



860 St Clair Ave
St Paul MN 55105

651.222.1222
SummitHillAssociation.org

June 29, 2021

To: Emma Siegworth, City Planner (emma.siegworth@ci.stpaul.mn.us)
Cedric Baker, Zoning Committee Chair, (cedric.baker@spps.org)
Samantha Langer, Zoning Committee Secretary, (samantha.langer@ci.stpaul.mn.us)

CC: Rebecca Noecker, City Council (rebecca.noecker@ci.stpaul.mn.us)
Taina Maki, Legislative Aide, (taina.maki@ci.stpaul.mn.us)

Nick Walton, Applicant, (nick@reuterwalton.com)
Ari Parritz, Applicant, (aparritz@reuterwalton.com)
Peter Kenefick, Applicant, (peter.kenefick@usb.com)

Re: Rezoning, CUP, Variance Applications for 695 Grand Avenue Redevelopment

The applicant is seeking to replace the existing, one story building that houses Emmet's Public House, Saji-Ya, Dixie's On Grand and associated surface parking lot with a 5 story mixed-use building.

The proposed building would include 4 commercial spaces, resident gym and lobby, commercial parking (31 spaces) and garage entrances at street level, one fully underground residential parking level accessed via an internal ramp (68 spaces), and 80 market rate apartments on four upper levels configured as a 'U' shape facing Grand Avenue.

Engagement Process and Public Hearings

There has been an extensive public engagement process starting in March 2021:

- Initial meetings were held between SHA and the developer to help us understand the proposal, plan out the public engagement process, and voice likely neighborhood concerns.
- The first of two public meetings hosted by the developer was on March 24th. The first meeting had approximately 300 attendees. In this meeting, the developer offered the community some initial massing options, apartment and restaurant space sizes and types, some initial analysis of shadowing on neighbors, as well as elevations of what the project may look like within the neighborhood and nearby buildings.



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- The second public meeting was held on April 8th. The developers took feedback on several areas of concern – traffic around the alley, St. Albans Street and Grand Avenue, commercial loading, parking, garbage and waste removal, shape and massing, transitions, design standards, shadowing, construction impacts among others which they addressed at that meeting. The developer provided updated renders showing materials, a small setback at the St. Albans northeast corner, and small adjustments to the unit mix. They presented new options for site circulation and commercial loading that moved those uses away from the alley and onto Grand Ave. / St. Albans.
- Several SHA Zoning & Land Use Committee meetings were held to discuss the proposal, culminating in a May 5th SHA hosted meeting that focused on community concerns related to height and massing, traffic and circulation, construction impacts, public space and walkability, equity and affordability.
- Following the May 5th meeting, the SHA ZLU sent a to the developer on May 20th (“Letter from SHA ZLU”), outlining remaining questions and clarifications. The letter requested further mitigations to reduce the building’s scale and visual impact such as further setbacks, height reductions, or massing changes, clarification of the final vehicular site access and commercial loading plans, shadow studies for alternative building configurations, a formal undertaking of responsibility to address any construction impacts on nearby structures, and an update on the project’s status.
- The developer responded to our letter (“Response Letter from Reuter Walton”) and submitted their application on June 3rd. The application as submitted included a further 15’ setback along St. Albans to transition to the Clarence Johnston designed rowhomes to the immediate north of the site, greater articulation to the rear of the ‘U’ courtyard wall, and the inclusion of a fourth retail space along Grand as well as moving the residential gym to ground level on St. Albans that maximizes street-level activation and minimizes garage entrances.
- We held a public hearing on June 8th, and extended our written comment period to June 11th ahead of a special board meeting and vote on June 17th.

Public Hearing and Public Comments Received

Over the course of a 3+ month public engagement period, several hundred neighbors attended virtual meetings, met with the developer directly, submitted questions and comments to SHA, or participated in our public hearing on June 8th.

In addition, SHA received over 101 written comments from neighbors. We received an additional 39 written comments after our public comment window closed, including a 279-signature petition in opposition (“695 Public Comments”). These have all been forwarded to the city. The key sentiments expressed by the neighborhood and relevant to the board’s consideration are as follows:



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1. Integrity of the East Grand Avenue Overlay District (EGAOD)

The East Grand Avenue Overlay district limits buildings to three stories in height, a footprint of 25,000 sq ft / total of 75,000 sq ft, and incorporates the T2 design guidelines. The district was central to the adopted 2006 District 16 Neighborhood Comprehensive Plan (“Summit Hill / District 16 Neighborhood Plan”), and was not only in the Plan but was formalized as an official control when the Overlay District was enacted in 2006.

There was a clear legislative intent to define a tightly-drawn, contiguous commercial corridor, within which these rules would apply to all developments, irrespective of the underlying zoning. There was and continues to be a strong desire to manage spillover effects in what was already an established, relatively dense streetcar corridor, to retain the neighborhood’s human scale and walkability, to foster local ownership while discouraging big box chain store tenants.

We heard repeatedly from our neighborhood that the Overlay District was still viewed as critical to maintaining Grand Avenue’s identity as a walkable, neighborhood-scale, largely locally-owned commercial corridor. Allowing individual developers to zone out of it – as a land use-only question, independent of any specific site plan – undercuts the potential for the kind of public engagement process and resultant site plan-specific accommodations that are the difference between a bad neighbor and a good one.

If, instead, a developer seeks a *variance* to the Overlay District instead of a rezoning out of it, they must be able to prove that their development can remain consistent with the legislative intent of the District, despite exceeding its height or mass limits. It allows for community engagement and dialog, creating incentives to mitigate and address legitimate concerns and spillover effects. This approach results in better, more thoughtful buildings capable of winning neighborhood support notwithstanding their greater density and scale. Such incentives simply do not exist under a rezoning, the sole purpose of which would be to sidestep the rules.

2. Height, Massing, Scale, and Transitions

Discussion of both the proposed scale of the building and building’s massing dominated neighborhood conversations throughout. The larger the building, the greater the impact on its neighbors and the attendant spillover effects.

There was a considerable range of opinion within the neighborhood. Many were supportive of the additional height and density outright. However a majority of neighbors felt the building was too large as designed, reflecting a ‘cookie cutter’ or suburban building typology. Some even went so far as to provide alternative site plans and renders showing a much smaller 3 or 4 story building with surface parking to the rear instead of an underground level. Although there are examples of buildings at 40ft or above along those two blocks of Grand Avenue, the proposed building exceeds the ‘Missing Middle’ scale that is called for in the 2040 Comprehensive Plan and that many neighbors associate with Grand



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Avenue as a streetcar corridor. Those in opposition also felt that by choosing a 'U' shape open to Grand Avenue, the building's massing was pushed to the corners of the site closest to the adjacent neighbors on three sides.

When considering alternative massing (such as an inverted 'U' shape, an 'H' shape, or a donut shape with internal courtyard), all of these potential options entailed considerable downsides. None would significantly mitigate the shading issues unless further stepbacks were added at the top level. Instead, they would either remove the residential courtyard entirely, or have residents facing the alley, detracting from the vibrancy of Grand Avenue by removing 'eyes on the street' and putting residential units directly above restaurants with outdoor seating.

Reducing the height of the building to 4 stories while retaining its proposed overall configuration would involve compromises that would detract from other important neighborhood benefits. For example, reducing unit sizes to fit a similar unit count into less space would make the building less able to meet the neighborhood's need for larger units for households downsizing and wanting to remain in the neighborhood. The loss of the ground floor retail level would mean the loss of long established neighborhood restaurants, no opportunity for new retail, and a loss of vibrancy and street level activity generally along Grand Avenue. Further compromises identified by the developers in their response to our May 20 letter might include downgrading materials, loss of residential amenity spaces, higher rents, exposed parking etc.

Nevertheless, our support for such a large building was contingent on the developer's efforts to mitigate the impact of the building's scale. The stepbacks on the fifth level facing Grand Avenue reduce the perceived height of the building from street level, while the rear stepbacks help mitigate shadows cast on adjoining neighbors. Further mitigations emerged through the community engagement process. Updates to the plans added articulation to the rear of the 'U' visible from Grand, a row of angled balconies midway along St. Albans, and finally a 15' setback from St. Albans on the upper levels that allows the residential portion of the building to transition to the row homes to the North and reduces the perceived visual impact of the building to St. Albans neighbors.

3. Traffic, Circulation, Parking

Concerns from neighbors centered around the likely impacts of the additional traffic and parking needs that the site would generate on the immediate area. St. Albans St. in particular is a one-way street. It is typically fully parked along both sides because the grandfathered streetcar buildings along it were constructed with little to no parking of their own. There remains concern that the proposed amount of parking, while it meets the minimums, is insufficient for proposed intensity of use. At a ratio of <1 stall per residential unit (many of which are larger than is typical for the market) and with parking costs unbundled from rent, it is unclear whether the parking provided will be sufficient for residents and their visitors. Similarly, the decrease in commercial parking to 31 stalls for 4 retail units (including 3 large restaurants) with no shared parking agreement or other proposed solution for off-site employee parking for 100+ employees remains an issue.



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Initial plans had the residential garage access coming off the alley (as well as the commercial loading, see below). This was viewed unsuitable by both residents and Public Works. Through a series of discussions with Public Works, PED, and the neighborhood, a revised plan was put in place which moved the commercial entrance to the south west corner on Grand (one way entry lane), exiting onto St. Albans (two way). The St. Albans entry would provide access for residents to an internal ramp leading to the underground residential parking.

This approach, combined with the changes to the proposed commercial loading, was generally seen as a workable compromise that balanced the walkability impacts on Grand Ave. with the impacts to alley and St. Albans residents, while allowing through-access for visiting restaurant patrons.

4. Commercial Loading, Trash and Utilities

Currently the alley behind 695 frequently has 18 wheelers blocking the alley, idling and making a lot of noise for the neighbors. Additionally this commercial traffic creates heavy ice ruts in the winter. There is concern around where the commercial vehicles will go. The final design moved loading off the alley to protect the neighbors and alley from the burden of constant commercial traffic. This traffic was moved to Grand Avenue with sidewalk cutouts. This is still an area of concern as we do not know the impact to Grand Avenue and could be a pedestrian and vehicle traffic safety issue. There is already concern about commercial vehicles parking on Grand either next to sidewalks or in the center traffic lanes. The trash removal was to be placed on the St. Albans side with the trash receptacles held within the building.

5. Shadow Impacts to Neighboring Properties

During the initial developer presentation there was expressed significant concern that the shadow diagrams did not include winter solstice and the spring and fall equinoxes. In the architectural drawings submitted to the city on June 3rd it shows the shadowing during these times. Winter equinox morning and evening show shading over most of the building directly to the north across the alley as well as half the properties north on Summit. Spring and Fall equinox 3:30PM shows coverage of the alley and St. Albans.

6. Construction Impacts

The surrounding neighbors expressed concern about the historic nature of the surrounding buildings and the likelihood of constructing impacting property foundations and infrastructure. The developer committed to a baseline site survey with which to compare to and compensate and remediate any impacts from construction.



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7. Equity and Affordability

Many neighbors expressed a higher likelihood of support for the density if a percentage of affordable units were included in the design. The current design includes no affordable units with all apartments being market rate. During one of the public meetings, Peter Kenefect expressed a desire to source a BIPOC tenant in the additional retail space.

8. Investment, Tax Base, and Density

The majority of the neighborhood accepts the need for increased density and redevelopment on the Grand Avenue corridor and the 695 site specifically. The point of contention is on what type of density and how to keep the character, charm and feel of Grand Avenue. As part of SHA's work on the neighborhood comprehensive plan we commissioned a market study that identified a need for new investment and more mixed use potential. The SHA recognizes a need to continue bringing vitality and customers to Grand Avenue which is facing competition from other nodes such as Selby and Highland Bridge. It was a topic brought up in many of our public meetings and there is overall agreement on the desire for investment on Grand. There is some disagreement on how much additional retail space is needed on Grand Avenue.

9. Walkability, Street Activation, and Enhanced Public Realm

The current property at 695 Grand is a single story building with a surface parking lot. Some residents don't feel safe walking past the parking lot at night. The site plan revisions addressed these concerns with the latest plans to include 4 retail spaces including most of the lot of activated street frontage. There is a public gathering and art space in the middle of the block. Additionally on the St. Albans facing side will be a residential gym.

Typical mixed-use developments are not designed with specific tenants in mind. They either fail to attract suitable tenants or are only capable of attracting national chain tenants. There was significant support for the site being redeveloped and retained under local ownership. The return of two long established neighborhood restaurants provide a solid commercial foundation for the project, allowing greater flexibility for the remaining spaces.

10. Unit Mix and Aging in Place

The proposed unit mix contributes to the housing mix in Summit Hill. The units proposed as part of this development are larger than typical market rate apartments. There are a number of 2 and 2+ bedroom units included, with the largest at well over 1,500 sq ft, plus porches and terraces. The neighborhood currently lacks a modern amenity apartment building.



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Larger apartments such as these, in a modern building with elevator access, address a real need in our neighborhood for residents wanting to downsize out of the larger Victorian homes, allowing people to age in place and maintain existing ties instead of having to move out to the suburbs or elsewhere in Saint Paul.

Special Board Meeting June 17th

On June 17th the SHA board held a final meeting to discuss a recommendation to the city. Board members were asked to review ahead of time all of the submitted public comments, presentations, meeting minutes, letters to and from the developer as well as the final application. We discussed and provided time for each board member to express opinions on the topics listed above before coming to agreements on the following recommendations for the city.

SHA Board Recommendations:

- The SHA **supports** the building as designed and presented in architectural drawings filed with the city on June 3rd. This recommendation was voted 10 in favor, 3 opposed, 1 abstain.
- The SHA **supports** the request of rezoning from B2 to T3. This recommendation was voted 9 in favor, 4 opposed, 1 abstain.
- The SHA recommends the city **disallow** the developer to rezone out of the East Grand Overlay District (EGAOD).
- The SHA desires the applicant **seek variances from the EGAOD** to get their project developed versus zoning out of the district. The SHA does not want a decision on this application to be indicative of a recommendation on the future of the EGAOD. The SHA is also committed to providing a recommendation on the EGAOD on or before June 1, 2022. This recommendation was voted 9 in favor, 4 opposed, 1 abstain.
- SHA **supports** the request for a Conditional Use Permit for the building height of 59' 10". This recommendation was voted 10 in favor, 3 opposed, 1 abstain.
- SHA **supports** the setback variance to increase the front yard (Grand Avenue) setback from 10 feet maximum to 18 feet along a portion of Level 1 to allow for a street-level outdoor patio and community space as well as the 10 foot maximum to 70 feet on upper levels to allow for a residential roof terrace on level 2 with clear space above. This recommendation was voted 12 in favor, 0 opposed, 2 abstain.



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The SHA desires for additional apartments to add families and rental options to the neighborhood. The SHA appreciates redevelopment and investment on this site to add vibrancy to the corridor. There has been very little recent investment in East Grand Avenue. This project would increase the tax base as well as add much needed rental options for the aging population to stay within the district. The SHA likes that the development would retain local ownership and operation of the restaurants. The additional small retail space is also a great opportunity for smaller businesses to add flavor to the avenue. The look, visual impact and height is in line with the existing neighborhood as most surrounding buildings are at least 40 feet tall.

Thank you for your work and consideration of our recommendations. The SHA works very hard with countless volunteer hours to improve the quality of life of our neighborhood and our city.

Kind regards,

Monica Haas
Executive Director

Peter Rhoades
President



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References

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Appendix

Dissenting Opinion:

In the SHA special board meeting hosted on June 17th, the board also expressed a desire to include dissenting opinions in our recommendation as there are significant differences of opinion on this project.

In general, we support mixed use redevelopment at 695 Grand. The primary objections concerned the excessive building mass, height, scale and insensitive site planning.

The proposed project goes counter to the St Paul 2040 Comprehensive Plan policies LU-29 LU-34 LU-35 LU-36 and H-47 (“Saint Paul 2040 Comprehensive Plan”), which require compatibility and sensitivity to context regarding building mass, height, scale, design, and required transitions in scale down to adjoining residential districts and property. The building mass, heights, solar orientation and site planning do not conform with required design standards for Traditional Neighborhood. The intensity of T3 is appropriate for major transit and transportation corridors with wider street widths, like University and Snelling. T3 is too intense for a neighborhood scale mixed-use corridor, with a narrow side street that has long standing parking and traffic problems. Both B2 and T2 zoning allow a mixed use project by right, and are supported by the Summit Hill Neighborhood Plan (“Summit Hill / District 16 Neighborhood Plan”). The plan endorses the EGAOD, and T2 design standards (G10, G3). G5 specifically names B2 and lower intensity BC zoning as appropriate for Grand, and calls for the curtailment and more intense zoning such as B3. G6 opposes “rezonings and variances in those areas where parking and traffic problems create undo hardship.” Other concerns expressed were the ‘human-scale’ neighborhood, and concern for negative impacts on the historic districts.

This project should not be allowed to go beyond the zoning requirements of the East Grand Avenue Overlay District, which was designed expressly to limit the height and scale of buildings, as well as limit negative effects from traffic and parking overflows. The proposed development considerably outsizes all prior developments on Grand Avenue, including existing out-of-scale developments like the mid-rise condominium at 745 Grand and Oxford Hill. The developer has not considered a smaller scale project such as others that have been successfully developed on Grand, Selby, University, Lake Street, and throughout the metro.

Included in dissent of rezoning but supportive of adding Household Units including luxury units, is the desire for a standard variance process which can force a compromise with conditions such as that achieved in a recent downtown Stillwater development that included money to be used for municipal parking.



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May 20, 2021

To: Reuter Walton
ESG Architects
The Kenefick Family

Re: 695 Grand Avenue Questions from 5/5/21 ZLU Committee Meeting

Thank you for attending our Zoning & Land Use Committee meeting on Wednesday 5/5/21. The discussion was nuanced, thoughtful, and very much appreciated by our board and neighbors.

We discussed the development further at our ZLU and Board meetings last week, and have some follow-up questions:

1. Massing and Visual Impact

The neighborhood remains concerned about the proposed massing and visual impact of the building. In response to questions about height and setbacks, the architect primarily made the case for the *desirability* of a 5 story mixed use building rather than its feasibility.

We would like to understand, clearly, what could realistically be done to further reduce the massing and visual impact of the building from its current proposal. Specifically:

- (a) Is a shorter building based on the current site plan financially feasible? If so, how could such a building be configured and what trade-offs would be necessary to reduce the height?
- (b) Are further setbacks and/or stepbacks financially feasible, either in combination with or as an alternative to a reduction in height?
- (c) Is reducing or eliminating the underground parking level and/or the structured surface parking a viable route to reducing unit counts and thereby overall building mass? If so, what trade-offs would be necessary?
- (d) Which of the options identified in (a), (b), and (c), if any, would the development team be willing to consider in order to mitigate remaining concerns?

2. Presentation / Traffic Circulation Plans

We would appreciate a copy of the presentation deck from the 5/11/21 meeting, including the new proposed traffic circulation that came out of your discussions with the City. Also, could you share the proposed monthly rental fee for an underground parking space?



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3. Shadow Studies

Per our request at the meeting, we would appreciate a copy of the shadow studies presented to the committee, including additional detail in the following areas:

- (a) Shadowing of the three alternate configurations (U, H, Inverted-U) that were presented, for the Winter Solstice morning, solar noon and afternoon.
- (b) The Winter Solstice slides for the proposed u-shaped configuration, zoomed out to clearly show the difference in impact between 3 and 5 stories (these were presented at the second public meeting but were zoomed in).
- (c) The proposed u-shaped configuration, showing the impact on shadows of meeting the T3 stepback requirements when abutting residential districts, as detailed in footnote (e) to the T district dimensional standards table at §66.331.
- (d) Have you been able to establish grade on-site? Can the shadow studies requested above be shown with actual heights at all building edges in relation to the on-site slope?

4. Construction Impacts

At our committee meeting, Ari Parritz committed to follow up with surrounding neighbors to go into more detail about potential construction impacts and the plan to manage them. What are the next steps here and can we help facilitate?

5. Timing

We would like to ensure that we are able to publicize and allocate sufficient time in our hearing and meeting schedule to consider this application. Is it still the development team's intention to submit the rezoning application by approx. 5/27/21 to meet the next rolling cut-off? If not, can you indicate a revised timeline?

Thank you and kind regards,

Simon Taghioff

Chair, Zoning & Land Use Committee
The Summit Hill Association (D16)

Reuter Walton Development

4450 Excelsior Blvd, Suite 400

St. Louis Park, MN 55416

June 2, 2021

REUTERWALTON

Summit Hill Association Zoning and Land Use Committee
C/O Simon Taghioff, Chair, SHA ZLU

RE: 695 Grand Proposed Redevelopment

Dear Mr. Taghioff:

We appreciate you sharing additional questions about our proposed project at 695 Grand in your letter dated 5/21/21. We have included responses to these questions and additional design material where relevant in this response package.

Please let us know if you have any additional questions. We continue to appreciate the thoughtful engagement of the SHA and the ZLU in their review of our project.

Regards,

Ari Parritz

Developer
Reuter Walton Development
4450 Excelsior Blvd, Suite 400
St. Louis Park, MN 55416
612.743.9258

RESPONSES TO QUESTIONS FROM 5/21/21 LETTER

1. Massing and Visual Impact

- a. Is a shorter building based on the current site plan financially feasible? If so, how could such a building be configured and what trade-offs would be necessary to reduce the height?

We believe that a shorter building at 4 stories may be financially feasible but we do not consider the necessary sacrifices to achieve it to be net positive to the project or to the community broadly. Any change to the building height would need to maintain as many residential units as possible because residential revenue is the determining factor in financial feasibility. The sacrifices, or trade-offs, of a 4 story building would include a combination of:

- **Residential units would replace all retail space on the ground level, which does not comply with the mixed-use land use guidance for the site or with T3 district regulations**
- **In order to reduce the cost of the garage, fully enclosed underground parking would be replaced with parking that is partially underground and partially above ground, with the above ground parking visible from the street and likely exposed to the elements**
- **Residential units on the ground floor, which generate less revenue than equivalent units on the 5th floor**
- **Fewer building setbacks on all sides**
- **Reduced façade material quality**
- **The removal of the public plaza and outdoor seating space along Grand**
- **A reconfiguration of the building massing to have an enclosed atrium similar to the “Texas Donut” architectural style that would max out the massing onsite**
- **A redesign of the unit mix to include a greater number of studios and alcoves at higher rents per square foot to maximize the economic output of the project**

There are likely other trade-offs that we would encounter, but given the above, we do not consider a 4 story building to be a viable option. The property owner has been clear about needing to move forward with a 5 story building in order to deliver premier value to the community broadly, recognizing that there are broad and diverse community stakeholder interests in this proposed project.

- b. Are further setbacks and/or stepbacks to the current site plan feasible, either in combination with or as an alternative to a reduction in height?

Yes! After the ZLU meeting on 5/5, and in the spirit of similar comments made at our two previous community wide meetings in March and April, we were able to add an additional setback “notch” of approximately 20’ at the northeast corner of the building at the intersection of St. Albans and the alley. We feel that this better preserves the site lines of and from the historic rowhouses to the north of the alley on St. Albans as well as the visual impact on the condo buildings on the east side of St. Albans. We shifted this lost area into a slightly reduced 2nd floor plaza area, and in conjunction with some efficiency improvements to the first floor plan, we enhanced the active space on the first level by shifting the fitness center to be adjacent to the lobby, and in its place on the 2nd floor we added a single unit, raising our total from 79 to 80 units. We feel this is a win for the St. Albans neighbors as well as the project. This design change can be seen in our land use application material.

In redesigning the flow of traffic through the site in conjunction with St. Paul PED and Public Works we were also able to generate an additional 1k sf of rentable retail area which enabled us to create a 4th retail suite. This suite is located on the west side of the site in between the Grand Ave vehicle entrance and the

Emmett's space. We think this presents an opportunity for another boutique/up and coming business to have Grand Ave exposure at a lower price point with a smaller footprint space.

- c. Is reducing or eliminating the underground parking level and/or the structured surface parking a viable route to reducing unit counts and thereby overall building mass? If so, what trade-offs would be necessary?

We do not consider this to be a viable option. The project is just over its parking minimum, and if we were to reduce parking by eliminating underground or at grade parking, we not only would need a parking variance from the city, but we would be adding an inappropriate amount of additional burden on adjacent street parking to serve the residents and the retail in the project.

- d. Is reducing or eliminating the mixed use (retail) component of the project (thus being able to deploy more of the residential parking at the surface level) a viable option?

We are proposing to rezone the site from B2 to T3 zoning which is consistent with the mixed-use guidance for this site in the St. Paul 2040 plan. T3 zoning requires retail/commercial/publicly accessible space. We feel that reducing or eliminating the retail space would be a major detriment to the project's ability to deliver community benefits to Summit Hill and to the surrounding neighborhoods, including neighborhoods across the Twin Cities who frequent the many businesses on Grand and contribute to their long term viability.

- e. Which of the options identified in (a), (b), (c) and (d), if any, would the development team be willing to consider in order to mitigate remaining concerns?

We spent a great deal of time considering the potential tradeoffs of an additional setback/notch as outlined in (b) above. We are prepared to move forward with that and feel that the net benefits are worth celebrating. The options outlined in (a), (c), and (d) would not result in a viable project as outlined above.

2. Presentation / Traffic Circulation Plans

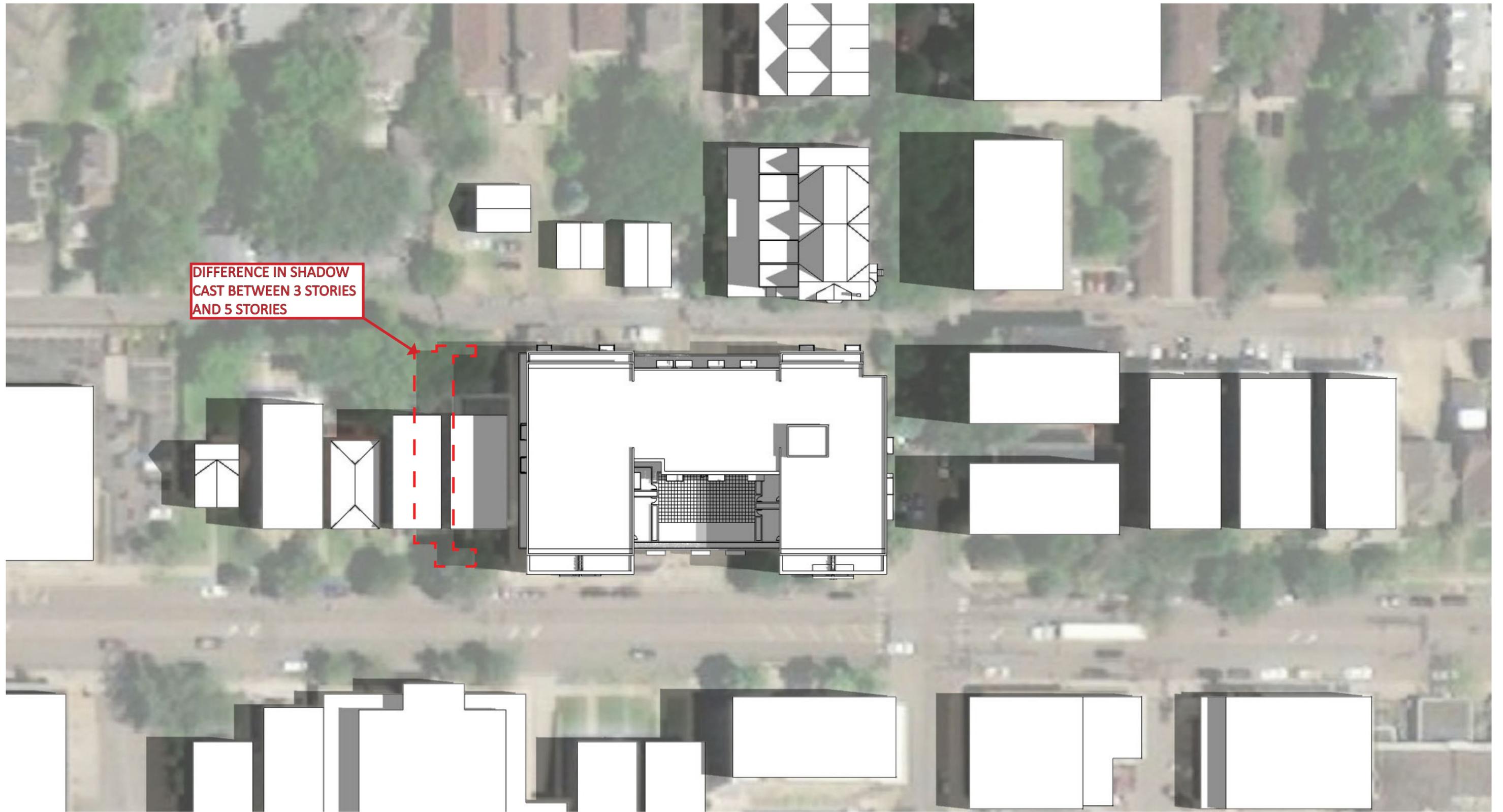
- a. We would appreciate a copy of the presentation deck from the 5/5/21 meeting, including the new proposed traffic circulation that came out of your discussions with the City. Also, could you share the proposed monthly rental fee for an underground parking space?

The presentation slides from 5/5/21 are appended here. The version of the site plan and floorplans that we are submitting to the City of St. Paul as part of our land use application is appended as well, and includes the final design for traffic circulation through the site that was developed based on feedback from PED and Public Works.

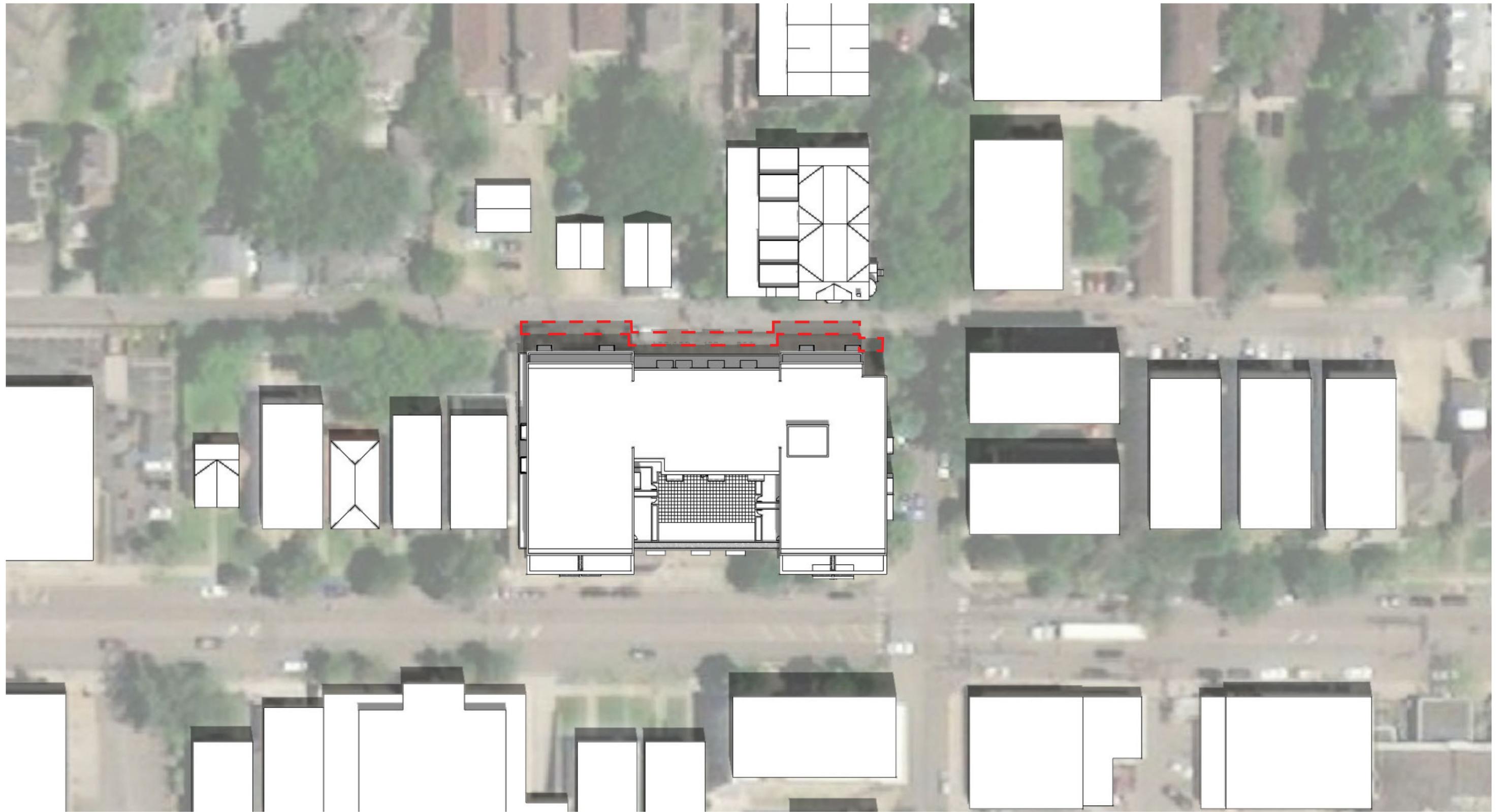
We are currently projecting revenue from the below grade structured parking spaces to be approximately \$175/stall/mo.

3. Shadow Studies

- a. Shadowing of the three alternate configurations (U, H, Inverted-U) that were presented, for the Winter Solstice morning, solar noon and afternoon.
 - i. **See Attached study.**
- b. The Winter Solstice slides for the proposed u-shaped configuration, zoomed out to clearly show the difference in impact between 3 and 5 stories (these were presented at the second public meeting but were zoomed in).



SUMMER SOLSTICE (JUNE 21) - 9:30 AM



SUMMER SOLSTICE (JUNE 21) - 12:00 PM



SUMMER SOLSTICE (JUNE 21) - 3:30 PM



FALL / SPRING EQUINOX (MAR / SEPT 21) - 9:30 AM



FALL / SPRING EQUINOX (MAR / SEPT 21) - 12:00 PM



FALL / SPRING EQUINOX (MAR / SEPT 21) - 3:30 PM



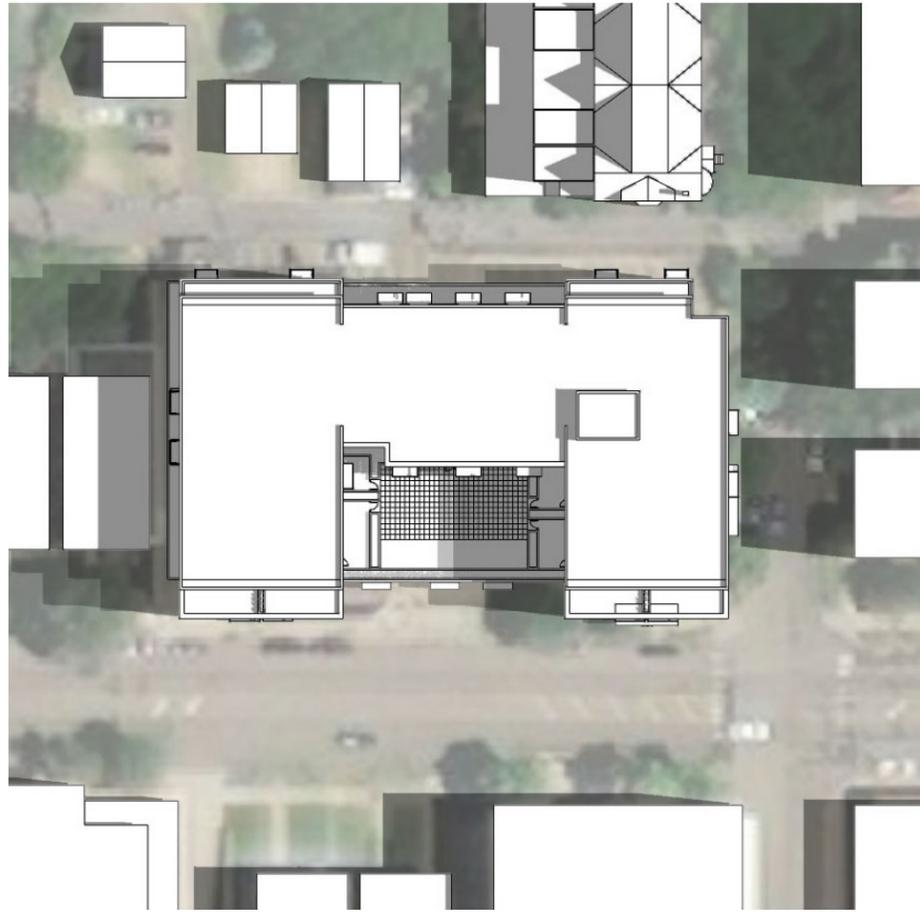
WINTER SOLSTICE (DEC 21) - 9:30 AM



WINTER SOLSTICE (DEC 21) - 12:00 PM



WINTER SOLSTICE (DEC 21) - 3:30 PM



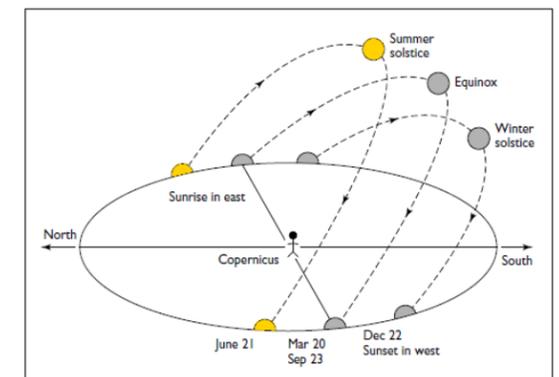
CURRENT



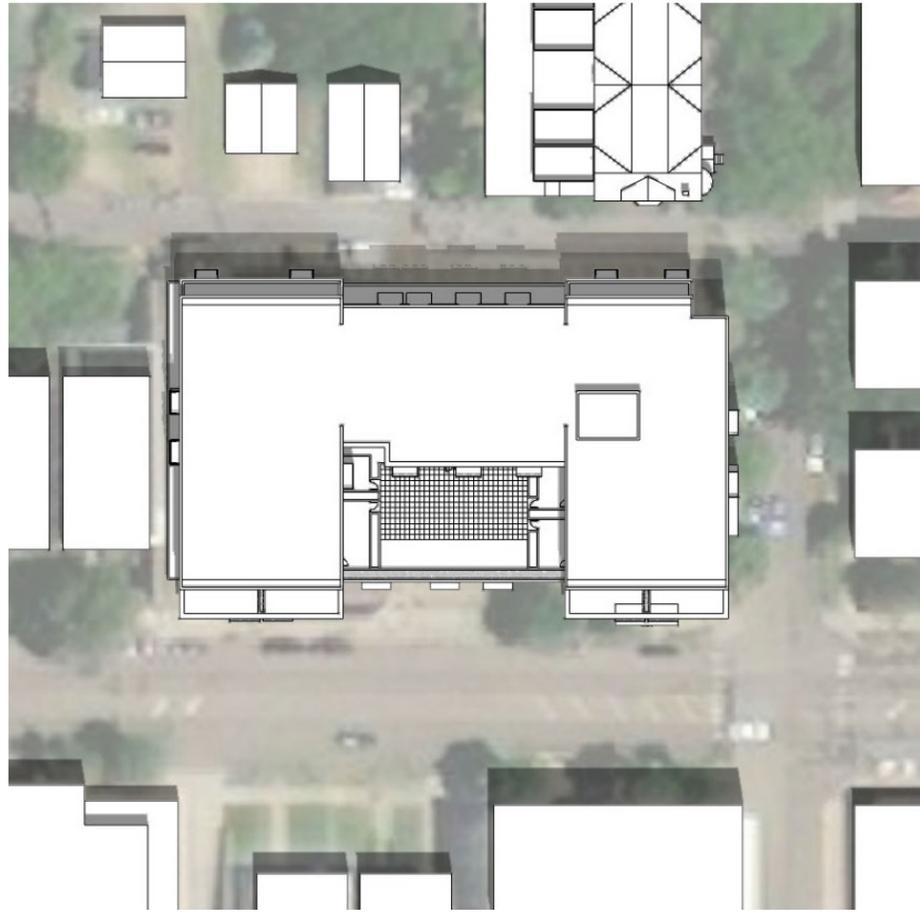
I-SHAPE



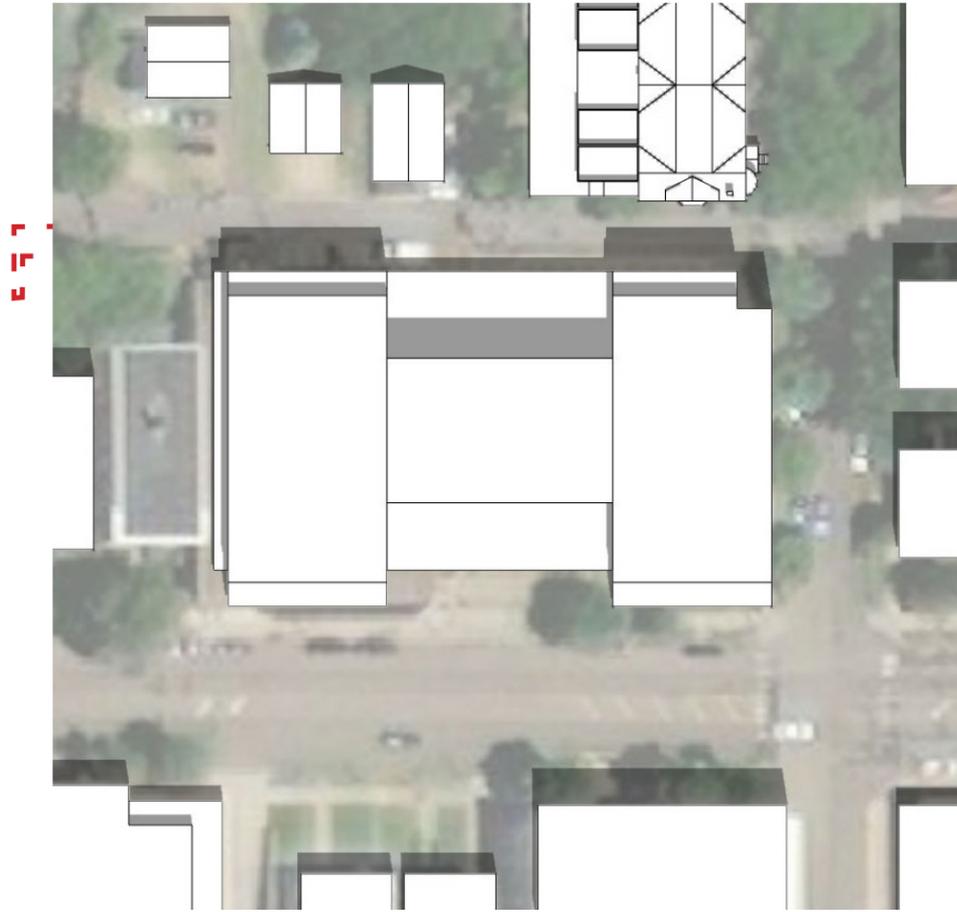
U-SHAPE



SUMMER SOLSTICE (JUNE 23) - 8:30AM



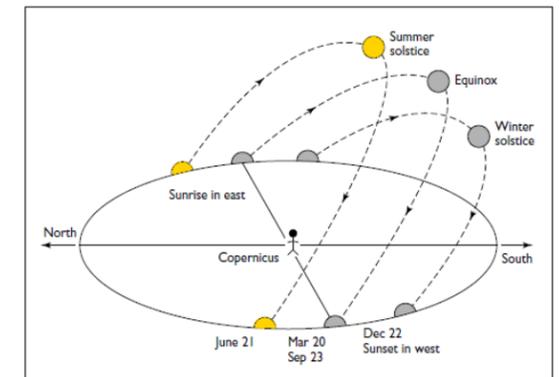
CURRENT



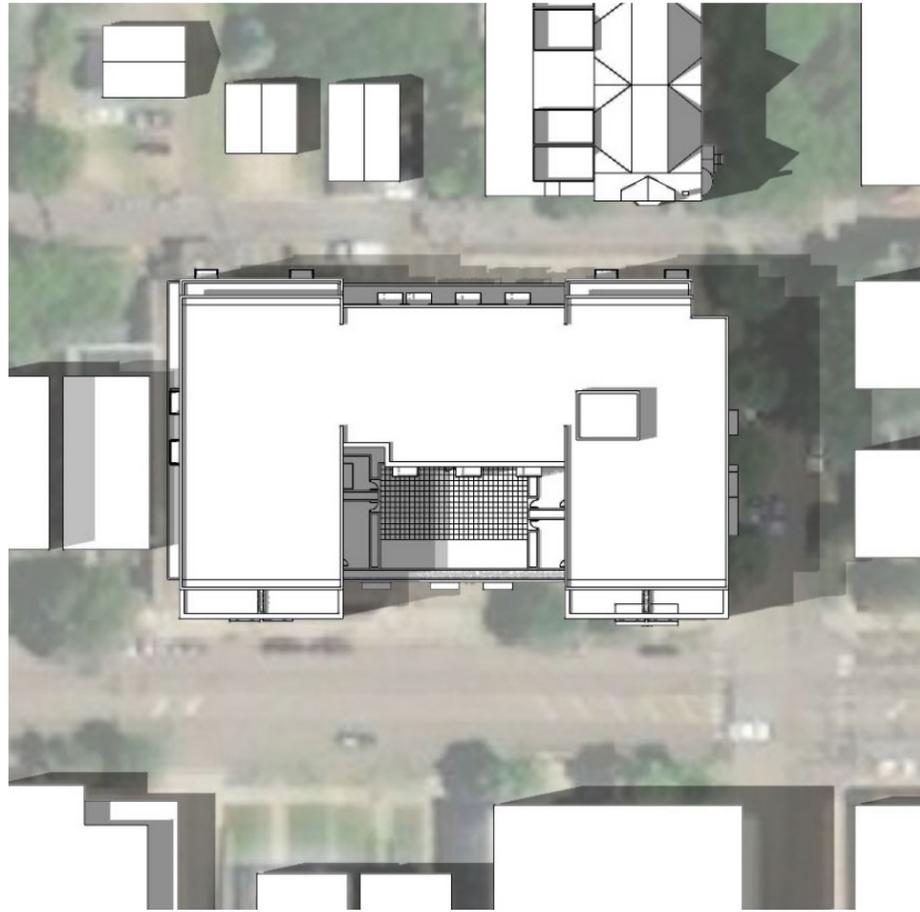
I-SHAPE



U-SHAPE



SUMMER SOLSTICE (JUNE 23) - 12:00PM



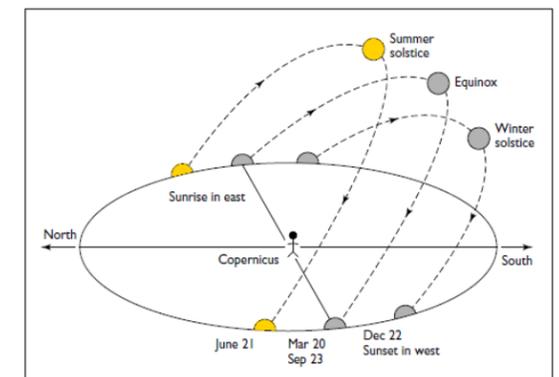
CURRENT



I-SHAPE



U-SHAPE



SUMMER SOLSTICE (JUNE 23) - 3:30PM



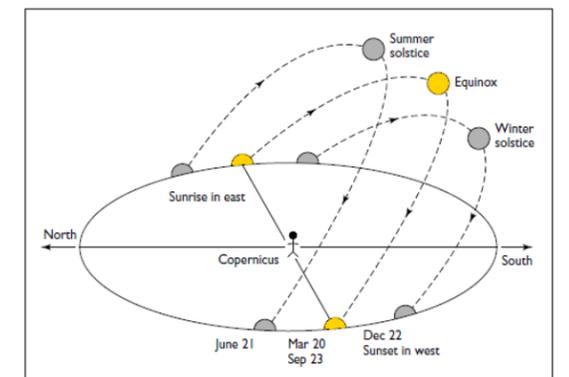
CURRENT



I-SHAPE



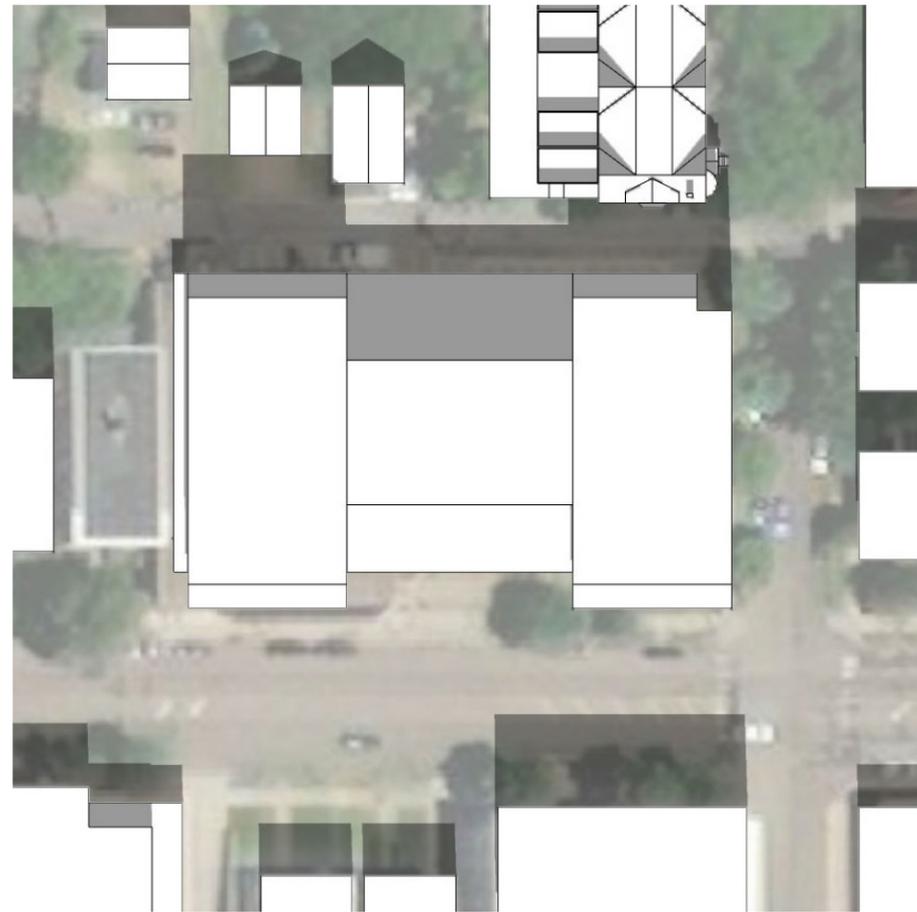
U-SHAPE



EQUINOX (MAR 20 / SEPT 23) - 8:30AM



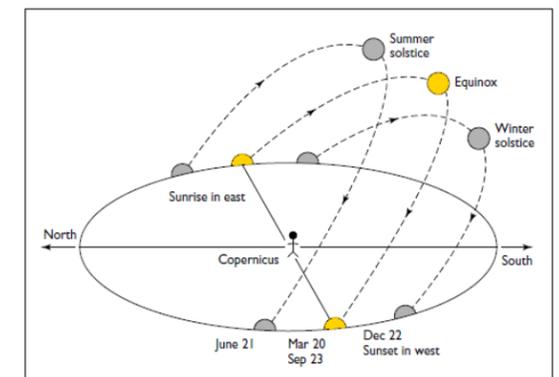
CURRENT



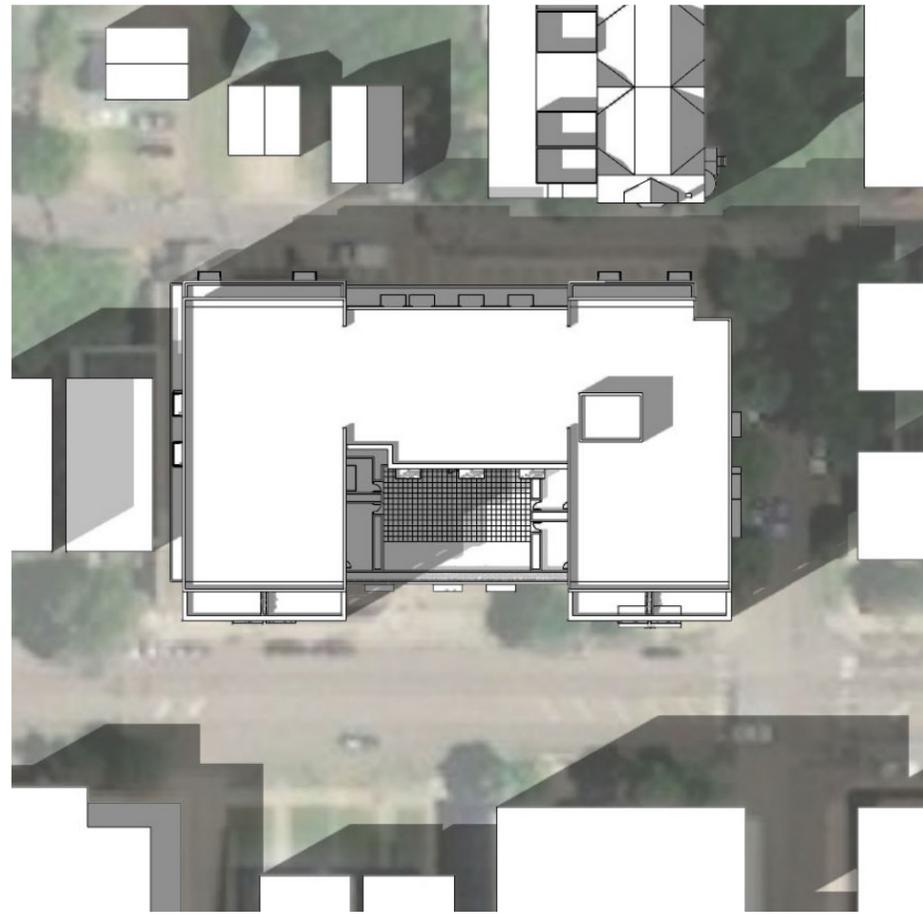
I-SHAPE



U-SHAPE



EQUINOX (MAR 20 / SEPT 23) - 12:00PM



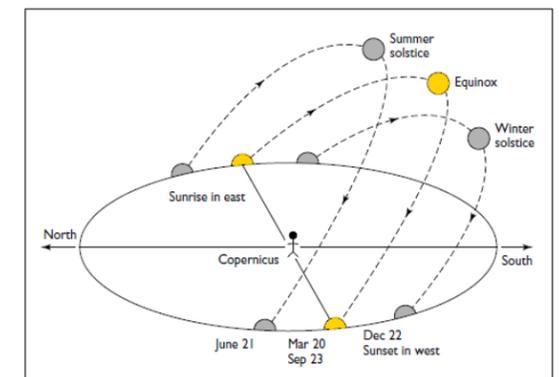
CURRENT



I-SHAPE



U-SHAPE



EQUINOX (MAR 20 / SEPT 23) - 3:30PM



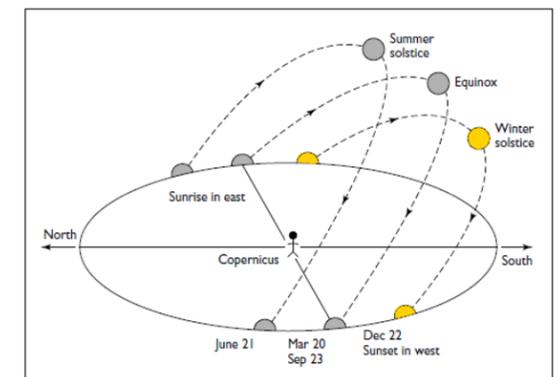
CURRENT



I-SHAPE



U-SHAPE



WINTER SOLSTICE (DEC 21) - 8:30AM



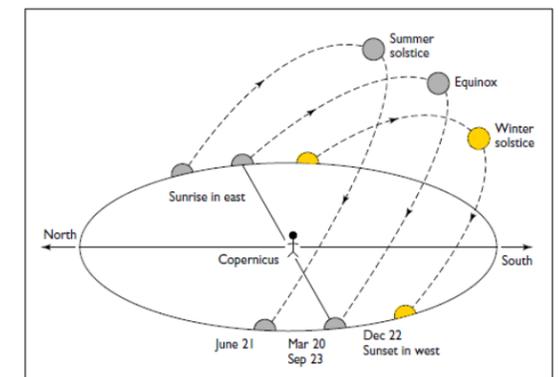
CURRENT



I-SHAPE



U-SHAPE



WINTER SOLSTICE (DEC 21) - 12:00 PM



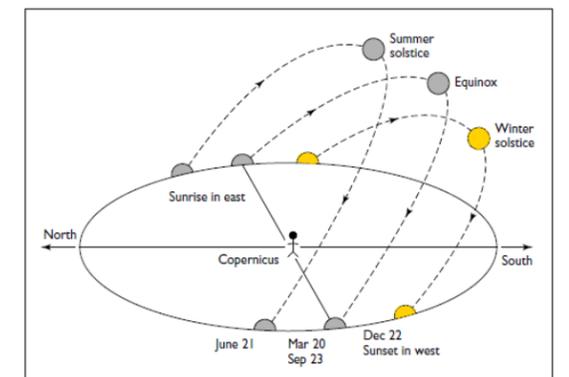
CURRENT



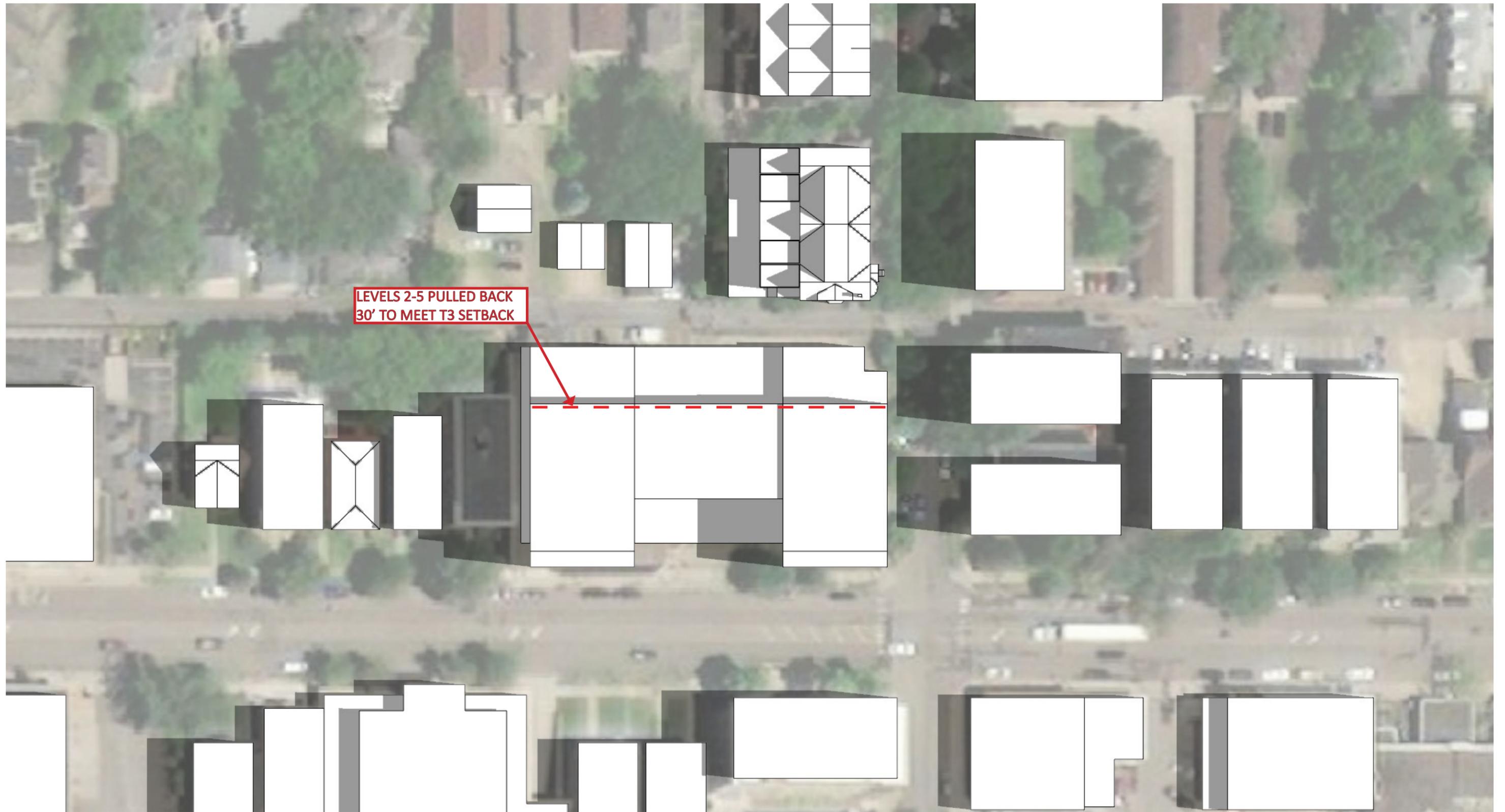
I-SHAPE



U-SHAPE



WINTER SOLSTICE (DEC 21) - 3:30 PM



LEVELS 2-5 PULLED BACK
30' TO MEET T3 SETBACK

SUMMER SOLSTICE (JUNE 21) - 8:30 AM
T3 SETBACK



SUMMER SOLSTICE (JUNE 21) - 12:00 PM
T3 SETBACK



SUMMER SOLSTICE (JUNE 21) - 3:30 PM
T3 SETBACK



SPRING / FALL EQUINOX (MAR 21 / SEPT 21) - 8:30 AM
T3 SETBACK



SPRING / FALL EQUINOX (MAR 21 / SEPT 21) - 12:00 PM
T3 SETBACK



SPRING / FALL EQUINOX (MAR 21 / SEPT 21) - 3:30 PM
T3 SETBACK



WINTER SOLSTICE (DEC 21) - 8:30 AM
T3 SETBACK



WINTER SOLSTICE (DEC 21) - 12:00 PM
T3 SETBACK



WINTER SOLSTICE (DEC 21) - 3:30 PM
T3 SETBACK