



Minnesota Department of Transportation

Metropolitan District

Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

October 10, 2016

Ben Boike, Zoning Administrator
City of West St. Paul
1616 Humboldt Ave
West St. Paul, MN 55118

SUBJECT: Bank of America - MnDOT Review #S16-069
NE quad of Robert St (952A) and Mendota Rd
West St. Paul, Dakota County
Control Section 1908

Dear Mr. Boike:

Thank you for the opportunity to review the proposed Bank of America site plan. The Minnesota Department of Transportation (MnDOT) has reviewed the site plan and has the following comments:

Traffic

The plan proposes closing access off of TH 952 which MnDOT is supportive of. The plan must extend the existing curb and sidewalk across the closed access point.

For questions concerning these comments, please contact Jesse Larson (651-234-7824 or Jesse.Larson@state.mn.us) in MnDOT's Metro Traffic section.

Right-of-Way

MnDOT's right-of-way along TH 952 should be shown and labeled.

For questions regarding these comments please contact Matt Aguirre in MnDOT's Metro Right-of-Way section at 651-234-7599 or matt.aguirre@state.mn.us.

Design

The plans need to show the removal of the old Robert Street curb cuts and replacement with curb, gutter, and sidewalk.

For questions on this comment, please contact Nancy Jacobson in MnDOT's Metro Design section at (651.234.7647 or Nancy.L.Jacobson@state.mn.us).

Permits

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at

<http://www.dot.state.mn.us/metro/maintenance/permits.html>

Please include one to one set of plans formatted to 11 x 17 size with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911 or buck.craig@state.mn.us) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disc.
4. Plans can also be submitted to MnDOT's External FTP Site. Please send files to: <ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning> Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My Computer). Also, please send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review, please feel free to contact me at (651) 234-7793.

Sincerely,



Michael J. Corbett, PE
Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits

Nancy Jacobson, Design

Tara McBride, Area Engineer

Bryce Fossand, Water Resources

Matt Aguirre, Right-of-Way

Jesse Larson, Traffic

Clare Lackey, Traffic

Russell Owen, Metropolitan Council

Memorandum

TO: Ben Boike, Assistant Community Development Director/City Planner
FROM: Darin Rezac, Civil Engineer
DATE: October 11, 2016
SUBJECT: Site Review 1994 Robert St S

The engineering department has completed its review of the above-referenced project. In conjunction with the site plan approval, the following conditions must be met.

RECOMMENDED CONDITIONS OF APPROVAL

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. On sheet C5.0 and C5.1, replace City of St. Paul standard plates with West St. Paul city plates. City staff to provide electronic copies of needed city plates.
3. Install perimeter control around the entire site (continue bio-roll/silt fence along Robert St.)
4. On sheet L1.0, remove three Northwood Red Maple trees abutting Robert St. Robert St. landscape project will provide deciduous tree cover along Robert St.
5. Provide the city with a copy of all AutoCAD electronic files.

C: Ross Beckwith, City Engineer/Public Works & Parks Director
Chuck Price, Engineering Tech III

TO: Asst. Community Dev. Dir.
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: October 11, 2016



SUBJECT:

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

BACKGROUND INFORMATION:

At the October 5, 2016 Environmental Committee (EC) meeting, members reviewed the Site Plan submitted by Civil Site Group to construct a 4,297 sq. ft. bank (Bank of America) that includes a drive-through ATM. The EC members liked the overall plan. They agreed with the Assistant Community Development Director's recommendations, including the additional deciduous trees to be added directly adjacent to the southern curb line of the parking lot as well as directly adjacent to the south property line (staying clear of the proposed future ATM drive through lane as shown on the plan). The EC feels an additional 10-12 trees will fit in this space and recommend the following species; Columnar Norway Maple, Japanese Tree Lilac and Ginko. They also recommend that a variety of trees be planted that are both native tree species and that have a high salt tolerance. The EC unanimously voted to approve the site plan, with an additional comment that they strongly encourage the developer to use "pollinator friendly" native plants that were not treated with "neonicotinoids".

RECOMMENDATION:

Environmental Committee members approve the site plan for redevelopment of 1994 Robert St with the recommendations listed above.