



MEMO

Date: December 21, 2016

To: Attendees of the November 17 RiverEast School neighborhood meeting

From: Rosemary Dolata, Project Manager, Facilities Department, Saint Paul Public Schools

Re: SPPS Response to RiverEast School "Wish List"

Below is Saint Paul Public Schools' (SPPS) response to the "Wish List" of North End neighbors who live in the vicinity of RiverEast School scheduled to open in fall 2018 at 1050 Kent N. St. The [original meeting notes](#) are included in this document starting on page 6. For easy referencing, "Wish List" items have been numbered.

1. Reduce traffic and parking impacts.

- a. Do not allow after-school or weekend events that would cause overflow parking onto the streets.**

SPPS Response: As a special education site, RiverEast typically holds from two to four school family events a year and the latest any of the events have typically been scheduled is 5:30 p.m. with many families traveling by cab. This, mixed with the fact that the school parking is being right-sized to accommodate the number of staff and other needs means that overflow parking will seldom, if ever, be an issue. Also, because none of the meeting and common rooms at RiverEast will be very large, it will be unlikely that the site will be used by either SPPS or external organizations for meetings involving large numbers of people.

- b. Encourage shared parking arrangement with Shiloh Baptist Church.**

SPPS Response: A shared parking arrangement with Shiloh Baptist Church is being developed.

- c. Have a no idling policy for buses.**

SPPS Response: SPPS has clear guidelines for bus idling at school sites and other locations to minimize the exposure of diesel exhaust fumes. Generally, a bus driver is required to shut off their bus after five minutes of arriving at a school when air temperatures or wind chill factors are above 20 degrees Fahrenheit. Exceptions to this rule include buses that are transporting medically fragile students; transporting students in multiple wheelchairs; working in temperatures of 20 degrees or less to allow for keeping passengers and the driver warm; or emergency situations.

d. Do not allow busses to park on the street for extended periods.

SPPS Response: With eight bus parking stalls on site, there will be ample room for buses to park on school property rather than the street.

e. Monitor speeds and traffic in local area. Increase police presence for enforcement (City).

SPPS Response: While recognizing that monitoring speeding traffic is ultimately a City of Saint Paul responsibility, the SPPS Transportation Department nonetheless has four employees dedicated to monitoring speed and traffic patterns at all school sites. As a school building in a new location, special attention will be given to RiverEast to ensure that smooth traffic flow to and from school is established. In addition, SPPS employs off-duty police officers who patrol the district during route times above and beyond the Saint Paul Police Department's patrols.

2. Consider making meeting space available to immediate neighborhood upon request (without additional cost).

SPPS Response: Because SPPS has Board of Education approved procedures for reserving building spaces, it would not be fair or equitable to make exceptions to a particular group. Please reference SPPS' permit process that is outlined on the website: <http://www.spps.org/permits>. Under this policy, if neighbors reserve meeting space at RiverEast as part of the District 6 Planning Council (a Category II entity) that will entitle them to a low-cost rental fee of \$15/hour for a classroom during regularly staffed hours.

3. Commit to full environmental remediation and careful clean-up.

SPPS Response: SPPS is fully committed to ensuring the site is mitigated of all environmental ground pollutants to safeguard the safety of its students, staff and neighbors. As such, on October 31, the Minnesota Pollution Control Agency (MPCA) approved SPPS' [Voluntary Response Action Plan](#) (VRAP) which is a comprehensive plan that outlines how the district will mitigate pollutants. In addition, the district's ability to build and occupy a new school on the site is contingent on its complete fulfillment of the VRAP.

a. Communicate environmental remediation plan with neighbors, what will happen when, and inform them of risks.

SPPS Response: A mailing will go out in January/February outlining a general project schedule and link to SPPS' comprehensive MPCA-approved [VRAP](#) mitigation plan which

is available at <http://www.spps.org/Page/25805>. Any potential health risks to the community will be addressed and prevented through the approved VRAP and the permanent vapor mitigation being installed in the building as outlined below.

b. Monitor contamination of soil, air and water during construction.

SPPS Response: Prior to the demolition, there will be an on-site consultant conducting air analysis as required during the entire asbestos abatement of the existing structure. During demolition the site will have the necessary safeguards to minimize dust and storm water release. During excavation for soil remediation there will be an on-site consultant conducting tests on soils for vapor concentrations. This will be done in order to determine the extent of the contamination and where the excavated soils will be disposed offsite. Additional monitoring and testing will be available and provided during the construction phase as needed including excavation activities for building foundations and storm water management systems.

c. Regular monitoring and reporting for pollutants AFTER construction is complete (ongoing annual monitoring).

SPPS Response: A vapor mitigation system will be installed to ensure safe indoor air quality. The system exhausts any vapors emanating from the ground and releases it into the air high above the building (similar to boiler venting/chimneys in houses) so that off-gases can safely be diluted and evaporated into the atmosphere. The system is similar to what is used in homes to mitigate radon from basements and is considered a best practice in new commercial construction. As part of its standard operating practice, the SPPS Facilities Department will produce internal reports on the performance of the indoor air quality system which can be made available to the public upon request. MPCA requires no ongoing monitoring now or following construction because the monitoring completed up to this point has confirmed the stability and safety of the site.

4. Monitor health of nearby Loeb Lake. Neighbors want to ensure construction of school does not negatively impact the lake.

SPPS Response: In partnership, the Capitol Region Watershed District (CRWD) and Ramsey County Public Works Department test Loeb Lake and other lakes twice a month once the ice is off the lake; findings are published through the CRWD's "Lakes Monitoring Report" which can be found at <http://www.capitolregionwd.org/press/crwd-reports/>.

5. Communicate regularly with neighbors during construction.

a. Erect a bulletin board on the construction site with information about activities going on and a phone number to contact.

SPPS Response: Signage will be erected on the property with contact information for questions or concerns regarding the construction of RiverEast School. Mailings will be made to neighbors as necessary, but the best way for neighbors to keep informed is to sign up to the RiverEast School construction list-serve on the project website:

<http://www.spps.org/Page/25805>. Updates will also be given at District 6 Planning Council's Land Use Task Force meetings.

- b. Mail residents information to their homes (when a project schedule is available) including environmental clean-up information, etc.**

SPPS Response: See the response to 3a above.

- c. Neighbors request a local meeting regularly for updates (in addition to District 6 Land Use meetings held monthly on the 4th Tuesday at 6:30PM at North Emanuel Lutheran Church at 301 Hatch Ave).**

SPPS Response: Upon invitation, Rosemary Dolata will continue to be available to attend meetings to provide updates as needed.

- 6. Commit to minimum impact on neighbors through Site Plan tweaks and good neighbor practices.**

- a. Explore a relocation of the playground to a place that is less immediate to neighboring properties.**

SPPS Response: Options for the best placement of the playground have been thoroughly explored and it will be located on the western edge of the property. This placement was informed by the building layout and program needs and because it does not butt up directly against neighbors' yards.

- b. No outdoor basketball courts due to noise concerns.**

SPPS Response: Many students who attend RiverEast School find playing basketball outdoors to be a fun, therapeutic outlet and form of exercise. For this reason, the new RiverEast School will not be removing the planned basketball half-court from the site plan.

- c. Minimize noise (no outdoor play before 9AM or after 4PM).**

SPPS Response: Because playgrounds are considered a community amenity, SPPS has an overarching policy to make all its school playgrounds accessible to the community outside of school hours. If noise concerns happen during school hours, neighbors should contact the school and the police should be contacted for noise concerns outside of school hours.

- d. Include additional Green/Sustainable building materials and planning to the site plan (Green Roof, Rain Gardens, Solar Panels, Etc.)**

SPPS Response: The site and building plans include healthy materials and finishes. The architects are exploring additional storm water management and water reuse opportunities above and beyond what is required. Additionally, SPPS is working with

Xcel's Energy Design Assistance program to maximize the building's energy efficiency systems.

e. Clean-up litter each day (on school grounds and local streets/sidewalks).

SPPS Response: School custodians regularly clean school grounds and adjoining sidewalks of debris as part of their regular duties.

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Notes from RiverEast Neighbors Meeting

Thursday, November 17; 6:00PM at Shiloh Baptist Church

Attendees:

Tom Dunne, Neighbor
Mike Pazderski, Neighbor
Noel Nix, Neighbor
Wendy Zarse, Neighbor
Luke Stultz, Neighbor
Kristen Montag, Neighbor
Cory Katzenmeyer, Neighbor
Rich Holst, District 6 Board Member
Patrick McGuire, District 6 Board Member and Teacher at RiverEast School
John Brodrick, School Board Member
John Schumacher, School Board Member
Tom Parent, SPPS
Rosemary Dolata, SPPS
Amy Brendmoen, Ward 5
Kim O'Brien, Ward 5
Deacon (Shiloh Baptist)

Overview:

A group of immediate neighbors to 1050 Kent met to create a "wish list" of items for Saint Paul Public School District in the RiverEast Development.

Background:

RiverEast is a K-8 public school for students with mental and behavioral health needs that have not been successful in traditional classrooms. SPPS hopes to work with students to reintegrate them into normal classrooms if and when they are ready. The current site of the school does not meet student needs. RiverEast is slated to open for the 2018 school year. The school will have a capacity of up to 80 students and there will be roughly 60 staff on site. All students arrive to the school by bus.

Feedback:

Neighbors voiced concerns of the development including environmental issues (was the main concern), parking and traffic, community benefit, noise and activity, disruption during construction, and lack of communication from school district and city. Below are "Wish List" items the neighbors would like to ask of RiverEast School, SPPS and Saint Paul:

- **Reduce traffic and parking impacts.**
 - Do not allow after-school or weekend events that would cause overflow parking on to the streets.
 - Encourage shared parking arrangement with Shiloh Baptist Church.
 - Have a no idling policy for busses.

- Do not allow busses to park on the street for extended periods.
- Monitor speeds and traffic in local area. Increase police presence for enforcement. (City)
- **Consider making meeting space available to immediate neighborhood upon request (without additional cost).**
- **Commit to full environmental remediation and careful clean-up.**
 - Communicate environmental remediation plan with neighbors, what will happen when, and inform them of risks.
 - Monitor contamination of soil, air and water during construction
 - Regular monitoring and reporting for pollutants AFTER construction is complete (on-going annual monitoring)
- **Monitor health of nearby Loeb Lake. Neighbors want to ensure construction of school does not negatively impact the lake.**
 - Involve Capital Region Watershed District in monitoring Loeb Lake and ground water.
- **Communicate regularly with neighbors during construction.**
 - Erect a bulletin board on the construction site with information about activities going on and a phone number to contact.
 - Mail residents information to their homes (when a project schedule is available) including environmental clean-up information, etc.
 - Neighbors request a local meeting regularly for updates (in addition to District 6 Land Use meetings held monthly on the 4th Tuesday at 6:30PM at North Emanuel Lutheran Church at 301 Hatch Ave).
- **Commit to minimum impact on neighbors through Site Plan tweaks and good neighbor practices.**
 - Explore a relocation of the playground to a place that is less immediate to neighboring properties.
 - No outdoor basketball courts due to noise concerns.
 - Include additional Green/Sustainable building materials and planning to the site plan (Green Roof, Rain Gardens, Solar Panels, Etc.)
 - Minimize noise (no outdoor play before 9AM or after 4PM).
 - Clean-up litter each day (on school grounds and local streets/sidewalks).

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