ZONING COMMITTEE STAFF REPORT

FILE NAME: 1509 MARSHALL CUP **FILE #** 21-236-483

APPLICANT: James Tindall **HEARING DATE:** February 25, 2021

TYPE OF APPLICATION: Conditional Use Permit

LOCATION: 1509 Marshall Avenue, north side between Pascal Street and Asbury Street

PIN & LEGAL DESCRIPTION: 34.29.23.33.0151, Lot G, Lots 14 thru 17 and the West 1/2 of Lot 18, Block 4; Macalester View Addition

PLANNING DISTRICT: 13 **PRESENT ZONING:** T3

ZONING CODE REFERENCE: § 61.501; § 66.331(e); § 66.331(g)

STAFF REPORT DATE: February 18, 2021 **BY:** Kady Dadlez

DATE RECEIVED: February 4, 2021 **60-DAY DEADLINE FOR ACTION:** April 4, 2021

A. **PURPOSE:** Conditional use permit to increase maximum height at the rear property line from 25' to 38'.

B. **PARCEL SIZE:** The lot has 201' of frontage on Marshall Avenue and is 115.75' in depth for a total lot area of 23,265 square feet.

C. **EXISTING LAND USE:** A single story commercial building and accessory surface parking lot. The building is vacant.

D. **SURROUNDING LAND USE:**

North: Low density residential uses in an RT1 zoning district.

East: Commercial and low-density residential uses in a T3 zoning district; taxi use in I1.

South: Self-storage use in an I1 zoning district.

West: Low density residential uses and commercial uses in a T3 zoning district.

E. **ZONING CODE CITATION:** § 61.501 lists the general requirements for all conditional uses; § 66.331(e) states that structures shall be no more than 25 feet high along side and rear property lines abutting RL-RT2 residential districts, and may exceed this if stepped back from the property line a distance equal to the additional height. § 66.331(g) states that a maximum height of ninety (90) feet may be permitted with a conditional use permit.

F. **PARKING:** Zoning Code § 63.207 requires 1 parking space for studio and one-bedroom units and 1.5 spaces for two-bedroom units. A minimum of 43 parking spaces are required after taking advantage of parking reductions for being in a T3 zone (25%) and for bicycle parking (10%). The project provides 46 parking spaces, this includes parallel spaces adjacent to the alley and on-street parking.

G. **HISTORY/DISCUSSION:** There is a recent zoning case concerning this property. It is a front yard setback variance that was approved by the Board of Zoning Appeals on February 8, 2021 (22.75' setback required, 10.1'setback proposed, for a variance of 12.65'). There is also a site plan review case from 2017 for redevelopment of the existing building and surface parking to allow retail and office uses; the improvements were never made, nor the uses established. Many properties along Marshall Avenue were rezoned as part of the West Marshall Avenue Zoning Study in 2018. The project site was rezoned from I1 to T3 at that time.

H. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park Community Council supports the project, see the letters attached to the staff report.

I. **FINDINGS:**

1. The applicant owns the property and intends to demolish the existing vacant one-story building and surface parking to construct a 4.5-story apartment building with parking, circulation, mechanical, and lounge space in the basement and 4 stories of residential units above. A total of 60 units are planned with a mix of studio (4), one (45) and two (11) bedrooms units. The applicant states in the application materials that the units will be classified as affordable at the 80 percent AMI level. The primary pedestrian entrance is on Marshall Avenue as is the primary vehicle access to the off-street parking spaces in the basement level. In addition to the off-street parking spaces in the basement level, parallel parking spaces along the northern edge of the property, adjacent to the alley, are planned as well as on-street parking along Marshall Avenue.
2. Because the development site abuts an RT1 residential zoning district, the maximum height of structures along the rear property line, per § 66.331(e) of the Zoning Code, is 25'. § 66.331(e) provides that structures may exceed this height limit if stepped back from the property line a distance equal to the additional height. The applicant requests the maximum height of structures at the rear property line be 38' instead of 25'. This would provide for the proposed 52' ¼" height of the northeast portion of the L-shaped building, which is setback 15' 8" from the rear property line.
3. §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. The use, including the proposed height, is consistent with the comprehensive plan. The project site is in an area identified in the Land Use Plan as mixed-use and in a neighborhood node. Mixed-use areas are primarily along thoroughfares well-served by transit and neighborhood nodes are compact, mixed-use areas that provide shops, services, neighborhood-scale civic and institutional uses, recreational facilities, and employment close to residences. Policy H-46 supports the development of new housing, particularly in areas identified as mixed-use and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods. The project site is within the Selby-Snelling neighborhood node where higher density is encouraged. Policy LU-9 promotes high-quality urban design that supports pedestrian friendliness and a healthy environment and enhances the public realm. The proposed building will replace a vacant site with an active use that has a primary entrance on Marshall Avenue and many windows looking onto the street and outdoor areas for residents to gather. The project is consistent with Union Park Community Plan policies that: 1) Support land uses that preserve Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape, LU1; 2) Ensure that new development fits within the character and scale of adjacent neighborhoods, LU2.3; and 3) Explore opportunities to increase density levels and promote new development along key corridors that support transit-oriented development, LU3.2.
   b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Primary vehicular access from Marshall Avenue is planned. Department of Public Works staff will review the applicant's site plan and sight-line analysis to ensure the proposed access operates safely along the sloping topography in this stretch of Marshall Avenue. Marshall Avenue

has bike lanes in each direction. There is no transit service on Marshall east of Snelling; there is service on the west side of Snelling and an A Line stop along Snelling Avenue about one-quarter mile from the project site.

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 applicant states that the project is designed to provide a building that is consistent with the existing urban scale and design of the surrounding neighborhood and be compatible with a neighborhood in transition. The applicant adds that the design team coordinated the Union Park District Council's requests with the owner's needs. The design team worked to ensure that the building does not unduly impinge on neighboring views, access to light, and existing vehicular access. A shadow study was conducted and submitted with the application. The applicant worked to ensure that existing solar panels north of the project site will have adequate solar access after the development is built. The applicant states that the bulk of the proposed building is intentionally sited as far south as possible on the property to minimize effects on surrounding residences. The applicant adds that four pedestrian exterior access points, including one on each side of the building, will help facilitate ease of use and to encourage foot traffic to transit near Marshall and Snelling.

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. While the area surrounding the development site is fully developed, the building on the project site has been vacant for several years. The low-density residential uses to the north are anticipated to remain, though the properties along Marshall Avenue are anticipated to be redeveloped overtime, consistent with current zoning. The project's design will blend into the surrounding area in terms of massing, design, and fenestration.

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 applicant obtained a front yard setback variance for the project from the Board of Zoning Appeals.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit to increase the maximum height at the rear property line from 25' to 38' at 1509 Marshall Avenue, subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.

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) 266-6583

Zoning Office Use Only
File # _____
Fee Paid $ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name James W Tindall Jr
(must have ownership or leasehold interest in the property, contingent included)
Address 2400 Blaisdell Ave. City Minneapolis State MN Zip 55404
Email jamestindalljr@yahoo.com Phone 952.258.9905
Name of Owner (if different) _____ Email _____
Contact Person (if different) Matt Borowy Email matt@brightpixeldesign.com
Address 802 Lower Johnson Circle City St. Peter State MN Zip 56082

PROPERTY INFO

Address/Location 1509 Marshall Ave.
PIN(s) & Legal Description 342923330151 34/029/023
(attach additional sheet if necessary)
_____ Lot Area 5341 Current Zoning T3

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) 66.331 note (e) for the following use or purpose:
C.U.P. is requested to increase maximum height listed in note (e) from 25' to 38'

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

See attached narrative and supporting documents

■ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Matt Borowy **Date** 2-3-21

Rev 7.4.2019

RDS ARCHITECTS

In Partnership With

Bright Pixel Design

4900 Highway 169 Suite #303
New Hope, MN 55428
612-810-9628
763-550-2919 FAX

802 Lower Johnson Circle
St. Peter, MN 56082
507-720-1398
matt@brightpixeldesign.com

Project Narrative 1509 Marshall Ave.

To: Kady Dadlez

From: Matt Borowy

Date: 2/9/2021

Re: C.U.P. for maximum height from 25' to 38'

Ms. Dadlez,

I want to thank you for the opportunity to submit the following project narrative for the proposed apartment development at 1509 Marshall Ave.

Per our previous correspondence, my team's desire is to work closely with the city staff over the following weeks to carry out the conditional use permit process. We would like to thank you for the support and patience that has been afforded to our team thus far. The project team requests approval of the building and site designs as specified in the attached drawings.

This project intends to replace a building that will be demolished prior to the new development. The design team is proposing a 4.5-story apartment building with parking, circulation, mechanical and lounge space in the basement with 4 stories of residential units above. All of the units are planning to be classified at affordable at the 80% AMI level. The total number of apartment units will be 60, and 46 parking stalls are planned for the site.

The apartment units are designed with efficiency as a primary design driver while still providing attractive amenities to tenants. All the units will have a full kitchen, laundry, private heating and cooling controls, and ample access to natural light. The development will be fully accessible with over 6% of units dedicated to ADA standards.

Design Direction

The design strategy is to provide a handsome addition to the neighborhood that is consistent with the existing urban scale and design languages. Our team has worked with intentionality to fuse existing

design elements of the surrounding neighborhood with a current architectural dialect to produce a solution that is compatible with a neighborhood in transition. Moreover, the design team has coordinated the neighborhood group's requests with the owner's needs.

The proposed materials are concrete, metal panels, aluminum & glass, wood-look metal siding and metal trim. The building blends graduated grey tones of metal panels with accents of wood-look siding and cementitious siding panels . Interior circulation has been designed with a focus on life-safety, access to exterior views and unit efficiency. We have identified the south elevation along Marshall Avenue as the most prominent of the building and have located the primary pedestrian entrance prominently on this face.

The building features organized fenestration and a crisp mix of modern materials. Primary vehicular parking is on the north half of the lot with a traffic access through the alley. This site access was requested by community representatives to provide safe traffic flow to and from the development. The south and east corners of the site feature 3 pedestrian connections to the building as well as multiple outdoor gathering spaces to help activate the streetscape.

Sustainable Initiatives

Reduction of initial resources and ongoing utilities are important from both a cost containment standpoint and overall environmental stewardship. The design team has targeted several items that work toward that aim. Key sustainable items area as follows:

1) Mechanical system featuring high-efficiency units with individually controlled heating and cooling to reduce energy usage
2) Electrical system featuring LED lighting to reduce power usage
3) Plumbing system featuring low-flow fixtures to reduce water usage
4) Maintenance free exterior materials that will reduce product waste and mobilization impacts over the lifetime of the building
5) Exterior skin with upgraded R-value that will exceed the current energy code to reduce overall energy use for heating and cooling

Pedestrian Impact

The proposed development has been designed for efficient and safe pedestrian flow parallel to vehicular flow. Foot and bicycle traffic has been prioritized by providing access on both the north and south ends of the building for residential tenants and visitors.

General Standards

(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 request is consistent with the comprehensive plan and extensive site and floor plan studies have been completed by the design team to ensure that it does not unduly impinge on neighboring views, access to light and existing vehicular access.

(b) **The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.** Site access has been designed to allow for efficient utilization of existing street and alleyway. Site access has been designed with one vehicular access point to help organize traffic. The surrounding infrastructure and circulation including vehicular, pedestrian and cycling will remain as-is.

(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.** The proposed project is multi-family housing and the bulk of the proposed building has been intentionally sighted as far south on the property as possible to maintain low-impact to the surrounding residences. See attached exterior elevations for more information. Pedestrian access has been diffused over 4 exterior access points on all 4 sides of the building to help facilitate ease of use and to encourage foot traffic to nearby public transportation nodes.

(d) **The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The design team expects the residential neighborhood to the north to remain as is with existing alley access to remain. The properties to the east and west are expected to be redeveloped into uses consistent with the current zoning. Lastly, Marshall Avenue to the south is expected to remain as is. The project is intended to fit in nicely into a neighborhood in transition by using familiar materials, massing, design language and fenestration.

(e) **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.** Great care has been taken to site the building correctly and to use appropriate building materials and architectural design to ensure that the proposed design is compliant with the existing regulations.

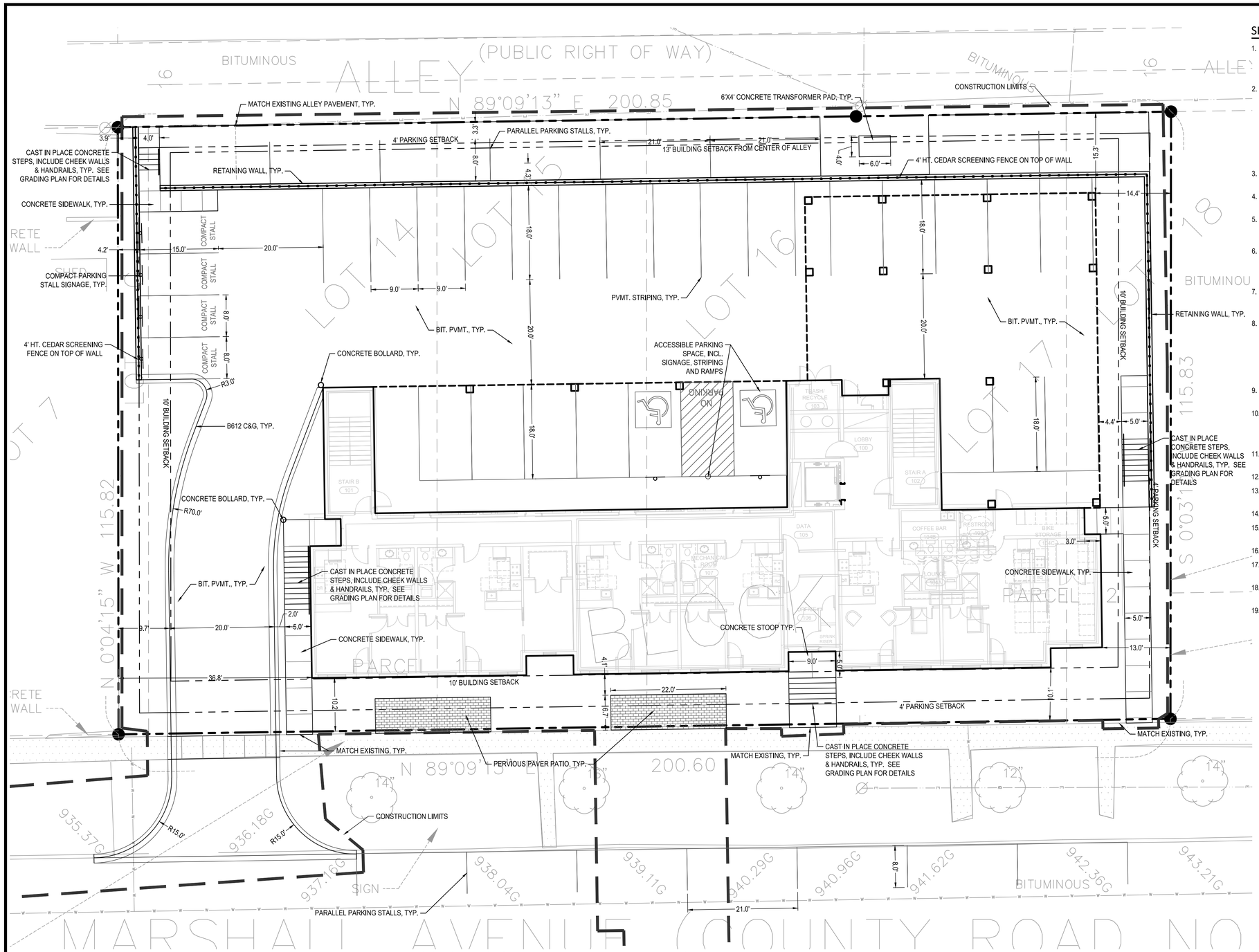
Summary

The design and ownership team are excited to make use of this opportunity zone to create something that truly enhances this neighborhood for decades to come. We have worked closely with the Union Park community group and have been given a letter of approval for the project . An updated support letter including verbiage regarding this conditional use permit is pending and will be forwarded to you as soon as it becomes available

Once again, thank you for this opportunity to submit this preliminary site/building plan package. If you have any questions regarding this submittal, please do not hesitate to call.

Sincerely,

Matt J. Borowy
Bright Pixel Design



SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS (IF APPLICABLE)
- SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

CITY OF ST. PAUL SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

PARKING CALCULATIONS:

PARKING CALCULATIONS
STUDIO: 4 (x1) = 4
1 BED: 45 (x1) = 45
2 BED: 11 (x1.5) = 16.5
TOTAL: 65.5
REDUCTIONS
25% FOR T3 ZONING
10% FOR PROVIDED BIKE PARKING
43 STALLS REQ'D AFTER REDUCTIONS (including alley, street and parking lot)
44 STALLS PROVIDED (including alley, street and parking lot)

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	9,350 SF	40.2%	10,073 SF	43.3%
ALL PAVEMENTS	12,850 SF	55.3%	9,892 SF	42.6%
ALL NON-PAVEMENTS	1,046 SF	4.5%	3,281 SF	14.1%
TOTAL SITE AREA	23,246 SF	100.0%	23,246 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	22,200 SF	95.5%
PROPOSED CONDITION	19,965 SF	85.9%
DIFFERENCE (EX. VS PROP.)	-2,235 SF	-9.6%

OPERATIONAL NOTES:

SNOW REMOVAL:

ALL SNOW SHALL OCCUR ON SITE IN LANDSCAPE AREAS.

TRASH REMOVAL:

TRASH REMOVAL SHALL OCCUR IN BUILDING BASEMENT.

DELIVERIES:

DELIVERIES SHALL OCCUR AT BUILDING MAIN ENTRANCE.

Know what's **below.** **Call** before you dig.

N

1" = 10'-0"

5'-0" 0 10'-0"

2/12/2021 2:56:26 PM

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT

1509 MARSHALL AVE

1509 MARSHALL AVE, ST. PAUL, MN 55104

JWT LAKE ST, LLC

2400 BLAISDELL AVE, MINNEAPOLIS, MN 55404

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek

DATE 02/12/21 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/06/20	CITY SUBMITTAL
01/15/21	CITY SUBMITTAL

DRAWN BY: KB, RL REVIEWED BY: MP

PROJECT NUMBER: 20262

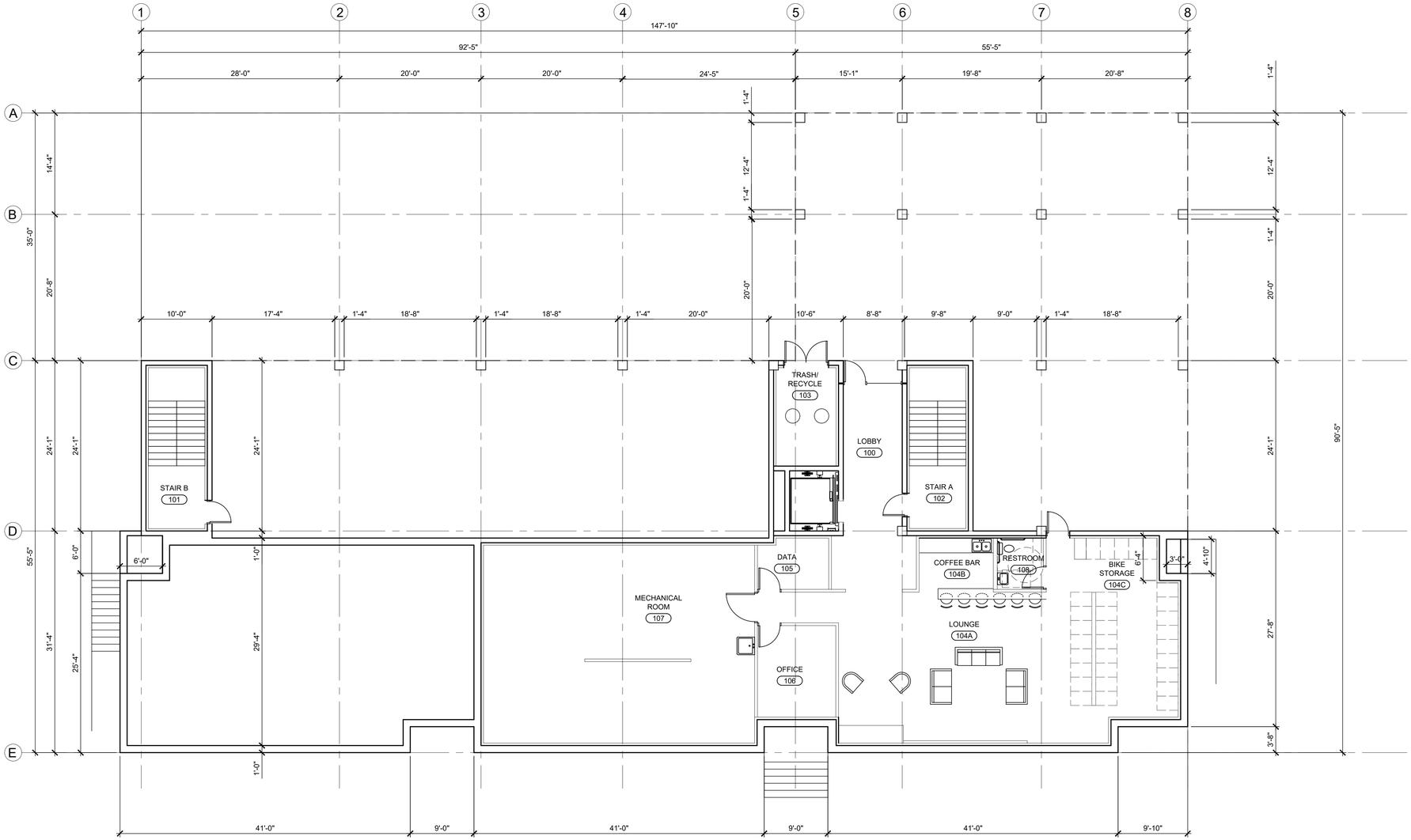
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

© COPYRIGHT CIVIL SITE GROUP INC.



1 FIRST LEVEL FLOOR PLAN

0 4' 8'

SCALE: 1/8"=1'-0"

GLAZING AREA =
10.4% OF ELEVATION

RDS ARCHITECTS

DRAFTING BY:

Bright Pixel Design

PROJECT TITLE:

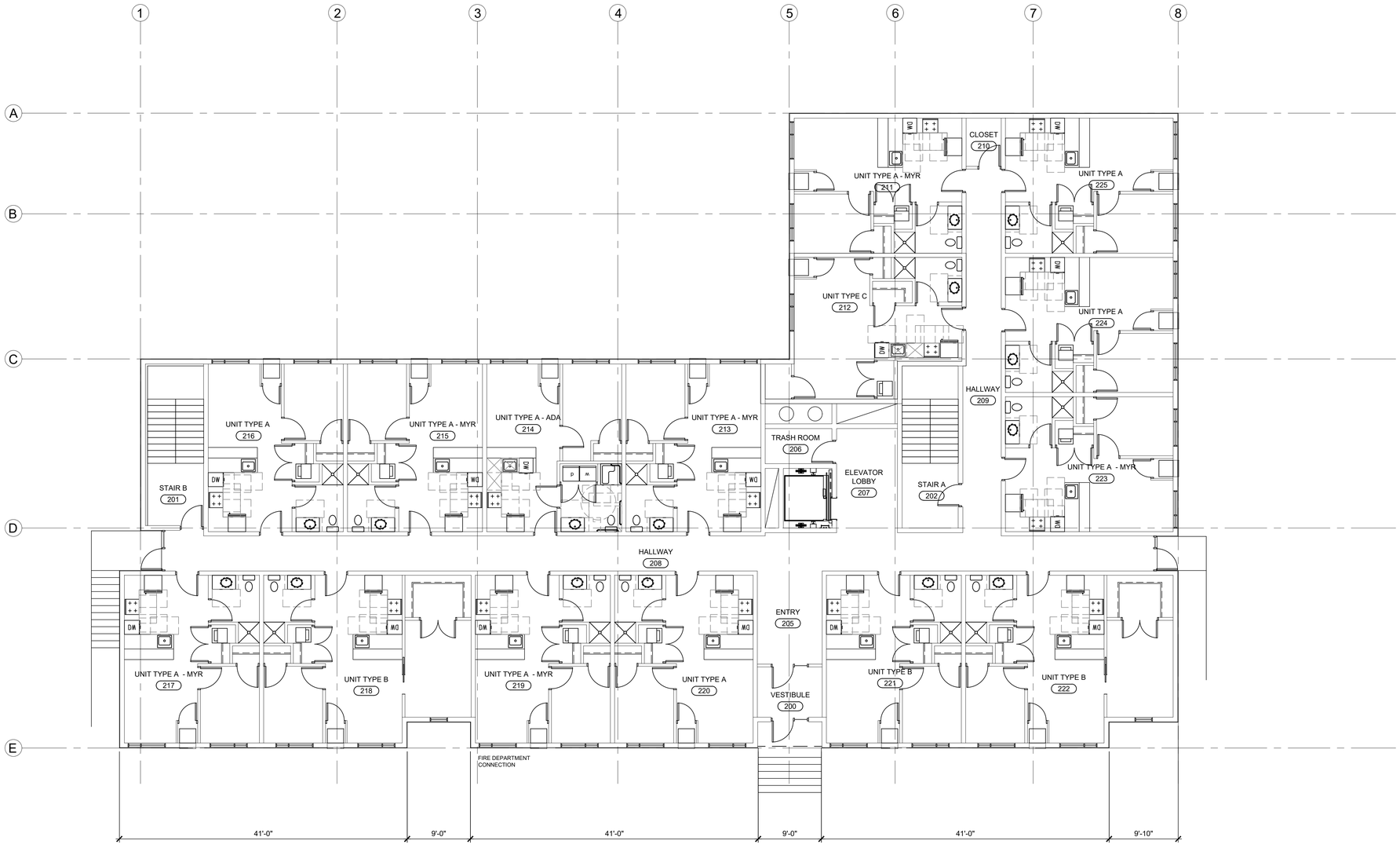
THE GRADIENT
APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

No.	SUBMISSIONS & REVISIONS	Date

FIRST LEVEL FLOOR PLAN

JOB. NO.: 20.18.1
DATE: 2-3-21
DRAWN BY: MJB

A1.1



1 SECOND LEVEL FLOOR PLAN

0 4' 8'

SCALE: 1/8"=1'-0"

RDS ARCHITECTS

DRAFTING BY:

Bright Pixel Design

PROJECT TITLE:

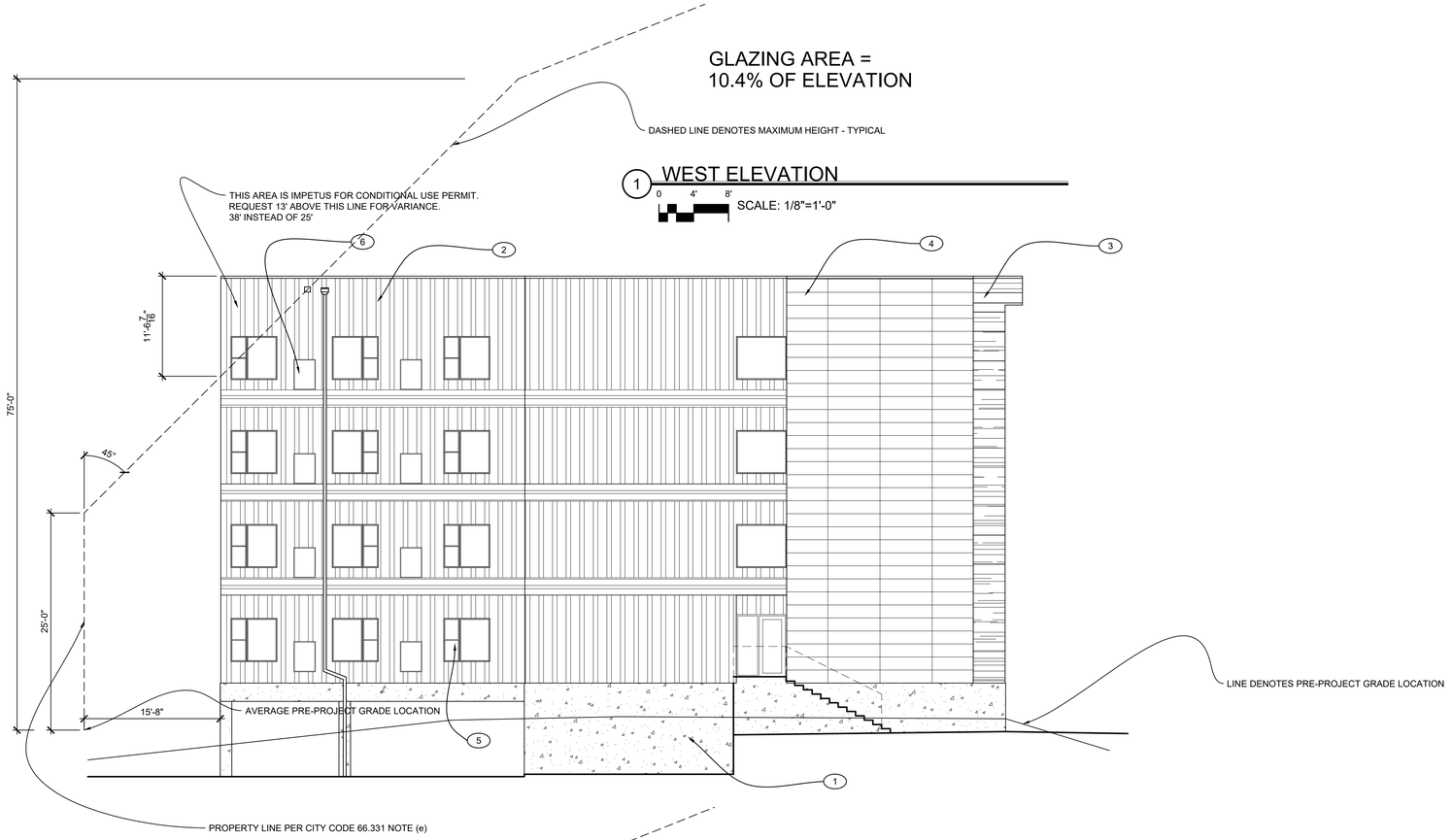
THE GRADIENT APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

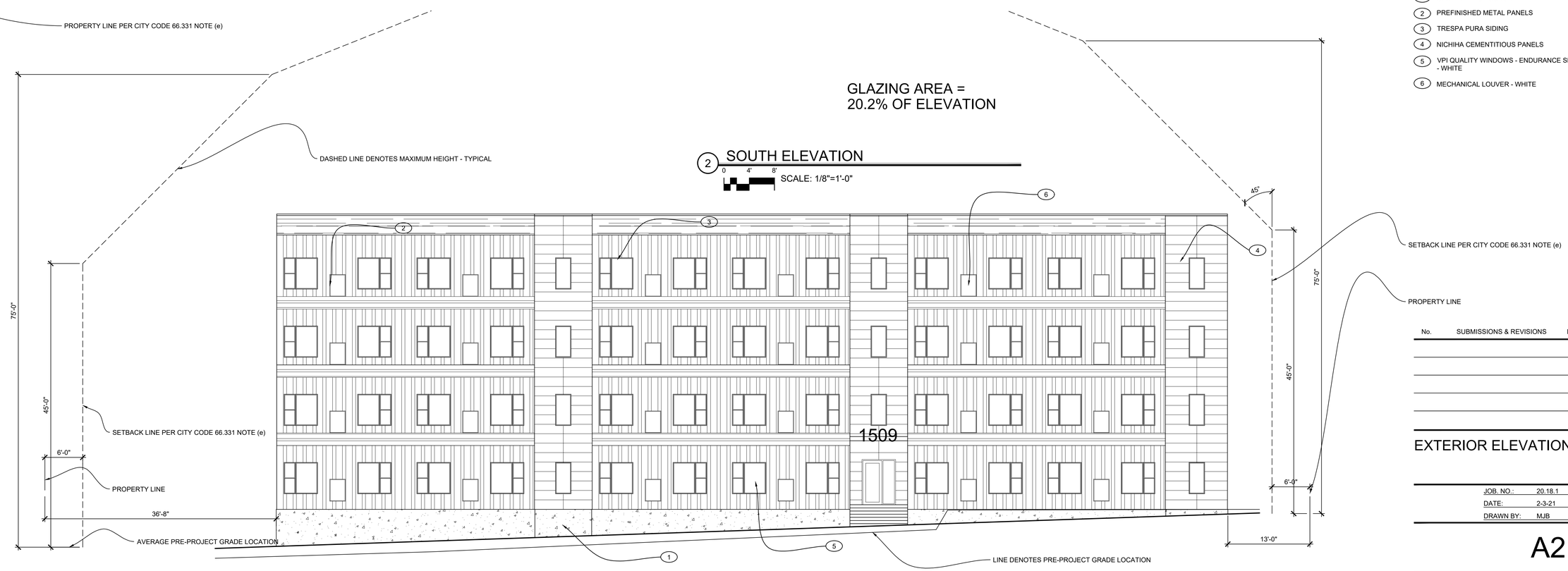
No.	SUBMISSIONS & REVISIONS	Date

SECOND LEVEL FLOOR PLAN

JOB. NO.: 20.18.1
DATE: 2-3-21
DRAWN BY: MJB

A1.2





RDS ARCHITECTS

DRAFTING BY:

Bright Pixel Design

PROJECT TITLE:

THE GRADIENT APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

GENERAL NOTES:

CONTRACTORS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND INDUSTRY BEST PRACTICES FOR ALL PRODUCT INSTALLATIONS.

SHEET NOTES:

1. CAST IN PLACE CONCRETE
2. PREFINISHED METAL PANELS
3. TRESPA PURA SIDING
4. NICHIHA CEMENTITIOUS PANELS
5. VPI QUALITY WINDOWS - ENDURANCE SERIES - WHITE
6. MECHANICAL LOUVER - WHITE

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATIONS

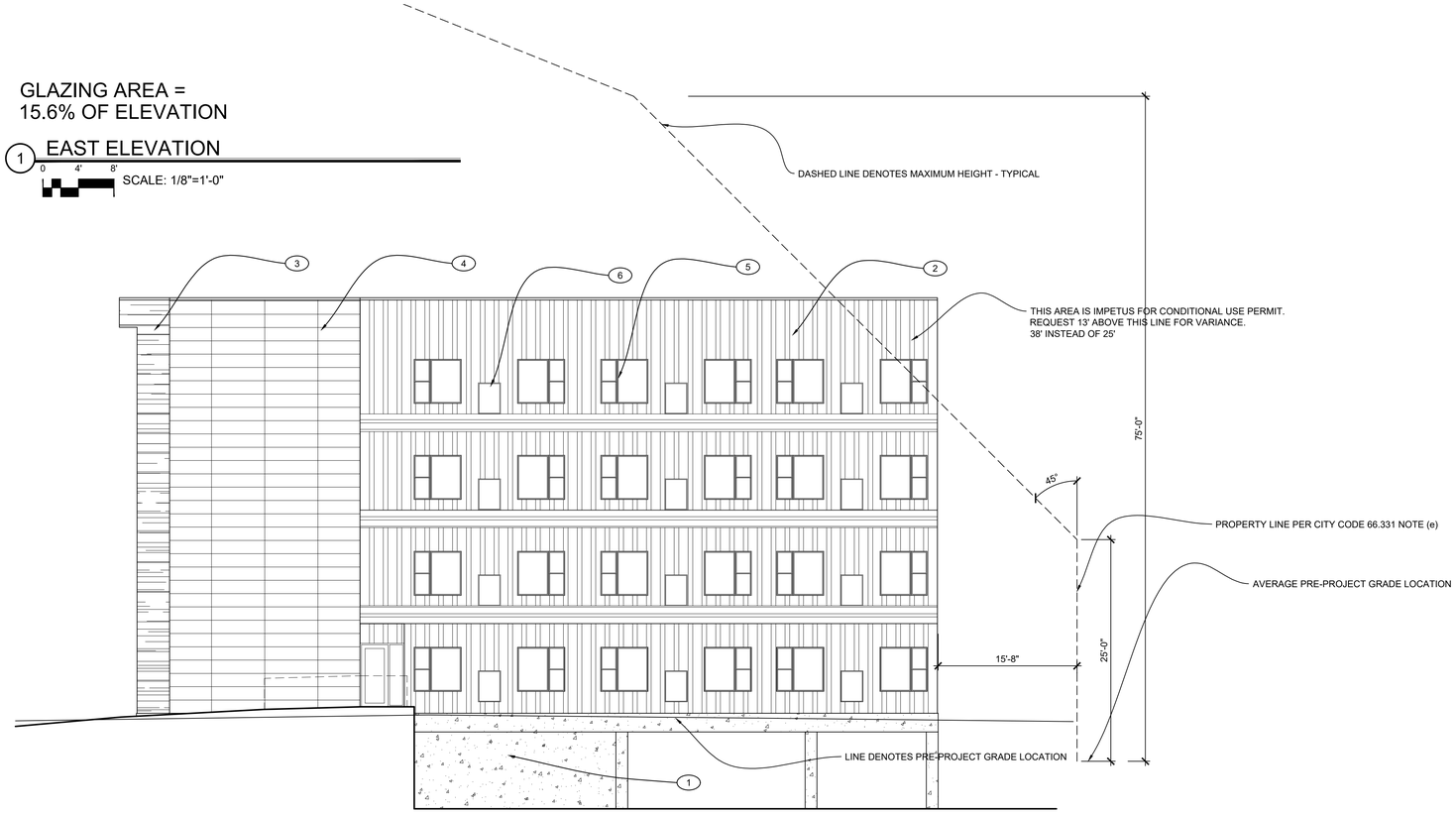
JOB. NO.:	20.18.1
DATE:	2-3-21
DRAWN BY:	MJB

A2.1

GLAZING AREA =
15.6% OF ELEVATION

1 EAST ELEVATION

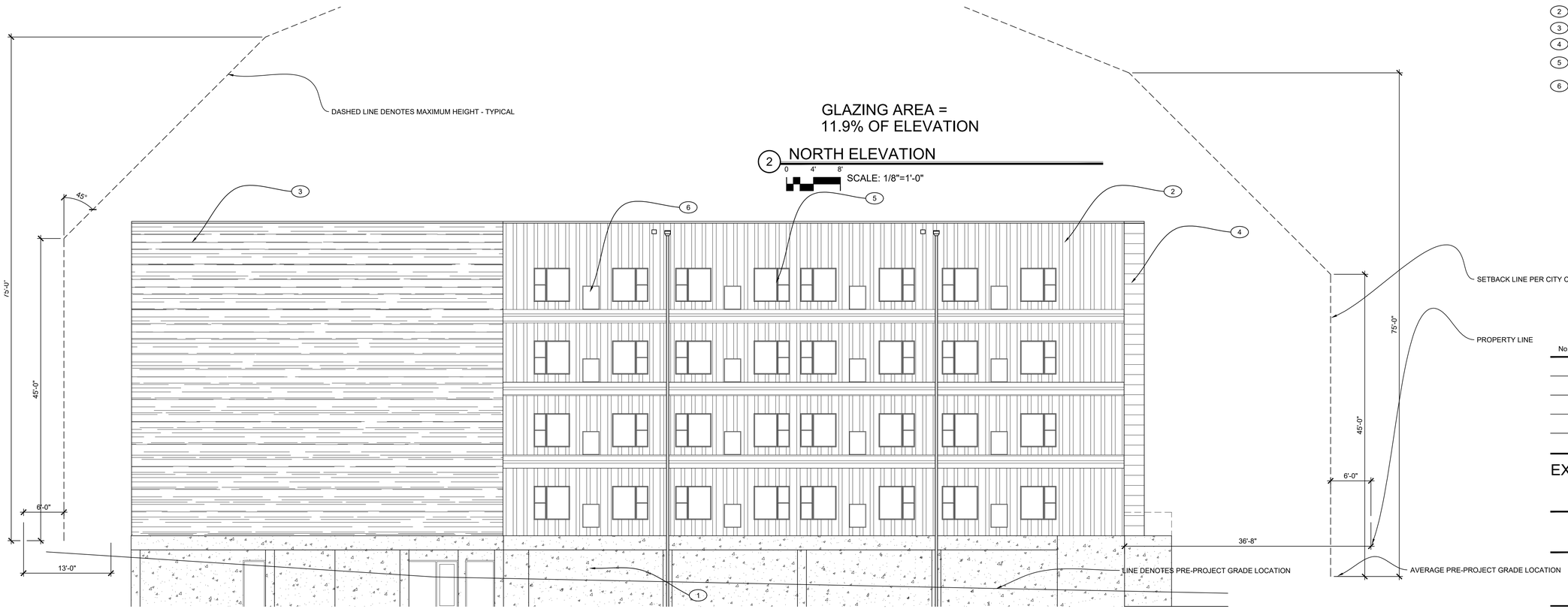
0 4' 8'
SCALE: 1/8"=1'-0"



GLAZING AREA =
11.9% OF ELEVATION

2 NORTH ELEVATION

0 4' 8'
SCALE: 1/8"=1'-0"



RDS ARCHITECTS

DRAFTING BY:

Bright Pixel Design

PROJECT TITLE:

THE GRADIENT
APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

GENERAL NOTES:

CONTRACTORS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND INDUSTRY BEST PRACTICES FOR ALL PRODUCT INSTALLATIONS.

SHEET NOTES:

1. CAST IN PLACE CONCRETE
2. PREFINISHED METAL PANELS
3. TRESPA PURA SIDING
4. NICHIHA CEMENTITIOUS PANELS
5. VPI QUALITY WINDOWS - ENDURANCE SERIES - WHITE
6. MECHANICAL LOUVER - WHITE

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATIONS

JOB. NO.: 20.18.1
DATE: 2-3-21
DRAWN BY: MJB

A2.2

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

RDS ARCHITECTS

DRAFTING BY:

Bright Pixel Design

PROJECT TITLE:

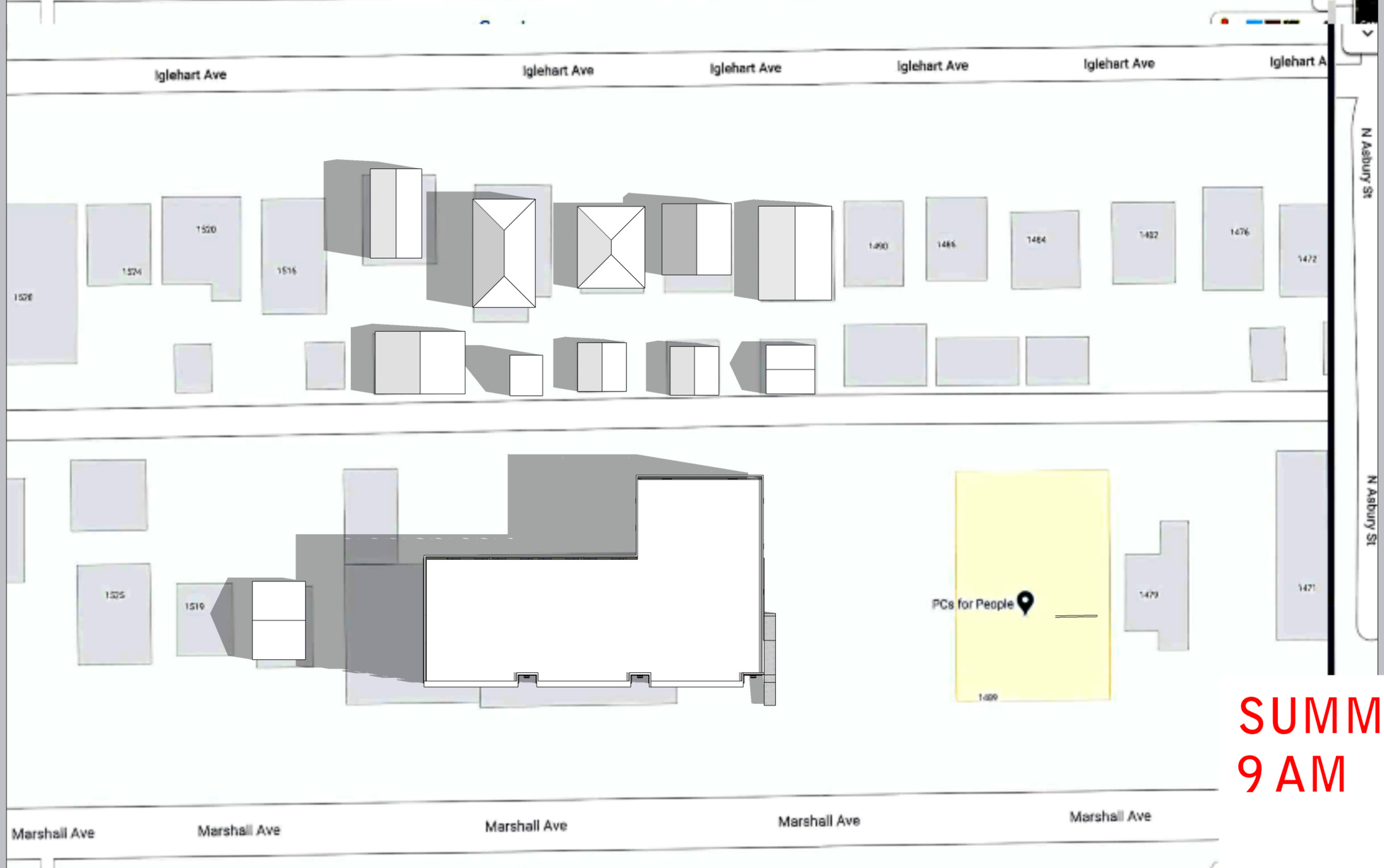
THE GRADIENT APARTMENTS
1509 MARSHALL AVE.
ST. PAUL, MN

No.	SUBMISSIONS & REVISIONS	Date

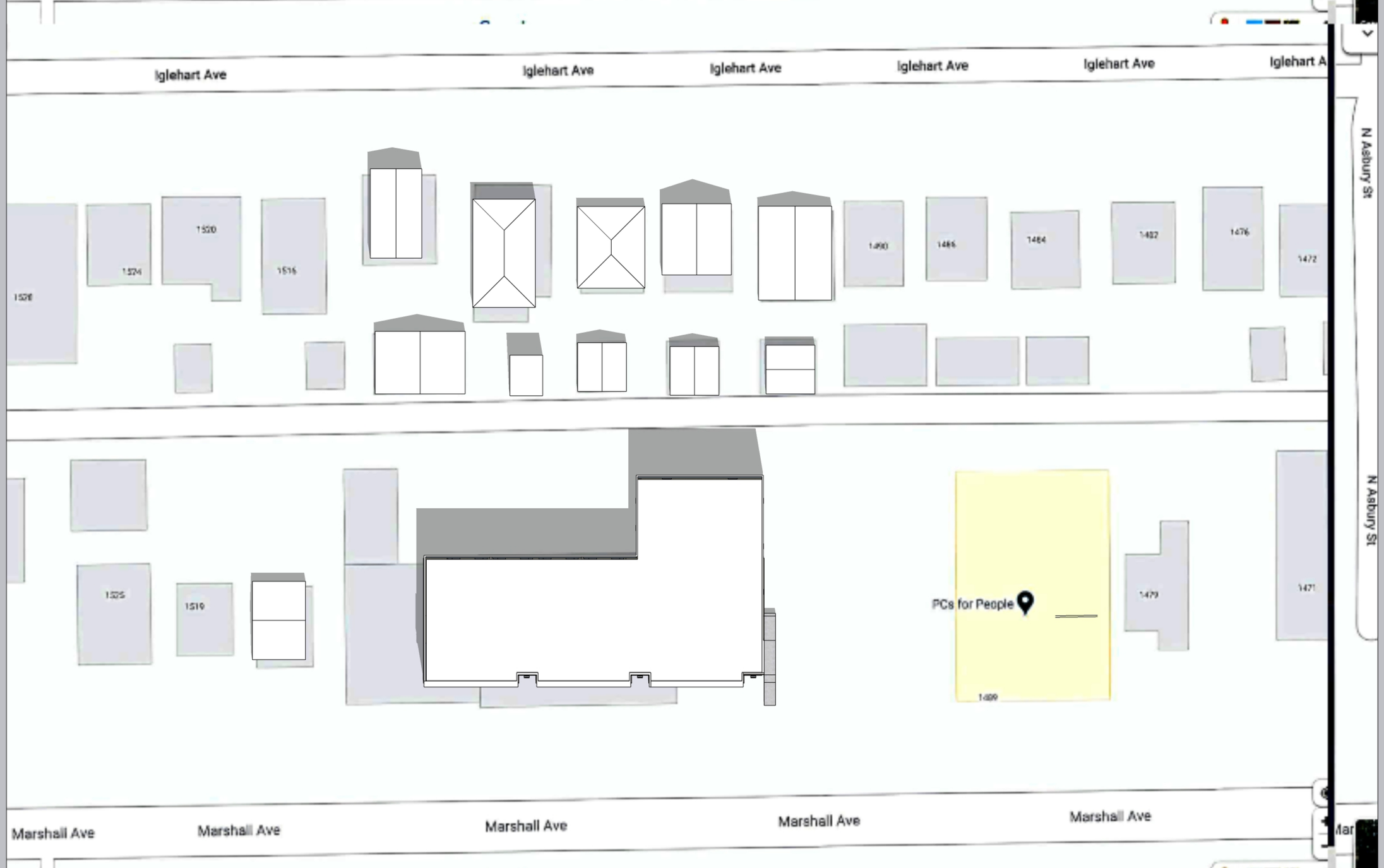
RENDERED EXTERIOR ELEVATIONS

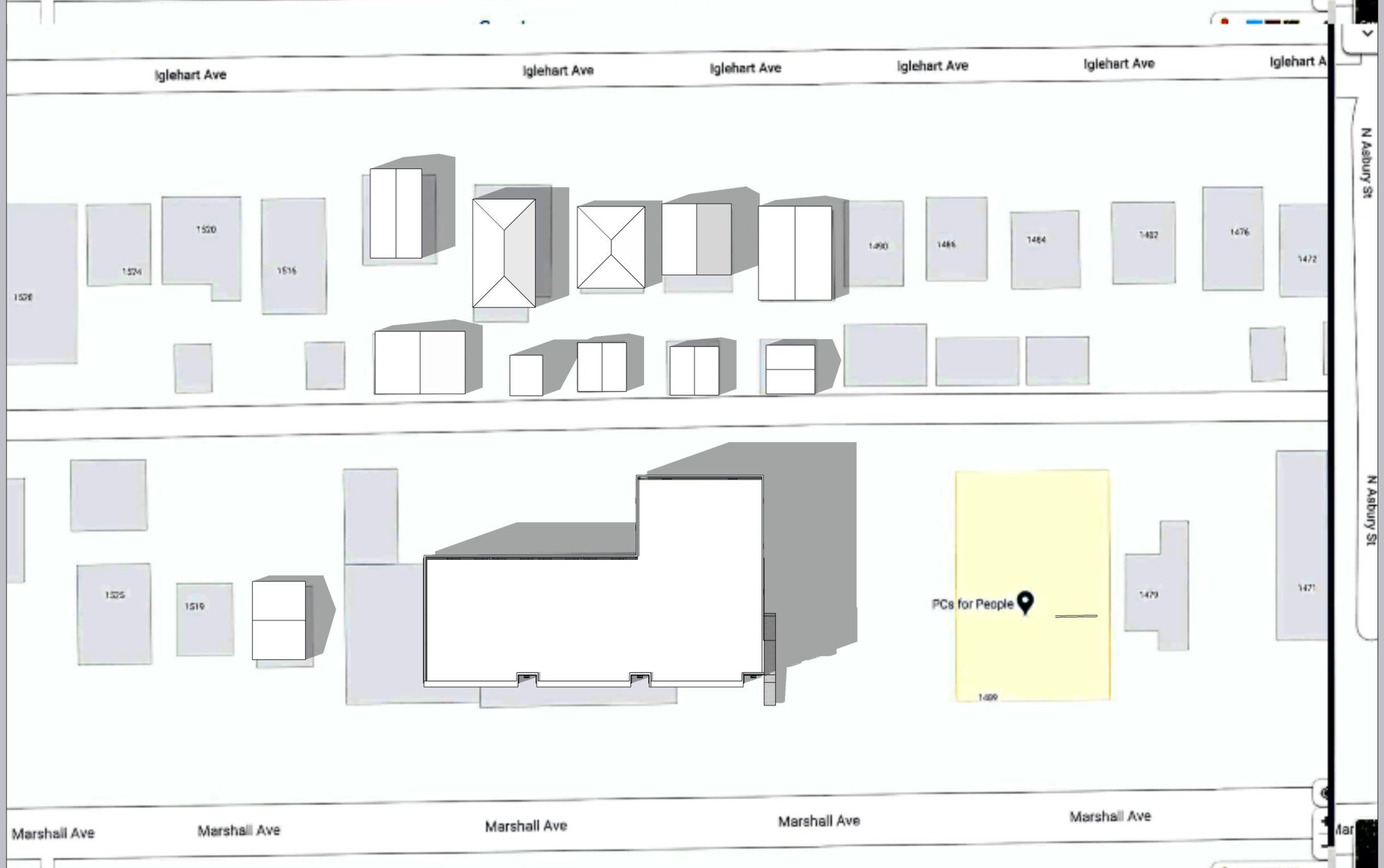
JOB. NO.:	20.18.1
DATE:	1-4-21
DRAWN BY:	MJB

EX1.2

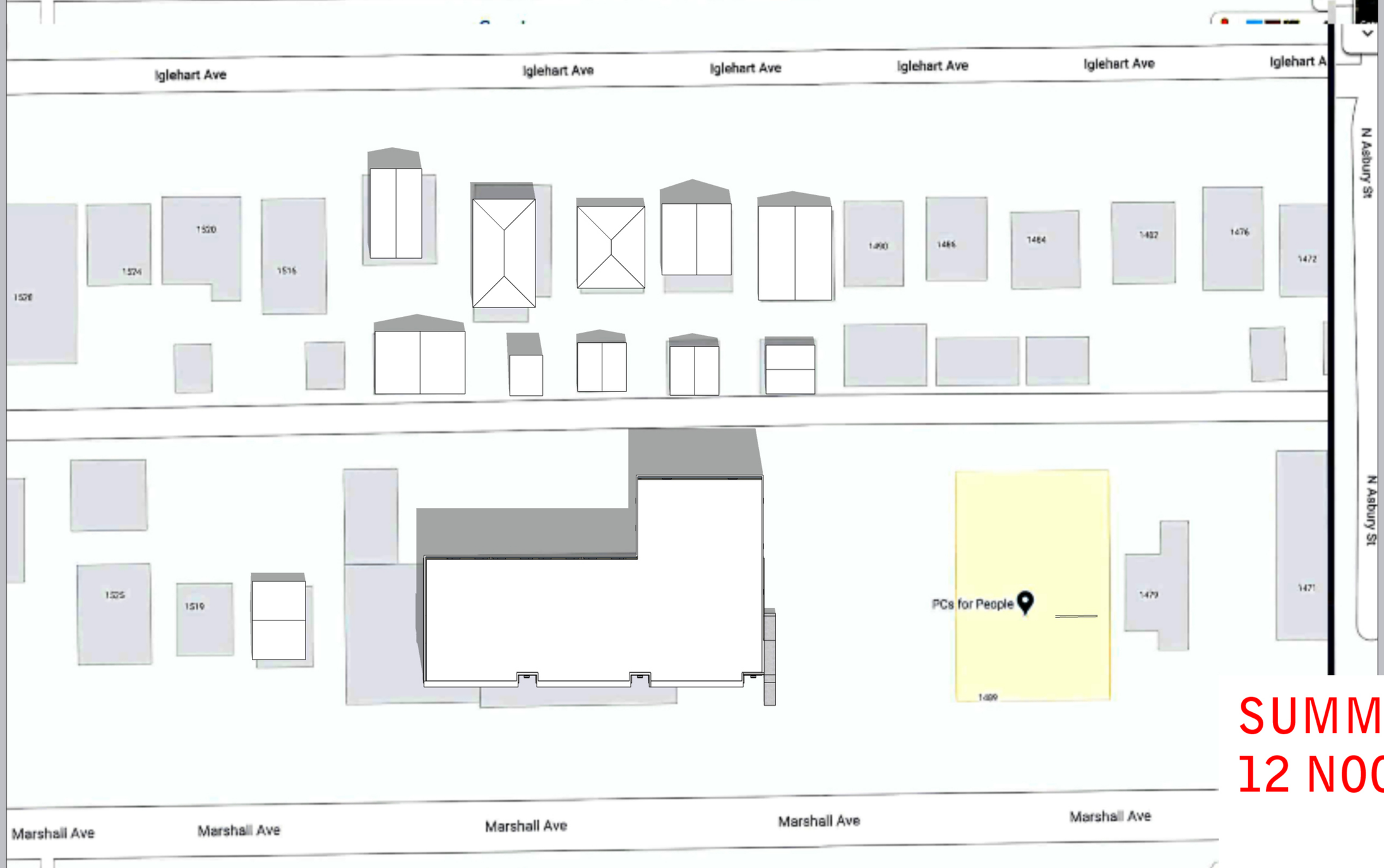

Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
N Asbury St
N Asbury St
1520
1524
1516
1490
1486
1484
1482
1476
1472
1525
1519
PCs for People
1479
1471
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave

SUMMER
9 AM

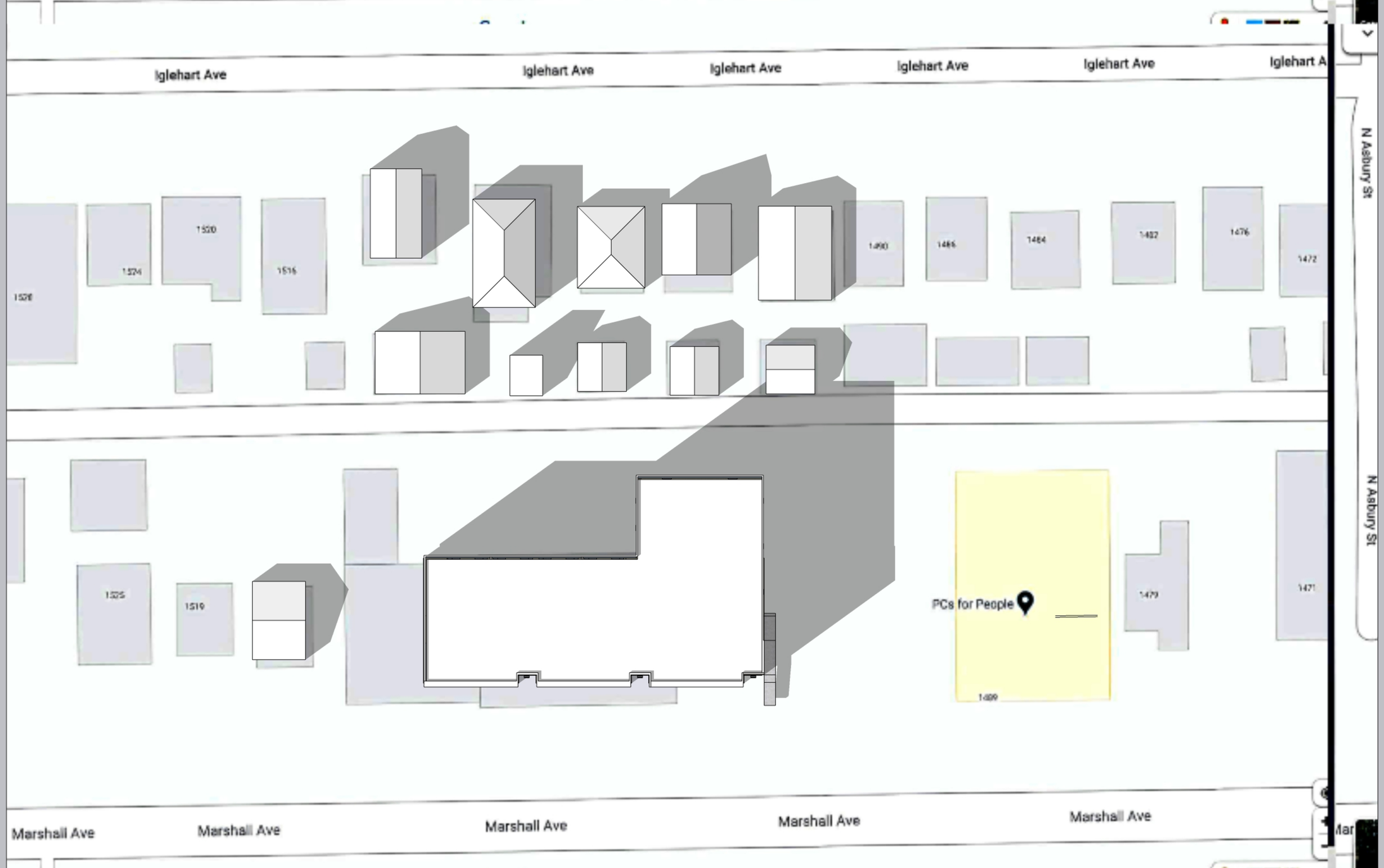

Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
N Asbury St
N Asbury St
1528
1524
1520
1516
1490
1486
1484
1482
1476
1472
1525
1519
PCs for People
1479
1471
1499
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave


Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
N Asbury St
N Asbury St
1528
1524
1520
1516
1490
1486
1484
1482
1476
1472
1525
1519
PCs for People
1479
1471
1499
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave

SPRING/FALL
9 AM



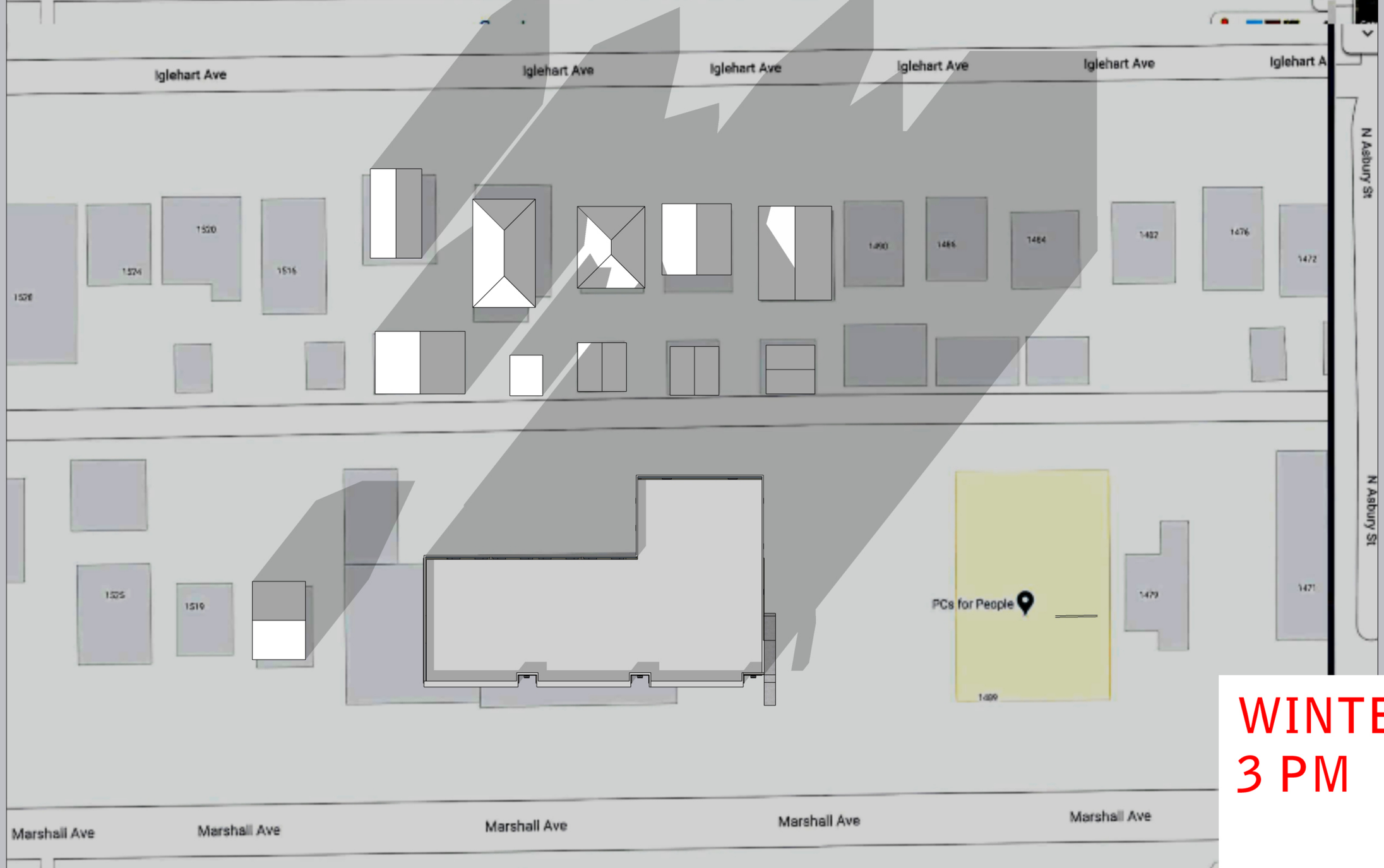
SUMMER
12 NOON


Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
N Asbury St
N Asbury St
1520
1524
1516
1528
1490
1486
1484
1482
1476
1472
1525
1519
1479
1471
PCs for People
1499
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave

Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
N Asbury St
N Asbury St
1520
1524
1516
1490
1486
1484
1482
1476
1472
1525
1519
PCs for People
1479
1471
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave

WINTER
9 AM

WINTER
12 NOON


Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
Iglehart Ave
N Asbury St
N Asbury St
1520
1524
1516
1528
1490
1486
1484
1482
1476
1472
1525
1519
PCs for People
1479
1471
1499
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave
Marshall Ave

WINTER
3 PM

UNION PARK

UNION PARK DISTRICT COUNCIL
1821 University Avenue, Suite 308, Saint Paul, MN 55104
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org
An Affirmative Action, Equal Opportunity Employer

January 6, 2020

To whom it may concern:

On behalf of the District 13 Union Park District Council, we support Mr. Matt Borowy, from Bright Pixel Designs, on behalf of his proposal to redevelop 1509 Marshall Avenue. This development sits in between Snelling Avenue and Pascal Street on Marshall Avenue. We recognize that Mr. Tindall proposes to redevelop the plot into a four story apartment complex with a mixture of studio, one bedroom and two bedroom apartments.

The Union Park District Council fully supports Mr. Tindall's request for variances: 1. to allow for additional parking spots needed for greater maneuverability, and 2. to increase the setback to 10 ft rather than 17 ft on the south side. This will allow for more separation between this building and the northern neighbors to minimize shadow encroachment. Also it's 10' further back from the sidewalk compared to the existing structure. UPDC also approved a contingent variance for 7 parking spots in the event that fewer parking spots are allowed by the City. The Union Park District Council is focused on working with developers and requesting that they engage the community and design developments with the community in mind. During its first Committee meeting, Committee members were concerned with curb front appeal in that the existing structure did not portray a community-focused atmosphere. The Committee was also concerned with the neighbors and encouraged Mr. Borowy to not only design with development with its neighbors in mind, but more importantly, reach out to neighbors for their input. After the initial meeting, Mr. Borowy reconfigured aspects of the development with not only the Committee, but also the neighbors in mind. His diligence in working with UPDC and the neighborhood to create a space that is not only aesthetically welcoming to the tenants and the neighborhood, but also is designed with St. Paul's and UPDC's need for affordable housing together with area's traffic flow concerns was appreciated.

In supporting Mr. Borowy's project at 1059 Marshall Avenue, Union Park District Counsel believes that the project strongly aligns with its commitment to not only addressing affordable housing and equity for its citizens within St. Paul and UPDC's borders, but also working with developers to accomplish those goals. Thus, the UPDC offers its strong support for the redevelopment of 1509 Marshall Avenue.

Sincerely,

Henry Parker

Henry Parker, Board President
Union Park District Council

UNION PARK DISTRICT COUNCIL
1821 University Avenue, Suite 308, Saint Paul, MN 55104
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org
An Affirmative Action, Equal Opportunity Employer

January 16, 2021

Dear Committee Members:

On behalf of the District 13 Union Park District Council, we support the owner Mr. Tindall, on behalf of his proposal to redevelop 1509 Marshall Avenue. This development sits in between Snelling Avenue and Pascal Street on Marshall Avenue. We recognize that Mr. Tindall proposes to redevelop the plot into a four story apartment complex with a mixture of studio, one bedroom and two bedroom apartments.

The Union Park District Council fully supports Mr. Tindall's request for a Conditional Use Permit to allow the height on the building's northern face to be increased by 13' where the maximum build-able height along the north property line is currently 25'. The Union Park District Council is focused on working with developers and requesting that they engage the community and design developments with the community in mind. During its first Committee meeting, Committee members were concerned with curb front appeal in that the existing structure did not portray a community-focused atmosphere. The Committee was also concerned with the neighbors and encouraged the designer, Mr. Borowy to not only design with development with its neighbors in mind, but more importantly, reach out to neighbors for their input. After the initial meeting, Mr. Borowy reconfigured aspects of the development with not only the Committee, but also the neighbors in mind. His diligence in working with UPDC and the neighborhood to create a space that is not only aesthetically welcoming to the tenants and the neighborhood, but also is designed with St. Paul's and UPDC's need for affordable housing together with area's traffic flow concerns was appreciated.

In supporting Mr. Tindall's project at 1059 Marshall Avenue, Union Park District Counsel believes that the project strongly aligns with its commitment to not only addressing affordable housing and equity for its citizens within St. Paul and UPDC's borders, but also working with developers to accomplish those goals. Thus, the UPDC offers its strong support for the redevelopment of 1509 Marshall Avenue.

Sincerely,

Henry Parker

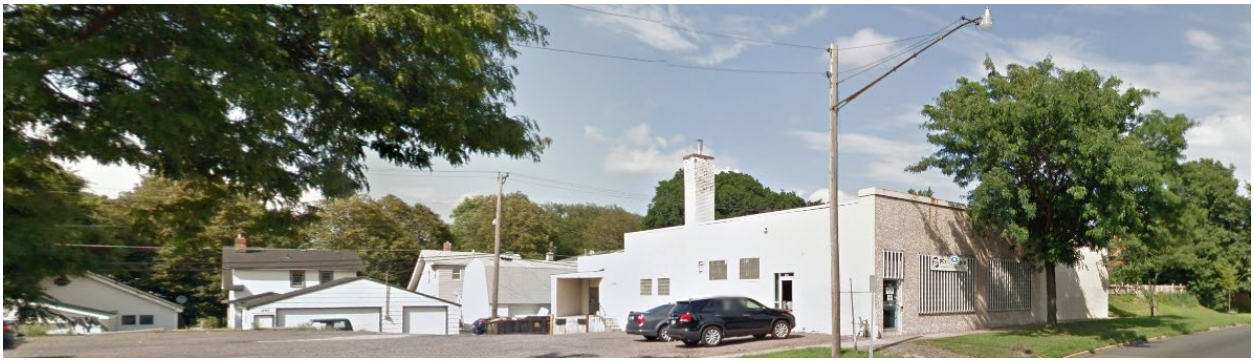
Henry Parker, President
Union Park District Council

1509 Marshall Avenue Photos

1509 Marshall existing building and surface parking to east

1509 Marshall view from the alley

Surface parking and commercial property to the east along Marshall



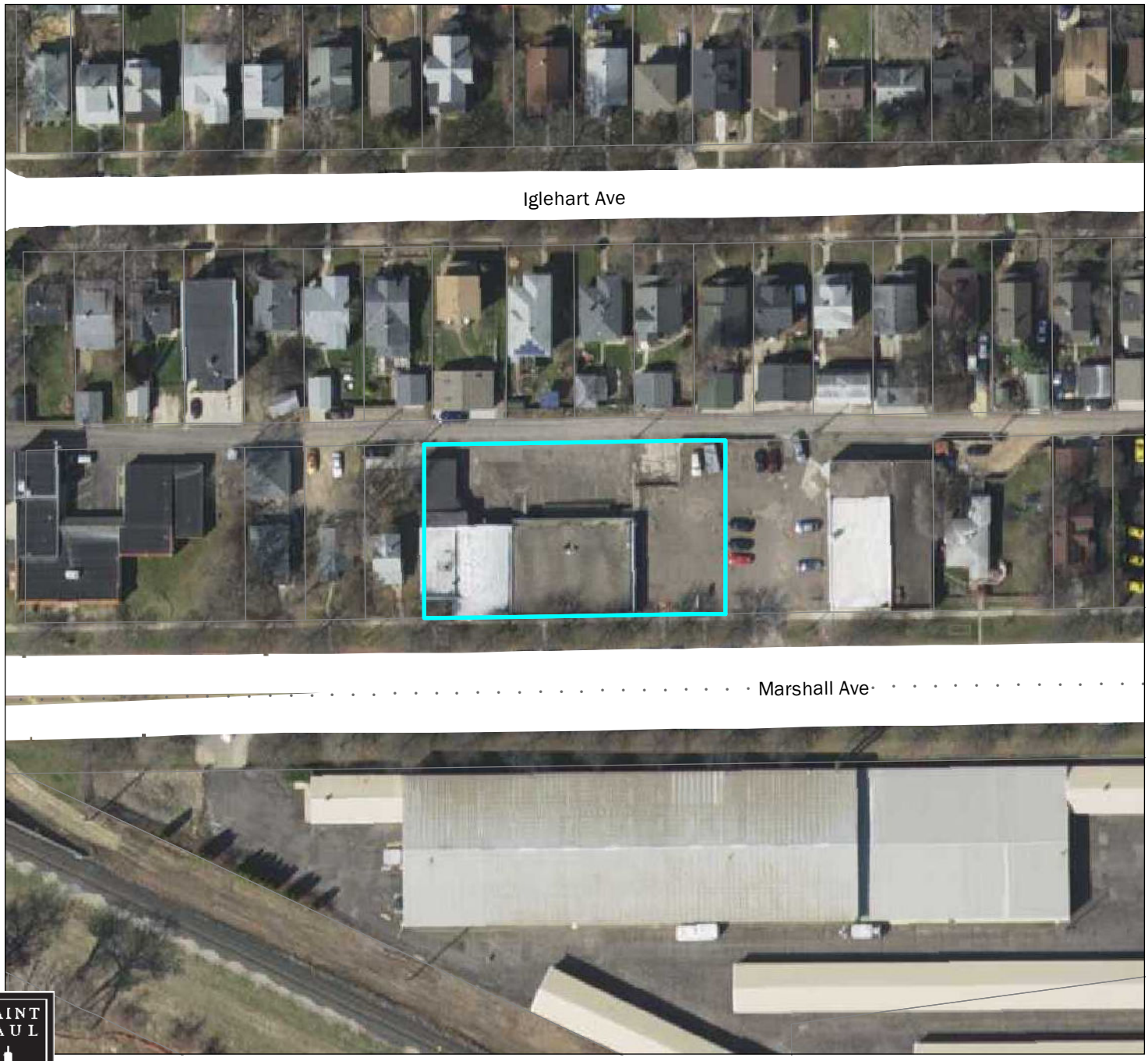
Residential uses to the west along Marshall

Commercial uses to the west along Marshall

South side of Marshall, self-storage use

Residential uses to the north that front on Iglehart Avenue

Back of residential properties that front on Iglehart Avenue



FILE #21-236-483 Aerial Map

Application of James Tindall

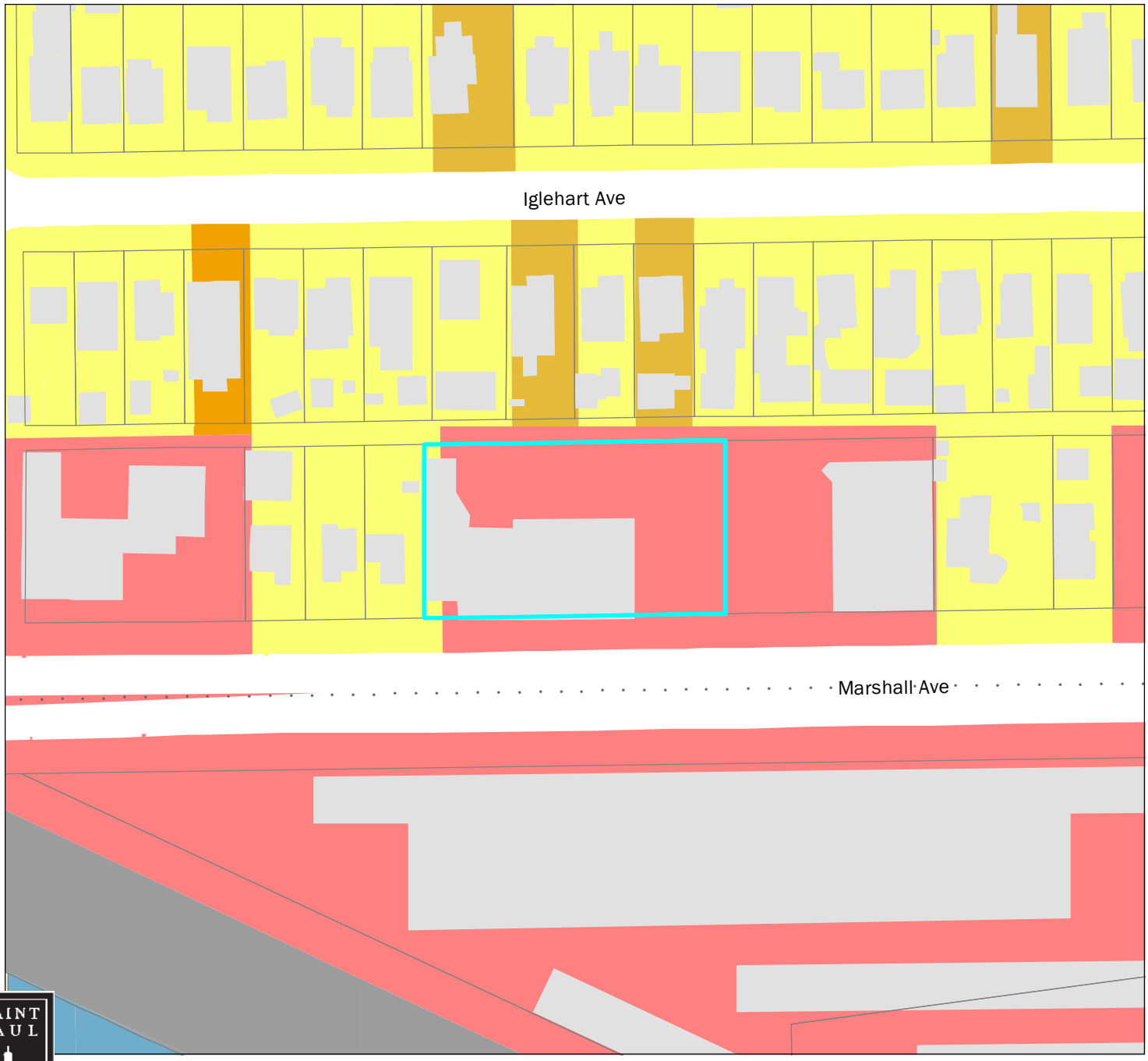
Application Type: CUP
Application Date: February 9, 2021
Planning District: 13

0 20 40 80 120 160 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

ParcelPoly on



FILE #21-236-483 Existing Land Use

Application of James Tindall

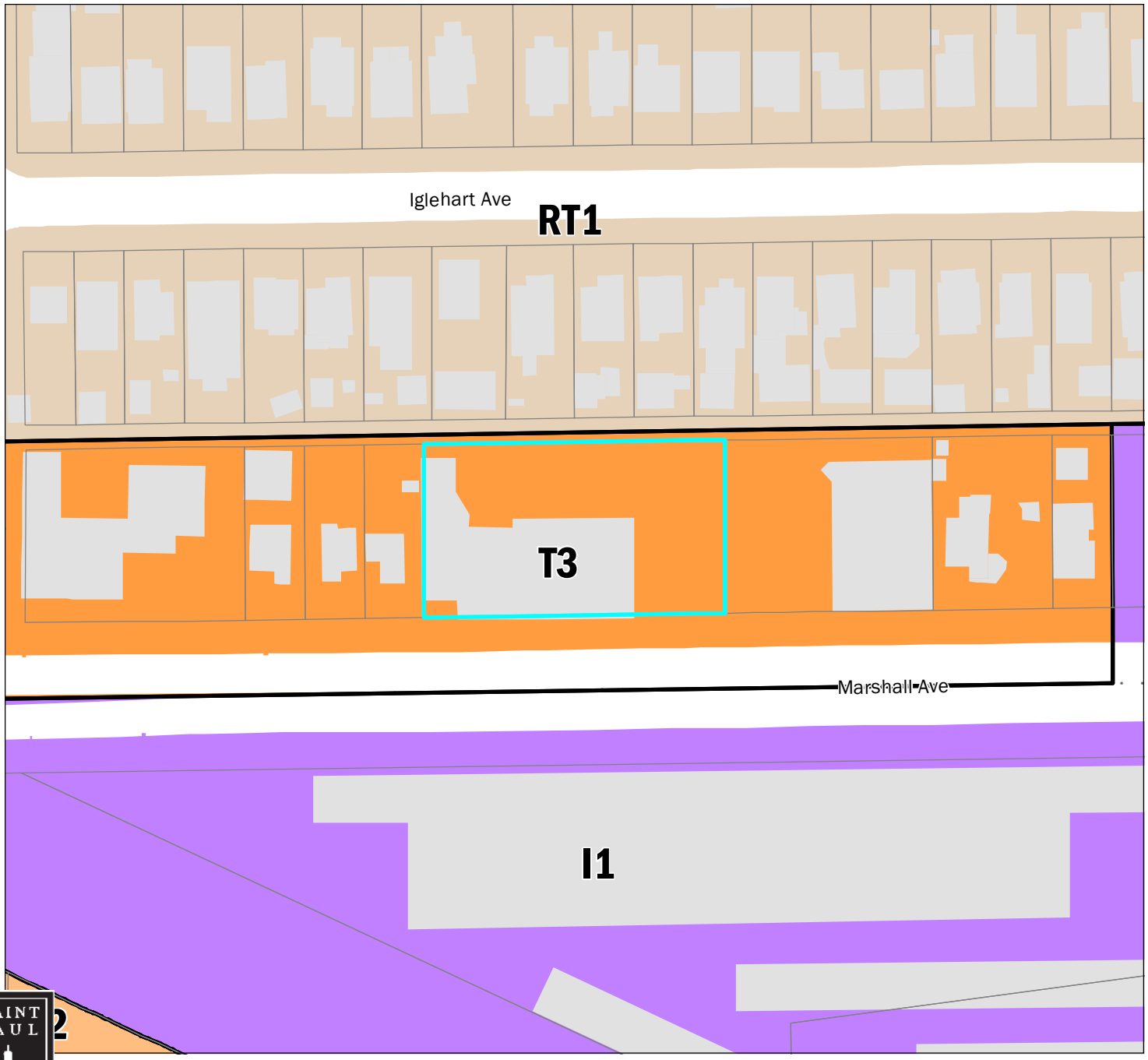
Application Type: CUP
Application Date: February 9, 2021
Planning District: 13

0 20 40 80 120 160 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

- ParcelPoly on
- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water



FILE #21-236-483 Zoning Map

Application of James Tindall

Application Type: CUP
Application Date: February 9, 2021
Planning District: 13

0 20 40 80 120 160 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

- ParcelPoly on
- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction