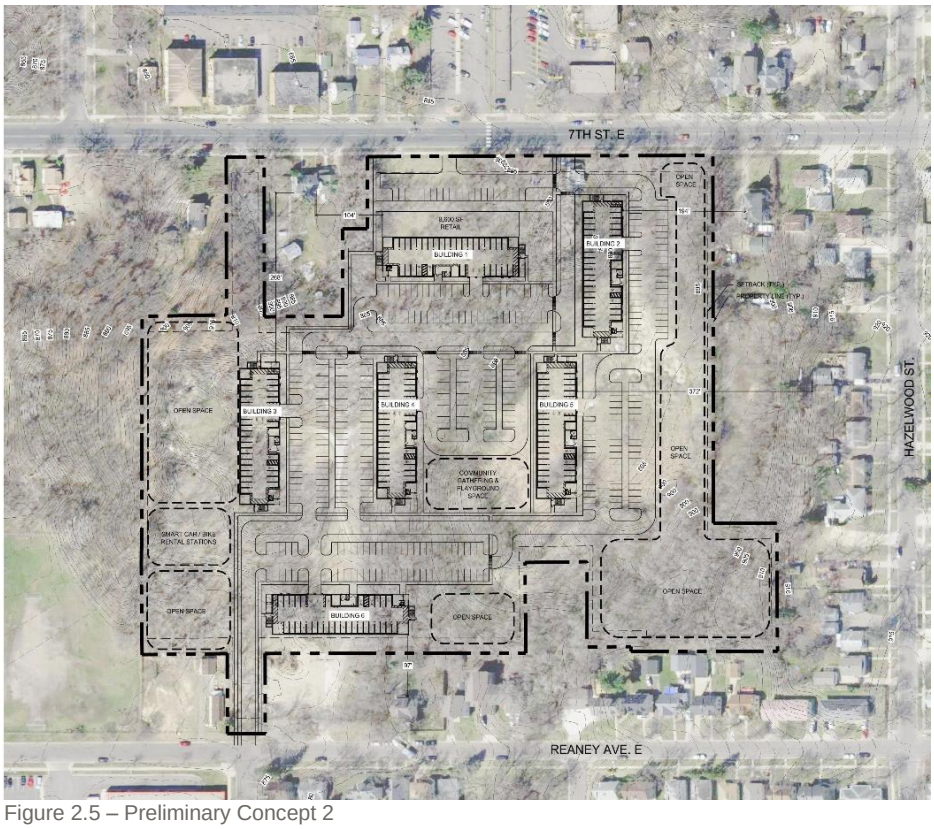


Figure 2.5 – Preliminary Concept 2

Twelve community members attended the meeting and discussed the topics of hazard mitigation, project financing, privacy, affordable housing, poverty, crime, landscaping, site layout, stormwater retention, and compacting methods. Residents were concerned with the number of toxins and pollutants that are in the soil and would like to be involved in the hazard mitigation plan. The loss of privacy with taller buildings looking down on single family homes was discussed as well as the presence of cut-through pedestrian traffic. Landscaping and green space were highly favorable topics and residents would like to see an attractive retention pond incorporated into the design. One resident asked about the possibility of adding wind turbines and solar panels to the design. The traffic access point off Reaney Ave was requested to be removed and replaced with a pedestrian path. Residents were in favor of a new development putting pressure on existing area apartments to clean up and raise the quality of life for their tenants.

3. GEOTECHNICAL INVESTIGATION

WSB completed 16 standard penetration soil borings across the site. Several portions of the site were moderately wooded and drill rig access was not available. We understood that clearing and grubbing of the trees was deemed too expensive at the time of drilling, so borings were moved to open areas that were accessible to the drill rig.

The soil borings generally encountered fills that included various amounts of debris including concrete, bituminous, brick, and wood. Concrete debris was encountered throughout much of the fill materials. We noted small sinkholes at the surface where settlement or collapse has occurred within the fills. Borings PB-8, PB-12, and PB-14 encountered natural coarse alluvial and glacial till soils below the fill materials, at depths ranging from 15 to 25 feet below grade.

In our opinion, the fills encountered at this site were not placed with the intention of supporting buildings or roadways, and should be completely removed below all foundations, slabs, utilities, pavement, and structural fills. As most of the borings terminated within fill materials, the actual depth to suitable soils is unknown across much of the site. In several areas we drilled to 30-foot depths and were still within fill materials. Based on the borings, the onsite fills are not suitable for reuse as engineered fill material.

Due to the extent of fills encountered at this site and that we did not encounter natural soils at most of the boring locations, we cannot currently provide accurate recommendations for design and construction of foundations, slabs, pavements, and utilities. Based on the boring logs, most of the site appears to be difficult to develop due to the extensive excavations and fills that would be required. In our opinion, additional borings would be required at this site before design recommendations can be provided. Any additional borings should include analytical testing of the existing fills to determine if they require disposal at a hazardous waste landfill.

4. ENVIRONMENTAL SUMMARY

A subsurface investigation of the site in the fall of 2011 identified releases of Polyaromatic Hydrocarbon (PAH), lead, and asbestos among the various pollutants tested for on the site. The Response Action Plan and Construction Contingency Plan created for what was called the Reaney Parcels site called for the excavation and disposal of PAH, lead, and asbestos contaminated soil at a permitted solid waste landfill. It is not known how much material would have to be removed. The RAP anticipated that accessible concrete would be crushed and reused in accordance with beneficial reuse guidelines.

The City of St. Paul received a Letter of No Association from the MPCA (relinquishing the City from responsibility for the pollution) with certain conditions. The proposed actions that prompted the Letter included site acquisition and site redevelopment.

From both the environmental and geotechnical perspective, removal of fill material, rubble and debris must occur. As it is removed, material must be tested, and contaminated materials sent to a solid waste landfill. Non-contaminated concrete and brick could be excavated, screened, stockpiled and placed as engineered fill throughout the site. Since many borings encountered refusal due to concrete and other debris, we cannot estimate how much material will need to be processed. Assuming the worst, it could amount to 30 feet over the entirety of the developing site.

5. PLANNING AND ZONING

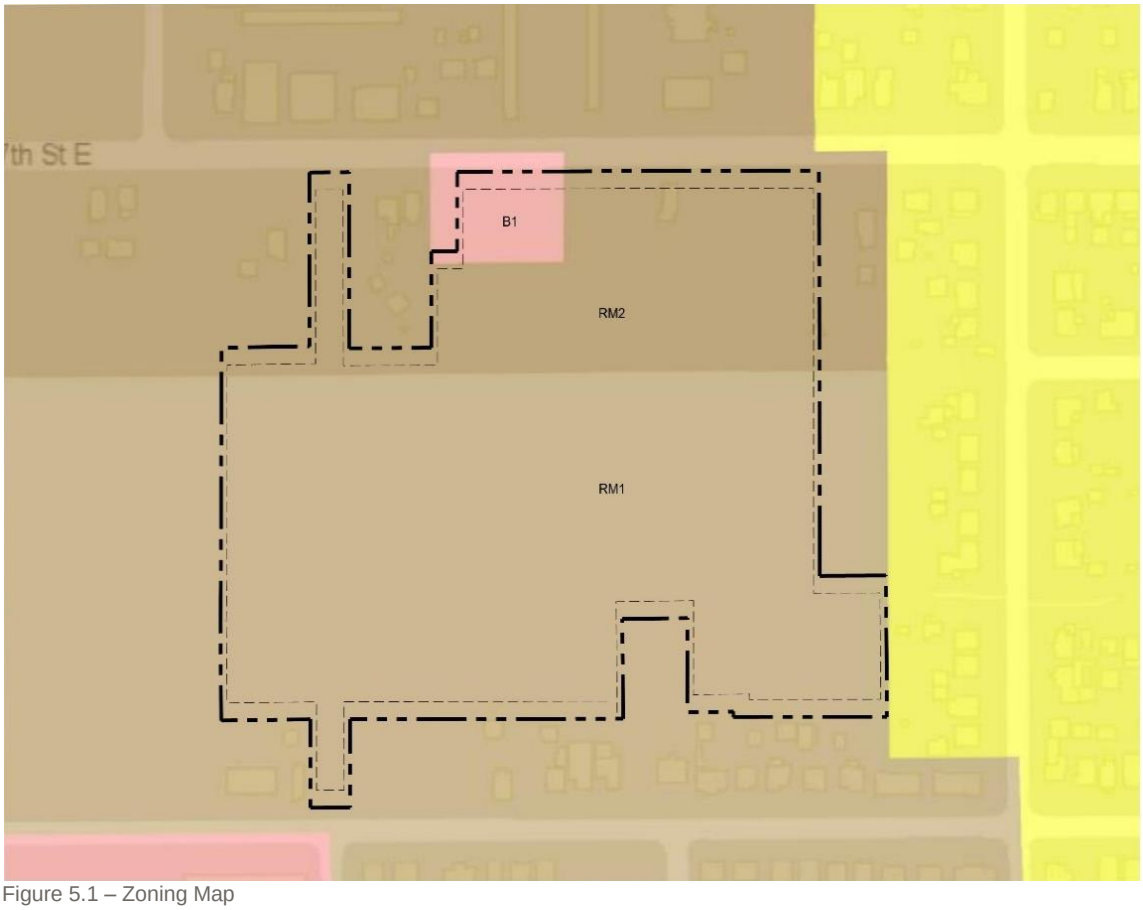


Figure 5.1 – Zoning Map

The north 1/3 (third) of the site is mainly zoned RM2, Medium-Density Multiple-Family Residential. This district is “intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.”

The south 2/3 (two-thirds) of the site is zoned RM1, Low-Density Multiple-Family Residential. This district is “intended to provide for an environment of predominantly one- and two-family, townhouse and lower-density multiple-dwelling structures, along with civic and institutional uses, public services and utilities that serve residents in the district, to provide for a variety of housing needs, and to serve as zones of transition between less restricted districts and more restricted districts.”

Below is a table of lot, height, and setback requirements for RM1 and RM2 zoning districts, outlined in orange.

Zoning District	Lot Size Minimum (per unit)		Height Maximum		Yard Setbacks Minimim (feet)		
	Area (sq. ft.) (b)	Width (feet)	Stories	Feet	Front	Side	Rear
RL one-family large lot	21,780 (d)	80	3	30	30 (g)	10	25
R1 one-family	9,600 (e)	80	3	30 (l)	30 (g)	10	25
R2 one-family	7,200	60	3	30 (l)	25 (g)	8 (h)	25
R3 one-family	6,000	50	3	30 (l)	25 (g)	6 (h)	25
R4 one-family	5,000	40	3	30 (l)	25 (g)	4 (h)	25
RT1 two-family (a)	3,000 (f)	25	3	40	25 (g)	9	25
RT2 townhouse (a)	2,500 (c),(f)	20	3	40	25 (g)	9 (i)	25
RM1 multiple-family (a)	2,000 (c),(f)	n/a	3	40	25 (g)	9 (i)	25
RM2 multiple-family (a)	1,500 (c),(f),(k)	n/a	5 (K)	50 (k)	25 (g)	9 (i)	25
RM3 multiple-family	800 (c)	n/a	No max.	No Max.	25 (g)	9 (i),(j)	25

Table 5.1 – Zoning Districts

The number of stories allowed in the zoning districts RM1 and RM2 does not accommodate what is proposed in either Concept Plan, so the property would require a variance for each concept.

A small portion of the site along 7th Street is zoned B1, Local Business, which permits “uses as are necessary to satisfy the basic convenience shopping or service needs of persons residing in nearby residential areas”. Below is a table with Floor Area Ratio, height, and setback requirements for B1 zoning districts, highlighted in orange.

Zoning District	Floor Area Ratio (FAR)	Height Mazimum		Yard Setback Minimum (feet)		
	Maximum	Stories	Feet	Front	Side	Rear
OS office-service	1.0	3(a)	30(a)	15(b),(d)	6	(e),(f)
B1 local business	1.0	3	30	15(b),(d)	6	(e),(f)
BC community business (converted)	(g)	3(a)	30(a)	25(c)	4	25
B2 community business	2.0	(a)	30(a)	0(d),(f)	(e)	(e),(f)
B3 general business	2.0	(a)	30(a)	0(d)	(e)	(e),(f)

Table 5.2 – B1 Zoning

Approximately 1.2 acres of land on the north side of the project area is currently zoned as “B1 Local Business District”. The B1 district has some allowances for residential type such as mixed use residential/commercial but does not permit solely multi-family residential use. As a result, the area currently zoned as B1 would need to be rezoned to RM2 medium-density multiple-family residential district which allows multi-family dwellings as a permitted use. A rezoning from B1 to RM2 would be in keeping with the direction provided by the City of St Paul’s 2040 Comprehensive Plan, which guides this area of the project as ‘Urban Neighborhood”. The Urban Neighborhood designation has a base density range of 7-30 units/acre.

Both proposed concepts include a retail component. Concept 1 shows an 8,000 square foot retail pad located immediately adjacent to 7th Street East and Concept 2 shows a 5,000 square foot retail pad on the interior of the proposed development. Either location would require that portion of the concept plan to be rezoned to B1. Both of the potential sites for retail are guided as “Urban Neighborhood” by the 2040 Comprehensive Plan which is meant to provide for primarily residential uses; however, the designation also indicates that limited neighborhood serving commercial may also be present, typically at intersections of arterial and/or collector streets. The proposed site is located along a major collector with existing bus transit making it a location that meets the criteria for neighborhood serving commercial uses and a rezoning of that portion of the concept plan to B1.

Alternatively, the site could be rezoned to T1 Traditional Neighborhood. The intent of the T1 district is to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts, or other less intensive land uses. The T1 district allows for multiple-family dwellings, mixed residential and commercial uses, and a variety of commercial and service businesses as a permitted use. The T1 district has a maximum building height of 35 feet but the height of structures may exceed that maximum if the setback from the side and rear yard lines are a distance equal to additional height. The concepts shown depict four, five, and six story structures estimated to be 48, 60, and 72 feet respectively. Each would exceed the typical 35-foot maximum height, but if those structures were setback the necessary distances based on the additional height, then the need for variances could be reduced, or possibly eliminated.

St. Paul’s draft 2040 Comprehensive Plan and 2040 Land Use Map guide the entire property as “Urban Neighborhood”. The following describes the terminology: “Urban Neighborhood – areas primarily residential in nature with a range of housing types. Single-family homes and duplexes

are most common, although multi-family housing predominates along arterial and collector streets, particularly those with transit. Multi-family housing, schools, neighborhood parks, religious institutions and cemeteries may also be scattered throughout Urban Neighborhoods. Limited neighborhoods serving commercial may also be present, typically at intersections of arterial and/or collector streets."

Density for the "Urban Neighborhood" Land Use designation has a base range of 7-30 units/acre. The density proposed in this plan is slightly higher than the base range at approximately 33.5 units/acre. While the density proposed for this development is slightly higher than the base range listed in the 2040 plan, the property is along a Frequent Local Bus Route (74). The proposed development therefore helps the City achieve one of the 2040 Comprehensive Plans city-wide goals which is to "Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity." It also helps achieve the goal to "Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation."

6. ALTERNATIVE CONCEPT PLANS

The first renderings presented to the community meetings, Preliminary Concept 1 and Preliminary Concept 2, evolved through resident input and discovery of environmental and geotechnical conditions into Concept 1 and Concept 2. WSB then presented these in the focus group setting where additional input was received. Final Concept 1 and Final Concept 2 represent the final rendering of the Community and Developer visions based on 480 units of higher density residential development. Certainly, the residents weighed in heavily on the site being single family residential or open space. In our opinion, single family residential is not a physically or economically viable use for the property, now or in the future.

Concept 1

Concept 1 was developed to reflect the developer's intent as shown in their '7th Street Village Project Book'. A potential neighborhood retail building is attached/abutting a residential building and fronts 7th Street East. There are two access points to the site along 7th Street East. This concept proposes one 6-story building, four 5-story buildings, and one 4-story building with a total of 504 dwelling units. There are two shared parking lots between the six proposed buildings. The development includes a playground/community gathering space, as well as smart car rentals and bike rentals.

Figure 6.1 – Final Concept 1

Concept 2

Concept 2 was developed to reflect feedback gained through the public engagement process. The number of residential buildings are fewer than what is proposed in Concept 1 (five rather than six) and taller. They are also positioned to provide more space between the buildings and the existing residential development surrounding the property. A separate potential neighborhood retail building is located along 7th Street East. There are two access points to the site along 7th Street East. This Concept proposes four 6-story buildings and one 5-story building with a total of 504 dwelling units. There are several smaller parking lots between the six proposed buildings. The development includes a playground/community gathering space, as well as smart car rentals and bike rentals.

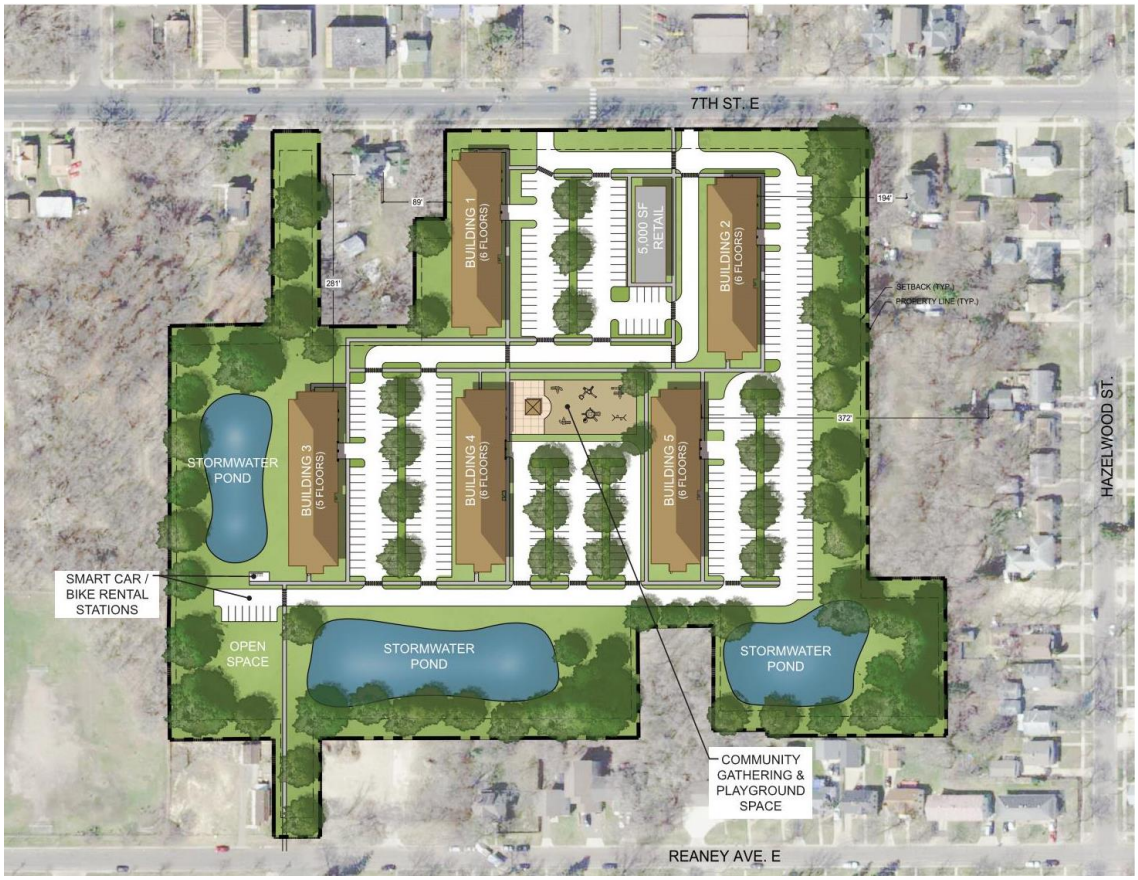


Figure 6.2 – Final Concept 2

7. TRAFFIC IMPACTS

This section summarizes traffic forecasts from the proposed development and identifies traffic related risks to the expected improvements on public roadways to accommodate the new accesses and the increase in traffic.

The proposed development consists of residential, neighborhood retail, community gathering space and smart car/bike rental areas, which will have a total of two proposed vehicular accesses to the site. The goal of this study is to determine the high-level impact of the proposed development on the surrounding roadway network.

7.1 Existing Transportation System

East 7th Street is a two-lane major collector roadway with a speed limit of 30 mph. Reaney Avenue and Hazelwood Street are both two-lane local roadways with a speed limit of 30 mph. **Figure 7.2** shows the existing (year 2017 or 2018) average daily traffic (ADT) volumes on the existing transportation system surrounding the proposed development.

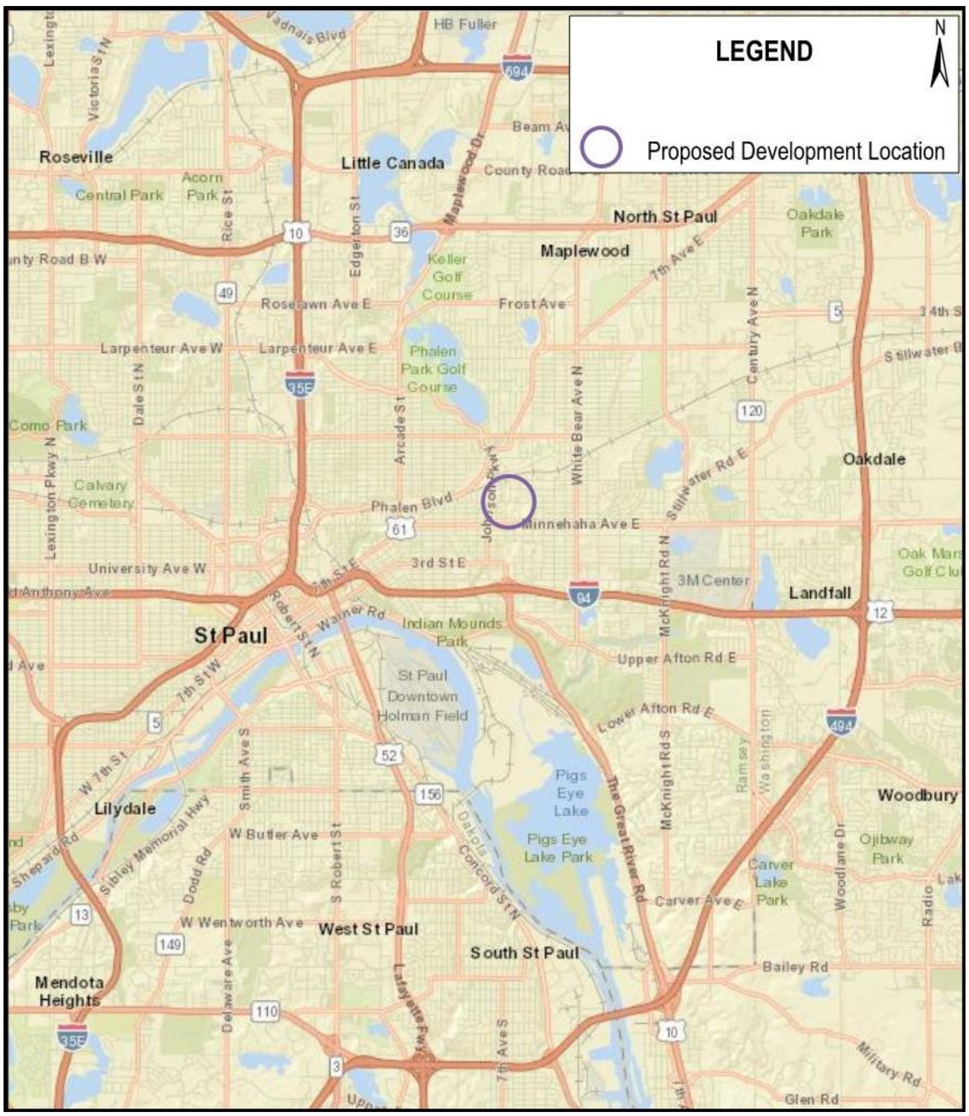


Figure 7.1 – Project Development Location and Study Area

The following describes the existing geometry and traffic control at the surrounding existing study intersections that may be impacted or need improvements.

Figure 7.2 – Existing ADTs

- **East 7th Street and Johnson Parkway** – This is a four-legged, signalized intersection. East 7th Street provides one shared lane per direction. Johnson Parkway provides an exclusive left turn lane and a shared through-right turn lane in each direction. Bike lanes are also provided in both directions along Johnson Parkway.

- **East 7th Street and Birmingham Street** – This is a three-legged, minor approach stop-controlled intersection. All approaches provide one shared lane, as no exclusive turn lanes exist.

- **East 7th Street and Hazelwood Street** – This is a four-legged, minor approach stop-controlled intersection. All approaches provide one shared lane, as no exclusive turn lanes exist at the intersection.

7.2 Analysis Process

The purpose of this analysis is to estimate the trips generated by the proposed development, forecast the distribution onto the local roadway network, and identify expected improvements to the roadway/intersection geometry and traffic control at each access to the site.

7.3 Trip Generation

Trip generation estimates for the proposed development were developed using the data presented in the Institute of Traffic Engineers' *Trip Generation, Tenth Edition*, 2017. The trip generation results are shown in **Table 7.1** (Concept 1) and **Table 7.2** (Concept 2). It is assumed that 5% of the total trips are internal due to mixed-use development, and that 20% of the retail-related trips are considered pass-by trips (vehicles already travelling on East 7th Street). The subtotal number of new trips was reduced by 20% due to other modes of travel (transit, walking, bike).

East 7th Housing Site Trip Generation – Concept 1

Site	Future Use	#of Units	Unit Type	ITE Code/ Description	AM Trips In	AM Trips Out	AM Trips Total	PM Trips In	PM Trips Out	PM Trips Total	Weekday Trips
East 7th Housing Site	Apartments	504	Dwelling Units	221 – Multifamily Housing (Mid-Rise)	48	134	182	136	86	222	2,742
	Retail	8.2	KSF	820- Shopping Center	5	3	8	15	16	31	310
	DEVELOPMENT SUB TOTAL TRIPS				**53**	**137**	**190**	**151**	**102**	**253**	**3,051**
	Internal Trip Reduction (5%)				(3)	(7)	(10)	(8)	(5)	(13)	(153)
	Retail Pass-by Reduction (20%)				(1)	(1)	(2)	(3)	(3)	(6)	(62)
	DEVELOPMENT TOTAL NEW TRIPS (ALL MODES OF TRAVEL)				**49**	**129**	**178**	**140**	**94**	**234**	**2,836**
	Other modes of travel reduction (20%)				(10)	(26)	(36)	(28)	(19)	(47)	(567)
	DEVELOPMENT TOTAL NEW TRIPS (PASSENGER VEHICLES)				**39**	**103**	**142**	**112**	**75**	**187**	**2,269**

Table 7.1 – Concept 1

East 7th Housing Site Trip Generation – Concept 2

Site	Future Use	#of Units	Unit Type	ITE Code/ Description	AM Trips In	AM Trips Out	AM Trips Total	PM Trips In	PM Trips Out	PM Trips Total	Weekday Trips
East 7th Housing Site	Apartments	504	Dwelling Units	221 – Multifamily Housing (Mid-Rise)	48	134	182	136	86	222	2,742
	Retail	5.0	KSF	820- Shopping Center	3	2	5	10	10	20	189
	DEVELOPMENT SUB TOTAL TRIPS				**51**	**136**	**187**	**146**	**96**	**242**	**2,931**
	Internal Trip Reduction (5%)				(3)	(7)	(9)	(7)	(5)	(12)	(147)
	Retail Pass-by Reduction (20%)				(1)	-	(1)	(2)	(2)	(4)	(38)
	DEVELOPMENT TOTAL NEW TRIPS (ALL MODES OF TRAVEL)				**49**	**129**	**177**	**137**	**89**	**226**	**2,746**
	Other modes of travel reduction (20%)				(9)	(26)	(36)	(28)	(19)	(47)	(567)
	DEVELOPMENT TOTAL NEW TRIPS (PASSENGER VEHICLES)				**39**	**103**	**142**	**110**	**71**	**181**	**2,197**

Table 7.2 – Concept 2

The proposed development site is shown in **Figure 6.1 – Final Concept 1** and **Figure 6.2 – Final Concept 2.** Trip generation estimates for the proposed development were assigned to the two accesses that connect to the local roadway network based on assumed trip distribution and proximity of the land use to the access. These access locations include:

A. East 7th Street and West Access (new intersection-Concept 1 only)
B. East 7th Street and Central Access (new intersection-Concept 1 and 2)
C. East 7th Street and East Access (new intersection-Concept 2 only)

The assigned peak hour development trips going in and out of each access are shown in **Figures 7.3 and 7.4**.

Figure 7.3 – Peak Hour Trip Generation Volumes – Final Concept 1

Figure 7.4 – Peak Hour Trip Generation Volumes – Final Concept 2

7.4 Access Management

The Saint Paul Street Design Manual states that new and re-designed driveways must be at least 30 feet from the point of intersection curb lines of two or more intersecting streets or 40-60 feet setback from a signalized intersection. Therefore, the new development driveways shall be designed to act as a fourth leg to existing three-legged intersections with existing driveways.

7.5 Risk Factors

Potential risks are associated with the build out of the proposed development. These risks can be mitigated by planning and engagement with project stakeholders. These risks include:

- The addition of a relatively high volume of new trips onto East 7th Street and the segment and intersections becoming over capacity.

- Nearby neighborhood roadway concerns with added vehicles and cut-through traffic.
- Safety of pedestrians and other non-motorized modes of travel in the area due to the increase in traffic volumes.

7.6 Summary

The following summarizes the findings of the traffic analysis for the proposed East 7th Street Housing Redevelopment:

- The proposed development is expected to generate 2,269 (Concept 1) or 2,197 (Concept 2) daily trips, which include a 5% internal trip reduction, 20% pass-by reduction (for commercial traffic) and 20% reduction based on the use of non-vehicular modes of travel.
  - Concept 1 – 142 trips during the a.m. peak hour, 187 trips during the p.m. peak hour and 2,269 daily trips.
  - Concept 2 – 142 trips during the a.m. peak hour, 181 trips during the p.m. peak hour and 2,197 daily trips.
- The development is proposed to have two access locations to the north on East 7th Street.

8. STORMWATER MANAGEMENT

Stormwater runoff from the site flows in two directions: north toward East 7th Street and south toward Reaney Avenue. Future stormwater management on the site must meet City and Watershed Standards for peak discharge. Current City of St. Paul ordinance would allow a post-development discharge from the site be 1.64 cubic feet per second (cfs) per acre for the 6-inch, 24-hour, rainfall. This would allow about 20-cfs discharge from the site. The City of St. Paul may change their allowable discharge rate standard to “Existing Conditions” in the near future. “Existing Conditions” would be a more restrictive criterion as much of the site sits in a semi-natural state even with its history of disturbance.

State water quality standards call for the infiltration of the first 1.0 inch of runoff from new impervious for development and redevelopment sites. Contamination and fill on the site make infiltration a more difficult concept to implement but given the potential of up to 30 feet of material being excavated and new, clean material placed, it is likely that that infiltration can be engineered into the future site.

The Alternative Concept Plans 1 and 2 both dedicate a significant area to potential stormwater ponds. These areas will likely be a hybrid of stormwater pond, constructed wetland, infiltration and biofiltration. Other green space within the site would host smaller stormwater management features including rain gardens, filtration swales, tree pits and underground installations.

9. WATER AND SANITARY SEWER

9.1 Water Supply

The East 7th Street Housing Site will receive water supply from Saint Paul Regional Water Services (SPRWS). The SPRWS system has an existing 16-inch trunk watermain in East 7th Street on the northern boundary of the site and an existing 6-inch watermain in Reaney Avenue on the southern boundary of the site.

The SPRWS 16-inch trunk watermain is in the SPRWS High Service Area, which has a hydraulic grade line of approximately 1007-1017 ft under static conditions. The ground elevations within the

site vary from 872-914 ft. Based on these elevations, static pressures within the site will vary from approximately 40-63 psi depending on the finished floor elevations. Ten States Standards for Drinking Water recommend a normal working pressure of 60 to 80 psi, and a minimum system pressure of 35 psi at all times. Communities often design for normal working pressures of 50 to 70 psi. The normal working pressures within the proposed development will be at the lower boundary of this range, but still above the required minimum. Buildings with multiple stories will have lower pressures on the upper levels, approximately 4-5 psi less per level, and will require internal booster pumps.

SPRWS conducted a hydrant flow test on the 16-inch trunk watermain in East 7th Street on August 28, 2019. The test results indicate that the 16-inch main can supply 2,927 gpm at a residual pressure of 20 psi. The required fire flow and residual pressure for the proposed buildings will be determined by the developer's mechanical engineer. In the absence of this information, the AWWA recommends a fire flow of up to 3,500 gpm for larger buildings.

Table 9.1 below provides an estimate of the water demands for the East 7th Street Housing Site. From 2010-2015, the SPRWS system delivered an average of 13,262 million gallons (MG) per year. Based on the projected annual demand of 50.7 MG below, this development will increase demand on the SPRWS system by 0.4%.

Land Use	Area (sq ft)	Residential Units	Demand Assumption (gpd/area; gpd/unit)	Average Demand (gpd)
Residential	N/A	504	274*	138,096
Commercial	8,200	N/A	0.090**	737
			Average Day Demand (gpd)	138,833
			Annual Demand (MG)	50.7
			Maximum Day Demand Factor***	2.0
			Maximum Day Demand (gpd)	277,665
			Maximum Day Demand (gpm)	193

Table 9.1 – Water Demand Projections

**The average residential water demand for the SPRWS system from 2010-2015 was 44 gallons per capita per day, per the SPRWS Water Supply Plan. Conservative demand assumptions are used here.*
***Based on flow assumption for residential units and equivalent residential units by area per Metropolitan Council 2019 SAC Procedure Manual.*
****The maximum day demand factor for the SPRWS system from 2010-2015 was 1.74, per the SPRWS Water Supply Plan. A slightly more conservative value is used here.*

9.2 Sanitary Sewer

The wastewater generated within the East 7th Street Housing Site will discharge to the City of St. Paul sanitary sewer system and then to the Metropolitan Council Environmental Services (MCES) regional collection system. **Table 9.2** below provides an estimate of the wastewater flow from the proposed development. The existing utilities are shown in **Figure 9.1**. The estimated costs associated with the site's internal sanitary collection are attached.

Land Use	Area (sq ft)	Residential Units	Flow Assumption* (gpd/area; gpd/unit)	Average Flow (gpd)
Residential	N/A	504	225*	113,400
Commercial	8,200	N/A	0.074**	605
			Average Daily Flow (gpd)	114,005
			Peak Hourly Flow Factor***	5.0
			Peak Hourly Flow (gpd)	570,025
			Peak Hourly Flow (gpm)	396

Table 9.2 – Wastewater Flow Projections

**Flow assumptions from West Side Flats sanitary sewer system analysis.*
***Based on flow assumption for residential units and equivalent residential units by area per Metropolitan Council 2019 SAC Procedure Manual.*
****Peak hourly flow factor from West Side Flats sanitary sewer system analysis.*

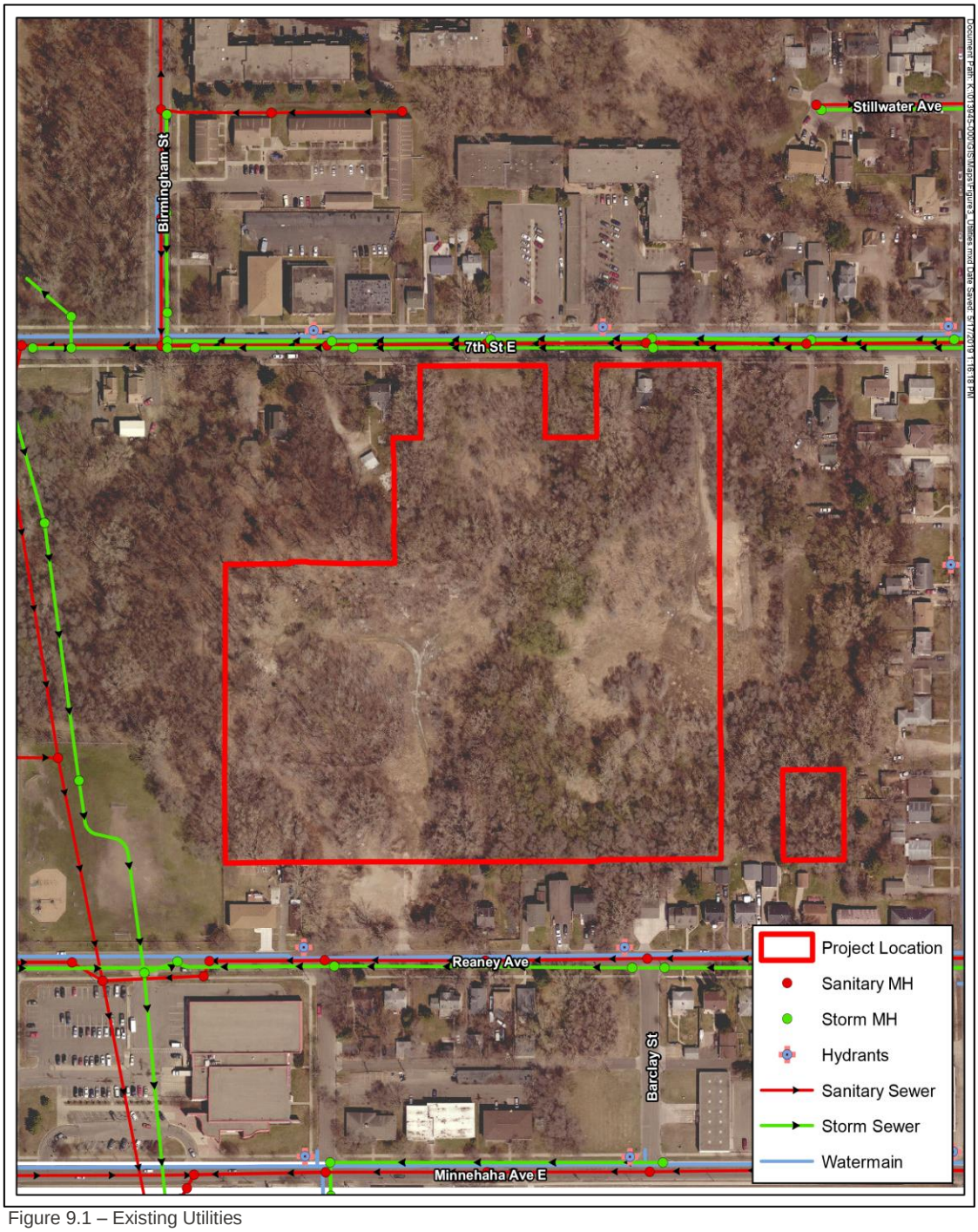


Figure 9.1 – Existing Utilities

The St. Paul sanitary sewer system includes an existing 24-inch sanitary sewer in East 7th Street on the northern boundary of the site and an existing 30-inch sanitary sewer in Reaney Avenue on the southern boundary of the site. Both trunk sewers have 8-inch diameter ductile iron pipe (DIP) regulator connections to MCES Interceptor 8566-370, known as the Middle Beltline Interceptor.

The Middle Beltline Interceptor is currently being repaired with cured-in-place pipe (CIPP) and is scheduled to be complete in June 2020.

For this analysis, it is assumed that the site will discharge wastewater to the 24-inch sanitary sewer in East 7th Street. The Saint Paul Sanitary System Capacity Analysis (SPSSCA) dated May 8, 2013, calculated flow projections during 1-year, 5-year, and 25-year rain events (since this was formerly a CSO system). The projected flow during a 25-year rain event is used here as a conservative check. Regardless of the portion of flow that enters the MCES Middle Beltline Interceptor through the 8-inch DIP regulator, the SPSSCA 25-year rain event projection results indicate that the St. Paul sanitary sewer continuing west in East 7th Street has sufficient residual capacity to accommodate the development.

The wastewater will subsequently be conveyed south through the MCES regional collection system to the Metropolitan Wastewater Treatment Plant (Metro WWTP). The Metro WWTP has a capacity of 251 million gallons per day (MGD) and discharges treated effluent to the Mississippi River.

10. RISK ASSESMENT

Land use, zoning findings and potential risks include:

- The Development Plan will require a variance due to allow for the number of stories proposed.

Environmental and Geotechnical risks are substantial:

- PAH, lead, and asbestos contamination of unknown quantity and unknown location must be identified, quantified and ultimately trucked to a solid waste landfill. The geotechnical investigation and past environmental investigations have not been able to fix quantities and locations of contaminants due to the impenetrability of the debris on site.
- Other contaminants exist on site. Though below applicable action levels, these must be tested for and managed as excavation occurs.
- An unknown quantity of debris must be removed and either crushed for reuse onsite or trucked off site.

Traffic risks include:

- Impacts to level of service on East 7th Street due to vehicular traffic will need to be mitigated either by traffic improvements or significant emphasis on transit to serve the development.

APPENDIX A

FIGURES

PARKING REQUIREMENTS:

1 SPACE PER '1-2 ROOM UNIT'
1.5 SPACES PER '3-4 ROOM UNIT'
1 SPACE PER 400' SQ. FT. OF GENERAL RETAIL UP TO 30,000 GFA

57 '1-2 ROOM UNITS' IN 4-STORY BUILDING
6 '3-4 ROOM UNITS' IN 4-STORY BUILDING

57 X 1 = 57 PARKING SPACES
6 X 1.5 = 9 PARKING SPACES
TOTAL= 66 PARKING SPACES PER BUILDING

66 - 31 = 35 SURFACE PARKING SPACES REQUIRED PER BUILDING

76 '1-2 ROOM UNITS' IN 5-STORY BUILDING
8 '3-4 ROOM UNITS' IN 5-STORY BUILDING

76 X 1 = 76 PARKING SPACES
8 X 1.5 = 12 PARKING SPACES
TOTAL= 88 PARKING SPACES PER BUILDING

88 - 31 = 57 SURFACE PARKING SPACES REQUIRED PER BUILDING

95 '1-2 ROOM UNITS' PER 6-STORY BUILDING
12 '3-4 ROOM UNITS' PER 6-STORY BUILDING

95 X 1 = 95 PARKING SPACES
12 X 1.5 = 18 PARKING SPACES
TOTAL= 113 PARKING SPACES PER 6-STORY BUILDING

31 PROPOSED PARKING SPACES ON FIRST FLOOR OF BUILDING

113 - 31 = 82 SURFACE PARKING SPACES REQUIRED PER BUILDING

35 + (57 X 4) + 82 = 345 RESIDENTIAL SURFACE PARKING SPACES REQUIRED ON SITE

8,200 SQ. FT. OF GENERAL RETAIL / 400 SQ. FT. = 21 COMMERCIAL PARKING SPACES REQUIRED

PROPOSED RESIDENTIAL SURFACE PARKING SPACES = 352
PROPOSED COMMERCIAL SURFACE PARKING SPACES = 40

PARKLAND DEDICATION REQUIREMENTS:

150 S.F. PER 1 DWELLING UNIT WITH MAX 4.5% OF BUILDABLE LAND

504 TOTAL DWELLING UNITS
150 S.F. X 504 = 75,600 S.F.

581,810 S.F. BUILDABLE LAND (AREA WITHIN PROPERTY SETBACKS)

581,810 S.F. X 4.5% = 26,182 S.F. PARK LAND DEDICATION REQUIRED

148,200 S.F. PARK LAND PROPOSED (OPEN SPACE AND COMMUNITY GATHERING SPACE)

East 7th Street | Concept 1

St. Paul, Minnesota
August 08, 2019 | WSB Project number: 013945-000

0′ 15′ 30′ 60′ 120′
Scale in Feet

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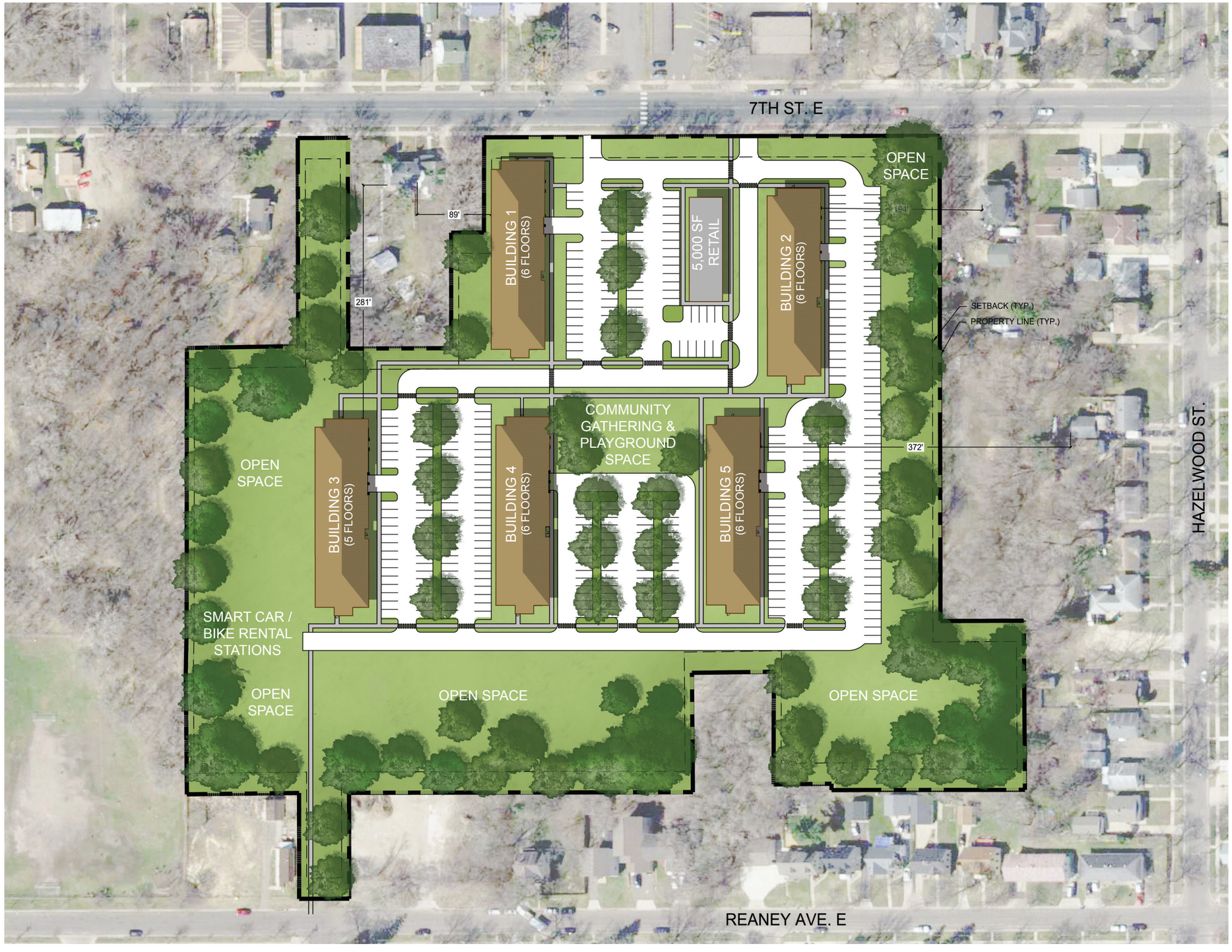

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88 - 31 = 57 SURFACE PARKING SPACES REQUIRED FOR 5-STORY BUILDING

(82 X 4) + (57 X1) = PARKING SPACES 385 TOTAL RESIDENTIAL SURFACE REQUIRED ON SITE

5,000 SQ. FT. OF GENERAL RETAIL / 400 SQ FT. = 13 SURFACE PARKING SPACES REQUIRED

PROPOSED RESIDENTIAL SURFACE PARKING SPACES = 385
PROPOSED COMMERCIAL SURFACE PARKING SPACES = 13

PARKLAND DEDICATION REQUIREMENTS:

150 S.F. PER 1 DWELLING UNIT WITH MAX 4.5% OF BUILDABLE LAND

504 TOTAL DWELLING UNITS
150 S.F. X 504 = 75,600 S.F.

581,810 S.F. BUILDABLE LAND (AREA WITHIN PROPERTY SETBACKS)

581,810 S.F. X 4.5% = 26,182 S.F. PARK LAND DEDICATION REQUIRED

154,900 S.F. PARK LAND PROPOSED (OPEN SPACE AND COMMUNITY GATHERING SPACE)

East 7th Street | Concept 2

St. Paul, Minnesota
August 08, 2019 | WSB Project number: 013945-000

0′ 15′ 30′ 60′ 120′
Scale in Feet

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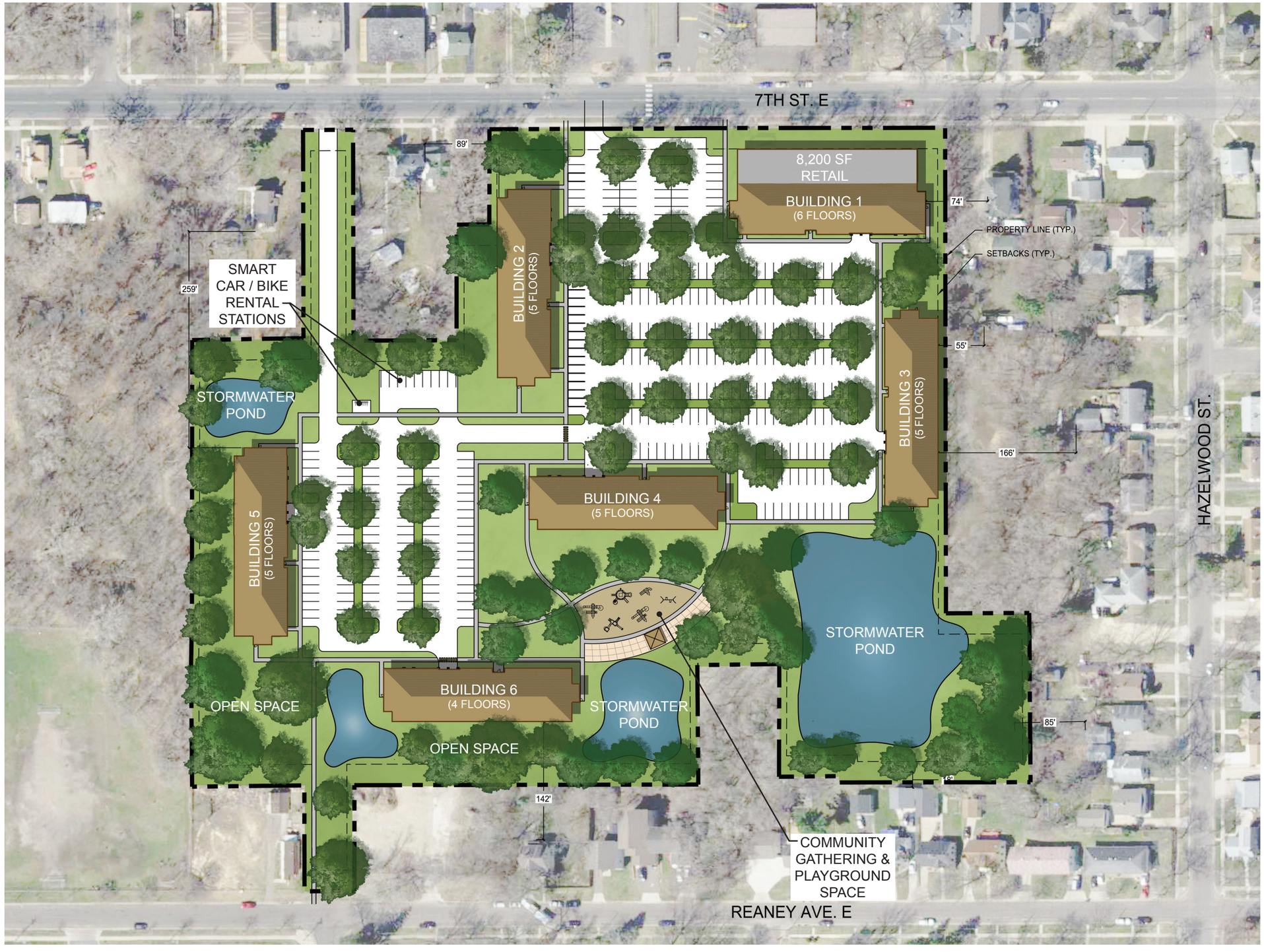

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113 - 31 = 82 SURFACE PARKING SPACES REQUIRED PER BUILDING

35 + (57 X 4) + 82 = 345 RESIDENTIAL SURFACE PARKING SPACES REQUIRED ON SITE

8,200 SQ. FT. OF GENERAL RETAIL / 400 SQ. FT. = 21 COMMERCIAL PARKING SPACES REQUIRED

PROPOSED RESIDENTIAL SURFACE PARKING SPACES = 352
PROPOSED COMMERCIAL SURFACE PARKING SPACES = 40

PARKLAND DEDICATION REQUIREMENTS:

150 S.F. PER 1 DWELLING UNIT WITH MAX 4.5% OF BUILDABLE LAND

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581,810 S.F. X 4.5% = 26,182 S.F. PARK LAND DEDICATION REQUIRED

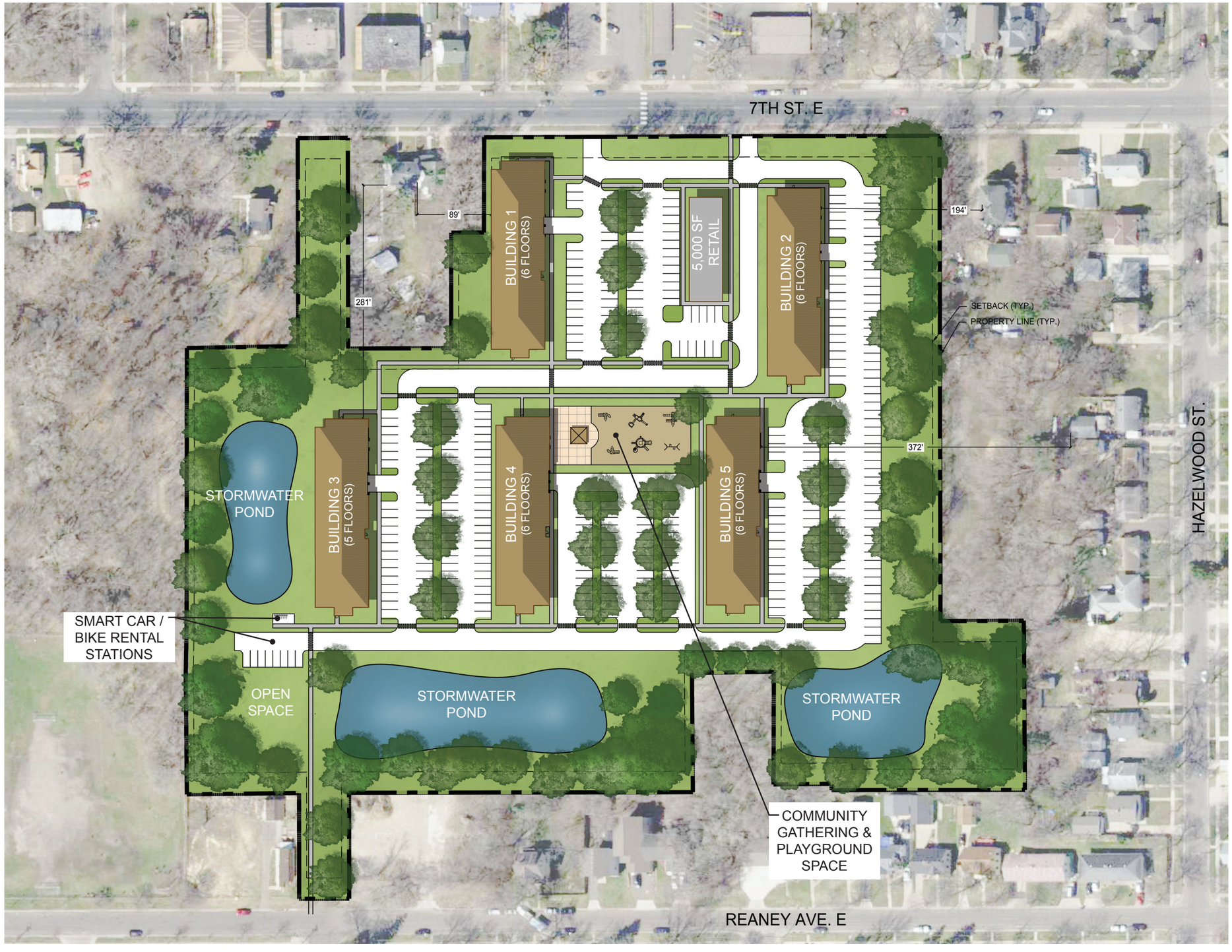
148,200 S.F. PARK LAND PROPOSED (OPEN SPACE AND COMMUNITY GATHERING SPACE)

East 7th Street | Alternative Concept 1

St. Paul, Minnesota
August 29, 2019 | WSB Project number: 013945-000

0′ 15′ 30′ 60′ 120′
Scale in Feet

wsb



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5,000 SQ. FT. OF GENERAL RETAIL / 400 SQ FT. = 13 SURFACE PARKING SPACES REQUIRED

PROPOSED RESIDENTIAL SURFACE PARKING SPACES = 385
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PARKLAND DEDICATION REQUIREMENTS:

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154,900 S.F. PARK LAND PROPOSED (OPEN SPACE AND COMMUNITY GATHERING SPACE)

East 7th Street | Alternative Concept 2

St. Paul, Minnesota
August 29, 2019 | WSB Project number: 013945-000

0′ 15′ 30′ 60′ 120′
Scale in Feet

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PARKING REQUIREMENTS:

1 SPACE PER '1-2 ROOM UNIT'
1.5 SPACES PER '3-4 ROOM UNIT'

76 '1-2 ROOM UNITS' PER BUILDING
8 '3-4 ROOM UNITS' PER BUILDING

76 X 1 = 76 PARKING SPACES
8 X 1.5 = 12 PARKING SPACES
TOTAL= 88 PARKING SPACES PER BUILDING

31 PROPOSED PARKING SPACES ON FIRST FLOOR OF BUILDING

88 - 31 = 57 SURFACE PARKING SPACES REQUIRED PER BUILDING

57 X 6 = 342 RESIDENTIAL SURFACE PARKING SPACES REQUIRED ON SITE

352 RESIDENTIAL SURFACE PARKING SPACES PROPOSED

8,200 SQ. FT. OF GENERAL RETAIL / 400 SQ. FT. = 21 COMMERCIAL PARKING SPACES REQUIRED

PROPOSED COMMERCIAL PARKING SPACES = 40

PARKLAND DEDICATION REQUIREMENTS:

150 S.F. PER 1 DWELLING UNIT WITH MAX 4.5% OF BUILDABLE LAND

504 TOTAL DWELLING UNITS
150 S.F. X 504 = 75,600 S.F.

581,810 S.F. BUILDABLE LAND (AREA WITHIN PROPERTY SETBACKS)

581,810 S.F. X 4.5% = 26,182 S.F. PARK LAND DEDICATION REQUIRED

148,200 S.F. PARK LAND PROPOSED (OPEN SPACE AND COMMUNITY GATHERING SPACE)

PRELIMINARY CONCEPT 1

E 7TH HOUSING SITE

0 60' 120'
Scale: 1" = 60'

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wsb

PARKING REQUIREMENTS:
1 SPACE PER '1-2 ROOM UNIT'
1.5 SPACES PER '3-4 ROOM UNIT'
1 SPACE PER 400' SQ. FT. OF GENERAL RETAIL UP TO 30,000 GFA

76 '1-2 ROOM UNITS' PER BUILDING
8 '3-4 ROOM UNITS' PER BUILDING

76 X 1 = 76 PARKING SPACES
8 X 1.5 = 12 PARKING SPACES
TOTAL= 88 PARKING SPACES PER BUILDING

31 PROPOSED PARKING SPACES ON FIRST FLOOR OF BUILDING

88 - 31 = 57 SURFACE PARKING SPACES REQUIRED PER BUILDING

57 X 6 = 342 TOTAL RESIDENTIAL SURFACE PARKING SPACES REQUIRED ON SITE

8,600 SQ. FT. OF GENERAL RETAIL / 400 SQ FT. = 22 SURFACE PARKING SPACES REQUIRED

PROPOSED RESIDENTIAL SURFACE PARKING SPACES = 383
PROPOSED COMMERCIAL SURFACE PARKING SPACES = 22

PARKLAND DEDICATION REQUIREMENTS:

150 S.F. PER 1 DWELLING UNIT WITH MAX 4.5% OF BUILDABLE LAND

504 TOTAL DWELLING UNITS
150 S.F. X 504 = 75,600 S.F.

581,810 S.F. BUILDABLE LAND (AREA WITHIN PROPERTY SETBACKS)

581,810 S.F. X 4.5% = 26,182 S.F. PARK LAND DEDICATION REQUIRED

154,900 S.F. PARK LAND PROPOSED (OPEN SPACE AND COMMUNITY GATHERING SPACE)

PRELIMINARY CONCEPT 2

E 7TH HOUSING SITE

0 60' 120'
Scale: 1" = 60'

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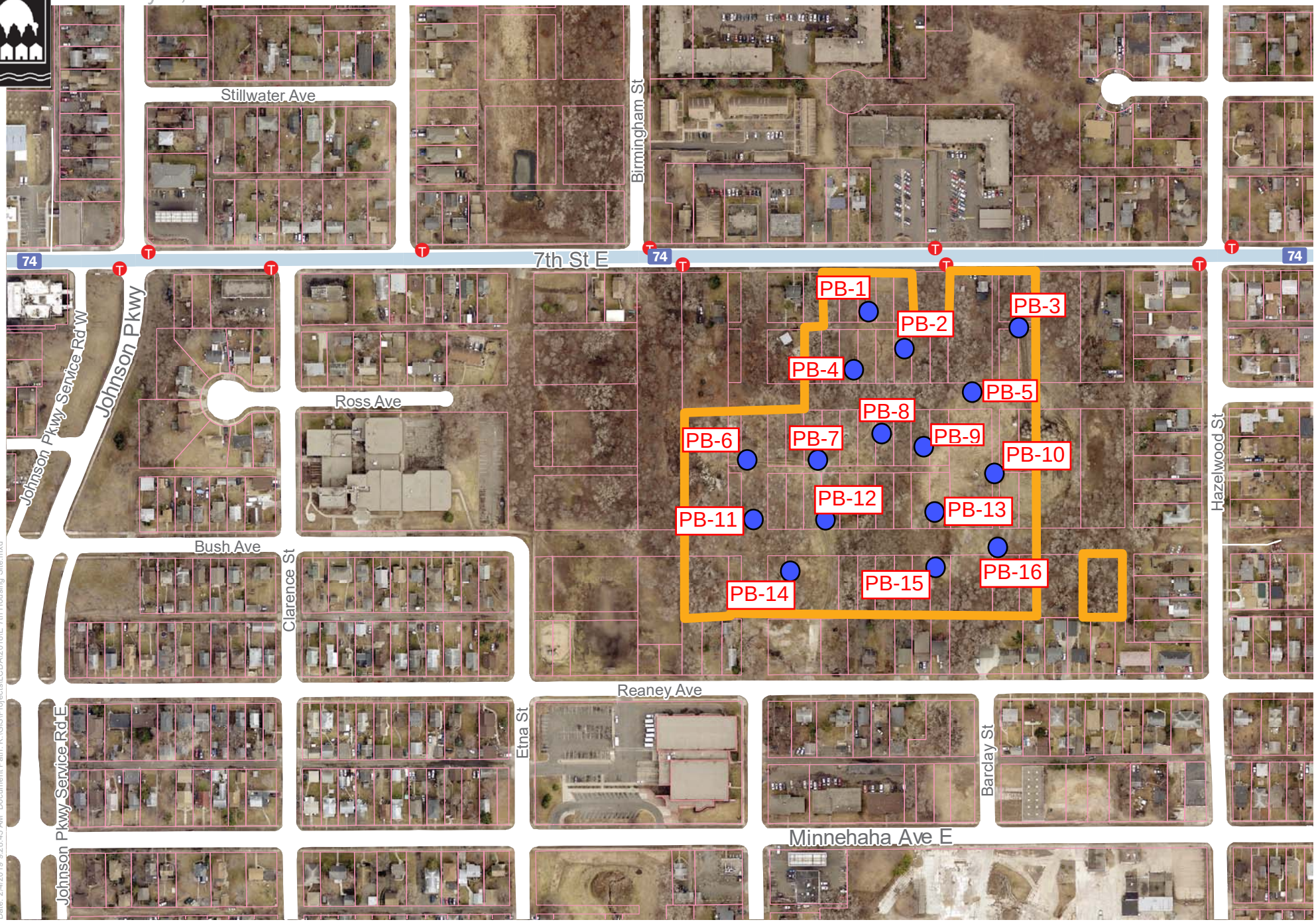
APPENDIX B

GEOTECHNICAL REPORT

E 7th Housing Site

February 4, 2019



Date: 2/4/2019 9:28:45 AM Document Path: K:\GIS\Projects\LCDA\2018\E 7th Housing Site.mxd

Subject Site(s)

0 150 300 600 Feet

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 882.418 ft

BORING NUMBER PB-1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
1	881	FILL, Sand with Clay, brown, moist	Fill	Fill			HSA	1	-			
2	880	FILL, Crushed Concrete, brown, dry	Fill				SB	2	60			60
3	879	FILL, Sand with Clay, pieces of Concrete, brown and dark brown and black	Fill									
4	878						HSA					
5	877						SB	3	7			7
6	876						HSA					
7	875											
8	874						SB	4	14	13		14
9	873						HSA					
10	872	- Odor from about 10 to 16 feet					SB	5	5	22		5
11	871						HSA					
12	870											
13	869						SB	6	8			8
14	868						HSA					
15	867						SB	7	5			5
16	866											
17	865											
18	864						HSA					
19	863											
20	862						SB	8	9			9
21	861											
22	860											
23	859						HSA					
24	858	FILL, Sand with Clay, pieces of Wood, Concrete, and Brick, brown and dark brown and red, moist	Fill									
25	857						SB	9	13			13
26	856											
27	855											
28	854						HSA					
29	853											
30	852											
31	851						SB	10	11			11
32	850	End of Boring 31.0 ft.										

N-Value Plot: 0 32 64

WATER LEVEL MEASUREMENTS

START: 5/16/2019 END: 5/16/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/16/2019	12:30 pm	31	29.5		None		3 1/4" HSA 0' - 29.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 884.349 ft

BORING NUMBER PB-2

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
1	883	FILL, Sand with Clay and Gravel, brown and dark brown, moist	Fill	Fill			HSA	1	-			
2	882											
3	881						SB	2	23			23
4	880	- pieces of Concrete from about 3 to 8 feet					HSA					
5	879						SB	3	7	14		7
6	878											
7	877						HSA					
8	876						SB	4	5			5
9	875						HSA					
10	874						SB	5	6	19		6
11	873											
12	872						HSA					
13	871	- pieces of Wood from about 13 to 16 feet					SB	6	12	22		12
14	870						HSA					
15	869						SB	7	9			9
16	868											
17	867											
18	866						HSA					
19	865											
20	864						SB	8	15			15
21	863											
22	862	- pieces of Bituminous and crushed Rock from about 22 to 25 feet										
23	861						HSA					
24	860											
25	859						SB	9	50/0.5			
26	858	- Boring Obstructed at 25 feet End of Boring 25.0 ft.										
27	857											
28	856											
29	855											
30	854											
31	853											
32	852											

N-Value Plot: 0 13.5 27

WATER LEVEL MEASUREMENTS

START: 5/14/2019 END: 5/14/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
								M Duffy	MWO
5/14/2019	2:30 pm	25	24.5	21	None		3 1/4" HSA 0' - 24.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 890.498 ft

BORING NUMBER PB-3
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
0		FILL, Clayey Sand, Roots, brown, moist	Fill	Fill			HSA	1	-			0
1	889											
2	888	- Boring Obstructed at 1.5 feet End of Boring 1.5 ft.										
3	887											
4	886											
5	885											
6	884											
7	883											
8	882											
9	881											
10	880											

WATER LEVEL MEASUREMENTS

START: 5/16/2019 END: 5/16/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/16/2019	2:35 pm	1.5			None		3 1/4" HSA 0' - 1.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 883.869 ft

BORING NUMBER PB-4

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
1	883	FILL, Sand with Clay, Roots, dark brown, moist	Fill	Fill			HSA	1	-			
2	882	FILL, Sand with Clay, pieces of Concrete, Wood, and Brick	Fill				SB	2	52			52
3	881											
4	880						HSA					
5	879						SB	3	26			26
6	878						HSA					
7	877											
8	876						SB	4	11			11
9	875						HSA					
10	874						SB	5	5			5
11	873						HSA					
12	872						SB	6	4			4
13	871											
14	870	- pieces of Bituminous					HSA					
15	869						SB	7	8			8
16	868											
17	867											
18	866						HSA					
19	865											
20	864						SB	8	11			11
21	863	End of Boring 21.0 ft.										
22	862											

N-Value Plot: 0 28 56

WATER LEVEL MEASUREMENTS

START: 5/14/2019 END: 5/14/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
								M Duffy	MWO
5/14/2019	12:30 pm	21	19.5	13	None		3 1/4" HSA 0' - 19.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 891.752 ft

BORING NUMBER PB-5

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
		FILL, Clayey Sand, Roots, brown, wet	Fill	Fill								
1	891	FILL, Sand with Clay and Gravel, pieces of Bituminous, Brick, Limestone, and Wood, brown and dark brown, and red, moist	Fill	Fill			HSA	1	-			
2	890											
3	889						SB	2	41			41
4	888						HSA					
5	887						SB	3	6			6
6	886						HSA					
7	885											
8	884						SB	4	43	13		43
9	883						HSA					
10	882						SB	5	9			9
11	881						HSA					
12	880											
13	879						SB	6	12			12
14	878						HSA					
15	877						SB	7	20			20
16	876											
17	875											
18	874						HSA					
19	873											
20	872						SB	8	18			18
21	871	End of Boring 21.0 ft.										
22	870											

N-Value Plot: 0 23.5 47

WATER LEVEL MEASUREMENTS

START: 5/16/2019 END: 5/16/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/16/2019	2:15 pm	21	19.5	15	None		3 1/4" HSA 0' - 19.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 896.449 ft

BORING NUMBER PB-6

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot (0 – 7 – 14)
0	896	FILL, Organic Clay, Roots, black, moist	Fill	Fill								
1	895						HSA	1	-			
2	894	FILL, Lean Clay with Sand, Roots, brown, moist	Fill									
3	893						SB	2	10			10
		FILL, Lean Clay with Sand and Sandy Clays, pieces of Concrete, brown and dark brown, wet	Fill									
4	892						HSA					
5	891						SB	3	4	26		4
6	890	FILL, Silty Sand, pieces of Concrete, dark brown, moist	Fill									
7	889						HSA					
8	888						SB	4	50/0.2			
9	887	- Boring Obstructed at 8.5 feet End of Boring 8.5 ft.										
10	886											

WATER LEVEL MEASUREMENTS

START: 5/13/2019 END: 5/13/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/13/2019	11:36 am	8.5	8.5		None		3 1/4" HSA 0' - 8.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 888.062 ft

BORING NUMBER PB-7
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
0	888	FILL, Clayey Sand, Roots, brown, moist	Fill	Fill								
1	887						HSA	1	-			
2	886	FILL, Sand with Gravel, pieces of Concrete, brown, moist	Fill									
3	885						SB	2	16			16
4	884						HSA					
5	883						SB	3	50/0.5	8		
6	882						HSA					
7	881						SB	4	50/0.5			
8	880						HSA					
9	879						SB	5	50/0.5			
10	878						HSA					
11	877						SB	6	50/0.4	7		
12	876						HSA					
13	875						SB	7	50/0.5			
14	874						HSA					
15	873						SB	8	50/0.4			
16	872											
17	871											
18	870											
19	869											
20	868											
21	867	End of Boring 21.0 ft.										
22	866											

WATER LEVEL MEASUREMENTS

START: 5/13/2019 END: 5/13/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
								M Duffy	MWO
5/13/2019	12:20 pm	21	19.5	14	None		3 1/4" HSA 0' - 19.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 885.714 ft

BORING NUMBER PB-8

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
1	885	FILL, Lime, tan, saturated	Fill	Fill		HSA						
							SB	1	-			
2	884					HSA						
3	883						SB	2	24			24
4	882					HSA						
5	881						SB	3	9	112		9
6	880					HSA						
7	879						SB	4	14	100		14
8	878					HSA						
9	877						SB	5	8			8
10	876					HSA						
11	875						SB	6	4			4
12	874					HSA						
13	873						SB	7	6			6
14	872					HSA						
15	871											
16	870											
17	869											
18	868											
19	867											
20	866						SB	8	2			2
21	865					HSA						
22	864											
23	863											
24	862											
25	861	- pieces of Wood SAND WITH GRAVEL, medium to fine grained, brown, moist, medium dense	SP	Coarse Alluvium			SB	9	27			27
26	860											
27	859					HSA						
28	858											
29	857											
30	856						SB	10	18	7	2	18
31	855	End of Boring 31.0 ft.										
32	854											

WATER LEVEL MEASUREMENTS

START: 5/14/2019 END: 5/14/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
								M Duffy	MWO
5/14/2019	11:30 am	31	29.5	19	None		3 1/4" HSA 0' - 29.5'	Notes:	

GEOTECHNICAL N-PLOT - WSB.GDT - 5/28/19 15:16 - K:\013945-000\GEOTECH-CMT\013945-000 EAST 7TH STREET - ST PAUL.GPJ

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 890.835 ft

BORING NUMBER PB-9
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
0		FILL, Sandy Clay with Organics, Roots, dark brown and black, moist	Fill	Fill								0
1	890						HSA	1	-			
2	889						SB	2	50/0.5			
3	888	- Boring Obstructed at 2.5 feet End of Boring 2.5 ft.										
4	887											
5	886											
6	885											
7	884											
8	883											
9	882											
10	881											

WATER LEVEL MEASUREMENTS

START: 5/15/2019 END: 5/15/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/15/2019	8:45 am	2.5			None		3 1/4" HSA 0' - 2.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 896.624 ft

BORING NUMBER PB-10

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
1	896	FILL, Sand with Clay, brown, moist	Fill	Fill			HSA	1	-			
2	895											
3	894						SB	2	16	10		16
4	893	FILL, Crushed Concrete and Sand with Gravel, brown and dark brown, moist	Fill				HSA					
5	892						SB	3	50/0.4			
6	891						HSA					
7	890											
8	889	- pieces of Brick					SB	4	23			23
9	888						HSA					
10	887	- Boring Obstructed at 10 feet End of Boring 9.5 ft.										
11	886											
12	885											
13	884											
14	883											
15	882											

N-Value Plot: 0 13.5 27

WATER LEVEL MEASUREMENTS

START: 5/15/2019 END: 5/15/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/15/2019	4:30 pm	9.5	7		None		3 1/4" HSA 0' - 9.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 883.471 ft

BORING NUMBER PB-11
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
		FILL, Sand with Clay and pieces of Concrete, brown, moist	Fill	Fill			HSA	1	-			0
1	882	- Boring Obstructed at 1 foot End of Boring 0.5 ft.										
2	881											
3	880											
4	879											
5	878											
6	877											
7	876											
8	875											
9	874											
10	873											

WATER LEVEL MEASUREMENTS

START: 5/16/2019 END: 5/16/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/16/2019	5:00 pm	0.5			None		3 1/4" HSA 0' - 0.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

GEOTECHNICAL N-PLOT - WSB.GDT - 5/28/19 15:16 - K:\013945-000\GEOTECH-CMT\013945-000 EAST 7TH STREET - ST PAUL.GPJ

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 884.508 ft

BORING NUMBER PB-12

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot (0 – 12.5 – 25)
1	884	FILL, Sand with Gravel and Crushed Concrete, brown, moist	Fill	Fill			HSA	1	-			
2	883											
3	882						SB	2	50/0.5			
4	881						HSA					
5	880						SB	3	50/0.2			
6	879						HSA					
7	878											
8	877						SB	4	50/0.3	8		
9	876						HSA					
10	875						SB	5	50/0.3			
11	874						HSA					
12	873											
13	872						SB	6	50/0.1			
14	871						HSA					
15	870	CLAYEY SAND, dark brown, moist, medium dense to loose	SC	Glacial Till			SB	7	21	11		21
16	869											
17	868											
18	867						HSA					
19	866											
20	865						SB	8	6	14	47	6
21	864	End of Boring 21.0 ft.										
22	863											

WATER LEVEL MEASUREMENTS

START: 5/13/2019 END: 5/13/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/13/2019	3:00 pm	21	19.5		None		3 1/4" HSA 0' - 19.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 891.536 ft

BORING NUMBER PB-13

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
0	891	FILL, Organic Clay and Lean Clay with Sand, pieces of Wood, black and brown, wet	Fill	Fill								
1	891	FILL, Clayey Sand, pieces of Limestone and Brick, brown and tan and red, moist	Fill				HSA	1	-			
2	890											
3	889						SB	2	19			19
4	888						HSA					
5	887						SB	3	19			19
6	886						HSA					
7	885						SB	4	7	13		7
8	884											
9	883						HSA					
10	882						SB	5	70			70
11	881						HSA					
12	880	- Boring Obstructed at 12 feet End of Boring 11.5 ft.										
13	879											
14	878											
15	877											

N-Value Plot: 0 37 74

WATER LEVEL MEASUREMENTS

START: 5/14/2019 END: 5/14/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/14/2019	5:00 pm	11.5	11.5		None		3 1/4" HSA 0' - 11.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 878.772 ft

BORING NUMBER PB-14

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot (0 – 16.5 – 33)
1	878	FILL, Clayey Sand, Roots, dark brown and black, moist	Fill	Fill			HSA	1	-			
2	877											
3	876	FILL, Silty Sand, pieces of Concrete, brown, moist	Fill				SB	2	29			29
4	875						HSA					
5	874	FILL, Sand with Clay and pieces of Concrete and Wood, brown, moist	Fill				SB	3	16			16
6	873											
7	872						HSA					
8	871						SB	4	7	8		7
9	870						HSA					
10	869						SB	5	22			22
11	868						HSA					
12	867	FILL, Sandy Clay, pieces of Bituminous and Concrete, brown and black, moist	Fill				SB	6	6	19		6
13	866						HSA					
14	865	FILL, Sand with Clay, Roots, brown, moist	Fill				SB	7	4			4
15	864											
16	863											
17	862						HSA					
18	861	FILL, Sand with Gravel, pieces of Limestone and Concrete, brown, moist	Fill									
19	860											
20	859						SB	8	13			13
21	858											
22	857											
23	856						HSA					
24	855	SAND WITH CLAY, Limestone pieces, brown, moist	SP-SC	Glacial Till								
25	854						SB	9	50/0.2			
26	853	- Boring Obstructed at 25.5 feet End of Boring 25.0 ft.										
27	852											
28	851											
29	850											
30	849											
31	848											
32	847											

WATER LEVEL MEASUREMENTS

START: 5/13/2019 END: 5/13/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
								M Duffy	MWO
5/13/2019	1:50 pm	25	24.5	20	None		3 1/4" HSA 0' - 24.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 899.412 ft

BORING NUMBER PB-15

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
1	898	FILL, Sandy Clay, brown, moist	Fill	Fill			HSA	1	-			
2	897	FILL, Sand with Clay, brown to grayish brown, moist	Fill				SB	2	4			4
3	896											
4	895						HSA					
5	894						SB	3	4	13		4
6	893						HSA					
7	892											
8	891						SB	4	13	8		13
9	890						HSA					
10	889	FILL, Sand with Gravel and Clay, a few Cobbles, brown and dark brown, moist	Fill				SB	5	50/0.4			
11	888						HSA					
12	887											
13	886	FILL, Sand with Clay, pieces of Concrete and Limestone, brown, moist	Fill				SB	6	20			20
14	885						HSA					
15	884						SB	7	37			37
16	883						HSA					
17	882											
18	881	- Boring Obstructed at 17.5 feet End of Boring 17.0 ft.										
19	880											
20	879											
21	878											
22	877											

N-Value Plot: 0 20.5 41

WATER LEVEL MEASUREMENTS

START: 5/14/2019 END: 5/14/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/14/2019	3:50 pm	17	17	13	None		3 1/4" HSA 0' - 17'

Crew Chief: M Duffy
Logged By: MWO
Notes:

LOG OF TEST BORING

PROJECT NAME: East 7th Street Development
CLIENT/WSB #: 013945-000
PROJECT LOCATION: St. Paul, MN
SURFACE ELEVATION: 898.73 ft

BORING NUMBER PB-16

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N_{60}	MC %	% Fines	N-Value Plot
0	898	SAND WITH CLAY, slightly Organic, dark brown, moist	SP-SC	Topsoil								
1	898	SAND WITH SILT AND GRAVEL, fine to medium grained, brown, moist	SP-SM	Glacial Till			HSA	1	-			
2	897						SB	2	31			31
3	896											
4	895						HSA					
5	894	CLAYEY SAND, fine grained, brown, moist, loose	SC				SB	3	10	14		10
6	893						HSA					
7	892											
8	891						SB	4	8			8
9	890	SANDY LEAN CLAY, brown, moist, very soft to soft	CL				HSA					
10	889						SB	5	4	16	58	4
11	888						HSA					
12	887											
13	886						SB	6	6	13		6
14	885	CLAYEY SAND, fine grained, brown, moist, loose	SC				HSA					
15	884						SB	7	7	18		7
16	883											
17	882											
18	881						HSA					
19	880											
20	879						SB	8	6			6
21	878	End of Boring 21.0 ft.										
22	877											

N-Value Plot: 0 17.5 35

WATER LEVEL MEASUREMENTS

START: 5/16/2019 END: 5/16/2019

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
5/16/2019	9:45 am	21	19.5	9	None		3 1/4" HSA 0' - 19.5'

Crew Chief: M Duffy
Logged By: MWO
Notes:

APPENDIX C

MPCA LETTERS

Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | 651-282-5332 TTY | www.pca.state.mn.us | Equal Opportunity Employer

May 16, 2012

Mr. Dave Gontarek
Dept. of Planning and Economic Development
City of St. Paul
25 West 4th Street, #1300
St. Paul, MN 55102

RE: Reaney Parcels
Block Bounded by E 7th St, Hazelwood St, Minnehaha Ave and Etna St, St. Paul
MPCA Project Number VP14161
No Association Determination

Dear Mr. Gontarek:

This letter is in response to your request for a determination under Minn. Stat. § 115B.178 that certain actions proposed to be taken by the City of Saint Paul Department of Planning and Economic Development (SPPED) at the Reaney Parcels site (the Site), will not constitute conduct associating SPPED with the release or threatened release of hazardous substances, pollutants, or contaminants at the Site for the purpose of Minn. Stat. § 115B.03, subd. 3(4) (2010).

Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) Program staff have reviewed the documents submitted for the Site. The Site consists of 17.20 acres of land in St. Paul. It has historically been used as a gravel pit and as a demolition dump. One structure was depicted in the northeastern portion of the Site in 1887 and three more were depicted in the southwest portion in 1916. The Site is currently undeveloped land covered by woods, grass, dirt roads, debris piles and an elementary school playground.

A subsurface investigation was conducted at the Site in October and November of 2011. Soil samples were collected and analyzed for Diesel Range Organics (DRO), Gasoline Range Organics (GRO), Volatile Organic Compounds (VOCs), semi-VOCs (SVOCs), polychlorinated biphenyls (PCBs) pesticides, asbestos and Resource Conservation and Recovery Act (RCRA) metals. Soils at the Site are comprised of fill containing mixed demolition debris, concrete debris, and concrete washout, bituminous and miscellaneous debris. The polycyclic aromatic hydrocarbon (PAH) benzo(a)pyrene (BaP) equivalent was detected at concentrations exceeding the MPCA Soil Leaching Value (SLV) and the MPCA Industrial Soil Reference Value (ISRV). Lead was detected at concentrations exceeding the MPCA Residential SRV (RSRV) but was not found to be characteristically hazardous. DRO was detected in most of the soil samples. Five materials from the test pits conducted in 2001 were found to contain asbestos. For the purposes of this letter, the identified release consists of PAHs, lead and asbestos in soil (the Identified Release). Oversight of petroleum-impacted soil is available from the MPCA's Petroleum Brownfields Program.

Based upon a review of information provided to the MPCA VIC Program, and subject to the conditions set forth in this letter, a determination is hereby made pursuant to Minn. Stat. § 115B.178, subd. 1 that the proposed actions (Proposed Actions) as described in a letter from your consultant, Braun Intertec, to Patrice Jensen of the MPCA, dated March 27, 2012 (the Letter), will not associate SPPED with the Identified Release for the purpose of Minn. Stat. § 115B.03, subd. 3(4) (2010). The Proposed Actions for which this determination applies include the following:

- Acquisition of the Site; and
- Redevelopment of the Site to include low-density residential, commercial and green space uses.

This determination is made in accordance with Minn. Stat. § 115B.178, subd. 1, and is subject to the following conditions:

1. The Proposed Actions shall be carried out as described herein;

2. SPPED shall cooperate with the MPCA, its employees, contractors, and others acting at the MPCA's direction, in the event that the MPCA takes, or directs others to take, response actions at the Site to address the Identified Release or any other as yet unidentified release or threatened release of a hazardous substance, pollutant, or contaminant, including, but not limited to, granting access to the Site so that response actions can be taken;

3. SPPED shall avoid actions that contribute to the Identified Release or that interfere with response actions required under any MPCA-approved response action plan to address the Identified Release; and

4. SPPED shall carry out any redevelopment activities at the Site that involve the movement or excavation of soil and vapor mitigation in accordance with an MPCA-approved Response Action Plan/Construction Contingency Plan (RAP/CCP).

Pursuant to Minn. Stat. § 115B.178, subd.1, when SPPED takes the Proposed Actions in accordance with the determination in this letter, subject to the conditions stated herein, the Proposed Actions will not associate SPPED with the Identified Release for the purpose of Minn. Stat. § 115B.03, subd. 3(4) (2010).

The determination made in this letter applies to SPPED's successors and assigns if the successors and assigns: 1) are not otherwise responsible for the Identified Release at the Site; 2) do not engage in activities with respect to the Identified Release which are substantially different from the activities which SPPED proposes to take, as described in the Letter; and 3) comply with the conditions set forth in this letter.

Please be advised that the determination made in this letter is subject to the disclaimers found in Attachment A and is contingent on compliance with the terms and conditions set forth herein.

If you have any questions about the contents of this letter, please contact Andrew Nichols, Project Manager, at 651-757-2612.

Sincerely,

Hans Neve, Supervisor
VIC and Emergency Response Section
Remediation Division
HN:jmp

Attachments

cc: Larry Carlson, Ramsey County Environmental Services
Jim DeLuca, Braun Intertec

ATTACHMENT A
DISCLAIMERS

Reaney Parcels
MPCA Project Number VP14161

1. Reservation of Authorities

The MPCA Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA Assumption of Liability

The MPCA, its Commissioner and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter Based on Current Information

All statements, conclusions and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer Regarding Use or Development of the Property

The MPCA, its Commissioner and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer Regarding Investigative or Response Action at the Property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

Minnesota Pollution Control Agency
520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300
800-657-3864 | 651-282-5332 TTY | www.pca.state.mn.us | Equal Opportunity Employer

April 27, 2012

Mr. Dave Gontarek
Dept. of Planning and Economic Development
City of St. Paul
25 West 4th Street, #1300
St. Paul, MN 55102

RE: Reaney Parcels
Block Bounded by E 7th St, Hazelwood St, Minnehaha Ave and Etna St, St. Paul
MPCA Project Number VP14161
Conditional Approval of Response Action Plan and Construction Contingency Plan

Dear Mr. Gontarek:

The Minnesota Pollution Control Agency (MPCA) staff in the Voluntary Investigation and Cleanup (VIC) Unit has reviewed the Response Action Plan and Construction Contingency Plan (RAP) for the Reaney Parcels site, located at the address listed above (the Site). The RAP, dated March 6, 2012, was prepared and submitted on your behalf by Braun Intertec.

The Site consists of 17.20 acres of land in St. Paul. It has historically been used as a gravel pit and as a demolition dump. One structure was depicted in the northeastern portion of the Site in 1887 and three more were depicted in the southwest portion in 1916. The Site is currently undeveloped land covered by woods, grass, dirt roads, debris piles and an elementary school playground.

A subsurface investigation was conducted at the Site in October and November of 2011. Soil samples were collected and analyzed for Diesel Range Organics (DRO), Gasoline Range Organics (GRO), Volatile Organic Compounds (VOCs), semi-VOCs (SVOCs), polychlorinated biphenyls (PCBs) pesticides, asbestos and Resource Conservation and Recovery Act (RCRA) metals. Fill containing mixed demolition debris, concrete debris, and concrete washout, bituminous and miscellaneous debris. The polycyclic aromatic hydrocarbon (PAH) benzo(a)pyrene (BaP) equivalent was detected at concentrations exceeding the MPCA Soil Leaching Value (SLV) and the MPCA Industrial Soil Reference Value (ISRV). Lead was detected at concentrations exceeding the MPCA Residential SRV (RSRV) but was not found to be characteristically hazardous. DRO was detected in most of the soil samples. Five materials from the test pits conducted in 2001 were found to contain asbestos. For the purposes of this letter, the identified release consists of PAHs, lead and asbestos in soil (the Identified Release). Oversight of petroleum-impacted soil is available from the MPCA's Petroleum Brownfields Program.

The conceptual RAP proposes to construct a mixed commercial and residential development with green space buffers and potentially constructing an urban greenhouse. The RAP proposes to excavate and dispose of PAH, lead and asbestos-contaminated soil at a permitted solid waste landfill. Demolition debris encountered beneath the proposed building, parking lot and green areas is proposed to be disposed of at a permitted demolition landfill. Accessible concrete would be crushed and reused onsite in accordance with beneficial reuse guidelines.

The RAP is hereby approved, subject to the following conditions:

- Soil stockpiles shall be bermed to prevent run-off and run-on and shall be placed on and shall be covered with 10-mil polyethylene sheeting. No stockpile shall be larger than 500 cubic yards.
- Accessible Zone Soils (0-4') – Residential Soil Reference Values (RSRVs) shall be met in the upper 4' of accessible soil at the Site in green space areas of the Site.
- Potentially Accessible Soils (4-12') – In green space areas potentially accessible soils can meet industrial SRVs (ISRVs) with an institutional control (IC) or be cleaned up to RSRVs if no IC is desired in these areas. It is the decision of the applicant which way to go.
- Under Buildings – At least 1' of clean soil shall be under building slabs and then ISRVs can be left in place. An IC would need to be placed on soil left under a building.
- Under Parking Lots – At least a 2' layer of clean fill shall be located under the sub-grade for parking lots. If soil is left in place over the ISRV, an IC shall be placed on the area.
- Non-recyclable debris, soil with Industrial SRV exceedances or soil with photoionization detector readings greater than 200 parts per million that cannot be reused on Site due to space constraints shall be disposed of at a permitted landfill.
- Stockpile sampling shall be conducted in accordance with Section 7.3 of the MPCA's Risk Based Site Characterization and Sampling Guidance (RBSC&SG).
- Confirmation sampling shall be conducted in accordance with Section 7.2 of the RBSC&SG.
- The volume of excavated impacted soil sent offsite shall be documented in the report as well as the total volume of soil excavated. The volumes and disposition of excavated soil should be documented in the Implementation Report. The areas of excavation will be shown on maps as well as where confirmation samples were collected and the analytical results.

Please be advised that the determination made in this letter is subject to the disclaimers found in Attachment A. If you have any questions about this letter, please contact me at 651-757-2612.

Sincerely,

Andrew Nichols
Project Manager
VIC and Emergency Response Division
Remediation Division

AN:jmp

Attachment

cc: Jim DeLuca, Braun Intertec
Larry Carlson, Ramsey County

ATTACHMENT A
DISCLAIMERS
Reaney Parcels
MPCA Project Number VP24161

1. Reservation of Authorities

The MPCA Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA Assumption of Liability

The MPCA, its Commissioner and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter Based on Current Information

All statements, conclusions and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer Regarding Use or Development of the Property

The MPCA, its Commissioner and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer Regarding Investigative or Response Action at the Property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

APPENDIX D

SOCIAL PINPOINT RAW DATA

What word best describes your neighborhood?	What do you like most about you neighborhood?	What do like least about your neighborhood?	What do you think this neighborhood will be like in 10 years?
Pleasant - Quiet!	Backyard	The idea of more folks coming through my land!!	Who knows
a little run down	school and abundant trees, proximity to Phalen, Bus access	gunfire HA!! Large amount of rental property/homes, high-speed traffic	New Johnson Pkwy, Phalen to Mounds Bluff connection, more owner-occupied
Diverse	Green space, the large trees on the site lead to excellent views for many homes and apts	Traffic - please consider possible road upgrades if density increases as well as upgrades to public transit	Unsure
Neighborly, diversified, pleasant, connected	It's connected	The apartments on Minnehaha	Better than now if they get rid of the apartments. Hope for a stop in the decay of the area from apartments. More order. Less dumping. People appreciating neighborhood.
Quiet/clean	I like the space, the people around, big houses, the park and how connected is to everything	The least I like is the apartment by Minnehaha and Birmingham, people come and go all the time.	Hopefully better people comes around to the apartments, and whatever project is about to be in the space help to improve everything around (no big buildings)
Low income homes	It is generally quiet and fairly diverse	There are still vacant houses and it can vary from block to block with quality of homes and how the properties are maintained.	I think it could improve with more services and more single-family homes, but it could seriously go downhill with more high-density poverty.
	Bus transportation, taxi service	neighbors are too far away, need closer housing	
neighbors, quiet area		The apartments on Minnehaha and Birmingham	
Residential	quiet, affordable, wildlife	Unkempt vacant properties, apartment buildings across street, power outages, poor internet and cable	cleaned up and maintained
	The woods/green space. We love seeing homes and children playing - large backyards.	Rental properties! Crime = drug deals and auto theft. Too densely populated. Not enough parking around apt buildings. To many SEX OFFENDERS!	Hopefully more single family homes. I think our neighborhood will get worse if more people move into the neighborhood.
Quiet - friendly	caring neighbors - owned property	Too much rental property. Too many low income and absent landowners	If it continues on this path, it will be so run down.
Quiet	quiet single family homes	too much rental	If you have your way, rental housing
Mid-century - blue-collar	Quiet	Not connected to food source, food desert	More run down and isolated

What should a future developer consider when designing a housing development in your neighborhood?	How would you like to see this site develop?	What should a future developer consider when designing for this site?
Not overcrowding the area. Restaurant, park.	Next year	Big fence and tree line
Proximity to apt complex on 7th St. Need for restaurant, need for jobs, need for more upscale housing, include mini-grocery, additive effect of 400 more apartments, attendant crime/nuisance	mid to upper-mid priced units	Maintain old growth trees, incorporate walkways and pathways
Respect Mother Earth - parks (public) and green spaces are what makes our community livable	A park would be the best use - this is what makes the community livable	Green space - traffic! East 7th gets very backed up. Environmental impacts regarding toxins - lots of neighbors have cancer.
No renting!	No rental property	no rentals!
We have a nice view of the woods, we have nice wild animals around that we wouldn't like to lose, would be nice if the construction has a lot of green and not too much people	I would like the same space, but if is a decision to develop should be houses like the rest of the existent in the neighborhood. Not tall and big buildings.	Should consider the other houses and build the same house style conserve the identity of the neighborhood.
That the neighborhood does not support high-density apartments. There is a single-family home development along 5th St E that seems like it could be a better match for the neighborhood, or developing it as a green space for the development.	I don't think high-density apartments are a good fit for this neighborhood. I think that more people are interested in having homeowners here or more greenspace.	That 480 units is far too many for this neighborhood. There is already terrible congestion on Johnson Parkway and White Bear Ave.
Gardens and walkways to schools and post office, etc. Biking paths. Playground for kids.	With the construction of the livable communities, community center, childcare, Aldi.	Security at the develop site.
Nothing, keep as a nature park for the deer, turkey & wild animal.		
My house that is right on the border of the site. It will get busier, traffic, noisier, increase phone calls to the cops. Cops are always at that apartment on Minnehaha and Birmingham.	No new apartments! If anything, more smaller houses	Consider the other families living around that area.
No apartment buildings, no commercial buildings, park area	Pleasant and peaceful place that is clean with no apartment buildings, single family home, nothing near my house.	Respect current property owners
Senior/assisted living would be great! Less vehicles, less crime, plenty of parking, plenty of lighting, barrier to single-family homes. Reinforce power grid! Trader Joes/Restaurant with housing above.	Restaurants, senior housing, green space, medicinal marijuana facility, something progressive and something the neighborhood will use - urban gardens.	Power Grid, relocating wildlife, traffic congestion
Single-family homes, owners not rental	Senior/memory care, urban gardens - med. Marijuana, 7th St. stores	Keep in mind all the people who have single family homes.
Family owned homes, home owners take pride in their home	Single-family homes, assisted living.	Underground parking
On-site child care, grocery, restaurants, traffic, where parking/how many, what setbacks, transit, bike paths, walking/biking amenities		

What concerns do you have with the site development	Preferred Option	What is the photos appeals to you?	What in the photos doesn't appeal to you?	Comments or Questions
Toxins being released when digging. Pounding to level!!	1	Not so tall in this area	Tall 3-4 story tall buildings in single story neighborhood! Too tall.	Too congested
	1			
low $ rental units	3	compact, color pallet	#1 too sprawling, #1 and #2 look just like every other public housing project in city	if approx. 400 units, build taller than sprawl
Traffic! Toxins! Property values	3	Modern/urban	#1 too suburban	
That the worst of society will be living in the area, dealing drugs, littering, gunfire, etc. which occurs at the only apartments in the area already…like cancer.	None	None		
Losing the green area we have in front of our house, more traffic, more people, more cars, etc. Everything more that new houses will bring.	None		I like houses, no more that two story houses	We will like to receive updates about the decisions or plans for the space.
Too many units	none. Those are all condo style	the landscaping	the style of building	I think that a transportation analysis needs to be done for this site given the state of traffic congestion on Johnson Parkway, Minnehaha, and White Bear Ave. There is also not a lot of point in dumping a bunch more people in an area that's hard to get to and doesn't have a lot of services.
More rental property. Renters have no concept of "ownership pride"				
My house will be on a busy intersection. My kids will be exposed to more danger.		None 0	All of the photos make it look like the neighborhood will be busier	Build away from my house on Reaney and Birmingham
Developers that act like jerks and do not respect current home owners and interests		I don’t like any of them	Looks like apartment buildings	
Crime, privacy, density		landscaping	no driveways and parking	
Rental - low income - section 8 housing - do not want that!				
Criminal activity				

Concept #1 Likes	Concept #1 Dislikes	Concept #2 Likes	Concept #2 Dislikes	Considerations for Future Developer	Site Development Concerns	Which Concept Do You Prefer?
I prefer this concept because it puts everything closer to 7th St and the buildings are not as tall.	Concerned about people cutting through. Not being sure of where the property ends. Need a large natural barrier or tall fence.		Buildings are too tall.		Too polluted.	#1
Shorter buildings. Entrance off 7th St.	That it is there.	More squared off.	That it is there.	Keeping it on 7th St for access to bus lines.	What is in the soil. Cleanup costs, who pays?	#1
Shorter buildings. More of them. More accessible from 7th.	Still needs more access points for traffic.	Fewer although taller buildings. More green space.	No access to Reaney - I have concerns about conjestion if traffic on enter & exit units.	Use green pavers as part of parking surface.	Pollution is #1 concern and needs remediation.	#2
I like the fact that the buildings are not as tall. That the buildings are not as close to my property. I like the parking layout better.			I don't like how close the buildings are to my property or how tall they will be. I don't like how spread out the parking spaces are.	That it needs to have a fence built around it to keep walking traffic down.	Concerned about all the toxins in the ground and how it can safely be cleaned up.	#1
The lower height the better! Closer to other apts and industrial area! Away from Reaney…mostly residential.	That it is being developed (and the PCP's (lead) and all toxins will be disturbed)! Spend $$ on clean-up! It also boxes in my land! To see a big apt. complex in my back yard is NOT right!	That it is next to 7th St. where the other apartments are…not near home owners.	The buildings are too tall and close to us and neighbors!	The toxins involved in the site!	Toxic clean-up!	#1
Shorter Buildings	Bulding #6 is too close to the residential area along Reaney Ave.	Like that the majority of buildings are centered in the green space area, The taller buildings set back from Reaney Ave so not to be an eye soar.	Does not have a walking path to 7th St on the NW corner through the green space.			#2
It is important to see all buildings include parking on the first floor. I like the building layout - much more interesting than Concept 2. I like the retail space fronting 7th St. I would hope there would be access from that side. I also like the longer west side car access.	The big parking lot in the middle. Could there be an island of shrubs or greenery in there? Maybe a strip of boulevard with grass or ornamentals.	It's compact, that's all I say in its favor. It also maximizes green space.	The building layout. Very unimaginative.	Integrating this development into the neighborhood. This would require more access to the side streets both south and east.	Traffic is all going into 7th St. Really, only 3 places to funnel - White Bear & 7th, 7th and Johnson Pkwy, and Atlantic and Phalen Blvd.	#1
Retail space facing 7th St. The parking lot is less confusing. I like the placing of the buildings and that there isn't one in the middle. The open space is more equally spread out over the site. Variation in building height.	The big parking lot.	The open space surrounds the buildings. Less large open parking lot space.	The parking lots look to be a little more confusing to navigate. The uniform placement of the buildings is typical and lacks character and variation.	Solar panels on the buildings, as many trees as possible. Lights for pedestrians to cross 7th St.	High rental prices, maintenance and upkeep of the complex.	#1
Building 1 retail facing front, that way you can go in front door. Buildings are further apart, with more space in between. I like the way it looks more appealing.		Further away from existing homes.	Seems to crowded, with the buildings closer together.	Locating buildings too close to eachother, with that many people. That's why I think concept #1 makes more sense.		#1

East 7th Street Focus Group Meeting
Thursday, June 20th, 2019
Harding Senior High School, 1540 6th St E, Saint Paul, MN
5:00 – 6:30 PM
Meeting Notes

In Attendance:

- Three consultant staff
- One city council member representative
- Nine residents

Comments and questions from attendees by topic area:

- **Rental Properties**
  - 90% of renters don't care and are undesirable.
  - People on assisted living should have jobs.
  - We need to bring up the area with prideful people.
  - We haven't seen apartments be economically viable in this area.
  - Rental properties feed off each other.
    - Properties go through cycles of maintenance and updates.
    - Rental properties compete for tenants.
      - Tenants are currently putting up with run-down properties because they can afford the rent. If they can afford something nicer they will move out and force the owner of the run-down properties to make updates in order to compete.
  - Would the developer be the landowner and collect the rent?
  - This development needs to be rented to reputable people.
- **Senior Housing**
  - Retirees can't find housing options when looking to down-size indicating a shortage in senior housing.
  - Senior housing would be wonderful.
    - It would need things included in the development that the seniors could use.
  - The senior living development on Johnson Parkway has a waiting list.
    - There is a huge demand for senior housing.
- **Poverty**
  - We are concerned with high-density housing turning into a high concentration of poverty. No one here wants this.
- **Other Area Developments**
  - The Lewis Market site was built then people couldn't sell the units so it fell apart.
  - The shopping center on Phalen Boulevard has started to turn that area around.
  - The Hmong Village on Johnson Parkway is very successful.

        - There is dense housing right across the street and is not appealing. They have a parking problem and the area is not very walkable.
    - The Aldi on Phalen is bringing up that area.
    - Would Saint Paul build a new school on this site?
- **Commercial Development/Jobs**
    - We need jobs in the area, not more rental property.
    - Why do stores in this area end up closing shop?
        - We do most of our shopping in Woodbury.
        - There seems to be a pattern of bad management here. How do we stop new businesses from failing?
    - Would a co-working space be a possibility on this site?
    - General business center:
        - We have no problem with this idea, but we don't want a high density of jobs because this area cannot handle more people and traffic.
        - "Light" industrial businesses still have a lot of truck traffic and there are not good truck routes in the area.
- **Site Design**
    - Having good lighting will help with any "shadiness".
    - We do not want lights around our homes.
    - Lighting should follow the "dark skies" guidelines.
    - Can the developer just do whatever he wants? Does he have to do what the city says?
    - What is a developer required to do if it's discovered that the development will have big traffic impacts?
    - Why are we talking about options? The developer already knows what he is going to do.
    - Is the city just going to do whatever they want and not consider resident feedback?
    - The city is going to go with the most economically viable plan.
    - Why is a single-family home not able to be built here structurally and economically?
    - Greenspace is very important and desirable and needs to be integrated throughout the site.
    - It makes sense to have taller buildings along 7th Street but it should be appealing and not just a huge wall of buildings.
    - No matter what, the residents are going to lose.
    - We like how the site looks and feels now.
    - Greenspace should screen the development from homeowners. A natural barrier would be great. It would allow a space for animals to pass through.
- **Property Impacts**
    - We would like to see our property values increase.
    - When the developer pounds into the ground, will there be damages to our old foundations?
    - There was a lot of pile driving when they build the Minnehaha Charter School.
        - Were there damages and how were mitigated?

        - How are negative impacts of construction going to be avoided?
- **Neighborhood Amenities**
    - It would be nice to have places to walk without fearing for your life.
    - Would a street car route be a possibility?
- **Current State of the Area**
    - There are plenty of foreclosed houses in the area. These should be fixed up and turned into rental properties before the development of a new apartment complex.
        - It's a chicken or the egg situation whether a new development will put pressure on existing rental properties or vice versa.
    - Does this area have enough demand for a development to be successful?
    - The neighborhood seems to be on the incline.
    - Real estate values are going up, but we still have the bubble of all the people who bought homes that couldn't afford it.
- **Other Outreach**
    - Reach out to the Hmong residents. They are great neighbors and value their homes. This room does not represent the entire neighborhood demographic.

East 7th Street Focus Group Meeting
Tuesday, July 23rd, 2019
Harding Senior High School, 1540 6th St E, Saint Paul, MN
5:00 – 6:30 PM
Meeting Notes

In Attendance:

- Two consultant staff
- One city staff
- Twelve residents

Comments and questions from attendees by topic area:

- **Geotechnical & Cleanup**
    - Previous results show asbestos and lead.
    - We are concerned about this dangerous stuff going into the air.
    - Environmental control stated that this site is not suitable for residential use.
        - Is there an environmental hazard mitigation plan in place? No resident should be at risk of exposure. How do residents become aware of this?
    - We don't want concrete crushing behind our homes
    - How does the neighborhood stay involved with this whole process?
    - How will the design change (loss of open space, buildings moving around) if they find out they cannot build where they thought?
    - Three years ago, there was a company dumping off 7th on the site. Who was this?
    - They are going to spend a lot of money cleaning up the soil.
    - During all the pounding, the developer said he would pay for a vacation to Jamaica.
    - Developer will not be able to drive right down through all the debris.
    - Are there compacting methods that the developer will be using? Like 12 hours of tamping?
    - Braun Intertec has done environmental testing that is very concerning.
        - We've got leaching and illness in this neighborhood. Many cases of cancer.
        - This needs to be cleaned up right if it is going to be developed. Needs to be made safe.
            - Why would anyone want to develop this if it's going to be so expensive to clean it up?
            - We hope there is a lot of regulations and checks and balances in place to protect the residents.
    - Why is there more testing being done? We already know the nasty stuff that is there.
        - Opening this up is a dangerous can of worms.
        - Contaminants still are leaching out through the soil to the surrounding neighborhoods.

- **Property & Neighborhood Impacts**
    - We only have one or two-story houses. Now we lose privacy because there will be three-story apartment buildings looking down on us.
    - What's going to keep these new residents from cutting through our yards to leave the development?
    - We want a wall. Wooden and tall. People are going to walk right through shrubbery.
    - Folks walk through now and dump their trash.
    - Can there be a walking path to direct foot traffic?
    - Residents should not have to put big fences around their properties to keep people out.
    - Will this development change the neighborhood for the better?
        - The city needs to commit to developing the area to handle this many new residents.
        - How will the current infrastructure handle more traffic?
        - No matter how attractive the development is, people aren't going to come if there's no way to get to it or get to their jobs.
        - The city would require a traffic study by the developer and minor adjustments to adjacent streets. Bus service is decided separately by metro transit.
    - We fear that this development is going to bring in more negative people like the apartment on Minnehaha.
    - Reaney Ave will be industrialized with this development.
        - A horrible element will be brought in to the area.
    - Pressuring the existing apartments to clean up would be a great thing.
    - We all care about this area and want to preserve the exiting character. Push everything towards 7th Street because that area north is already more industrialized.
    - There's a buried creek in white sand that causes sinking on the East side of the development. White sand. One of the newer homes on Reaney is sinking away from the steps.
    - Current homeowners are happy to live here and we want the neighborhood to stay the same.
- **Future Development & Site Design**
    - A boundary of trees would provide visual screening.
    - We like the natural trees because it feels like we are in the woods.
    - Does the city has a minimum tree requirement?
    - People will be more respectful of the property if it is professionally landscaped instead of left to grow wild.
    - We Would like the buildings away from current residents. The buildings should all be pushed to East 7th Street.
    - Screening and landscaping can be requested of the developer.
    - Buildings could be taller if they were along 7th St.
    - Would a future development turn this into affordable/subsidized housing?
    - Who came up with the idea to develop this land?
    - Will this all be privately financed?

    - If we open the door to allow a few of these buildings to be taller, is that going to turn into all the buildings being taller?
    - How about adding wind turbines and solar panels?
    - Are current property owners of this land paying property taxes?
    - Can the access off Reaney Ave be removed?
        - Resident concerned with driveway running right next to his house.
    - An attractive retention pond with a fountain would be nice.
    - The parks department is not interested in the site because it is too expensive to clean.
    - The buildings are not attractive on the developer's website. We need a lot of big trees!
- **Other Area Development**
    - There is a lot of infill development in this area.
    - Putting in an Aldi with a row of townhomes like the Lake Phalen development would be desirable. This kind of development could go near the existing residents.
    - We are currently 30,000 houses short in the city. This is a housing crisis!
- **Next Steps**
    - What will the developer do with this concept plan?
        - They could propose whatever they want to the city.
        - District council is notified of new plans and shares them with the community.
            - Public hearings can also be requested.