

ENVIRONMENTAL & NATURAL RESOURCES COMMISSION STAFF REPORT
Meeting Date May 19, 2025

REPORT TO: Environmental and Natural Resources Commission

REPORT FROM: Shann Finwall, AICP, Sustainability Coordinator

PRESENTER: Shann Finwall, AICP, Sustainability Coordinator

AGENDA ITEM: St. Paul Police Training Facility, 2621 Linwood Avenue East - Wetland Buffer Variance

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

The City of St. Paul Police Department proposes to update the existing training facility at 2621 Linwood Avenue East. Ramsey County owns the property, and the City of Saint Paul has leased it since the mid-1960s. The proposed plans replace the classroom training facility and include accessibility and safety upgrades. To move forward with the proposal, the applicant requests approval of a conditional use permit, design plans, and a wetland buffer variance.

Recommended Action:

Motion to approve a wetland buffer variance resolution and wetland buffer mitigation strategies for the St. Paul Police Training Facility updates at 2621 Linwood Avenue East.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$ 0.00

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship

Integrated Communication Operational Effectiveness Targeted Redevelopment

The City deemed the project application complete on March 27, 2025. The City extended the 60-day review timeline to July 25, 2025, as outlined in State Statute 15.99 to ensure adequate time to review the project. The Environmental and Natural Resources Commission reviews wetland buffer variances to rectify impacts by reviewing and making recommendations for possible repair, rehabilitation, or restoration of the wetland buffer.

Background:

Project Overview

The City of St. Paul Police Department proposes to update the existing training facility at 2621 Linwood Avenue East. Ramsey County owns the property, and the City of St. Paul has leased it since the mid-1960s. The proposed plans replace the classroom training facility with accessibility and safety upgrades, including a classroom, two armories, men's and women's locker rooms, a kitchenette/break room, and ADA-compliant restrooms. The existing facility utilizes well and septic infrastructure, both of which will be replaced due to the age of the existing systems.

Additional details on the proposed training facility updates are found on the attached project background report. The report includes information on the City's land use requirements including conditional use, design review, and wetland buffer permits as outlined in the April 15 Planning Commission and April 21 Environmental and Natural Resources Commission reports.

Environmental and Natural Resources Commission Review

The Environmental and Natural Resources Commission reviewed the wetland buffer variance and mitigation strategies on April 21, 2025, and recommended tabling the project until the May meeting in order to review additional wetland buffer impact mitigation strategies including:

1. Area of Wetland Buffer Impact: Identify the square footage of impacts to the 100-foot wetland buffers.
2. Area of Wetland Buffer Mitigation: Identify the square footage of proposed wetland buffer mitigation strategies to equal 2 square feet of mitigation versus 1 square foot of impact.
3. New Wetland Buffer: Addition of a new 10-foot wide wetland buffer with native plugs/seeds along the west and north side of the eastern wetland.
4. New Fence: Addition of a fence along the east side of the Class 5 and west side of the newly established 10-foot wide wetland buffer.
5. Wetland Buffer Signs: In addition to the required wetland buffer signs, the applicant should install additional signage along the newly established 10-foot wide wetland buffer adjacent the Class 5 surface to ensure no parking or snow plow storage within the buffer.
6. Buckthorn Removal: Buckthorn removal concentrated in the wetland buffer, not within the internal site where grading is already taking place.

Revised Wetland Buffer Mitigation Plan

The applicants submitted revised plans dated May 5, 2025, that address most of the Environmental and Natural Resource Commission's April recommendations as follows:

1. Wetland Buffer Impacts: The square footage of impacts within the 100-foot buffer were not included on the plans.
2. Wetland Buffer Mitigation: The square footage and wetland buffer mitigation strategies are identified on the removal and restoration plan. The applicants are proposing a total of .15 acres of wetland buffer mitigation as follows -

Zone 1A:

- .06 acres located on the north side of the eastern wetland.
- Remove and treat all buckthorn, honeysuckle, and Japanese knotweed.

Zone 1B:

- .02 acres located on the south side of the eastern wetland.
- Remove and treat all buckthorn, honeysuckle, and Japanese knotweed.

Zone 2:

- .05 acres located on the east side of the eastern wetland adjacent the Class 5.
- Remove and treat all Japanese knotweed and reed canary grass.
- Seed with wetland edge seed mix.
- Plant wetland edge native plugs, 24 inches on center.

Zone 3:

- .02 acres of Class 5 being removed along the eastern wetland.
- Remove four dead ash trees.
- Remove gravel and replace with topsoil.
- Seed with mesic prairie seed mix.
- Plant Mesic native plugs, 24 inches on center throughout.

2. New Fence: The fence will be constructed of galvanized posts with chains. The height of the fence is unspecified. The fence will be constructed on the east side of the Class 5 and west side of the newly established buffer.
3. Wetland Buffer Signs: The site plan shows wetland buffer signs placed at 100' intervals around the wetland with additional signage placed on the fence at approximately 25' intervals.
4. Buckthorn Removal: Buckthorn removal is concentrated within the wetland buffer as recommended by the Environmental and Natural Resources Commission in the areas detailed in item 2 above.

Commission and City Council Review

Community Design Review Board

April 15, 2025: The Community Design Review Board recommended approval of the building design plans with no changes.

Planning Commission

April 15, 2025: The Planning Commission held a public hearing and then recommended approval of the conditional use permit and wetland buffer variance.

Environmental and Natural Resources Commission

April 21, 2025: The Environmental and Natural Resources Commission tabled the wetland buffer variance and requested additional wetland buffer mitigation strategies.

May 19, 2025: The Environmental and Natural Resources Commission will review the wetland buffer variance and amended wetland buffer mitigation strategies and make a recommendation to the City Council.

City Council

June 9, 2025: The City Council is scheduled to review the conditional use permit, design plans, and wetland buffer variance requests.

Attachments:

1. Project Background
2. Overview Map
3. Zoning Map
4. Wetland Overlay Map
5. St. Paul Police Training Site Variance Request Memo Outlining Wetland Buffer Mitigation Strategies
6. May 5, 2025, Updated Plans
7. Engineering Review Dated April 2, 2025
8. Environmental Review Dated April 2, 2025
9. Wetland Buffer Variance Resolution

Project Background
Saint Paul Police Training Facility
2621 Linwood Avenue
Shann Finwall, AICP, Sustainability Coordinator
Elizabeth Hammond, Planner
May 15, 2025

Project Background

Overview

The City of Saint Paul Police Department proposes to update the existing training facility at 2621 Linwood Avenue East. Ramsey County owns the property, and the City of Saint Paul has leased it since the mid-1960s. The proposed plans replace the classroom training facility with accessibility and safety upgrades, including a classroom, two armories, men's and women's locker rooms, a kitchenette/break room, and ADA-compliant restrooms. The existing facility utilizes well and septic infrastructure, both of which will be replaced due to the age of the existing systems.

Conditional Use Permit

Maplewood city code requires a conditional use permit (CUP) for the public building and its use on the property. When the Saint Paul Police Department began leasing the site from Ramsey County, a CUP was never obtained. The site's use is not changing, and the number of individuals from the Saint Paul Police Department who intend to utilize it is not anticipated to increase largely. To proceed, the proposed project requires the property to obtain a CUP to comply with the city code.

Site Plan

The 3,196-square-foot training facility is proposed in the southwest section of the site, adjacent to the existing building (which will be demolished). The site is accessed from the existing entrance point off Linwood Avenue. A small parking area is provided on the north and east sides of the proposed building.

Septic and Well

There is currently no sewer and water available at the site. The existing facility utilizes well and septic infrastructure, which will be replaced as part of this project. There is residential development proposed on the northeast corner of the county site (old Ponds of Century Golf Course). That development would require the extension of sewer and water in the area. However, the applicant has indicated the timing of that sewer and water extension does not align with their priority to complete this project as soon as possible.

Setbacks

The building and parking areas are set back 201 feet from the property line to the south along Linwood Avenue and 84 feet to the property line to the west. The building and parking areas are screened from the adjacent public streets and residential properties. City code requires the building to be 30 feet from a street right-of-way and 50 feet from a residential lot line, and

parking areas to be 15 feet from a street right-of-way and up to 20 feet adjacent to residential property. All setbacks are achieved.

Building Elevations

The one-story building varies in height between 12.6 feet and 19.2 feet as the grade changes. The proposed materials are insulated CMU blocks in a black and gray tone and asphalt shingles in a charcoal color. The building is not visible from the adjacent public streets or residential properties.

Signage

Any signage on the property is subject to review by the city and requires a sign permit, separate from this design review.

Trees

The proposed landscape plan shows 18 trees would be removed and 18 new trees planted. All other tree coverage on the site remains to provide visual and acoustic screening of the building and exterior training areas.

Parking

City code does not identify a parking requirement for this proposed use; however, the code allows the community development director to review the parking requirements for a use similar to determining the space requirements. The applicant proposes 14 parking stalls, including one accessible stall. As a comparison, the City Code requires one parking stall for every 200 square feet of floor area for commercial, office, or recreational building use. Based on this type of use, the site would be required to have 16 parking stalls. The site will continue to be utilized privately by the City of Saint Paul Police Department for training. The site is not meant for regular public use, so staff believes the number of stalls is adequate.

Lighting

The applicant submitted a lighting plan illustrating the location and lighting types, which includes wall-mounted lighting on site. Also, a plan showing the light spread and foot-candle levels was provided, showing the levels at the [property lines meet code requirements.

Wetlands

There are two Manage A wetlands affecting the development, one adjacent the property on the vacant lot to the west and one on the east side of the property. The City's wetland ordinance requires a 75-foot minimum and 100-foot average wetland buffer around a Manage A wetland. Any deviation from the wetland buffer requires a wetland buffer variance. Before the City Council acts on a wetland buffer variance the Environmental and Natural Resources Commission makes a recommendation on the variance and mitigation plans. A wetland buffer mitigation plan is required to include one or more of the following strategies:

1. Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.

2. Rectifying the impact by repairing, rehabilitating, or restoring the buffer.
3. Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.
4. Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.
5. Monitoring the impact and taking appropriate corrective measures.
6. Where the City requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with native vegetation. A restoration plan must be approved by the City before planting.
7. Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.
8. A wetland or buffer mitigation surety, such as a cash deposit or letter of credit, of 150 percent of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the city until successful completion of restoration as determined by the city after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of city ordinance or City directive.

Wetland Buffer Impacts

The site was originally developed and graded prior to the City's wetland ordinance and wetland buffer requirements. The existing drive lane, tactical training buildings, storage building, and gravel pad extend into the 100-foot wetland buffers and are considered pre-existing nonconforming structures and encroachments. Any expansion of those uses require compliance with the current wetland buffer requirements.

The expanded training facility will have grading to within approximately 53 feet of the eastern Manage A wetland for the extension of a utility line, parking stall, and grading to within 59 feet of the westerly Manage A wetland for building earthwork. Other portions of the new development will be located within the 75-foot minimum buffer. With the wetland buffer impacts, the development requires a 41-foot wetland buffer variance, wetland buffer averaging, and wetland buffer mitigation as required by the wetland ordinance.

To approve a variance, the City Council shall apply the findings for variance approval as required in Minnesota Statutes. Those findings require that the applicant show practical difficulties in complying with the official controls. The applicant's variance justification narrative attached outlines practical difficulties in developing the site including the pre-existing nonconforming conditions, the narrow area for development due to the location of two wetlands, and the need for a new septic system which requires setbacks to the well and the natural undisturbed soils requiring encroachments into the wetland buffer.

Department Comments

Fire – Jerry Novak, Fire Marshal

A sprinkler system will be required for the proposed building.

Building – Randy Johnson, Building Official

The proposed building will need to be constructed to meet the minimum requirements of the Minnesota State Building Code.

Environmental – Shann Finwall, Sustainability Coordinator

Please see the environmental review dated April 2, 2025.

Engineering – Jon Jarosch, Assistant City Engineer

Please see the engineering review dated April 2, 2025.

Public Comments

Staff sent a public hearing notice and application details to the properties within 500 feet of the subject property. No public comments were received prior to the public hearing.

Reference Information

Site Description

Site Size: 37.06 Acres

Surrounding Land Uses

North: Residential Park Land

South: Residential Dwellings

East: Residential Dwellings in the City of Woodbury

West: Residential Dwellings

Planning

Existing Land Use: Park

Existing Zoning: Farm Residential

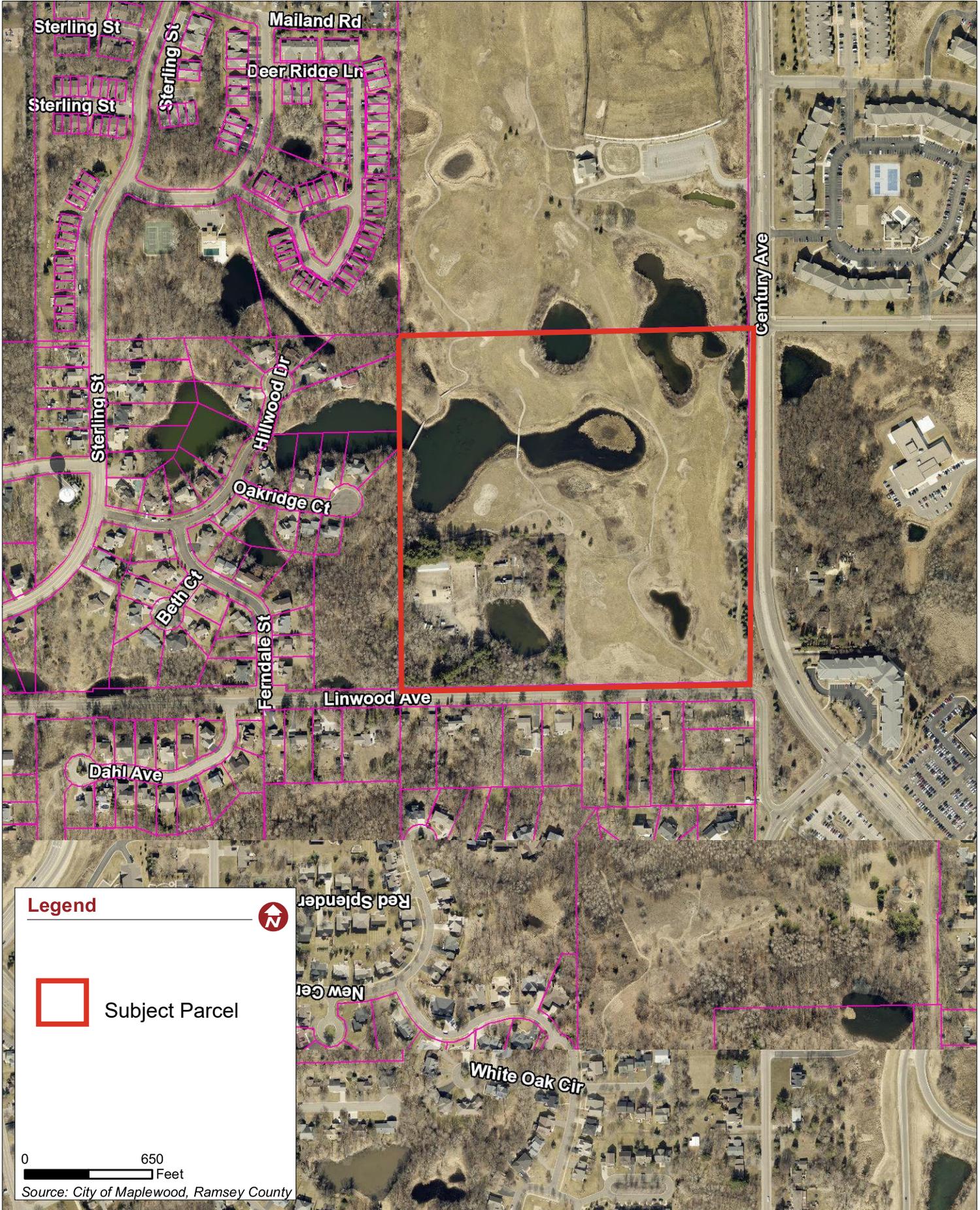


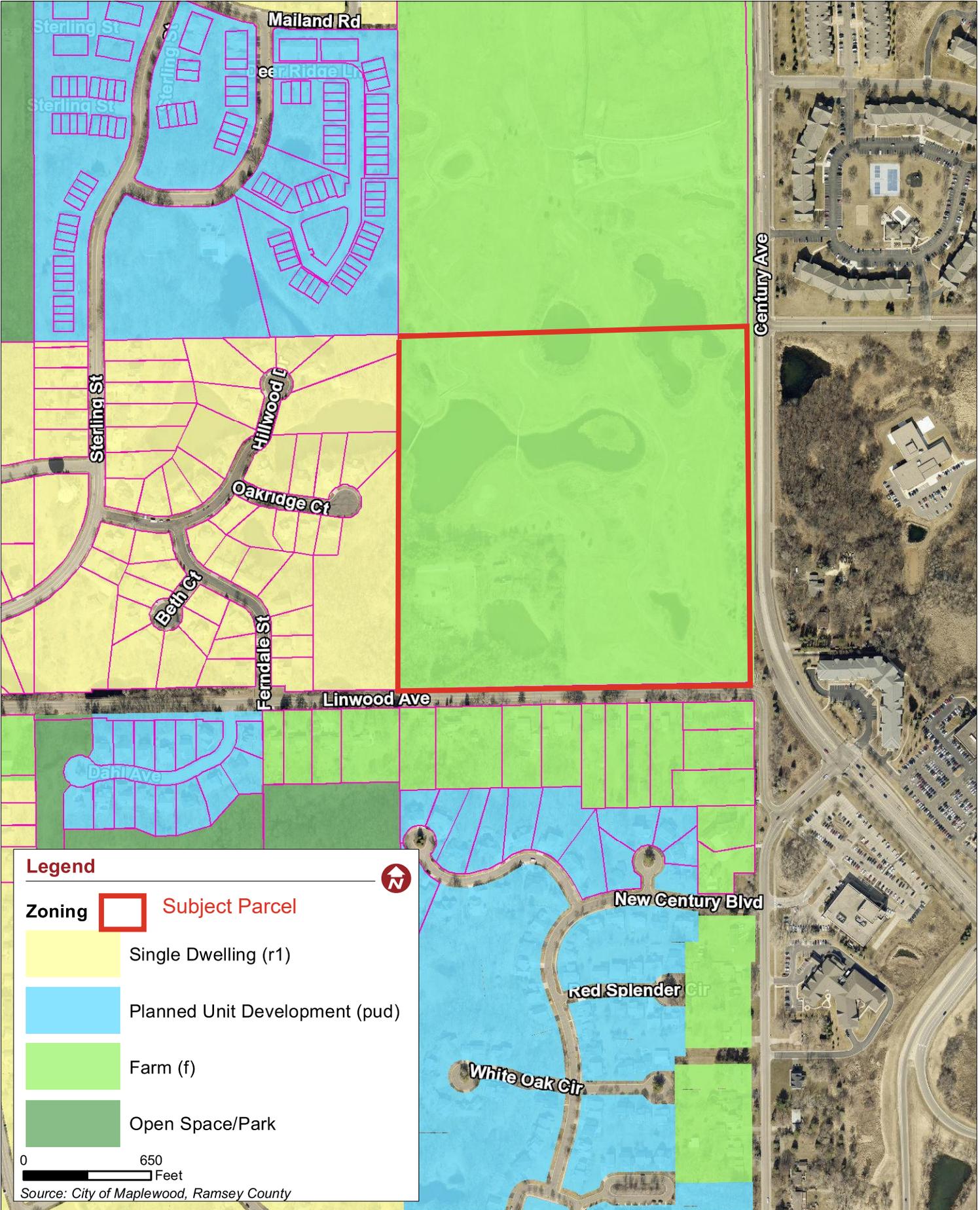
Overview Map

City of Maplewood

Maplewood

March 24, 2025





Legend

Zoning



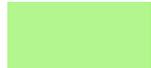
Subject Parcel



Single Dwelling (r1)



Planned Unit Development (pud)



Farm (f)

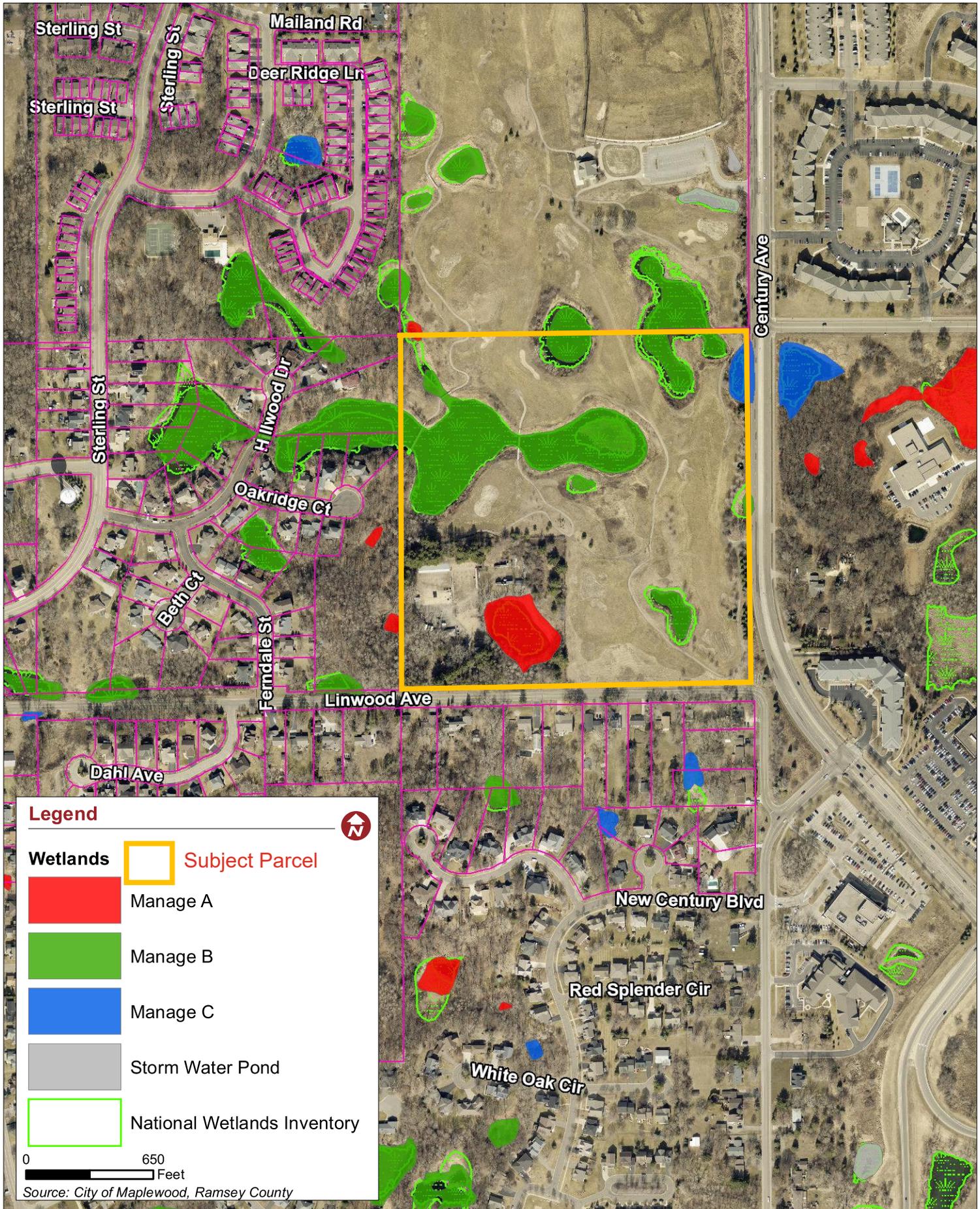


Open Space/Park

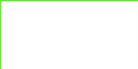
0 650 Feet

Source: City of Maplewood, Ramsey County





Legend

-  Subject Parcel
-  Manage A
-  Manage B
-  Manage C
-  Storm Water Pond
-  National Wetlands Inventory

0 650 Feet

Source: City of Maplewood, Ramsey County



Subject

Date May 12, 2025
To: Elizabeth Hammond
Shann Finwall
From: Deb Brandwick
RE: 2621 Linwood, Wetland Setback Variance Request

Elizabeth and Shann,

The project in question is the St. Paul Police Training Facility at 2621 Linwood Avenue. The existing site includes a classroom building that is proposed to be demo'd, a storage building proposed to remain, two shooting range areas to remain, and an area developed with partial structures for tactical training. The site has been utilized as a firing range since approximately 1975 (see included lease agreement). The failure of the existing septic system, disrepair and non-accessibility of the classroom building, and undrinkable well water have created the need for this proposed project.

The site appears to have been graded in the 1975 era to provide a relatively flat area for the firing ranges, support buildings and parking. The surrounding bowl was kept intact, if not enhanced, to provide visual and sound protection for the firing ranges. While the bulk of existing development is between the two setbacks, the driveline, tactical training buildings, storage building and gravel pad extend into the buffer setbacks. Both wetlands are listed as Manage A type, requiring a 100' buffer/setback area to all improvements. With the two setbacks and the grading of the bowl, the developable portion of the site is extremely limited.

Our proposed project will locate a new building between the two buffer setbacks. 11 of the required parking stalls are between the buffers, with three stalls between the 75' and 100' buffer lines. The area of the encroaching parking stalls is on an existing paved area, with the project including improvement of the pavement to provide a slight regrading to allow for proper drainage of the area.

An area to the NE of the construction extents crosses the 75' buffer line to allow for connection of the electrical utility. The area of disruption will be limited to that needed for electrical line only. This area is within an existing improved hard surface (class V).

The new/replacement septic field is located to the SE of the construction limits, crossing the 100' and 75' buffer lines. A memo from the septic designer is attached describing the limited options for location of the septic field. The pipe between the septic tanks and the field will run between the 100' and 75' buffer lines.

The area west of the proposed new building requires some regrading to allow for building access, accessible parking and to maintain access to the existing storage building. The amount of grading has been minimized by utilizing the building wall as a partial retaining wall, but the grading does extend across the 75' buffer line, but the majority of the area to be regraded is already improved hard surface area.

Variance Request:

We request the proposed project be approved to encroach into the wetland buffer as shown on the attached site plans. The dimensions of encroachment vary and are dimensioned on the site plan, and summarized here:

Encroachment of grading at west edge of building earthwork:	12' to 16'
Encroachment of septic field:	13'
Encroachment of electrical utility:	21.5'
Encroachment of regrading at existing driveway:	11.5' to 29.5'

Variance Reasoning:

A.1 Reasonableness: The City of St. Paul intends to continue the use of property as a police training and firing range, as it has since 1975. The existing classroom building is in disrepair and not accessible, the septic system has failed requiring the use of porta-potties on site, and the well water is currently not drinkable. Thus, to maintain the existing use of the property, a new building and new utilities are required. The building, well and septic tanks will be outside of the buffer areas, but due to the tightness of the site, some grading to maintain access to existing features and create an accessible new building will encroach on the buffers. Please see attached memo for details relating to the location of the proposed septic field.

The number of trainees utilizing the site is not proposed to change from counts prior to the septic system failure.

A.2. Uniqueness: The property is largely covered by the main wetland and a steep sloping bowl at the perimeter. This leaves little flat developable land without encroaching into the sloped grades of the buffer areas. The workable area between the buffers is fully utilized by the building(s), parking, shooting ranges and tactical training area. The sloped areas are important to maintain on this site to buffer the neighboring lots from the visuals and sounds of the firing range. Thus, the proposed project is utilizing the lower bowl to the extent possible. Due to previous construction, a large class V pad exists just west of the main wetland. The project proposes improving a portion of that pad for better site drainage.

The lack of City sewer and water creates the need for the septic field and well. Due to regulations around each of those independent of the wetland regulations, locating outside of the buffer would require displacing required parking, or regrading a steeper sloped portion of the site and removal of an additional number of trees.

A.3 Essential Character: Due to the nature of the site grading, 308 inventoried trees, and the proposed new structure at the bottom of the bowl, the development will not be visible to adjacent properties, or from Linwood Avenue.

- B. A portion of the buffer encroachment is in locations where hardscape improvements have previously been made. Thus, the current proposed improvements do not diminish the intent of the buffer ordinance. The unimproved buffer areas where encroachment is proposed have been minimized by utilizing the building as retaining wall, minimizing extents of construction to actual utility locations and needs. By minimizing tree removing, providing the required tree replacements, removing buckthorn from sections of the buffer, and application of native seeding to improve the buffer areas, the project is intending to meet the requirements to protect and maintain wetland areas, while maintaining the existing historical use of the site.

Per the April ENR meeting, we are showing a 10' enhanced buffer at the perimeter of the east wetland. Buckthorn, honeysuckle and Japanese knotweed will be removed from this area with a three year agreement from the City of St. Paul to maintain the elimination those plants. Note that at the east side of the wetland, we are not noting those removals, as none currently exist, and no additional work is proposed for the far east side of the site.



East side of wetland, looking SW

In addition, a fence is proposed at the west edge of the 10' buffer to prevent any incidental traffic or snowplowing activities in that area. The fence as proposed is galvanized posts with two chains between posts. Required wetland signage will be placed at 100' intervals around the wetland with additional signage placed on the fence at approximately 25' intervals.



West side of wetland, looking north

Attachment: Wetland Buffer Variance_Septic
Variance Site Plan

Variance Justification of the New SSTS at the St. Paul Gun Range

Author:

Jesse Kloepfner – Advanced Designer
Kloepfner Services & Design, LLC

Here is a summary of the justification of the placement of the SSTS. The system will infringe on the wetland buffer of 100 feet.

Reasonable – The new SSTS system for the St Paul Gun Range will require three new precast tanks and a soil treatment area large enough for the estimated daily flow of the staff and guests. The location of the precast tanks will not infringe or encroach into the 100-foot buffer from the two delineated wetlands for the St Paul Gun Range site. However, the newly designed soil treatment area (mound) will be within 100 feet of the wetland along the Eastern of edge of the site. The location of the new mound was identified based on the need to identify natural, undisturbed soil, as well as an area large enough for the mound. Please note, the system cannot be placed in the same location as the original noncompliant trenches. So, a new area must be identified where the soil has not been cut, filled, or disturbed. Due to the buffers for the two wetlands, the amount of disturbed soil for the driveway, constructed berms around the building and range, necessary setback from the well, and the need for natural soil, the area on the top of the hill along Linwood Avenue is the best place for a soil treatment area.

Uniqueness - The placement of the new mound is located along the hillside with a slope that is less than 12% and does not require a lot of trees to be removed. The construction of a mound on slope >12% becomes a challenge to maintain the constructability and overall size. The longer and wider mound will require greater amounts of soil to build and need to remove additional trees. Due to the cut and disturbed soil throughout the site, this location provides the only viable long-term solution. Though it looks as though the system could easily be moved to the West to meet the 100-foot buffer requirement, the topography does not allow the mound to be built according to standards set by the definitions for mound construction by MPCA rules in Chapter 7080. The mound must be placed along the same contour and cannot be cut or graded to establish the upslope contour.

Essential character – The value of the location of the new mound serves as a great place to build a 4.5-foot-tall mound that will be 52.9' wide by 83.4' long. Though the mound will be visible from Linwood Ave, once the grass is established, it will be part of the natural hill landscape and provides an additional barrier from the activities of the Gun Range and neighbors.

DESCRIPTION OF PROPERTY SURVEYED

Part of the Southeast Quarter of the Southeast Quarter of Section 12, T.28, R.22, Ramsey County, Minnesota.

GENERAL NOTES

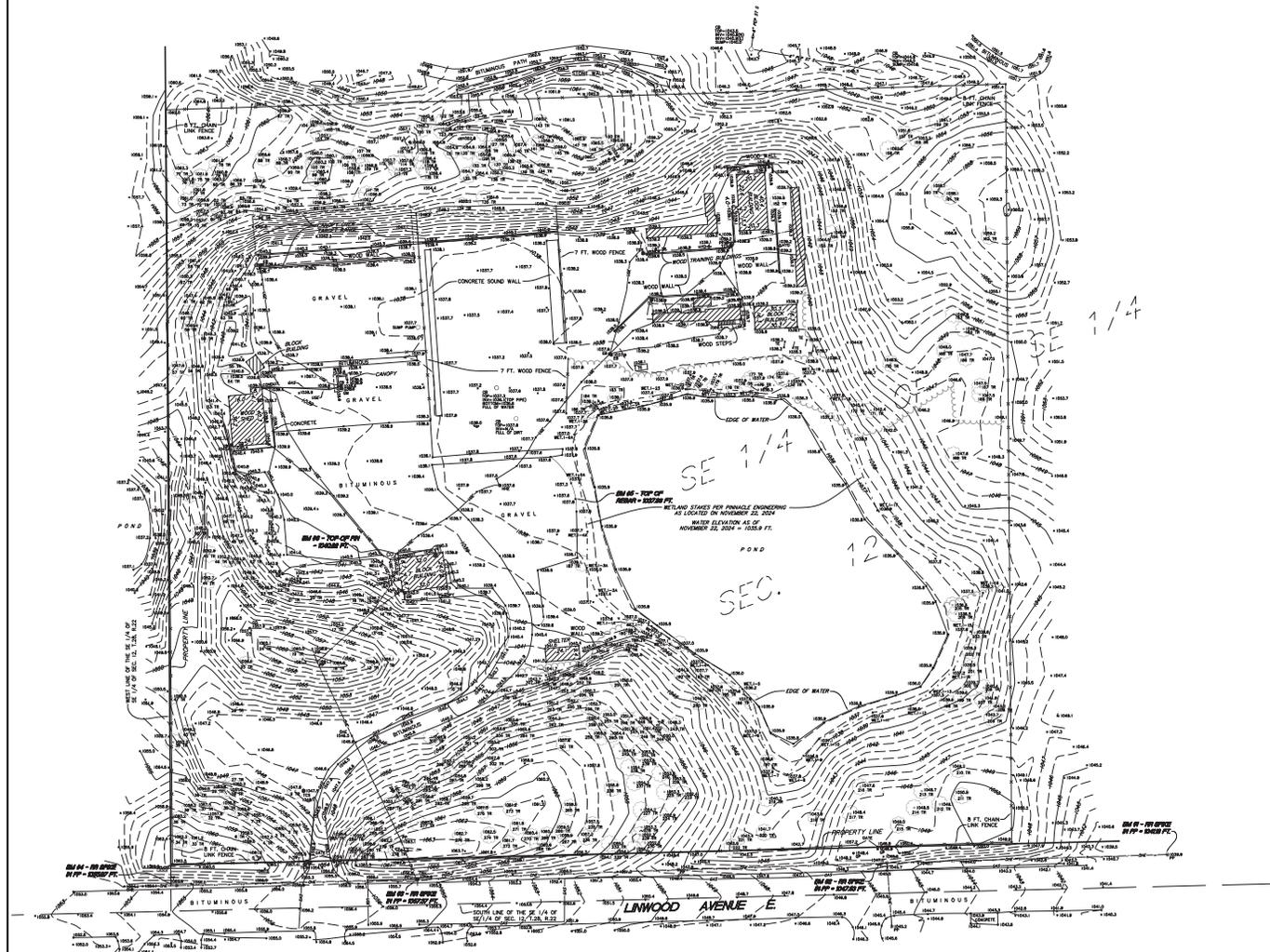
- 1.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, first adjustment December 17, 1991)
- 2.) Wetland(s) shown herein are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Phinote Engineering, November 22, 2024.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown herein. However, during excavation, the exact location of underground features cannot be accurately completely and reliably depicted. In addition, Gopher State One Call locate requests from surveys may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 243101561 and 243022105.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 5.) Private utilities are shown as marked by Innote Locating Services, Inc. on November 22, 2024. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- BE Denotes building entrance
- CB Denotes catch basin
- CBX Denotes communication box
- CD Denotes catchment
- EB Denotes electric box
- EM Denotes electric meter
- FP Denotes flag pole
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HTD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes lamppost
- LD Denotes overhead door
- LE Denotes overhead electric line
- PEP Denotes polyethylene pipe
- PP Denotes power pipe
- PPLP Denotes power and light pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TE Denotes traffic equipment
- TL Denotes traffic light
- UC Denotes underground communication line
- UE Denotes underground electric line
- W Denotes water line
- WWB Denotes wood wall bottom
- TR Denotes deciduous tree



BENCHMARKS (BM)

- 1.) Top of railroad spike in west face of power pole just east of southeast corner of site on north side of Linwood Avenue. Elevation = 1041.18 feet
- 2.) Top of railroad spike in south face of 1st power pole west of southeast corner of site on north side of Linwood Avenue. Elevation = 1037.53 feet
- 3.) Top of railroad spike in south face of 3rd power pole west of southeast corner of site on north side of Linwood Avenue. Elevation = 1020.27 feet
- 4.) Top of railroad spike in south face of power pole at southwest corner of site on north side of Linwood Avenue. Elevation = 1020.27 feet
- 5.) Top of rebar at west side of pond. Elevation = 1037.86 feet
- 6.) Top of curb p.k. 15 feet +/- west of well. Elevation = 1020.52 feet

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 19th day of December, 2024
 By: *Leonard F. Conner*
 Leonard F. Conner, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
Drawing Title: PARTIAL BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY FOR CITY OF SAINT PAUL 2621 LINWOOD AVE., MAPLEWOOD, MN		
		Main Office: 900 East Broadway, Ramsey, MN 55401-2412 Branch Office: 2400 Hennepin Avenue, Minneapolis, MN 55405-1202 Phone: 612-881-2400 Fax: 612-888-8520 Website: www.sunde.com
Project: 2024-128	By: PFC/DMB/SL	Date: 12/23/2024
Team: 2024-128	Manager: PFC	Section: 12
File: 2024-128-01.dwg		Sheet: 1 of 1

PROJECT NAME:
ST. PAUL POLICE TRAINING FACILITY
 MAPLEWOOD, MINNESOTA

PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVENUE NE.
 SUITE 312
 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354

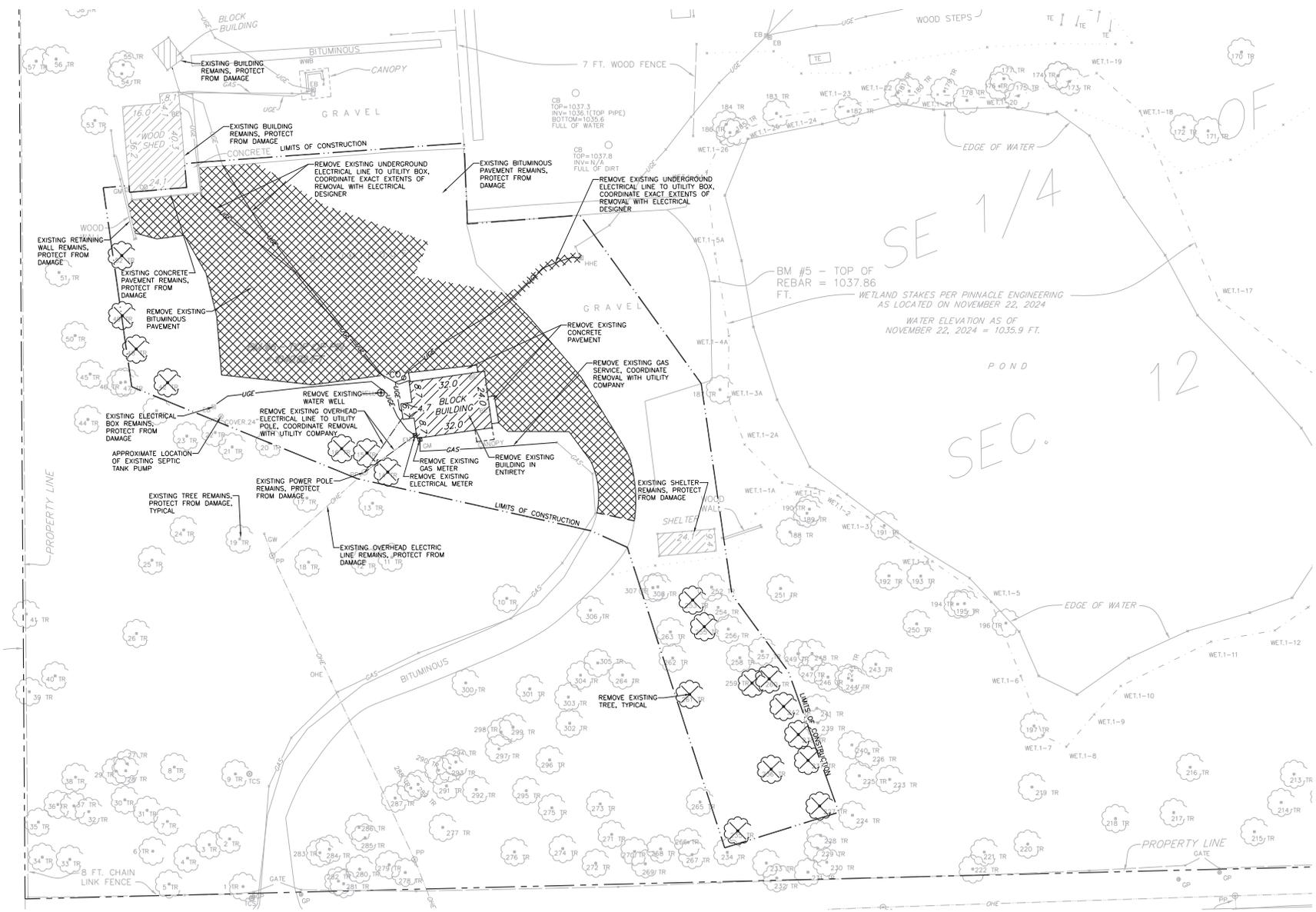
PROJECT NUMBER: 24-021
 DATE: JANUARY 21, 2025
 DRAWN BY: RJD
 CHECKED BY: RSP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER IN THE STATE OF MINNESOTA.

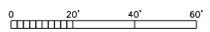
ISSUE: _____
 DATE: _____
 SCALE: _____

SHEET NAME:
SITE DEMOLITION PLAN

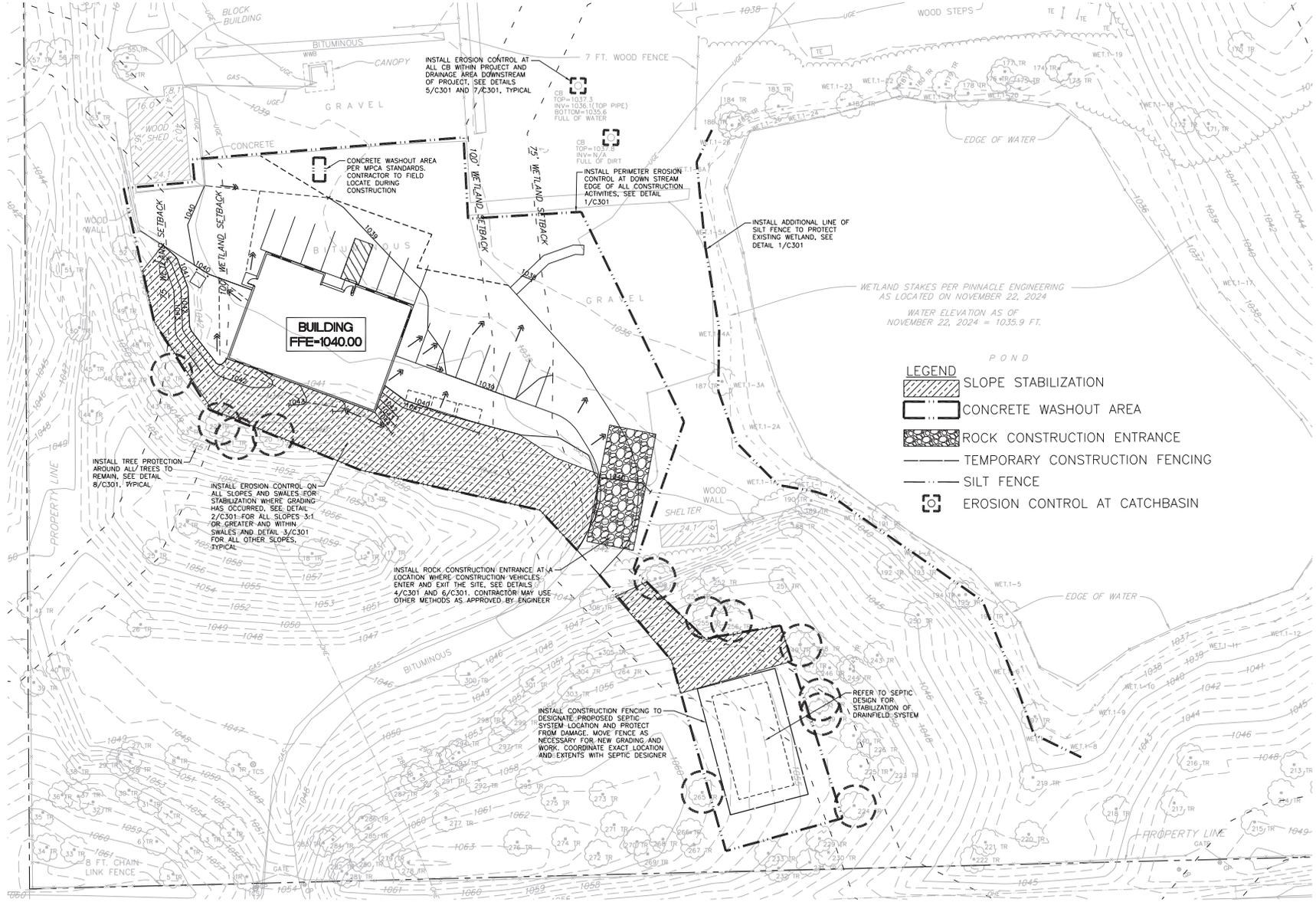
SHEET NO:
C200



1 SITE DEMOLITION PLAN
 NORTH
 C200



1"=20'



CLIENT:



PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVENUE NE,
 SUITE 312
 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354

NOTES:
 COMMUNITY DESIGN REVIEW

Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY

2621 Linwood Ave E, Maplewood,
 MN 55119

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

LICENSE # DATE

SHEET NAME:

EROSION CONTROL PLAN

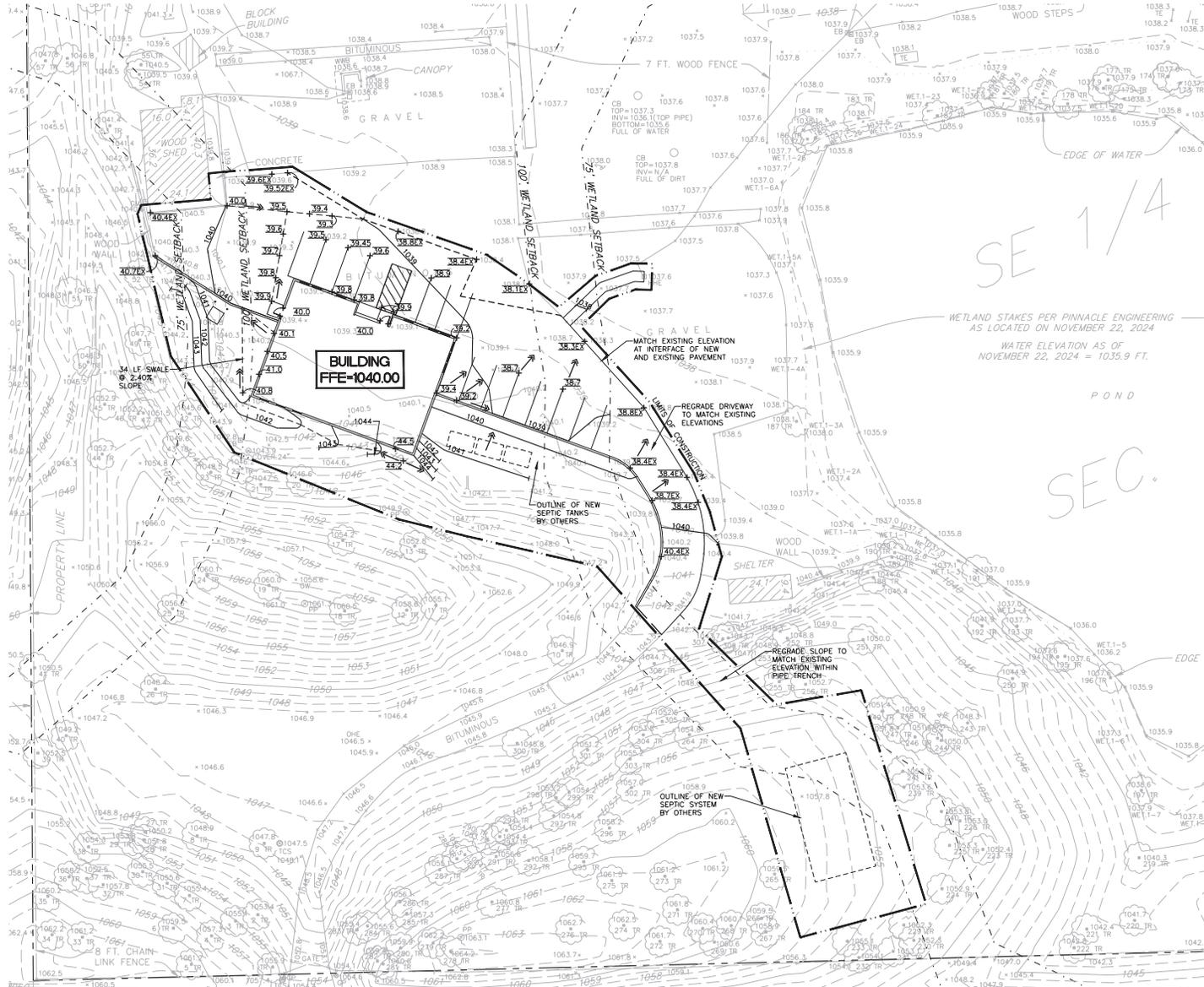
REVISIONS:

24-021 PROJECT NUMBER 03/18/2025 DATE

RJD DRAWN BY RSP CHECKED BY

SHEET NO:

C300



GRADING PLAN NOTES

1. MAXIMUM SLOPE WITHIN ADA PARKING STALL AND ACCESS AISLE IS 2.00% IN ALL DIRECTIONS, TYPICAL.
2. SLOPE AT ALL EGRESS LOCATIONS CANNOT EXCEED 2.00% FOR THE FIRST 5' PER MINNESOTA BUILDING CODE. TYPICAL AT ALL PEDESTRIAN EGRESS LOCATIONS. GRADING PLAN MEETS THIS CODE REQUIREMENT BUT CONTRACTOR MUST FIELD VERIFY GRADES IN FIELD PRIOR TO POURING CONCRETE AND STOPS TO BE SURE SLOPES MEET REQUIREMENTS.
3. EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT AREAS HAVE BEEN INTERPOLATED BASED ON EXISTING SPOT ELEVATIONS FROM SURVEY. CONTRACTOR TO FIELD VERIFY EXACT ELEVATIONS OF PAVEMENT PRIOR TO STARTING CONSTRUCTION AND PROVIDE FIELD CONFIRMATION OF SURVEY INFORMATION TO CIVIL ENGINEER, TYPICAL AT INTERFACE OF NEW AND EXISTING PAVEMENT

GRADING AND DRAINAGE PLAN

0 20' 40' 60'

1" = 20'

CLIENT:

QERTEL ARCHITECTS, LTD.
 1705 Oakdale Avenue
 Phone: 612.688.0346 In. Paul, Minnesota 55101
 www.qertel.com

CONSULTANT:
PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVENUE NE,
 SUITE 312
 BLAINE, MN 55434
 TEL: 763.537.1311
 FAX: 763.537.1354

NOTES:
 ENR COMMITTEE RESUBMITTAL
Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY

2625 L Inwood Ave E, Maplewood, MN 55119

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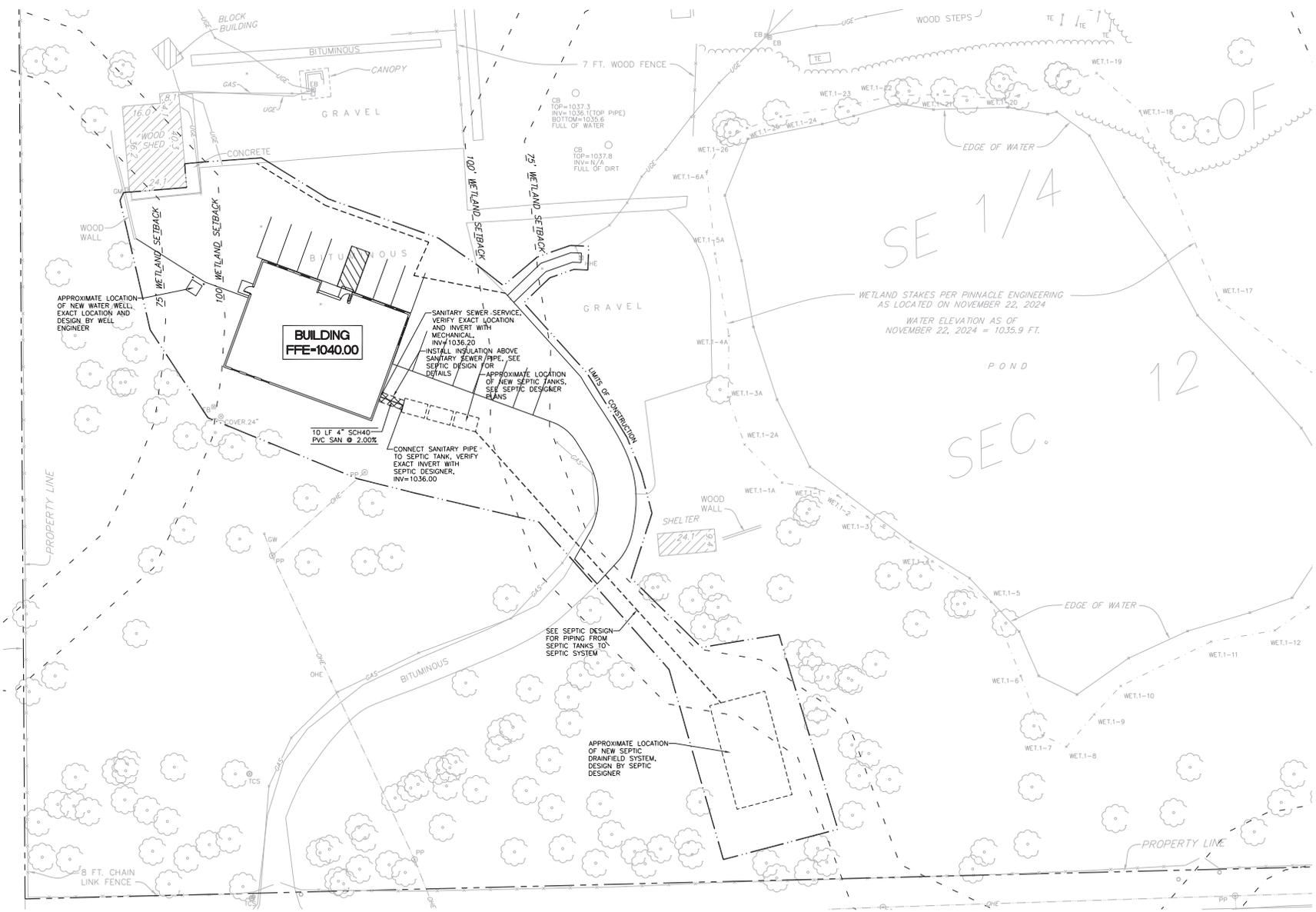
SIGNATURE: _____
 LICENSE # _____ DATE _____

SHEET NAME:
GRADING AND DRAINAGE PLAN

REVISONS:

24-021 PROJECT NUMBER 05/12/2025 DATE
 RJD DRAWN BY RSP CHECKED BY

SHEET NO:
C400



CLIENT:



CONSULTANT:
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE,
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
FAX 763.537.1354

NOTES:
COMMUNITY DESIGN REVIEW

Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY
2621 Linwood Ave E, Maplewood, MN 55119

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SIGNATURE: _____

LICENSE # _____ DATE _____

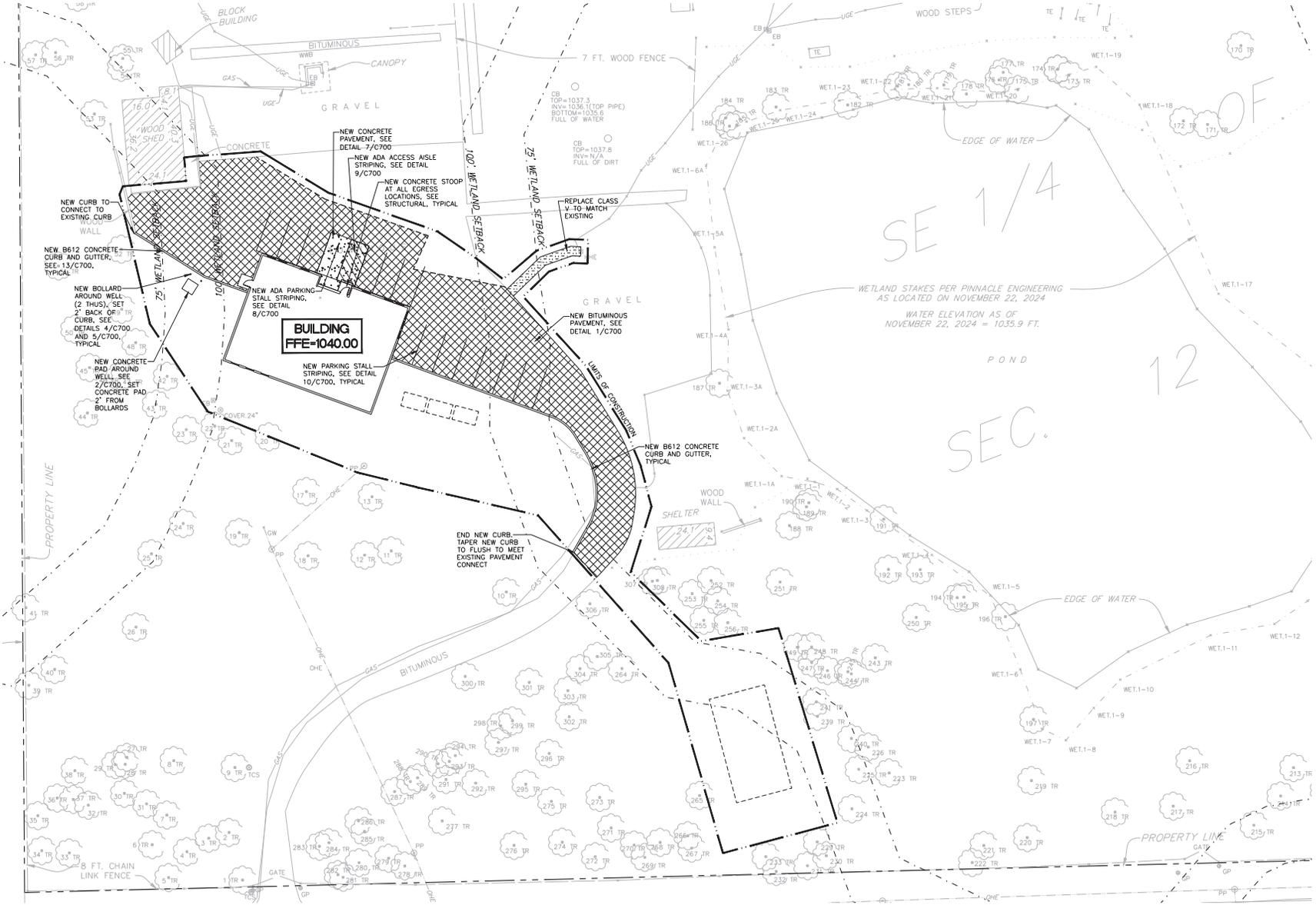
SHEET NAME:
UTILITY PLAN

REVISIONS:

24-021 PROJECT NUMBER 03/18/2025 DATE

RJD DRAWN BY RSP DATE
CHECKED BY

SHEET NO:
C500



1 SITE LAYOUT & PAVING PLAN



1"=20'

CLIENT:



CONSULTANT:
PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVENUE NE,
 SUITE 312
 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354

NOTES:
 ENR COMMITTEE RESUBMITTAL

Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY

2621 Linwood Ave E, Maplewood,
 MN 55119

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SIGNATURE: _____

LICENSE # _____ DATE _____

SHEET NAME: _____

SITE LAYOUT & PAVING PLAN

REVISIONS:

24-021 PROJECT NUMBER 05/12/2025 DATE

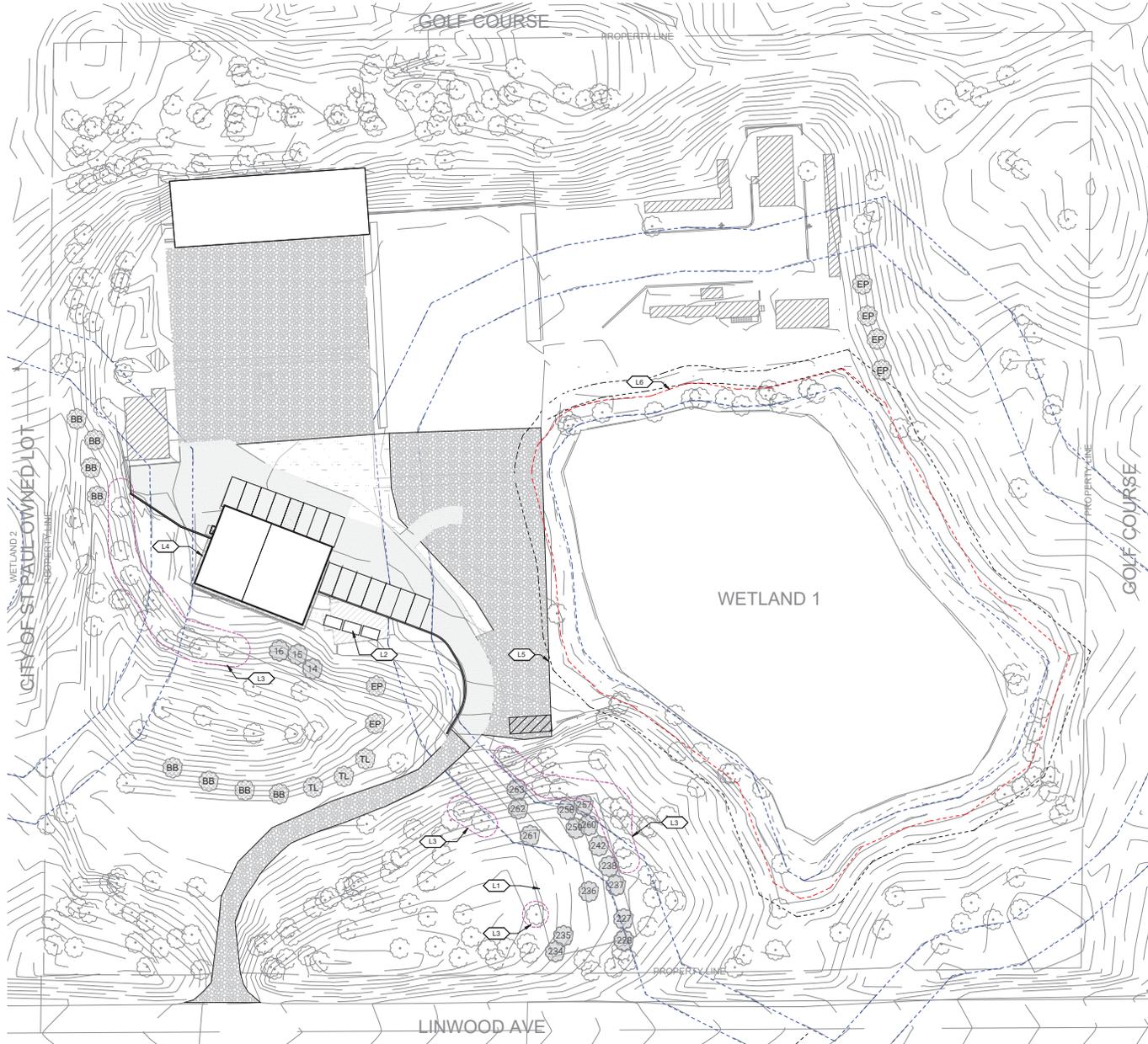
RJD DRAWN BY RSP CHECKED BY

SHEET NO: _____



Not for Construction

Not for Construction

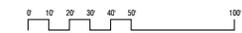


KEYNOTES	
KEY VALUE	KEYNOTE TEXT
L1	MOUND
L2	SEPTIC TANKS
L3	PROTECT TREE / DRIPLINE
L4	ROCK MULCH
L5	EDGE OF FIRING LANE
L6	10' WETLAND SETBACK

LEGEND	
	EXISTING TREE
	TREE TO BE REMOVED
	NEW TREE

PLANTING SCHEDULE				
KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
EP	EASTERN WHITE PINE	PINUS STROBUS	2" DIA.	6
TL	TAMARACK	LARIX LARICINIA	2" DIA.	4
BB	BLUE BEACH	CARPINUS CAROLINIANA	2" DIA.	8

NOTES	
-	TOTAL EXISTING TREES: 308
-	TOTAL TREES TO BE REMOVED: 18
-	18/308 = 5.8% < 20%
-	REPLACE TREES 1:1 WITH 2" MINIMUM DIAMETER
-	SEE TREE INVENTORY FOR FURTHER INFORMATION



1 LANDSCAPE PLAN 1" = 30'

CLIENT:



NOTES:
COMMUNITY DESIGN REVIEW
Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY
2821 Linwood Ave E, Maplewood, MN 55119

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SIGNATURE: DEBRA BRANDWICK
40651 05/09/2025
LICENSE # DATE

SHEET NAME:
LANDSCAPE PLAN

REVISIONS:		
No.	Date	Description

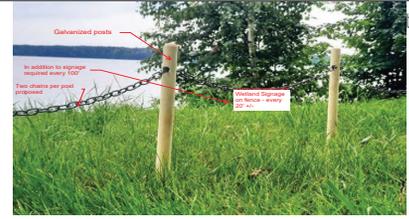
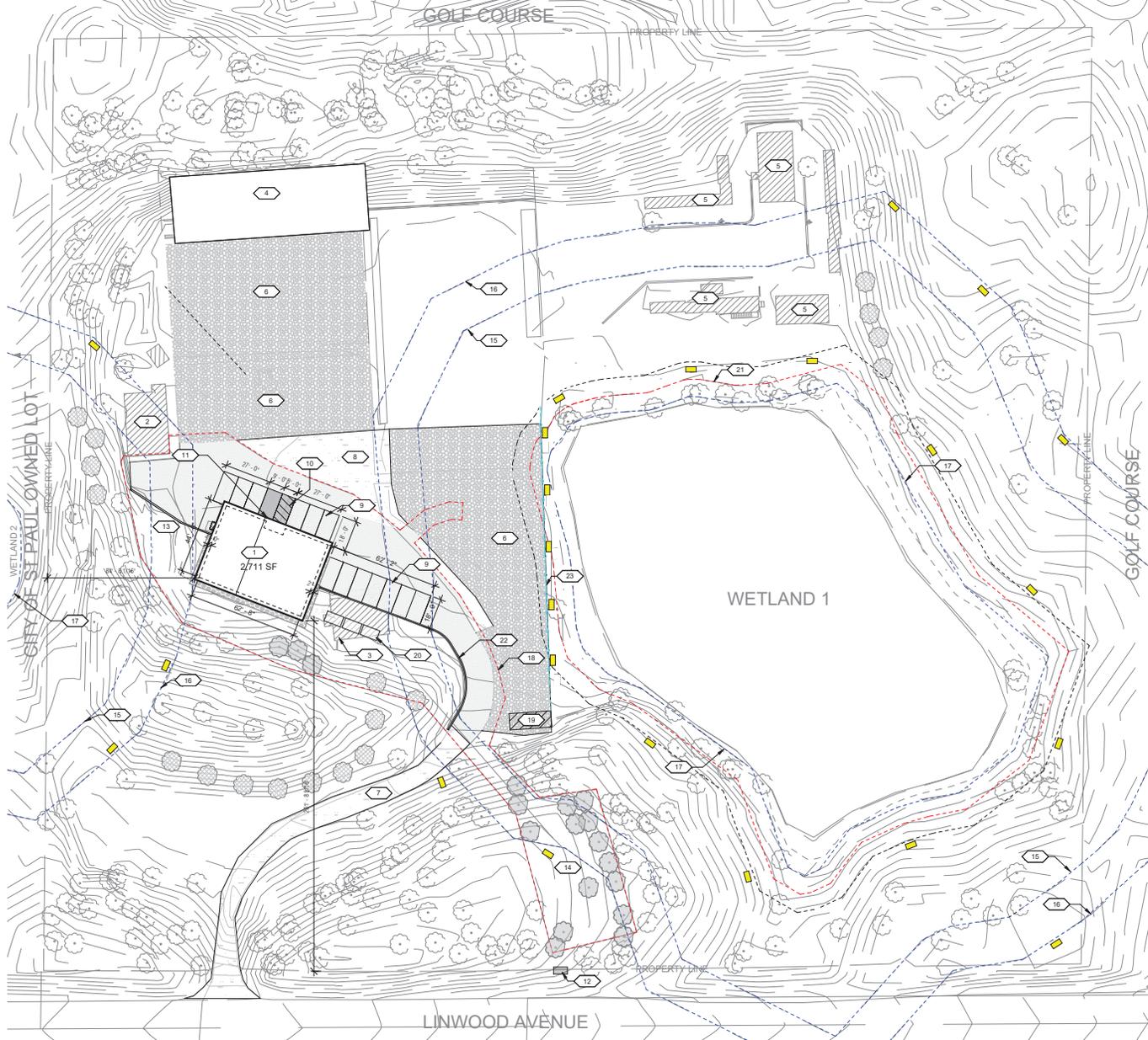
23-28C 05/09/2025
PROJECT NUMBER DATE
N.F. D.B.
DRAWN BY CHECKED BY

SHEET NO:
L3.0

Not for Construction

Not for Construction

Not for Construction

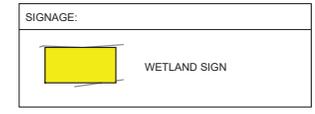


FENCE TYPE PROPOSED

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1	NEW TRAINING OFFICE BUILDING
2	EXISTING BUILDING TO REMAIN
3	EXISTING BUILDING TO BE DEMOED
4	EXISTING RANGE CANOPY
5	EXISTING TACTICAL SIMULATION STRUCTURES
6	EXISTING CLASS V
7	EXISTING PAVED DRIVEWAY
8	EXISTING ASPHALT
9	NEW ASPHALT
10	NEW CONCRETE
11	ACCESSIBLE PARKING SIGN
12	REMOVE AND REPLACE 8' OF CHAIN LINK FENCE FOR SEPTIC ACCESS
13	PROPOSED NEW WELL LOCATION
14	SEPTIC FIELD
15	75' WETLAND SETBACK
16	100' WETLAND SETBACK
17	WETLAND BOUNDARY
18	LIMITS OF CONSTRUCTION
19	EXISTING RANGE SHELTER
20	SEPTIC TANKS
21	10' WETLAND SETBACK
22	CURB AND GUTTER
23	PROPOSED FENCE LINE

NOTES:

- 2,711 S.F. / 200 = 14 PARKING STALLS MINIMUM
- ACCESSIBLE STALLS 1:20 = 1 ACCESSIBLE STALL



1 SITE PLAN

1" = 30'-0"

Not for Construction

PLOTTED 09/09/2025 12:52:26 PM PROJECT NAME: ST PAUL POLICE TRAINING FACILITY

CLIENT:



CONSULTANT:

NOTES:
COMMUNITY DESIGN REVIEW
Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY

2821 Linwood Ave E, Maplewood, MN 55119

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SIGNATURE: DEBRA BRANDWICK

40651 LICENSE # DATE 05/09/2025

SHEET NAME:

SITE PLAN

REVISIONS:

No.	Date	Description

23-28C PROJECT NUMBER DATE 05/09/2025
N.F. DRAWN BY D.B. CHECKED BY

SHEET NO.:

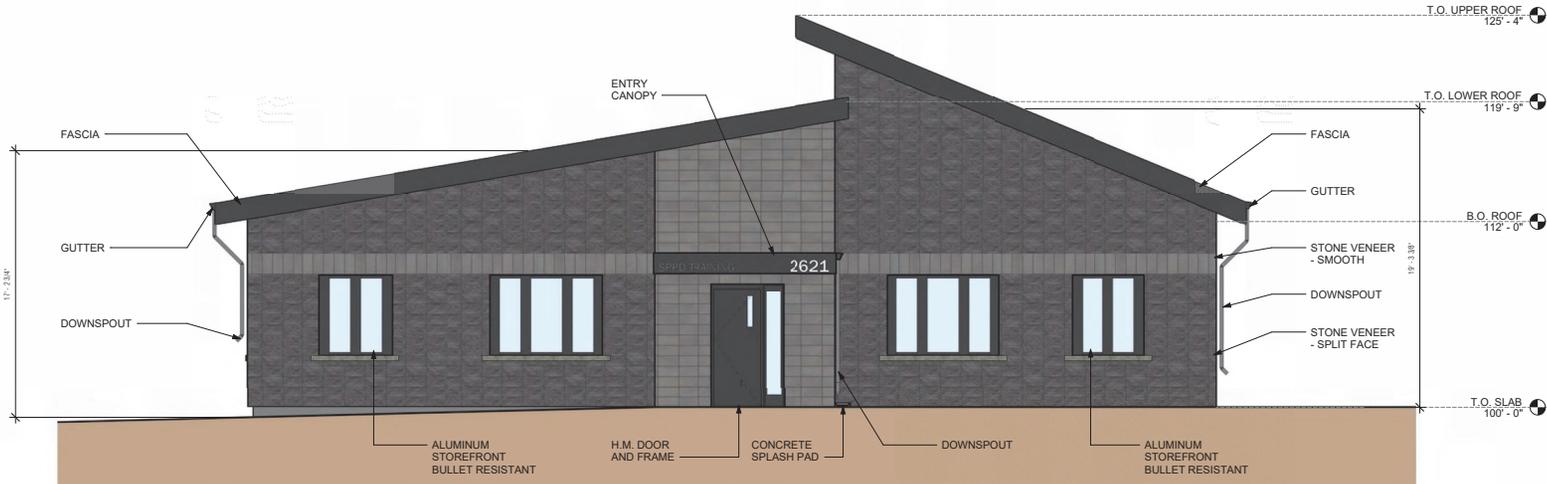
A001

Not for Construction

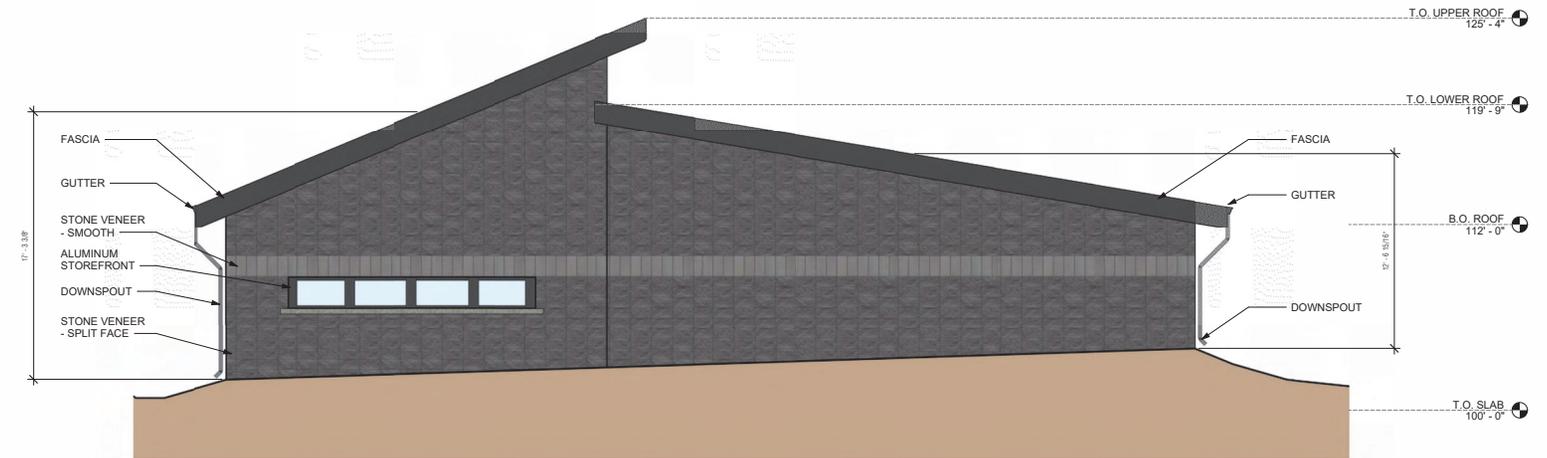
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Not for Construction

Not for Construction



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

CLIENT:



CONSULTANT:

NOTES:
COMMUNITY DESIGN REVIEW

Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY

2821 Linwood Ave E, Maplewood, MN 55119

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SIGNATURE: DEBRA BRANDWICK

40651 05/09/2025
LICENSE # DATE

SHEET NAME:

BUILDING ELEVATIONS

REVISIONS:

No.	Date	Description

23-28C 05/09/2025

PROJECT NUMBER DATE

N.F. D.B.

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SHEET NO.:

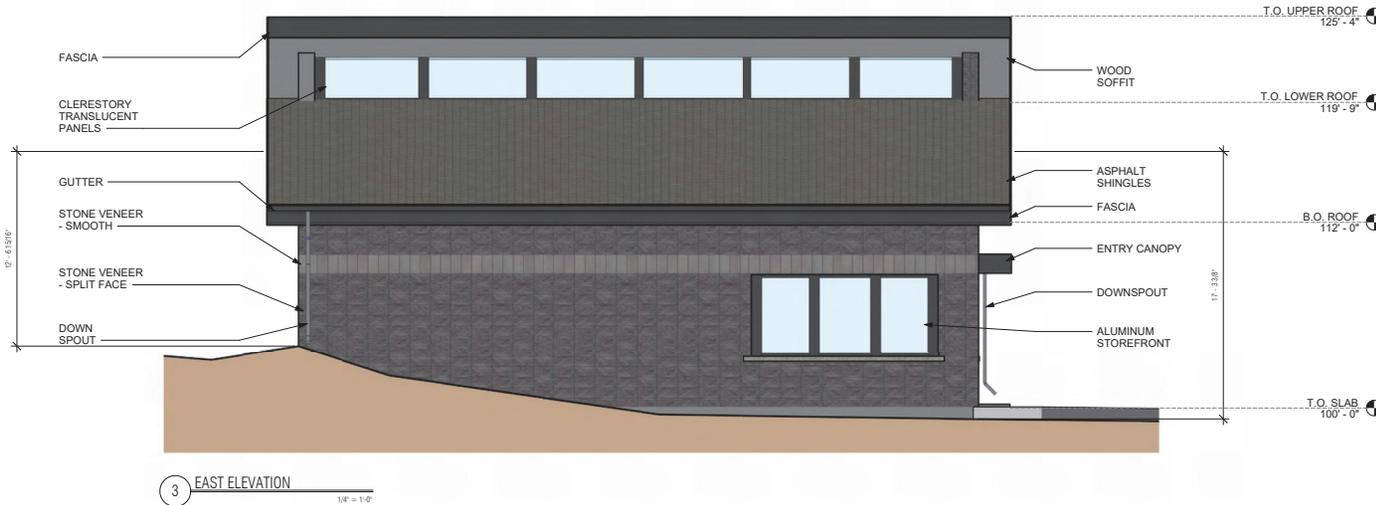
A2

Not for Construction

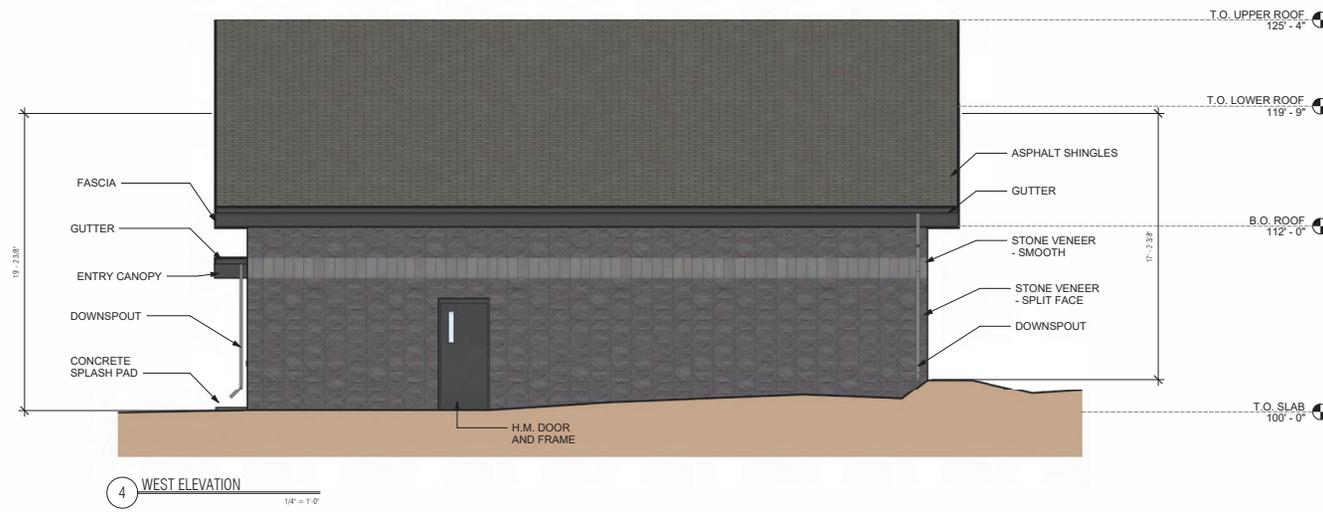
Not for Construction

Not for Construction

Not for Construction



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

CLIENT:



CONSULTANT:

NOTES:
COMMUNITY DESIGN REVIEW

Not for Construction

PROJECT NAME:
ST PAUL POLICE TRAINING FACILITY

2821 Linwood Ave E, Maplewood, MN 55119

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SIGNATURE: DEBRA BRANDWICK

40651 05/09/2025
LICENSE # DATE

SHEET NAME:

BUILDING ELEVATIONS

REVISIONS:

No.	Date	Description

23-28C 05/09/2025
PROJECT NUMBER DATE

N.F. D.B.
DRAWN BY CHECKED BY

SHEET NO.:

A3

Not for Construction

Not for Construction

Not for Construction

Not for Construction



NORTHEAST VIEW



NORTHWEST VIEW

CLIENT:



CONSULTANT:

NOTES:
COMMUNITY DESIGN REVIEW

Not for Construction

PROJECT NAME:
**ST PAUL POLICE
TRAINING FACILITY**

2821 Linwood Ave E, Maplewood,
MN 55119

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PREPARED BY ME OR UNDER MY DIRECT
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LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA.

SIGNATURE: DEBRA BRANDWICK

40651 05/09/2025
LICENSE # DATE

SHEET NAME:

**BUILDING
RENDERINGS**

REVISIONS:

No.	Date	Description

23-28C 05/09/2025

PROJECT NUMBER DATE

N.F. D.B.
DRAWN BY CHECKED BY

SHEET NO.:

A4

Not for Construction

PLOTTED: 05/19/2025 1:52:40 AM PROJECT NAME: ST PAUL POLICE TRAINING FACILITY

Not for Construction

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Engineering Plan Review

PROJECT: Saint Paul Police Firearms Training Facility
2621 Linwood Avenue

PROJECT NO: 25-13

COMMENTS BY: Jon Jarosch, Assistant City Engineer

DATE: 4-2-2025

PLAN SET: Engineering plans dated 3-8-2025

The applicant is proposing to replace the existing classroom training facility at 2621 Linwood Avenue. In addition, the proposal includes replacing portions of the entrance drive and parking lot, the septic system, and the onsite well.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review prior to issuing permits. The following are engineering review comments on the design and act as conditions prior to issuing permits:

Drainage and Stormwater Management

- 1) The applicant shall verify the total area disturbed by the project along with the total area of new impervious surfacing. Should the project exceed ½ acre of disturbance or add more than 5,000 square feet of new impervious surface, the project shall meet the City's stormwater management standards.
- 2) Concrete curb and gutter is required around parking lots and entrance drives per City Code. The applicant shall include concrete curb and gutter along the parking lot edge and entrance drive.

Water and Sewer Service

- 3) This project proposes the installation of a new well to provide potable water to the new classroom facility, as there is currently no water service available adjacent to this site. A housing development has been proposed at the adjacent Ponds at Battle Creek property. If this project is approved and moves forward, water main will be installed along Linwood Avenue to service the housing development. This water main could be utilized in lieu of installing a new well at the Saint Paul Police Firearms Training Facility. The applicant shall coordinate with the developer of the Ponds at Battle Creek site to determine whether or not connecting to the proposed water main is a viable solution.

- 4) This project proposes the installation of a new septic system to provide sewer service to the new classroom facility, as there is currently no sewer service available near this site. If the adjacent development at the Ponds at Battle Creek site moves forward, sanitary sewer mainline may be made available adjacent to this site. The applicant shall coordinate with the developer of the Ponds at Battle Creek site to determine whether or not connecting to the proposed sewer mainline is a viable solution.
- 5) A subsurface sewage treatment system (SSTS) permit is required for new septic systems. All requirements of the SSTS Ordinance shall be met for the proposed septic system.

Grading and Erosion Control

- 6) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils are stabilized.
- 7) Public and private drives and roadways shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 8) All pedestrian facilities shall be ADA compliant.
- 9) A copy of the project SWPPP and NDPE Permit shall be submitted prior to the issuance of a grading permit.
- 10) All slopes shall be 3H:1V or less steep in slope.
- 11) The total cut/fill volume shall be noted on the grading plan.

Public Works Permits

The following permits are required by the Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 12) Grading and erosion control permit
- 13) SSTS Permit
- 14) Right-of-way Permit (If work is completed within Linwood Avenue right-of-way.)

- END COMMENTS -

Environmental Review

Project: St. Paul Police Training Facility

Location: 2621 Linwood Avenue

Date of Plans: March 18, 2025 and May 5, 2025

Date of Review: Updated Review May 15, 2025

Reviewer: Shann Finwall, Sustainability Coordinator
(651) 249-2304, shann.finwall@maplewoodmn.gov

Background: The St. Paul Police Department is proposing to upgrade their training facility at 2621 Linwood Avenue East. The development must comply with the tree and wetland ordinances, and landscape policies.

Trees:

1. Tree Preservation Ordinance:
 - a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree as follows - hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter.
 - b. Specimen Trees: A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater.
 - c. Tree Replacement: If less than 20 percent of the overall caliper inches of significant trees on the site are removed, applicants must replace one 2 diameter inch tree for each significant tree removed. If more than 20 percent are removed, replacement is based on the City's tree replacement calculation which includes the overall caliper inches of significant trees located on the parcel versus the caliper inches of significant trees removed. Additionally, credits are given for all specimen trees that are preserved.
2. Tree Impacts: The tree survey identifies 308 significant trees on the site, however, the overall caliper inches of significant trees are not included. The site demolition plan shows the removal of 18 significant trees; however, the size and species of the trees are not included. Tree replacement cannot be determined without additional information, but it is likely that the tree removal is less than 20 percent of the overall caliper inches of trees on the site. In that case the required tree replacement is 18 – 2 diameter inch trees.
3. Tree Replacement: The landscape plan includes 18 – 2 diameter inch trees.

4. Tree Recommendations:

a. Prior to issuance of a grading permit the following is required:

1) Tree Plan:

a) Identify which trees will be removed on the tree survey and the size and species on the site demolition plan.

b) Add the City's tree replacement calculation to the plans. The tree calculation will include the overall caliper inches of significant trees on the site versus the caliper inches of trees removed.

2) Tree Planting Plan: Final tree planting plan to be reviewed and approved by the City's Natural Resources Coordinator.

3) Tree Escrow: Tree escrow in the amount of \$60 per caliper inch of trees to be replaced on the site. The escrow will be released once the trees are planted with a one-year warranty.

Wetlands:

1. Wetland Ordinance:

a. Wetland Classification and Buffer Requirements: There are two Manage A wetlands, one adjacent the property on the vacant lot to the west and one on the east side of the property. The City's wetland ordinance requires a 75-foot minimum and 100-foot average wetland buffer around a Manage A wetland.

b. Wetland Buffer Averaging: The wetland ordinance allows flexibility in instances where, because of the unique physical characteristics of a specific parcel of land, the averaging of buffer width for the entire parcel may be necessary to allow for the reasonable use of the land during a development or construction project. In such cases decreasing the minimum buffer width will be compensated for by increased buffer widths elsewhere in the same parcel to achieve the required average buffer width. Averaging is allowed based on an assessment of the following:

1) Undue hardship would arise from not allowing the average buffer, or would otherwise not be in the public interest.

2) Size of parcel.

3) Configuration of existing roads and utilities.

4) Percentage of parcel covered by wetland.

5) Configuration of wetlands on the parcel.

- 6) Averaging will not cause degradation of the wetland or stream.
 - 7) Averaging will ensure the protection or enhancement of portions of the buffer which are found to be the most ecologically beneficial to the wetland or stream.
 - 8) A wetland buffer mitigation plan is required for construction of development projects that will require averaging. In reviewing the mitigation plan, the city may require one or more of the following actions:
 - a) Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.
 - b) Rectifying the impact by repairing, rehabilitating, or restoring the buffer.
 - c) Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.
 - d) Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.
 - e) Monitoring the impact and taking appropriate corrective measures.
 - f) Where the city requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with native vegetation. A restoration plan must be approved by the city before planting.
 - g) Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.
 - h) A wetland or buffer mitigation surety, such as a cash deposit or letter of credit, of 150 percent of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the city until successful completion of restoration as determined by the city after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of city ordinance or city directive.
- c. Wetland Buffer Variance: Any deviation from the wetland buffer or wetland buffer averaging requires a wetland buffer variance. The City may require the applicant to mitigate wetland buffer impacts with the

approval of a variance, including, but not limited to, implementing one or more of the strategies listed in the mitigation strategies above.

2. Wetland Impacts:

- a. Existing Conditions: The site was originally developed and graded in approximately 1975, prior to the City's wetland ordinance and wetland buffer requirements. The drive lane, tactical training buildings, storage building, and gravel pad extend into the 100-foot wetland buffers and are considered pre-existing nonconforming structures and encroachments.
- b. New Development: The new development will have grading to within approximately 53 feet of the eastern Manage A wetland for the extension of a utility line, parking stall, and septic system. Grading will come to within approximately 59 feet of the western Manage A wetland for building earthwork. Other portions of the new development will be located within the 75-foot minimum buffer. The development requires a 41-foot wetland buffer variance, wetland buffer averaging, and wetland buffer mitigation as required by the wetland ordinance.

3. Proposed Wetland Mitigation: To mitigate the wetland buffer impacts the applicants are proposing a total of .15 acres of mitigation strategies to include the removal of buckthorn and other invasive species in key areas around the eastern wetland, removal of Class 5 surface adjacent the eastern wetland, establishment of a new 10-foot buffer with native plants and seeds along the east and north side of the eastern wetland, wetland buffer protection fence adjacent the remaining Class 5 surface, and wetland buffer signs around both wetlands.

4. Wetland Buffer Recommendations:

- a. Prior to issuance of a grading permit the following is required:
 - 1) Fence plan to include the materials, height, and location.
 - 2) Revised landscape plan to include:
 - a) Detailed plan for nonnative plant removal and maintenance.
 - b) Native seed mix to be installed in the area called out as Zone 1A in the May 5 restoration plan in addition to the proposed removal of the nonnative plants.
 - c) Detailed plan for new wetland buffer including seed mix species and installation methods, and location and species of native plant plugs.
 - d) Final landscape plan to be reviewed and approved by the Natural Resources Coordinator.

- 3) Wetland Buffer Sign Plan: Identify the location of wetland buffer signs to be installed along the approved wetland buffers. The signs should be placed every 25 feet on the east side of the Class 5 surface, adjacent the new wetland buffer and 100 feet in all other areas of the approved wetland buffer. The City of Maplewood supplies wetland buffer signs identifying that no building, mowing, or grading should take place within the buffer. There is a \$35 fee per sign.
- 4) Wetland Buffer Sign Installation: Install the wetland buffer signs prior to grading if feasible
- 5) Wetland Buffer Mitigation and Maintenance Agreement: Sign a wetland buffer mitigation and maintenance agreement with the City requiring that the applicant establish and maintain the required mitigation within the buffer for a three-year period. The City of Maplewood will draft the maintenance agreement once the wetland buffer mitigation plan is complete.
- 6) Submit a cash escrow or letter of credit to cover 150 percent of the wetland buffer mitigation. The City will retain the escrow for up to three years as outlined in the maintenance agreement to ensure the wetland buffer mitigation is established and maintained.

Landscape Policies and Recommendations:

Landscape Policies: Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

Landscape Recommendations: Prior to issuance of a grading permit the final landscape plan to be reviewed and approved by the City's Natural Resources Coordinator.

WETLAND BUFFER VARIANCE RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 The City of Saint Paul Police Department has requested a wetland buffer variance to build a new training facility on the property at 2621 Linwood Avenue East.

1.02 The property located at 2621 Linwood Avenue East is legally described as:
The west 600 feet of the South 525 feet of the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.
PIN: 122822440002

1.03 The site was originally developed and graded in approximately 1975, prior to the City's wetland ordinance and wetland buffer requirements. The drive lane, tactical training buildings, storage building, and gravel pad extend into the 100-foot wetland buffers and are considered pre-existing nonconforming structures and encroachments.

1.04 The new development requires a 41-foot wetland buffer variance, wetland buffer averaging, and wetland buffer mitigation as required by the wetland ordinance. The new development will have grading to within approximately 53 feet of the eastern Manage A wetland for the extension of a utility line, parking stall, and septic system. Grading will come to within approximately 59 feet of the western Manage A wetland for building earthwork. Other portions of the new development will be located within the 75-foot minimum buffer.

Section 2. Standards.

2.01 Wetland Buffer Variance Standards. The City Ordinance states that the City Council must base approval of a variance on the following standards for approval.

1. Before the city council acts on a wetland ordinance variance, the Environmental and Natural Resources Commission and the Planning Commission will make a recommendation to the city council. The city shall hold a public hearing for the variance. The city shall notify property owners within 500 feet of the property for which the variance is being requested at least ten days before the hearing.
2. The city may require the applicant to mitigate any wetland, stream, or buffer alteration impacts with the approval of a variance, including, but not limited to, implementing one or more of the strategies listed in subsection 18-221(e)(4) (mitigation).
3. To approve a variance, the city council shall apply the findings for variance approval as required in Minnesota Statutes.

4. The applicant for a variance shall submit, with the variance application and any other required materials, a statement showing how the proposal would meet the findings for variance approval.

Section 3. Findings.

3.01 The proposal meets the specific wetland buffer variance standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this wetland buffer variance request.

1. On April 15, 2025, the Planning Commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The Planning Commission allowed everyone to speak and present written statements at the hearing. The Planning Commission recommended that the City Council approve this resolution.
2. On May 19, 2025, the Environmental and Natural Resources Commission held a public meeting to discuss the proposal. The ENR recommended that the City Council _____ this resolution.
3. On June 9, 2025, the City Council discussed this resolution. They considered reports and recommendations from the planning commission and City staff.

Section 5. City Council

5.01 The City Council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

1. All construction shall follow the approved plans. The director of community development may approve minor changes.
2. The applicant shall meet the conditions outlined in the design review resolution.