

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Dorothy Day LLC **FILE #** 14-313-319
  2. **APPLICANT:** Lisa Kugler, Dorothy Day LLC **HEARING DATE:** August 14, 2014
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 411 Main St, northwest corner of Main Street and Old Sixth Street
  5. **PIN & LEGAL DESCRIPTION:** 062822220086, Dress Labor Centre Addition Lots 1 Thru 5 Blk 1 & Outlots A,B,C,D E,F,G,H & I
  6. **PLANNING DISTRICT:** 17 **PRESENT ZONING:** B5
  7. **ZONING CODE REFERENCE:** §66.421, §65.157; §61.501
  8. **STAFF REPORT DATE:** August 6, 2014 **BY:** Lucy Thompson
  9. **DATE RECEIVED:** July 28, 2014 **60-DAY DEADLINE FOR ACTION:** September 26, 2014
- 

- A. **PURPOSE:** Conditional use permit for a 278-bed overnight shelter
- B. **PARCEL SIZE:** 79,403 square feet
- C. **EXISTING LAND USE:** C-Office
- D. **SURROUNDING LAND USE:**
  - North: I-35E, St. Joseph's Hospital
  - East: Mary Hall (single-room occupancy housing), Catholic Charities overnight shelter, Dorothy Day Center and Women's Shelter
  - South: Smith Avenue Transit Center, surface parking
  - West: I-35E, Minnesota History Center
- E. **ZONING CODE CITATION:** §66.421 states that overnight shelters are a conditional use in the B5 district, subject to development standards; §65.157 defines overnight shelters, with the condition that such a facility be a minimum distance of 600' away from any other overnight shelter and other similar facilities; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** There is no relevant history on this site.
- G. **DISTRICT COUNCIL RECOMMENDATION:** On April 16, 2014, the CapitolRiver Council (District 17) Board voted to support the concept and vision of the Dorothy Day reVision project.
- H. **FINDINGS:**
  1. Catholic Charities is revising the services it provides at Dorothy Day to better respond to the needs of homeless individuals in Saint Paul. Called "Dorothy Day Center reVision," the new approach has two parts: "Higher Ground" Saint Paul, a building that combines a continuum of housing needs, including an emergency shelter, pay-for-stay program, health support program and permanent supportive housing; and the Connection Center (to be located on the existing Dorothy Day site across the street from the new Higher Ground), a hub of resources for those at risk of becoming homeless or those working to move up and out of homelessness.
  2. Dorothy Day LLC has applied for a conditional use permit for a 278-bed overnight shelter, which will be located in the Higher Ground building, a 5-story building to be built at 411 Main Street. This use will replace the 270-bed shelter currently located at the existing Dorothy Day Center and Dorothy Day Women's Shelter (183 Old 6<sup>th</sup> Street). The new 278-bed shelter will occupy the first two floors of Higher Ground Saint Paul; the top three floors will contain 193 single-room occupancy units.
  3. Overnight shelters are a conditional use in the B5 Central Business-Service District. §65.157 lists the following condition for overnight shelters: *The facility shall be a minimum distance of 600 feet from any other overnight shelter, licensed community residential facility, emergency housing facility, shelter for battered persons with more than 4 adult facility residents, or transitional housing facility with more than 4 adult facility residents.* This condition is met. No such facilities are located within 600 feet of the proposed facility. The current residents at both Mary Hall (436-538 Main

Street) and the Catholic Charities Women's Shelter (183 Old 6<sup>th</sup> Street) will move into the Higher Ground building. Mary Hall will be repurposed, and the shelter will be demolished for Phase II. The Ramsey County Juvenile Detention Center (25 W. 7<sup>th</sup> Street) is 1,070 feet away, and the Naomi Family Shelter (77 E. 9<sup>th</sup> Street) is 1,792 feet away. The residential program at St. Joseph's Hospital is exempt as a community residential facility because it is located on hospital grounds.

4. §61.501 lists five standards that all conditional uses must satisfy:

- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Strategy 4.3 in the *Downtown Development Strategy* (2005) recommends providing a range of new housing options in downtown, with a range of prices and types (Strategy 4.3). The Housing chapter of the Comprehensive Plan recommends assisting in the preservation and production of homeless and supportive housing (Strategy 3.4).
- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Vehicular ingress and egress to both the off-street surface parking and the loading dock are provided off Main Street. The site plan includes a skyway over Main Street connecting Higher Ground to the Connection Center, to be built in a future phase; this will allow for pedestrians to be fully separated from vehicular traffic. The applicant is in the process of preparing a traffic impact study, as required by site plan review, to analyze trip generation rates for all modes of movement coming to and from the site, including pedestrians, bikes, cars and trucks. The study is scheduled to be completed in September 2014, with final site plan review in October 2014.
- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The Higher Ground Saint Paul building and the Connection Center will provide shelter, housing, health services and job training in a more dignified environment – not only improving the existing character of the facilities at Dorothy Day, but also improving the appearance of this important gateway into downtown Saint Paul. The new building will have a strong positive impact on surrounding properties, and will complement the neighboring major civic and institutional uses (Xcel and St. Joe's Hospital). The public health, safety and general welfare will be improved by providing facilities that meet client needs with dignity and respect.
- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The planned project enhances, and perhaps even hastens, the development and improvement of surrounding properties.
- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use meets all other applicable regulations in the B5 district.

**STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a 278-bed overnight shelter at 411 Main Street.



**CONDITIONAL USE PERMIT APPLICATION**

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

Zoning office use only  
File # 14-313319  
Fee: \_\_\_\_\_  
Tentative Hearing Date:  
8-14-14

PD = 17

062822220086

**APPLICANT**

Name Dorothy Day LLC - Catholic Charities  
Address 1200 Second Avenue South  
City Minneapolis St. MN Zip 55403 Daytime Phone 612-827-2189  
Name of Owner (if different) Main Street Labor Corporation  
Contact Person (if different) George McMahon Phone 612-964-6450

**PROPERTY LOCATION**

Address / Location 411 Main Street  
Legal Description Dress Labor Centre Addition, Lots 1 thru 5 & Outlots A, B, C, D, E, F, G, H & I  
Current Zoning B-5  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of  
Chapter 66, Section 66.421, Paragraph \_\_\_\_\_ of the Zoning Code.  
65-157

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please see attached sheet

RECEIVED  
JUL 24 2014  
Per \_\_\_\_\_

Required site plan is attached

Applicant's Signature *Rich Johnson* Date July 24, 2014 City Agent *pdg 7/24/14*

## ***Attachment to Conditional Use Permit Application for 411 Main Street***

### **Supporting Information**

A 278-bed overnight shelter will be located in a new 5-story building to be constructed at 411 Main Street. This use will replace the 270 shelter beds located across the street at the current Dorothy Day and Dorothy Day Women's shelter. The shelter will be within the first two floors of the Higher Ground St. Paul project. The top three floor will contain 193 SRO units.

**The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.**

The use is fully in compliance with the Comprehensive Plan and the Downtown Development Strategy as follows:

- The use is part of a building that meets all of the St. Paul City-wide general design standards (Objective 3.1, page 32).
- Significant opportunities for visual art that establishes the building as a unique place and collaboration with artists interested in housing issues are included in the landscape, elevation and interior plans. Integral to the building, these features will be maintained by Catholic Charities (Objectives 3.15 and 3.16, page 35).
- The use maintains affordable housing options at the lowest price range, in accordance with the Downtown Development Strategy, 4.3, page 10.
- The use will potentially require expansion of the downtown district heating and cooling system per Downtown Development Strategy 4.29, page 14.
- With the involvement of the Design Center and a consultant, site and landscaping plans will improve the streetscape of Main Street, which has substantial pedestrian and bicycle activity. (Downtown Development Strategy 6.21, page 25 and 6.36 page 26).

**The use will provide adequate ingress and egress to minimize traffic congestion in the public streets**

- The use generates minimal car traffic, shifted from across Main Street. Traffic levels on the public streets will be substantially reduced due to the demolition of the existing office building.

**The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.**

- Changing the location improves the existing character of the immediate neighborhood by removing pedestrian and bicycle congestion from Old Sixth Street and providing a carefully designed courtyard to accommodate resident entry away from the public street. The public health, safety and general welfare is substantially improved by this separation of pedestrians and cars and the opportunity for increased security created by the site plan.

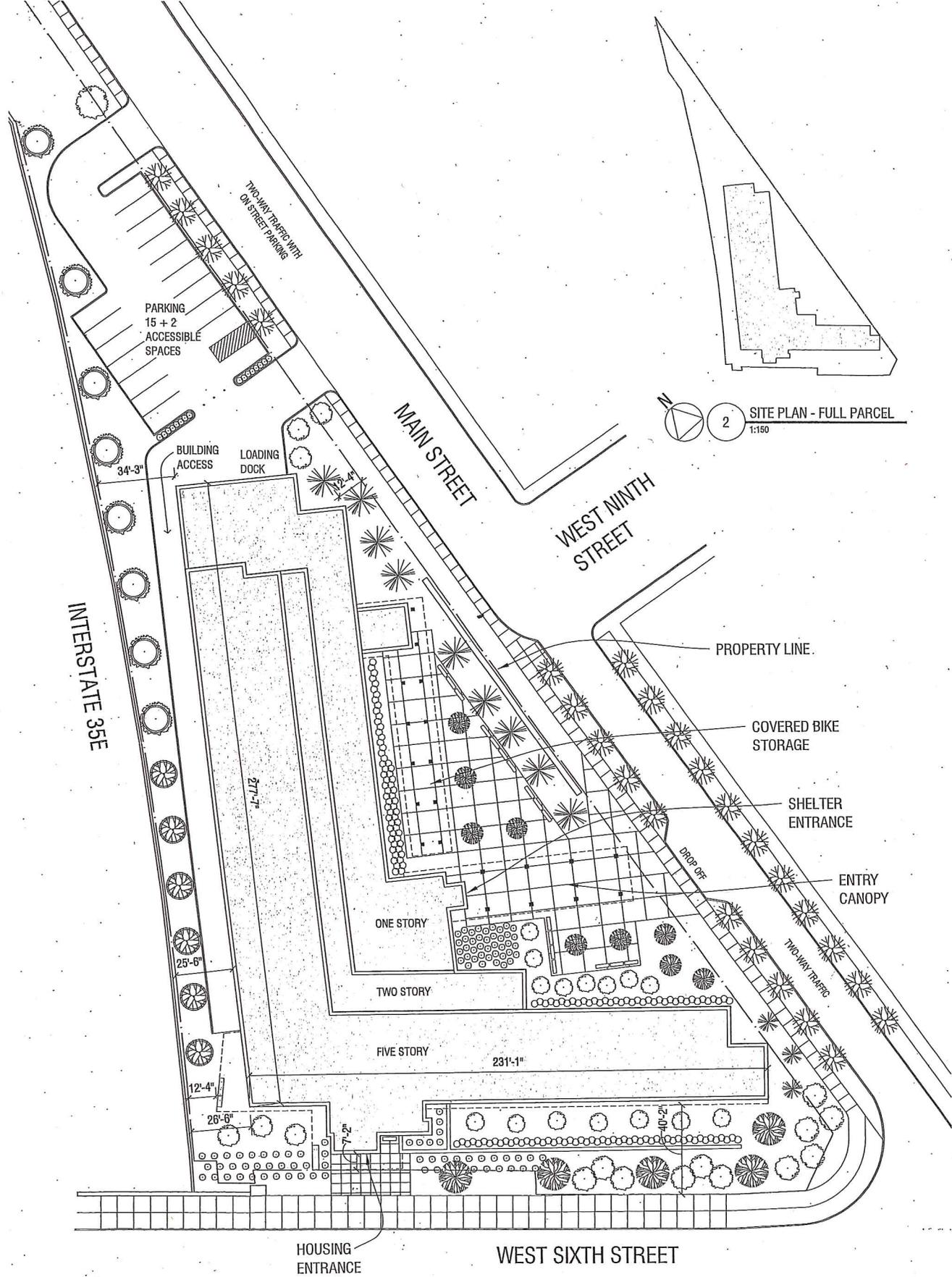
**The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

- The new building will have a strong positive impact on the surrounding properties, creating a well-designed, appropriately scaled development, complementing the major institutional uses nearby (Xcel Center, St. Joseph's Hospital) and visually strengthening this important entry to downtown. The development will meet the City's design standards and benefit from collaboration with the Design Center.

- **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

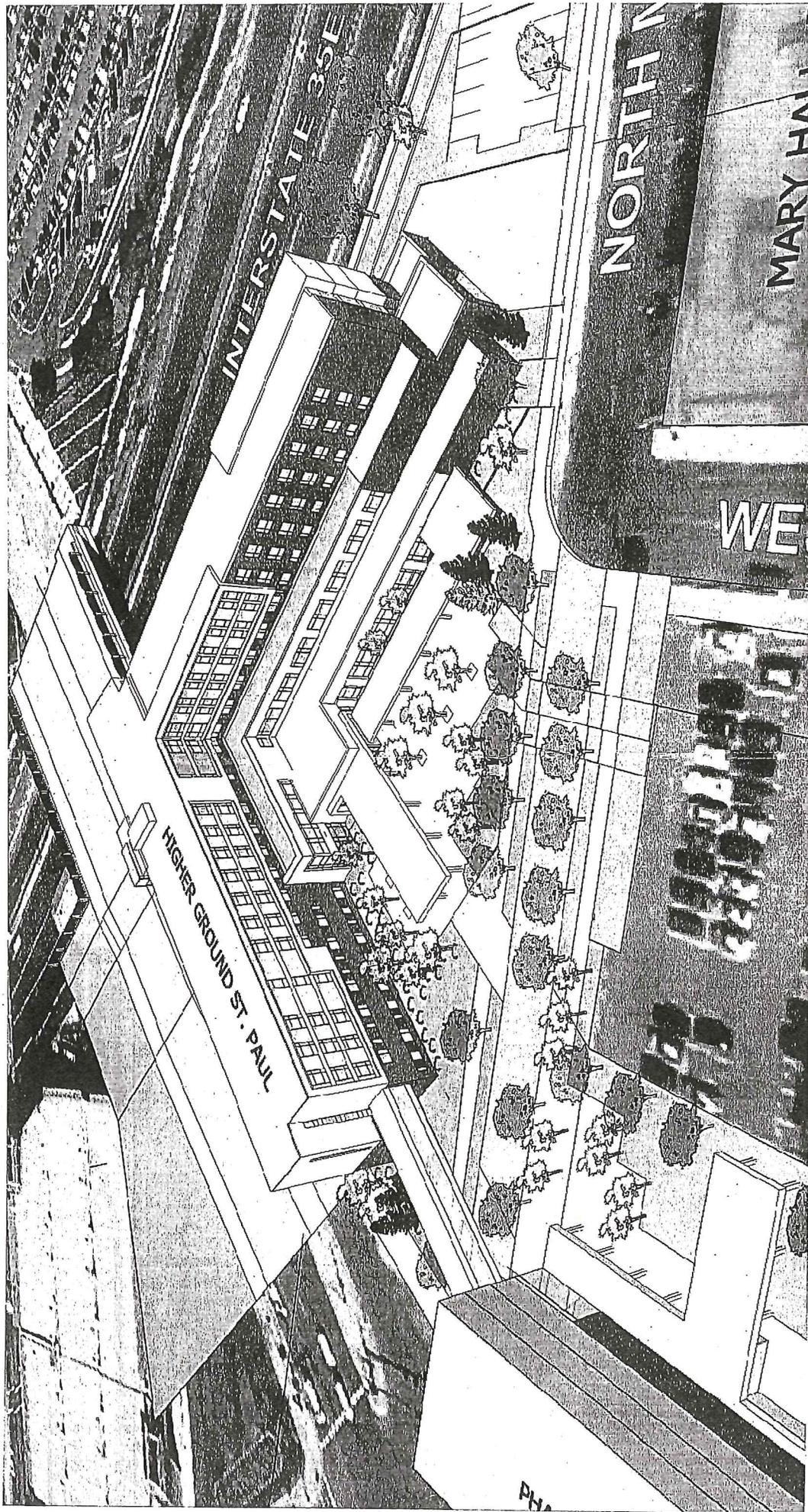
- Overnight shelter is a conditional use in the B-5 District. The SRO housing is a permitted rooming house use in the B-5 District.
- The additional condition for an overnight shelter in Section 65.157 is that it must be located a minimum distance from any other Congregate Living Facility.

The use meets this requirement. Nearby Congregate Living Facilities are more than 600 feet distant (Ramsey County Juvenile Detention Center at 25 West 7<sup>th</sup> Street is 1,070 feet away and Naomi Family Shelter is 1,792 feet away). The residential program at St. Joseph's Hospital is exempt as a community residential facility because it is located on hospital grounds.



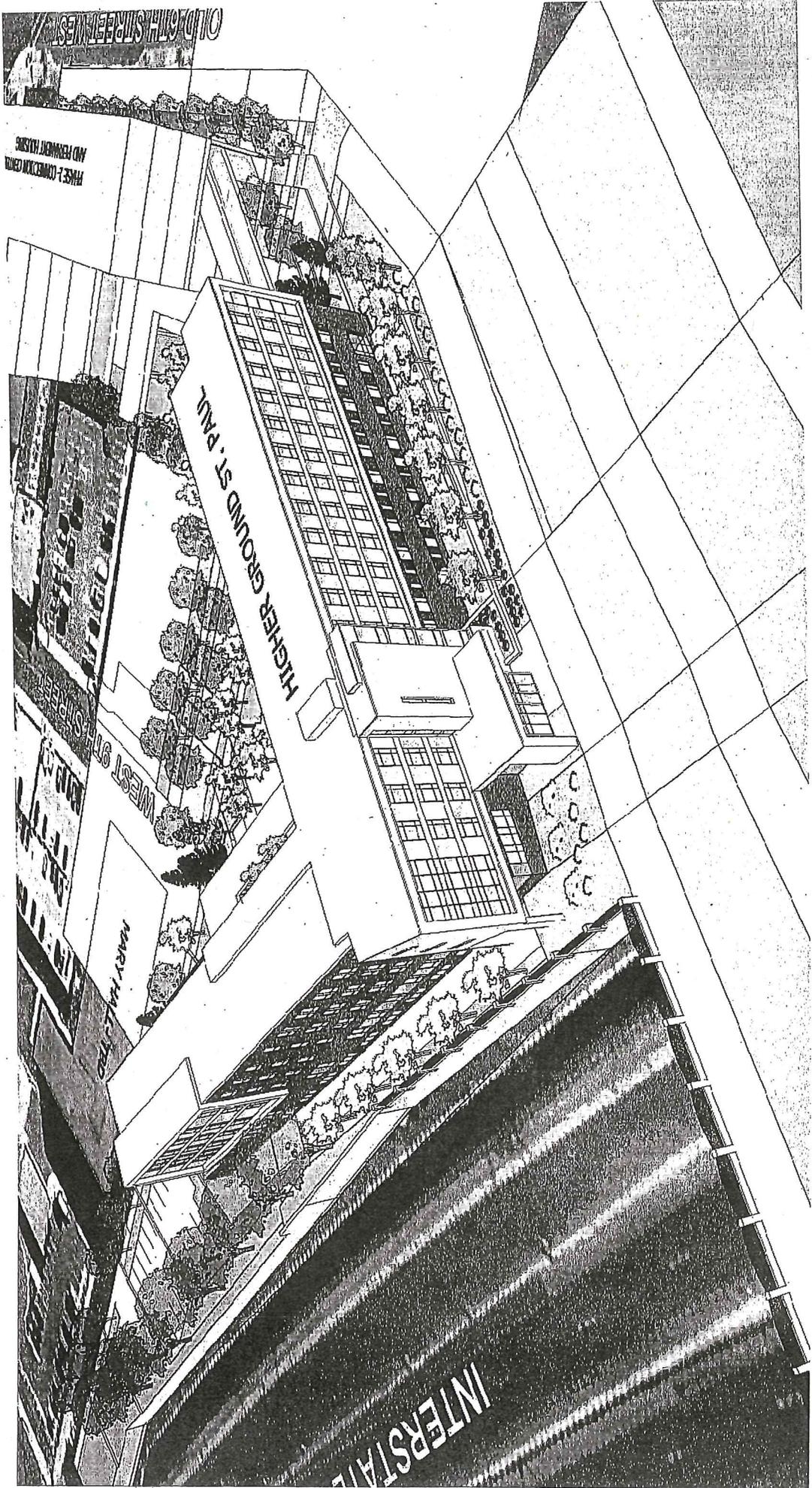
2 SITE PLAN - FULL PARCEL  
1:150

1 SITE PLAN - BUILDING  
1:40



**HIGHER GROUND SAINT PAUL**  
Catholic Charities of Saint Paul and Minneapolis  
07/23/2014

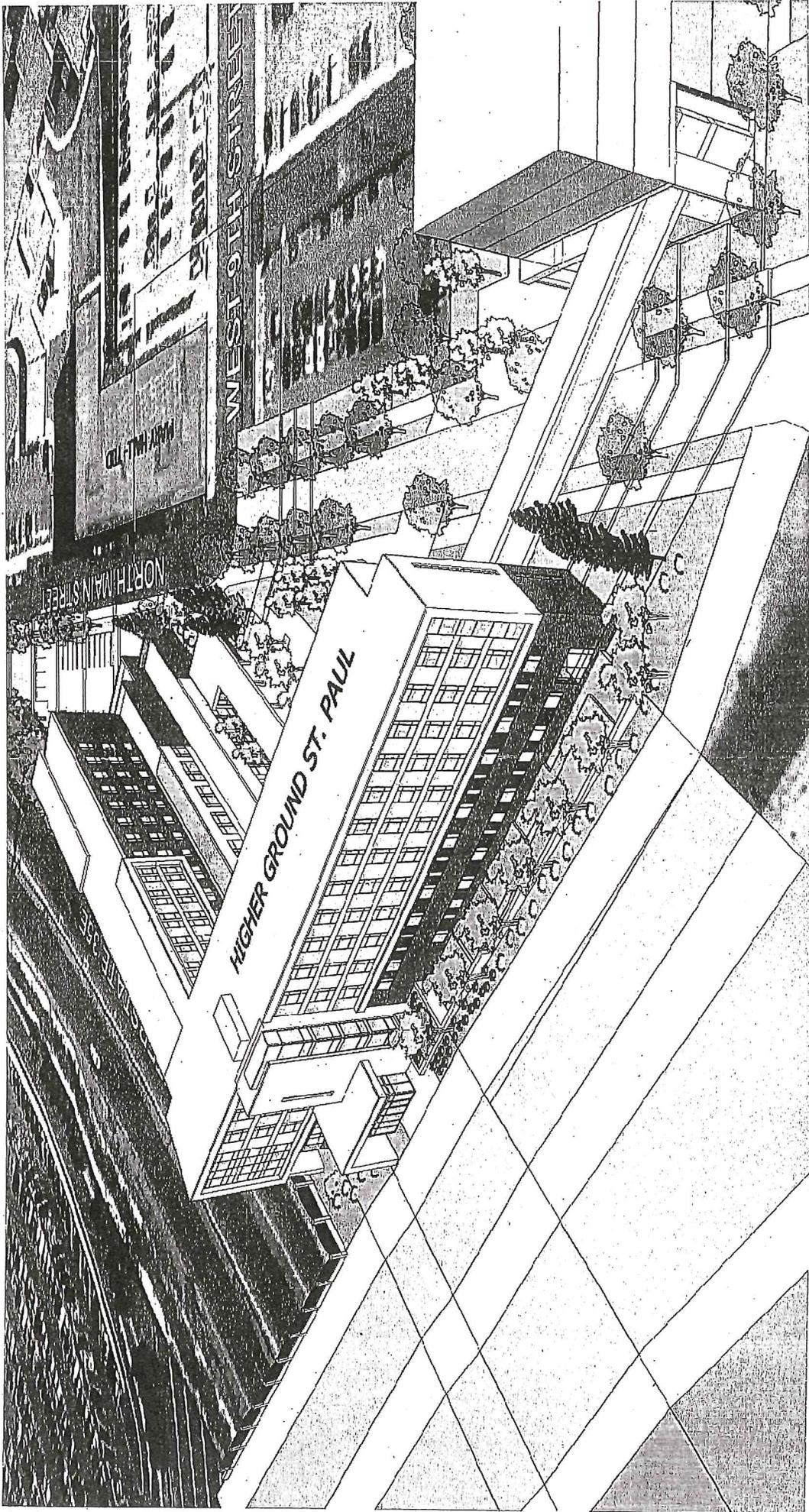
CERMAK RHOADES ARCHITECTS



PHASE 2 - CONCEPTUAL ARCHITECTURE  
DESIGNED BY CERMAK RHOADES ARCHITECTS

**HIGHER GROUND SAINT PAUL**  
Catholic Charities of Saint Paul and Minneapolis  
07/23/2014

CERMAK RHOADES ARCHITECTS



**HIGHER GROUND SAINT PAUL**

Catholic Charities of Saint Paul and Minneapolis  
07/23/2014



CERMAK RHOADES ARCHITECTS

**LEGEND**

- Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-44900 set
  - Denotes found 1/2" open iron monument
  - Denotes found iron monument marked with RLS No. 10459
- BE Denotes building entrance
  - DTL Denotes downer tail curb
  - CB Denotes catch basin
  - CBX Denotes control box
  - CC Denotes curb cut
  - CIP Denotes cast iron pipe
  - COL Denotes building column
  - CST Denotes concrete step
  - CWB Denotes concrete wall base
  - DIP Denotes ductile iron pipe
  - EB Denotes electric box
  - EM Denotes electric meter
  - EM Denotes electric meter
  - FL Denotes fire hookup
  - FOL Denotes fiber optic line
  - FP Denotes flag pole
  - FW Denotes face of walk
  - G Denotes gutter
  - GM Denotes gas meter
  - GP Denotes guard post
  - GW Denotes guy wire
  - HCR Denotes handicap ramp
  - HH Denotes hand hole
  - HHC Denotes communication hand hole
  - HHE Denotes electric hand hole
  - HYD Denotes fire hydrant
  - INV Denotes structure invert
  - KWB Denotes keystone wall base
  - LP Denotes light pole
  - MB Denotes mail box
  - MC Denotes metal cover
  - MG Denotes metal grate
  - MH Denotes manhole
  - MP Denotes metal pipe
  - MP Denotes overhead electric line
  - OHE Denotes overhang
  - OVH Denotes overhang
  - (P) Denotes per pin
  - PKS Denotes parking sign
  - PM Denotes parking meter
  - PP Denotes power pole
  - PPLP Denotes power and light pole
  - PPU Denotes power pole with underground utility
  - RCP Denotes reinforced concrete pipe
  - RD Denotes roof drain
  - SAN S Denotes sanitary sewer
  - SB Denotes soil boring
  - SMH Denotes storm manhole
  - ST S Denotes storm sewer
  - TC Denotes top of concrete curb
  - TCS Denotes traffic control sign
  - TL Denotes traffic light
  - TRANS Denotes transformer
  - UGC Denotes underground communication line
  - UGE Denotes underground electric line
  - V Denotes vent
  - W Denotes water line
  - WMH Denotes water manhole
  - NW Denotes water valve
  - WWB Denotes wood wall base
  - WWT Denotes wood wall top
- ARB Denotes Arborvitae
  - BAS Denotes Basswood tree
  - CRAB Denotes Crabapple tree
  - LOC Denotes Locust tree
  - MPL Denotes Maple tree
  - PIH Denotes Pine tree
  - SHB Denotes Shrub
  - TR Denotes deciduous tree

**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Certificate of Title No. 504690)

Lot 2, Block 1, Dress Labor Centre Addition  
 Outlot A, Dress Labor Centre Addition  
 Outlot D, Dress Labor Centre Addition  
 Outlot F, Dress Labor Centre Addition  
 Outlot G, Dress Labor Centre Addition  
 Outlot E, Dress Labor Centre Addition

AND  
 (Per Limited Warranty Deed Doc. No. 3120135)

Lots 1, 3, 4 and 5, Block 1, Dress Labor Centre Addition

Outlots B, C, H and I, Dress Labor Centre Addition

Property is located in Ramsey County, Minnesota.

**PLAT RECORDING INFORMATION**

The plat of Dress Labor Centre Addition was filed for record on December 30, 1992, as County Recorder Document No. 2694110 and in the Office of the Registrar of Titles in Book 39 of Plats, pages 26 and 27, Doc. No. 998743.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

**TITLE COMMITMENT**

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to reversion upon receipt of a current title insurance commitment or attorney's title opinion.

- 1.) Property is subject to terms and conditions of Chapter 130, codified March 1, 1981, of the Saint Paul Legislative Code as amended.
- 2.) Property is subject to restrictions and covenants per Doc. Nos. 622236 and 1531745.

**GENERAL NOTE**

- 1.) Survey coordinate and bearing base: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

**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 hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation 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 number 141780949.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**AREA**

Gross = 79,401 square feet or 1.823 acres

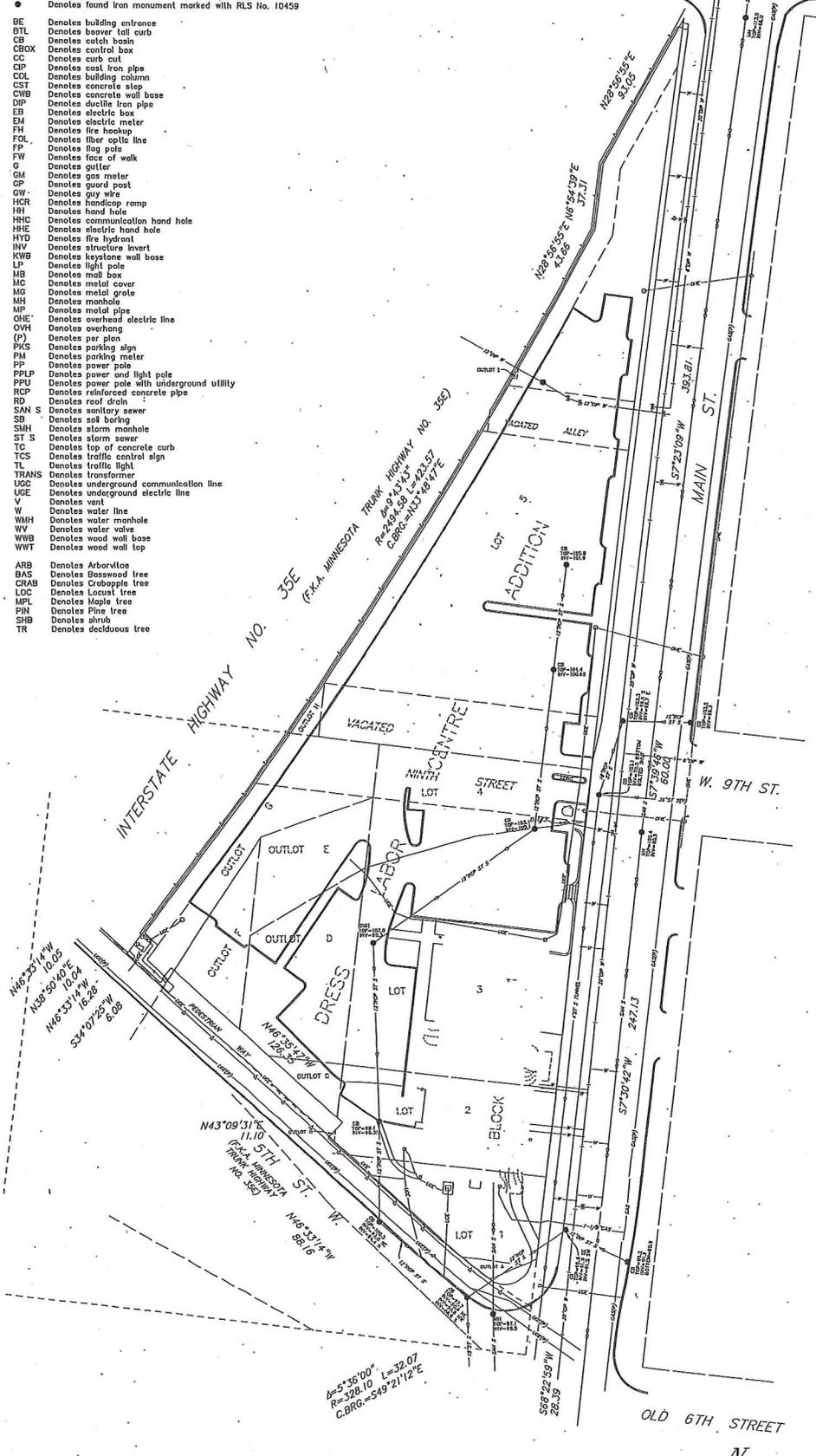
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 17th day of July, 2014.

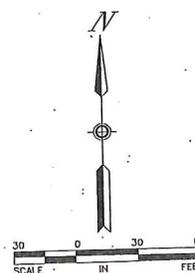
SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
Drawing Title: <b>BOUNDARY, LOCATION, TOPOGRAPHIC                  and UTILITY SURVEY FOR:                  DOROTHY DAY LLC                  411 MAIN STREET, ST. PAUL</b>		
Project: 2014-028-1	Dy/Dic: 086/11	Date: 07/17/2014
Township: 28 Range: 22 Section: 6	Sheet 1 of 1	
[Pc: 2014028A001.dwg]		



- BENCH MARKS (BM)**
- 1.) Top of top nut of fire hydrant in the southwest quadrant of Smith Avenue and 5th Street.  
Elevation = 97.94 feet
  - 2.) Scribed "X" in concrete approximately 50% feet north of 5th Street on the east side of Main Street.  
Elevation = 98.69 feet
  - 3.) Top of top nut of the hydrant on the south side of the main entrance to 411 Main Street parking lot near the vent.  
Elevation = 105.01 feet
- NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.



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 Property is located in Ramsey County, Minnesota.

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[ ] Bearings and/or dimensions listed within brackets are per plot or record documents.

**TITLE COMMITMENT**

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

- 1) Property is subject to terms and conditions of Chapter 130, codified March 1, 1981, of the Saint Paul Legislative Code as amended.
- 2) Property is subject to restrictions and covenants per Doc. Nos. 622238 and 1931745.

**GENERAL NOTE**

- 1) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

**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 hereon. However, looking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation 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 number 141780949.
- 4) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**AREA**

Gross = 79,401 square feet or 1.823 acres

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 17th day of July, 2014

SUNDE LAND SURVEYING, L.L.C.

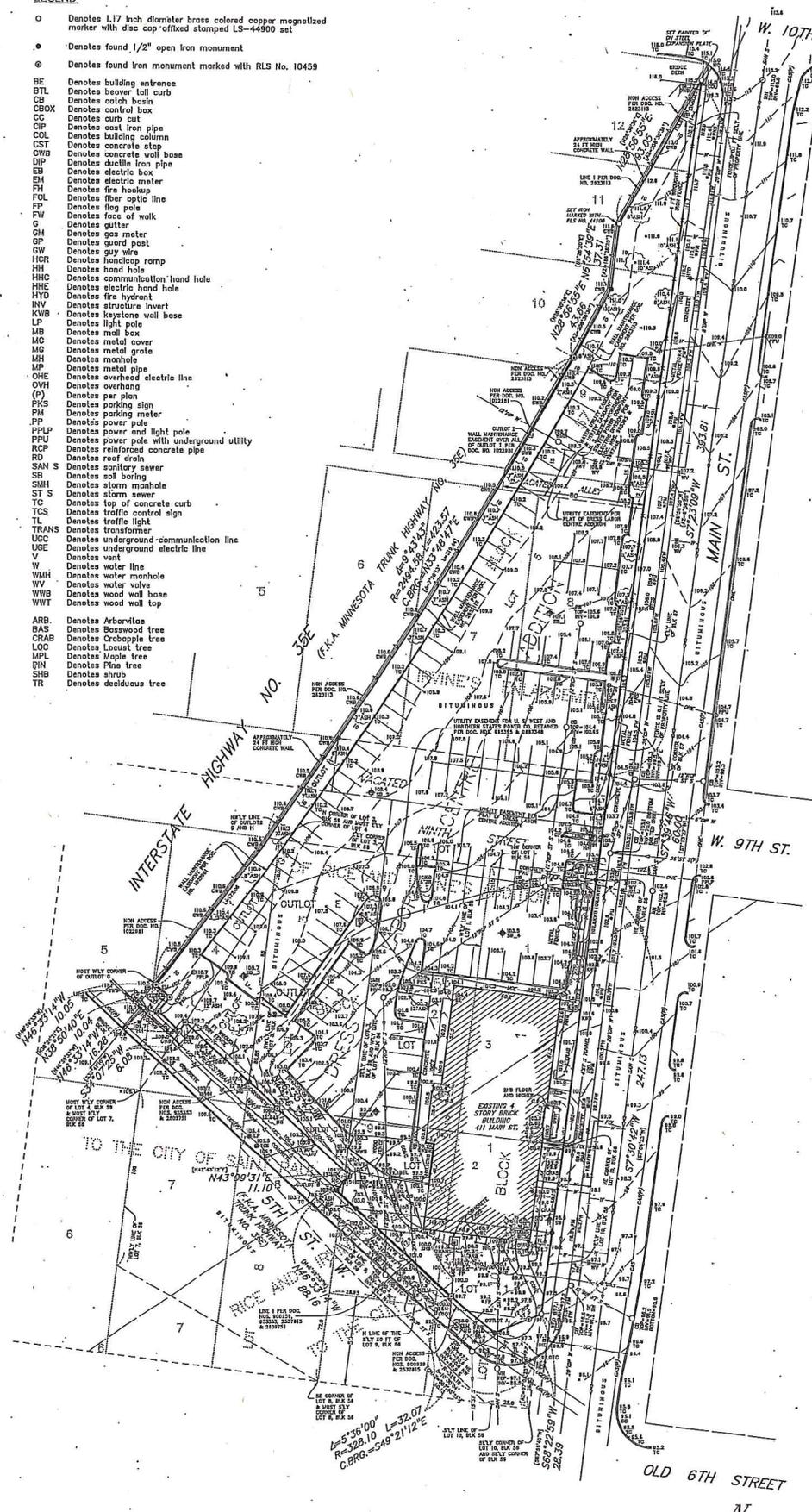
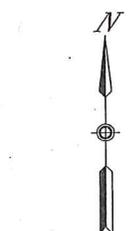
By: *Arise J. Carlson*  
 Arise J. Carlson, P.L.S. Minn. Lic. No. 44900

<i>Arise J. Carlson</i>	By _____ Date _____
Drawing Title: <b>BOUNDARY, LOCATION, TOPOGRAPHIC                  and UTILITY SURVEY FOR:                  DOROTHY DAY LLC</b> 411 MAIN STREET, ST. PAUL	
Main Office: 7001 East Hennepin Avenue (339) • 5th Fl. Minneapolis, Minnesota 55425-3125 952-931-2452 (Fax: 952-888-8556) West Office: Mendon, North Dakota 781-662-5662 www.sunde.com	
Project: 2014-026-A Tomlinson: 28 Pages: 22 Section: 6 Date: 07/17/2014 File: 2014026A001.dwg	Date: 07/17/2014 Sheet: 1 of 1

**BENCH MARKS (BM)**

- 1) Top of top nut of fire hydrant in the southwest quadrant of Smith Avenue and 5th Street.  
Elevation = 97.94 feet
- 2) Scribed "X" in concrete approximately 507. feet north of 5th Street on the east side of Main Street.  
Elevation = 96.68 feet
- 3) Top of top nut of fire hydrant on the south side of the main entrance to 411 Main Street parking lot near the vent.  
Elevation = 106.01 feet

NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.





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Building dignified shelter, housing and pathways out of poverty

## The crisis

In 1981, the Dorothy Day Center opened its doors as a drop-in center for meals, serving approximately 30-50 people. In 1999, due to increasing homelessness, it was forced to become a "temporary" overnight shelter – something it was never designed, permitted or intended to do. Today, more than 6,000 people rely on the Dorothy Day Center each year. It is overcrowded, overwhelmed and deteriorating.

The Dorothy Day Center has become a crisis management center, where hundreds of people eat and sleep on mats just inches apart from each other on the floor. Too many nights people must be turned away because there is not enough space. It has become unsafe, unsanitary and undignified. The current situation cannot continue any longer.

## A proven solution

The Dorothy Day ReVision is based on Higher Ground, a successful model that Minnesota has already invested in and is delivering results. Shelter stays have reduced significantly, and the most vulnerable homeless people now have stable permanent housing. The ReVision proposal also strongly aligns with and supports the Statewide Plan to Prevent and End Homelessness.

- **"Higher Ground" Saint Paul** – an innovative building that combines a continuum of housing needs:
  - **Dignified Emergency Shelter** that provides a good night's sleep, a shower, clean clothes and a meal, better equipping individuals to seek gainful employment.
  - **Pay-for-Stay Program** that charges a minimum amount for guaranteed enhanced shelter. A savings program allows fees paid for housing to be used for a first month's rent or security deposit towards permanent housing.
  - **Health Supported Program** for individuals released from hospitals; they receive nursing care to help them heal, rather than be discharged to an emergency shelter or the street. This model is proven to save hundreds of thousands of dollars in avoidable health care costs.
  - **Permanent Supportive Housing** on the higher floors of the building, offering affordable housing and hope to the most vulnerable and disabled and those working their way out of homelessness.
- **The Connection Center** – a building located near or adjacent to Higher Ground, designed to be a hub of resources for those at risk of becoming homeless or those working to move up and out of homelessness. Services include permanent housing services, computer labs and job training, mental health services, access to veteran's and other benefits, and meals.

## The proposal

A public/private partnership to finance the Dorothy Day ReVision, with a State investment as follows:

- **\$22 million** for the emergency shelter, pay-for-stay, and health-supported components of Higher Ground and the Connection Center.
- **\$17 million** for the permanent housing component of Higher Ground, through the Minnesota Housing Finance Agency's competitive application process for housing infrastructure bonds. We strongly support the Homes for All coalition in advocating for \$100 million in housing bonds to support this and other critical projects statewide.

## How to help

Support the Dorothy Day Center ReVision by signing up to receive updates on our website, and talking to your legislators. To add your organization to the list of supporters for this bold and important ReVision, contact Sara Thatcher at [sara@goffpublic.com](mailto:sara@goffpublic.com) or 651-292-8062.

**We can do better. We must do better. Now!**



**From overcrowded, undignified conditions...**



**...to permanent homes, dignified shelter and connections to hope and opportunity.**



[DorothyDayReVision.org](http://DorothyDayReVision.org)



↑ Mary Hall

↑ Catholic Charities

↑ Existing Dorothy Day



↑ xcel Ave

Google earth



subject site

Smith Avenue Transit Center

Mary Hall

Existing Dorothy Day



411 Main St, St Paul, MN 55102, USA

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Google earth

Google earth

feet  
meters

200  
60

subject site

Catholic Charities shelter

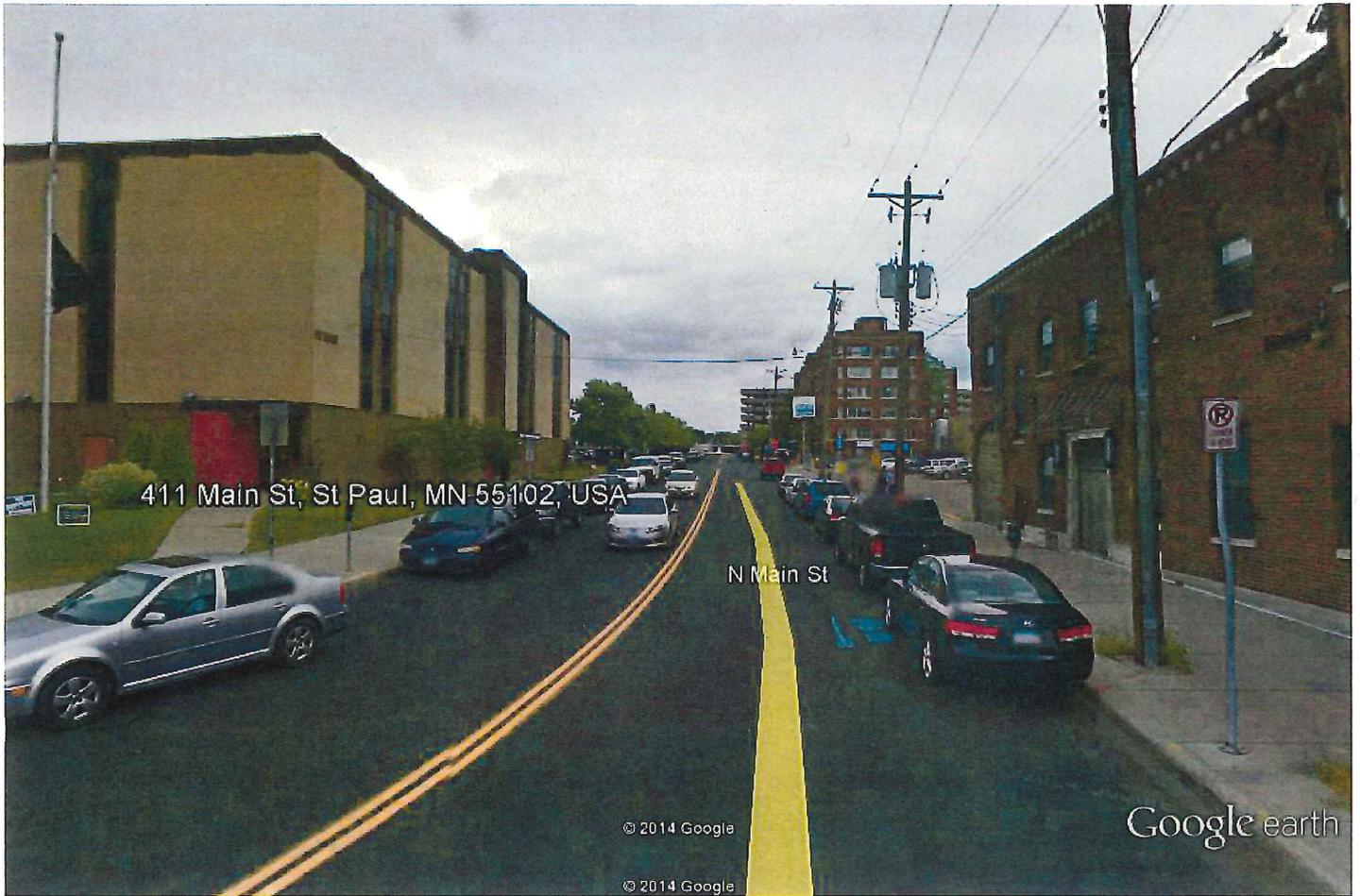


Google earth

feet  
meters



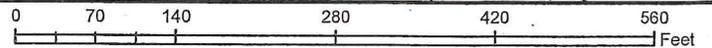
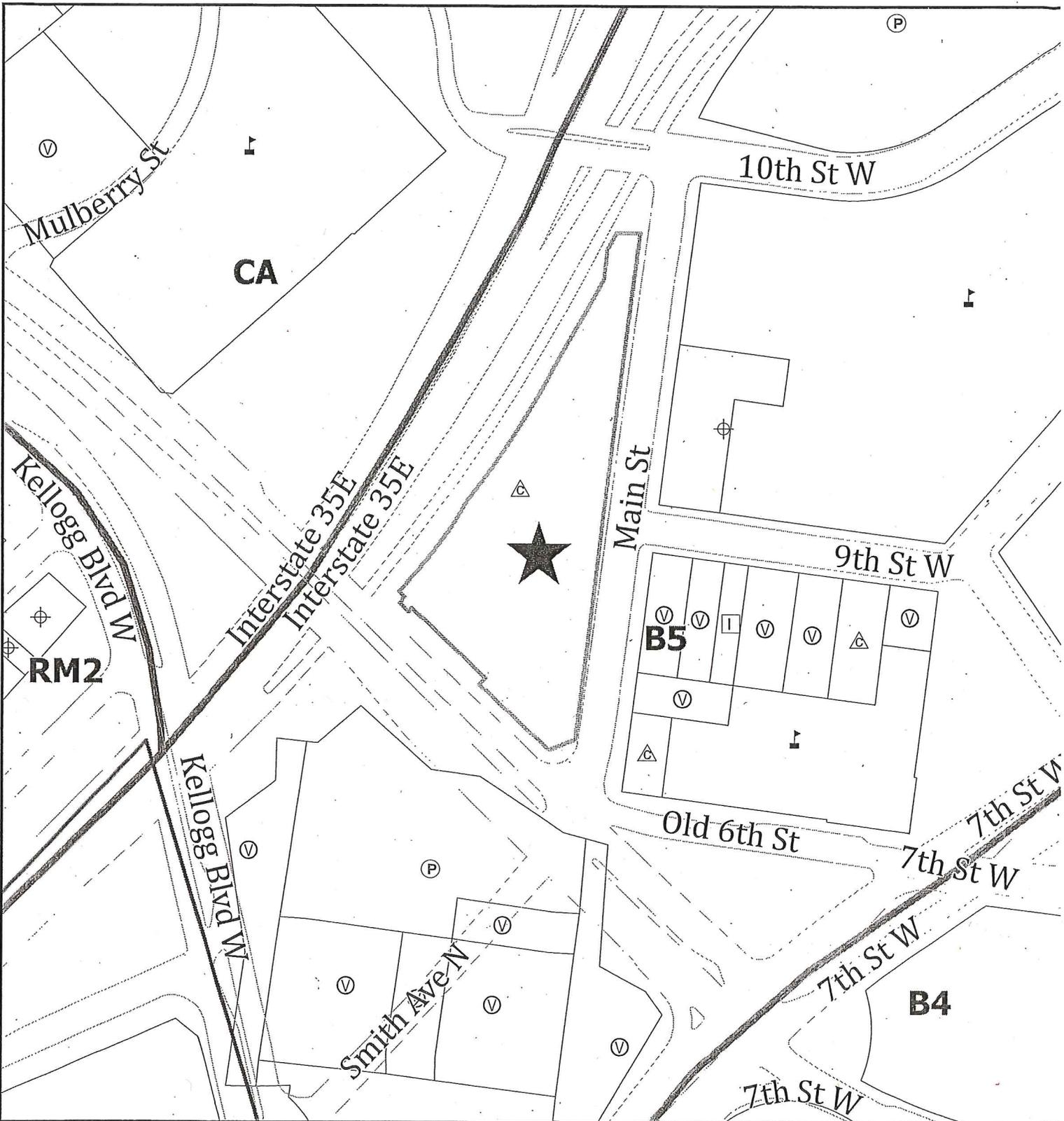
view from main / 6<sup>th</sup> street intersection.



Google earth



View looking east down Main Street.  
411 Main on the left; Catholic Charities shelter  
on the right; Mary Hall in right background.



APPLICANT Dorothy Day LLC - Catholic Charities

APPLICATION TYPE Conditional Use Permit

FILE # 14-313319 DATE 7/28/2014

PLANNING DISTRICT 17

ZONING MAP # 16

- |   |                      |   |                          |
|---|----------------------|---|--------------------------|
| △ | Commercial & Office  | ○ | Residential One Family   |
| □ | Industrial & Utility | ○ | Residential Two Family   |
| ⌚ | Institutional        | ○ | Residential Three Family |
| ∅ | Vacant/Undeveloped   | ⊕ | Multifamily              |

Saint Paul Department of Planning and Economic Development  
Ramsey County

