

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Wedum Albion LLC **FILE #:** 18-057-154
  2. **APPLICANT:** Wedum Albion LLC **HEARING DATE:** May 24, 2018
  3. **TYPE OF APPLICATION:** Conditional Use Permit and Variance
  4. **LOCATION:** 900 Albion Avenue, area bounded by Lexington, West 7th, and Albion
  5. **PIN & LEGAL DESCRIPTION:** 15.28.23.14.0030; West End Block 22
  6. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** R4
  7. **ZONING CODE REFERENCE:** §§ 66.331(g), 61.501; 66.343(b)(12); 61.601; 61.202(b)
  8. **STAFF REPORT DATE:** May 17, 2018 **BY:** Kady Dadlez
  9. **DATE RECEIVED:** April 23, 2018 **60 DAY DEADLINE FOR ACTION:** June 21, 2018
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- A. **PURPOSE:** Conditional use permit for a building height up to 65 feet and variance to allow no primary building entrance from West 7<sup>th</sup> Street.
- B. **PARCEL SIZE:** The triangularly shaped parcel has about 1,000 feet of frontage on Lexington Parkway, 880 feet of frontage on West 7<sup>th</sup> Street, and 550 feet of frontage on Albion Street for a total lot area of 242,193 square feet or 5.56 acres.
- C. **EXISTING LAND USE:** The property is vacant except for facilities associated with the former Riverview School building that was demolished in 2017: a playground located near the intersection of Lexington Parkway and Albion Street; a parking lot with access from Albion; a basketball court; a tennis court; baseball fields; and chain link fence.
- D. **SURROUNDING LAND USE:**
  - North: Single family uses in an R4 zoning district.
  - East: Single family homes in an R4 zoning district and commercial uses including a post office in a B2 zoning district. Interstate 35E is two blocks to the east.
  - South: Institutional and commercial uses including Highland Nursery in a T2 zoning district along West 7<sup>th</sup> Street and one and two-family homes in an R4 zoning district south of Montreal.
  - West: Single family uses in an R4 zoning district and Highland Park in an R1 zoning district.
- E. **ZONING CODE CITATION:** § 66.331(g), part of the dimensional standards for traditional neighborhood districts, provides for additional height with a conditional use permit. § 61.501 lists general standards for conditional use permits. § 66.343(b)(12) is a traditional neighborhood district design standard requiring a primary pedestrian building entrance on arterial and collector streets. § 61.202(b) authorizes the planning commission to grant variances when related to permits. § 61.601 lists the required findings for the planning commission to grant variances.
- F. **PARKING:** Zoning Code § 63.207 requires 53 off-street parking spaces for the proposed senior living community: 32 spaces for independent living; 13 spaces for assisted living; and 8 spaces for memory care. These numbers are approximate because the exact number of units is not final yet. The surface parking lot will have 37 spaces and the underground parking structure accessible from Old Lexington Parkway will have approximately 70 spaces. Parking access will be from Old Lexington Parkway.
- G. **HISTORY/DISCUSSION:** The property is owned by Independent School District 625 (ISD 625). Wedum Albion LLC has a purchase agreement with ISD 625 to acquire the property

and plans to develop a senior living community. Wedum Albion LLC is petitioning to rezone the property and obtain a conditional use permit and variance with the consent of ISD 625. The triangularly shaped parcel is the site of the former Riverview School, which was demolished in summer 2017.

Related to the development, but not part of the developer's plans, is Ramsey County Public Works' and Saint Paul Public Works' plans to realign Lexington Parkway at West 7th Street to improve safety of the existing 5-leg intersection (Lexington-West7th-Montreal) and to connect to Shepard Road and Crosby Farm Park along the river via Elway Street where a new traffic signal is planned. The existing signal at Albion will be removed. Pedestrian and bicycle connections are included in the street realignment plans. The realigned street will divide the development parcel into two. Development of the western parcel is planned first and is the subject of the current application. For discussion purposes the terms Old and New Lexington Parkway are used in the staff report. Actual street names will be determined at a later date. Development of the eastern parcel for additional senior housing is anticipated to occur in about five years. The rerouting of Lexington Parkway will result in a cul-de-sac or dead end street for the old segment north of the intersection of Lexington Parkway, Montreal Avenue, and West 7<sup>th</sup> Street. The street design is in process. The segment north of West 7<sup>th</sup> Street will be constructed in 2019. Construction of the segment south of West 7<sup>th</sup> Street will occur later.

H. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council (District 15) voted to support the conditional use permit and variance requests as well as the petition to rezone the property from R4 to T3. The resolutions are attached to this staff report. West 7<sup>th</sup>/Fort Road Federation (District 9) voted to support the conditional use permit, variance requests, and rezoning requests. The letter of support was not available at the time the staff report was drafted.

I. **FINDINGS:**

1. The applicant has a purchase agreement with Independent School District 625 (ISD 625) to acquire the property and is petitioning to rezone it from R4 to T3 and obtain a conditional use permit and variance, with the consent of ISD 625. A market rate senior living community with approximately 165 units is proposed for the first phase of development. The five-story senior living community will include independent living, assisted living, and memory care units along with a town center that may include a kitchen, dining areas, bistro, exercise room, theater, library, community room, and other common spaces. Construction of the first phase of development is planned for the western portion of the site and is anticipated to begin in fall 2018. The planned realignment of Lexington Parkway to intersect with West 7<sup>th</sup> Street at existing Elway Street will divide the property into two development parcels. Construction of the second phase of development on the eastern parcel is anticipated to occur in about five years and is planned for additional housing. Existing facilities on-site related to the former school will be removed.

The applicant requests a conditional use permit to allow a maximum building height of 65 feet. The proposed building height is 58 feet. The decorative elements near the West 7<sup>th</sup>-New Lexington Parkway corner project above the roof top but do not count towards building height. The actual building height is not yet known because the exact location of the building cannot be determined until the realignment of Lexington Parkway is finalized. Grade, depth to bedrock, and water table issues could also impact building design and necessitate minor site plan adjustments that could affect the building height.

The applicant also requests a variance from the traditional neighborhood district design standard requiring a primary pedestrian building entrance on all arterial and collector streets. No primary entrance is planned along West 7<sup>th</sup> Street. The floor plan for the senior living campus includes memory care units on the first floor along West 7<sup>th</sup> Street. These secured units have no entrances to prevent residents who are a wandering risk from leaving the building. In addition, with two lanes of westbound traffic on the north side of West 7<sup>th</sup> Street, there is no safe location for drop-offs and pick-ups. An entrance with an ADA ramp is planned for New Lexington Parkway near the corner at West 7<sup>th</sup> Street.

2. T3 dimensional standards limit height of multifamily residential buildings to 45 feet and allow additional height by right with larger setbacks from side and rear property lines. The portion of the building along West 7<sup>th</sup> Street is setback 10', 4' more than the required 6', allowing for a building height of 49' by right.

Along Old Lexington Parkway, which abuts land zoned R1 and R4, the building height is limited to 25 feet at the property line and additional height is allowed by right based on setback from the property line. The 6' side yard setback along Old Lexington Parkway allows the building height to be 31 feet by right at the 6' setback line. § 66.331(g) of the zoning code allows a maximum building height of 90' with a conditional use permit. The applicant requests a conditional use permit to allow a building of up to 65'

3. Zoning Code § 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 property is located in a mixed use corridor, a primary thoroughfare in the city that is served by public transit. Land Use Policy 1.23 states, "Guide development along mixed use corridors. The City should recognize community circumstances and preferences as stated in City adopted summaries of small area plans and district plans, while still providing additional housing opportunities at densities that support transit." Land Use Policy 1.25 states, "Promote the development of more intensive housing on mixed use corridors where supported by zoning that permits mixed use and multi-family residential development." Land Use Policy 1.26 states, "Permit residential development at densities of 30-150 units per acre." The District 15 Plan states, "Through the implementation of this Plan, the community strives to incorporate a mix of uses and a pedestrian-friendly street environment in commercial areas." The additional building height allows for increased density on the site, which is supported by the comprehensive plan. This is a large site bordered by primary thoroughfares.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Saint Paul and Ramsey County Public Works departments are involved in discussions regarding the site plan because of their involvement with the realignment of Lexington Parkway. Four main access points are planned. Three curb cuts on Old Lexington Parkway will provide two-way access to the surface parking lot and to the ramp to underground parking. The access on New Lexington Parkway includes a bump-in for pedestrian loading and unloading.
- (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. West 7<sup>th</sup> Street and Lexington Parkway, which border the site, are major corridors in the city that each day carry about 30,000 and 8,000 vehicles respectively. West 7<sup>th</sup> Street is a mixed use corridor and the selected route for a modern streetcar transit line, known as Riverview Corridor, which will create a new transit connection between Downtown Saint Paul, the airport, and Mall of America. The proposed senior living community is an appropriate use for the mixed use corridor that calls for higher density development along thoroughfares served by public transit. The new transit way will serve residents, visitors, and staff of the proposed development. The site design places the building close to the property line along West 7<sup>th</sup> Street and further away from the lower density residential uses on Lexington Parkway.

- (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 proposed use will not prevent future development that is consistent with the Comprehensive Plan and existing zoning.
  - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* Subject to the proposed zoning from R4 to T3, and to the variance from the T3 design district standards to allow no primary pedestrian entrance from West 7<sup>th</sup> Street (discussed in finding #4), the use will conform to all other applicable T3 district regulations.
4. Zoning Code § 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:
- (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. Purposes of the zoning code per § 60.103 include: 1) to encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods; and 2) to provide housing choice and housing affordability.
  - (b) *The variance is consistent with the comprehensive plan.* This finding is met. The property is located in a mixed use corridor where 30 to 150 dwelling units per acre is permitted. Mixed use corridors are primary thoroughfares in the city that are served by public transit. Land Use Policy 1.23 states, "Guide development along mixed use corridors. The City should recognize community circumstances and preferences as stated in City adopted summaries of small area plans and district plans, while still providing additional housing opportunities at densities that support transit." Land Use Policy 1.25 states, "Promote the development of more intensive housing on mixed use corridors where supported by zoning that permits mixed use and multi-family residential development. Land Use Policy 1.26 states, "Permit residential development at densities of 30-150 units per acre." The District 15 Plan states, "Through the implementation of this Plan, the community strives to incorporate a mix of uses and a pedestrian-friendly street environment in commercial areas."
  - (c) *The applicant has established that there are practical difficulties in complying with the provision; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding is met. The site design has the building

set close to the property line and anchoring the corner, as called for by the traditional design standards. Consequently, there is no safe location for drop-offs and pick-ups along West 7<sup>th</sup> Street, which has two lanes of westbound traffic on the north side of West 7th Street making a primary pedestrian entrance less necessary. In addition, secured memory care units are planned for the first floor along West 7<sup>th</sup> Street. Having entrances in the memory care area are not conducive to preventing residents who are a wandering risk from leaving the building. A primary entrance with an ADA ramp is planned for New Lexington Parkway near the corner at West 7th Street where a bump-in can more safely accommodate pick-ups and drop-offs.

- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The triangularly shaped parcel contributes to site planning challenges discussed in Finding 4(b) as does the city and county plans to bisect the site to realign Lexington Parkway.
- (e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The West 7<sup>th</sup> Street façade includes elements that relate to the human scale including awnings and windows that provide eyes on the street. Projections and balconies on upper floors break up the massing along the street frontage. A primary pedestrian entrance is planned near the corner of New Lexington Parkway and West 7<sup>th</sup> Street. The elevated patio at the corner of Lexington and West 7<sup>th</sup> Street will have a private entrance for residents.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a building height up to 65' and a variance from the T3 design standard to permit no primary pedestrian entrance along West 7th Street, subject to the following additional conditions:

1. Rezoning of the site from R4 to T3.
2. 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.

900  
Albion 91



**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 #: 18-057154  
Fee: \_\_\_\_\_  
Tentative Hearing Date: 5-24-18

PD = 15

152823140030

**APPLICANT**

Name Wedum Albion, LLC Email jayportz@wedum.org  
Address 2615 University Avenue S.E.  
City Minneapolis State MN Zip 55414-3207 Daytime Phone 612-789-3363  
Name of Owner (if different) Independent School District 625  
Contact Person (if different) Scott Black; Steve Kuhns Phone 651-433-7211; 651-433-7217

**PROPERTY LOCATION**

Address/Location 900 Albion Ave., Saint Paul, MN 55116  
Legal Description PID: 15-28-23-14-0030; West End Ex SLY 7 FT for 7th St Blk 22  
Current Zoning R4  
(attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Chapter 66, Section 331, Paragraph 5, of the Zoning Code.

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.

See Attached Narrative

Required Site Plan is attached

Applicant's Signature [Signature] Date 4/12/18 City Agent [Signature]

4/23/18



**APPLICATION FOR ZONING VARIANCE**

Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101  
General DSI Line: 651-266-9008

**Zoning office use only**

File no. \_\_\_\_\_

Fee \_\_\_\_\_

Tentative hearing date:

5-24-18

**APPLICANT**

Name Jay Portz Company Wedum Albion, LLC  
 Address 2615 University Avenue S.E.  
 City Minneapolis St. MN Zip 55414 Daytime phone 612-789-3363  
 Property interest of applicant (owner, contract purchaser, etc.) Contract purchaser  
 Name of owner (if different) Independent School District 625

Contacts: Scott Black 651-433-7211  
Steve Kuhns 651-433-7217

**PROPERTY LOCATION**

Address 900 Albion Ave, Saint Paul, MN 55116  
 Legal description: PID: 15-28-23-14-0030  
West End Ex 324 7 FT for 7th St BIK 22  
 (attach additional sheet if necessary)  
 Lot size \_\_\_\_\_ Present zoning R4 Present use vacant  
 Proposed Use Senior Living Campus

**Variance[s] requested:**

Section 66.343 (b) 12 Entrance Location

**Supporting Information:** Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Attach additional sheet as necessary. Clearly state how each of the required six findings are met (list them).

See Attached Narrative

Applicant's signature

Date

4/19/18

City agent

pdd  
4/23/18

**Wedum Albion, LLC Narrative – Rezoning, CUP and Variance for 900 Albion Ave.**

Wedum Albion, LLC (“Wedum”) is proposing a planned market rate senior rental living community to be located at 900 Albion Avenue in Saint Paul, Minnesota (the “Site”). The Site is the prior Riverside School property and is approximately 5.56 acres in size. Wedum has executed a purchase agreement with Independent School District No. 625 DBA Saint Paul Public Schools (“SPPS”), the current owner of the property. Essential Decisions, Inc. (“EDI”) is the development consultant representing Wedum.

The planned first phase of development is an approximately 165-unit senior living community on the southwest half of the parcel. This senior living community would consist of independent living, assisted living and memory care units, along with a town center that could include a kitchen, dining areas, a bistro, an exercise room, a theater, a library, a community room and other common areas. This first phase building is anticipated to be a five-story building. The anticipated maximum building height is approximately 65 feet. There would be underground parking under a majority of the building and additional surface parking is planned. Total parking will be within zoning guidelines.

EDI and Wedum have conducted a market analysis indicating that the Site is in an area that senior housing is underserved – creating the demand for the planned Site.

After initial discussions with Saint Paul City Planning and the Highland District Council, it was communicated to Wedum and EDI that Ramsey County and Saint Paul could achieve a mutual benefit by re-routing Lexington Parkway S. through the middle of the Site and in the future connecting with Elway across 7<sup>th</sup> Street W. With this re-routing, the existing Lexington Parkway S. would have a cul-de-sac or dead-end before the intersection of Lexington Parkway S., Montreal Ave. and 7<sup>th</sup> Street W. Wedum has incorporated this desire into its planning for the Site, thus creating two parcels for development in phases. The parcel on the northeast section of the site is designated for the future development of additional senior housing. The Highland District Council provided a letter of support for the rezoning of the Site for Wedum’s planned project, dated February 1, 2018.

A community meeting was held on December 4, 2017 at the Summit Brewery in Saint Paul where EDI and representatives from Ramsey County and Saint Paul discussed the proposed Wedum development and the re-routing of Lexington Parkway S. EDI has petitioned the households within 100 feet of the proposed development and has obtained signatures from more than 2/3 of such households consenting to the application for rezoning.

The Site is currently zoned as R-4 one family and Wedum is requesting the Site to be rezoned to a T-3 traditional neighborhood which is consistent with other properties along 7<sup>th</sup> Street W. Along with the T-3 rezoning, Wedum is also requesting a conditional use permit for the proposed maximum height of the building. Code Section 66.331. allows for a maximum building height of 45; up to 90 feet is



permitted with a CUP. Wedum is requesting a maximum building height of 65 feet, which meets all of the standards under Code Section 61.501 as follows:

- 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.
  - o Yes.
- The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
  - o Yes – see attached site plan.
- The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger public health, safety and general welfare.
  - o Yes – the proposed senior living community will be consistent with structures along the 7<sup>th</sup> Street W. corridor and be a transition between 7<sup>th</sup> Street W. and the surrounding neighborhood.
- The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
  - o Yes.
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
  - o Yes. See also letter of support from the Highland District Council.

In addition, a variance is being requested from the T-3 design criteria in Code Section 66.343(b)12 Entrance Location to exclude an entrance along 7<sup>th</sup> Street W. which is an arterial or collector street. An entrance with an ADA ramp is located along the rerouted Lexington Parkway South and the corner of Lexington Parkway South and 7<sup>th</sup> Street W. will have a separate entrance into the building. The proposed senior living campus is planned to have memory care units on the 1<sup>st</sup> floor along 7<sup>th</sup> Street W. A memory care unit is not conducive to having exterior entrances due to the need to have the unit secured for those residents who are a wandering risk. In addition, the heavy traffic volume along 7<sup>th</sup> Street W. would make it a safety hazard for individuals being dropped off at such an entrance. The variance conditions under Code Section 61.601 are met as follows:

- The variance is in harmony with the general purposes and intent of the zoning code.
  - o Yes
- The variance is consistent with the comprehensive plan.
  - o Yes
- The applicant has established that there are practical difficulties in complying with the manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.
  - o Yes
- The plight of the landowner is due to circumstances unique to the property not created by the landowner.
  - o Yes. Traffic considerations.
- The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
  - o Yes
- The variance will not alter the essential character of the surrounding area.

- Yes

We believe this project will be of great benefit to the City of Saint Paul, the Highland District and the surrounding areas. We look forward to working with the City of Saint Paul on our site plan and design in the coming months.

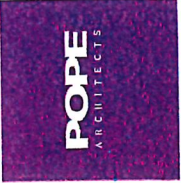
# 900 ALBION AVENUE SENIOR COMMUNITY



J.A. WEDUM  
FOUNDATION

**900 ALBION  
SENIOR  
COMMUNITY**

Saint Paul, MN  
82275-17138  
04-23-18



**PROJECT TEAM:**

**OWNER:**  
WEDUM ALBION, LLC  
2615 UNIVERSITY AVE.  
MINNEAPOLIS, MN 55414  
612 789 3363  
JAY PORTZ

**ARCHITECT:**  
POPE ARCHITECTS, .INC  
1295 BANDANA BLVD N  
SUITE 200  
SAINT PAUL, MN 55108  
651 642 9200  
GREG WOOLLUMS

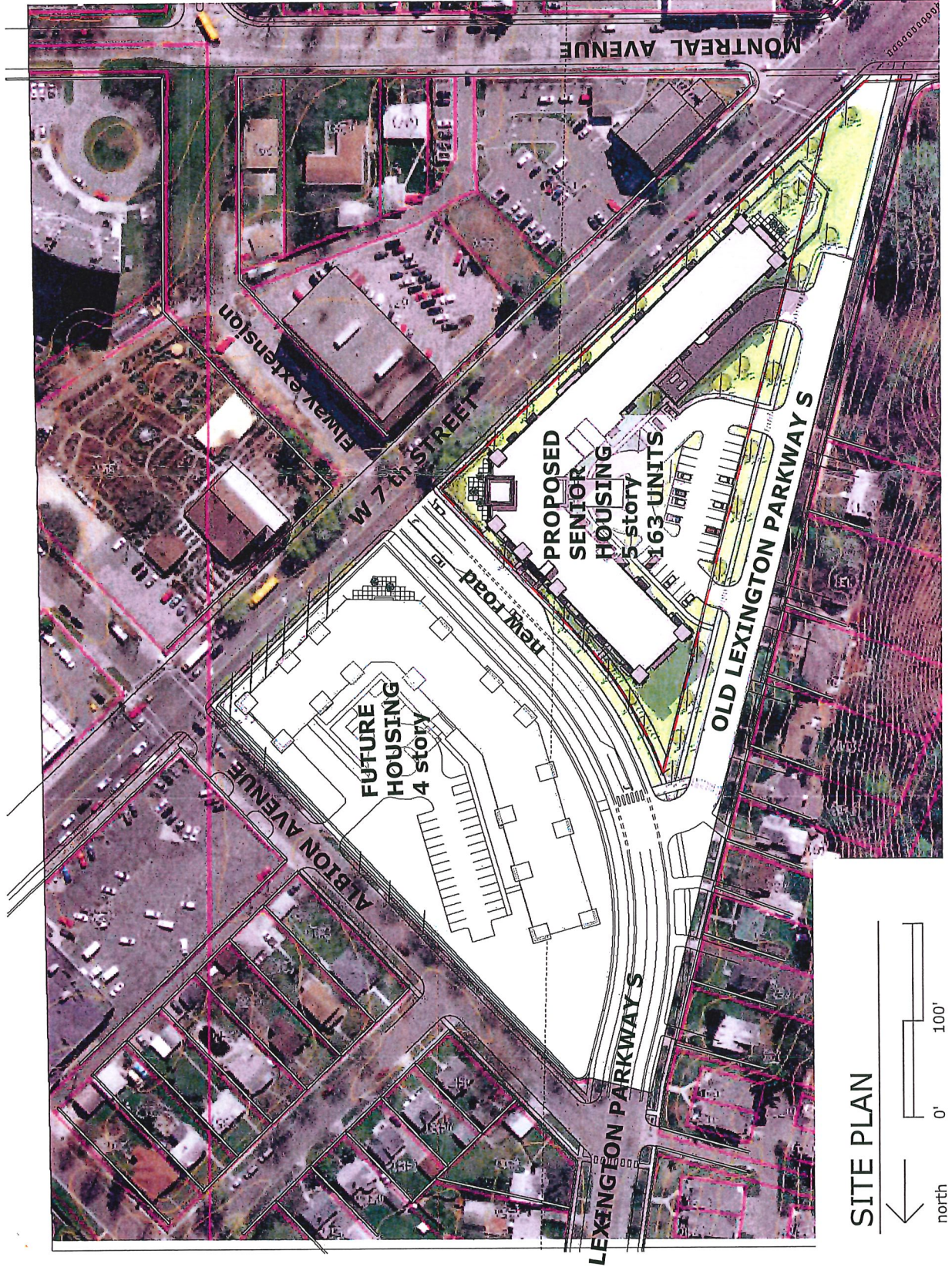
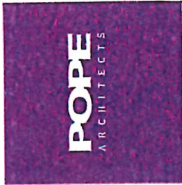
**CIVIL ENGINEER / LANDSCAPE:**  
SAMBATEK, INC  
12800 WHITEWATER DRIVE  
SUITE 300  
MINNETONKA, MN 55343  
763 476 6010  
BRADY BUSSELMAN



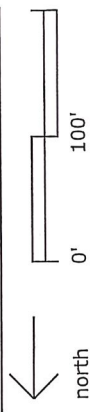
J.A. WEDUM  
FOUNDATION

# 900 ALBION SENIOR COMMUNITY

Saint Paul, MN  
82275-17138  
04-23-18



SITE PLAN

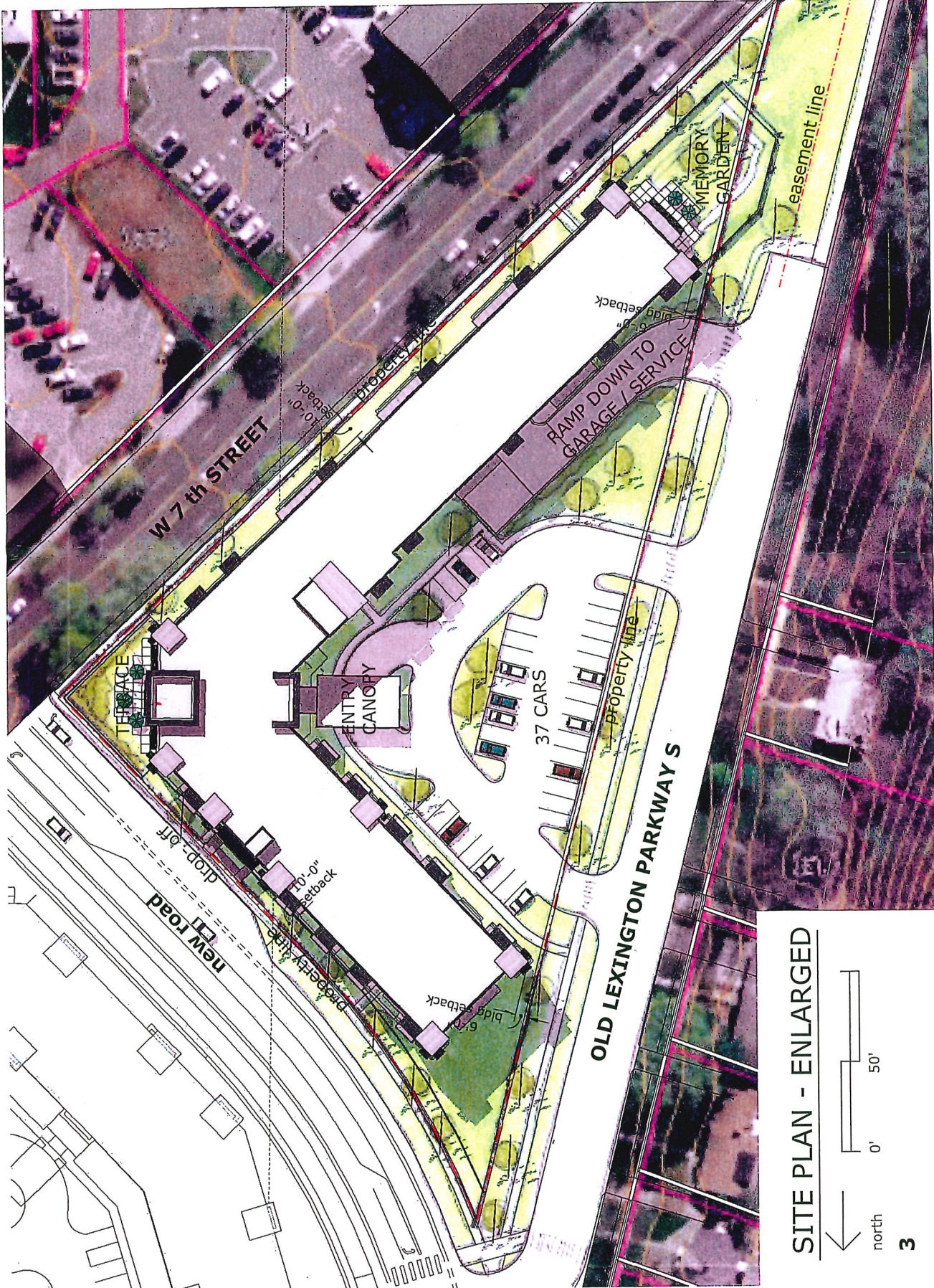




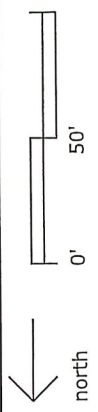
J.A. WEDUM  
FOUNDATION

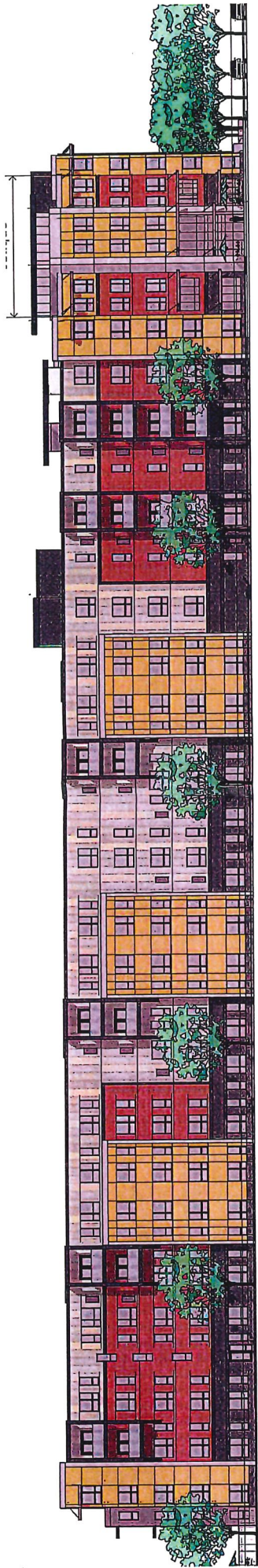
# 900 ALBION SENIOR COMMUNITY

Saint Paul, MN  
82275-17138  
04-23-18

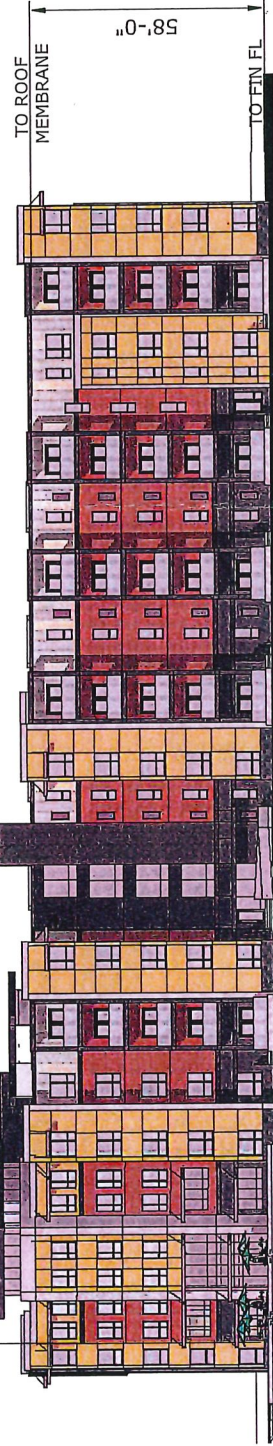
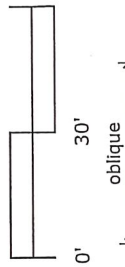


SITE PLAN - ENLARGED

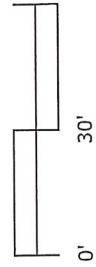




EAST ELEVATION



NORTH ELEVATION

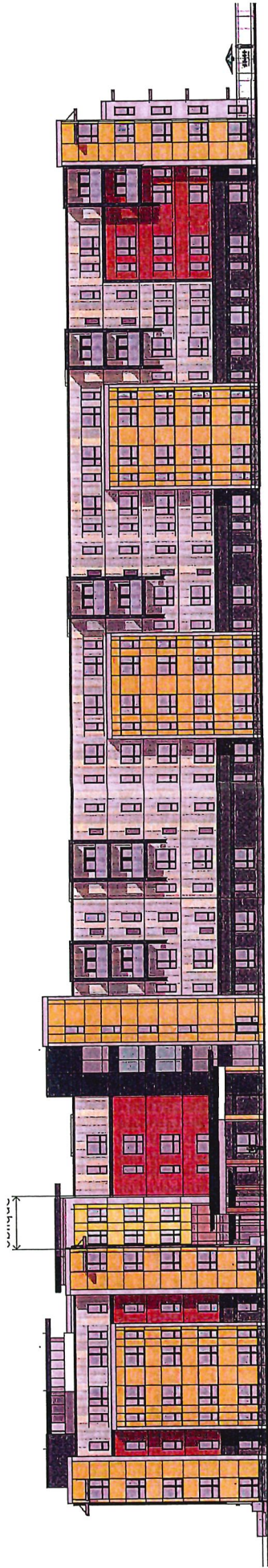


J.A. WEDUM  
FOUNDATION

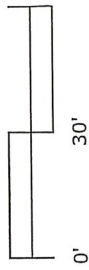
**900 ALBION  
SENIOR  
COMMUNITY**

Saint Paul, MN  
82275-17138  
04-23-18

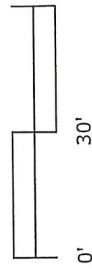




WEST ELEVATION



SOUTH ELEVATION



J.A. WEDUM  
FOUNDATION

**900 ALBION  
SENIOR  
COMMUNITY**

Saint Paul, MN  
82275-17138  
04-23-18





Highland District Council  
1978 Ford Parkway Saint Paul, MiMinnesota 55116  
Phone: 651-695-4005  
Email: info@highlanddistrictcouncil.org

**Resolution in Support of the CUP and Variance for the Property at  
900 Albion**

Whereas Essential Decisions Inc, has applied for a Conditional Use Permit for a maximum of 65 feet for the height of its assisted living and memory care facility development at 900 Albion, and needs a variance of the entrance location to be off West 7<sup>th</sup> Street, and

Whereas the Highland District Council (HDC) has supported this project, and a rezoning of the property, and

Whereas EDI, has met with Ramsey County Public Works, City of St Paul Public Works, MnDOT, and the Highland District Council four different times to make certain its development will fit in with the neighborhood project to realign the Lexington, Montreal and West 7<sup>th</sup> intersection; and

Whereas EDI has met with the Community Development Committee of the Highland District Council (HDC) on September 19<sup>th</sup>, 2017, October 17<sup>th</sup>, 2017, January 16, 2018 and the Transportation Committee of the HDC on October 10<sup>th</sup>, 2017; and presented plans and answered neighbors' questions at a Community meeting on December 4<sup>th</sup>, 2017 hosted by the HDC and Fort Road Federation; and

Whereas the neighbors that attended the community meetings supported the rezone and the development at this location;

Therefore, be it resolved, that the Highland District Council supports the 65-foot CUP and entrance location variance needed for the property at 900 Albion.

Approved on April 18, 2018  
By the Highland District Council Board of Directors

Resolution 2018- 08B





Highland District Council  
1978 Ford Parkway Saint Paul, Minnesota 55116  
651-695-4005  
Email: [info@highlanddistrictcouncil.org](mailto:info@highlanddistrictcouncil.org)

**Resolution in Support of the Rezoning of the Property at  
900 Albion from R4 to TN3**

Whereas Essential Decisions Inc, and St. Paul Public Schools have requested that the property at 900 Albion, between Albion, West 7<sup>th</sup> and Lexington Parkway be rezoned from R4 to T3, for the J Wedum Foundation to build a development consisting of an assisted living and memory care facility; and

Whereas EDI, has met with Ramsey County Public Works, City of St Paul Public Works, MnDot, and the Highland District Council, four different times, to make sure their development will fit in with the neighborhood project to realign the Lexington, Montreal and West 7<sup>th</sup> intersection; and

Whereas EDI has met with the Community Development Committee of the Highland District Council (HDC) on September 19<sup>th</sup>, 2017, October 17<sup>th</sup>, 2017, January 16, 2018 and the Transportation Committee of the HDC on October 10<sup>th</sup>, 2017 and attended a Community meeting on December 4<sup>th</sup>, 2017 hosted by the HDC and Fort Road Federation, to present preliminary plans and answer neighbors' questions about the project and operations; and

Whereas the neighbors that attended the community meetings supported the rezone and development at this location;

Therefore, be it resolved, that the Highland District Council supports the rezoning of the property at 900 Albion from R4 to T3.

Approved on Feb 01, 2018  
By the Highland District Council Board of Directors

Resolution 2018- 02E

## Dadlez, Kady (CI-StPaul)

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**From:** Nathaniel M Hood <nmhood@gmail.com>  
**Sent:** Monday, May 14, 2018 3:01 PM  
**To:** Dadlez, Kady (CI-StPaul)  
**Cc:** kathy@highlanddistrictcouncil.org; #CI-StPaul\_Ward3; Tolbert, Chris (CI-StPaul); McMahon, Melanie (CI-StPaul)  
**Subject:** Support for the 900 Albion Rezoning | Nathaniel Hood

Hi Kady,

My name is Nathaniel Hood and I would like to offer support for the rezoning of the 900 Albion site in the Highland Park neighborhood.

I am a Highland Park resident and member of the Highland District Council. I am writing to advocate my opinion, and not that of the District Council or the Transportation Committee. However, the Transportation Committee has supported the realignment of the transportation elements of this site plan.

The developers have been engaging with the neighborhood for months, and have made a good faith effort to host meetings, send out materials, and listen to the community's needs. They have gone above and beyond.

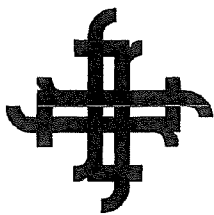
As chair of the Transportation Committee of the Highland District Council, we met with the developers at least twice. Other Committees have with them multiple times too. Through these meetings, they have diligently worked with City of St. Paul, Ramsey County, and District Council staff and have modified their initial plans to accommodate the long term transportation needs of the community. Realigning Lexington Ave will improve the safety at the Montreal/West 7th/Lexington intersection, and provide a better connection for cyclists and pedestrians to Shepard Rd and Crosby Farms Park.

Without re-zoning this property, these improvements will not be possible. I feel it is in the best interest of the wider community to approve the rezoning and allow these new, exciting changes to occur. I have not had a more positive experience working with a local developer.

The plan is a good one and I am happy to support it.

Warm regards,  
Nate

Nathaniel M Hood  
1879 Montreal Ave  
55116, STP, MN



**West 7th/Fort Road Federation**  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

May 17, 2018

Zoning Committee of the  
Planning Commission  
City of Saint Paul  
25 West Fourth Street  
Saint Paul, MN 55102

Subject: 900 Albion Avenue

To: Planning Commission Zoning Committee

The West 7th / Fort Road Federation (District Council 9) Board voted on May 14, 2018, to support EDI's requests related to developing 900 Albion Avenue for senior housing:

- Rezoning the site from R4 to TN3
- Conditional use permit for 65' maximum height
- Variance to change the entrance location

Members of the board did discuss the need and desire for affordable senior housing in our neighborhood. Enclosed with this letter a copy of a letter from the Federation after Mr. Black's first presentation to the board, dated November 27, 2017, which gives more background on the need for affordable housing.

If you have any questions, please contact Emily Northey, Executive Director, at 651.298.5599 or [emily@fortroadfederation.org](mailto:emily@fortroadfederation.org).

Sincerely,

*Denise Wickiser*

Denise Wickiser  
1st Vice President

Encl.

CC: Scott Black, EDI  
Councilmember Rebecca Noecker  
Dr. Bruce Corrie, Director, St. Paul Planning and Economic Development  
Jay J. Portz, President, Wedum Foundation



**West 7th/Fort Road Federation**  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

November 27, 2017

Mr. Scott Black, Partner  
Essential Decisions Inc.  
2345 Rice Street, Suite 160  
Roseville, MN 55113  
[via email to sblack@team-edi.com]

Dear Scott,

Thank you for attending the Fort Road Federation Board meeting on November 13 to discuss your senior housing development at the old Riverside school site. It was very helpful to be brought up to date on your plan, and also on the potential realignment of Lexington Avenue.

At the end of our meeting, after you had left, a number of board members discussed issues of housing affordability in the West 7<sup>th</sup> area, especially for our most vulnerable members. As you may know, 14% of the population in West 7<sup>th</sup> is aged 65 and older, and 20.8% of the people living in poverty in West 7<sup>th</sup> are 55 years of age and older. We, as a board, want to ensure that there are adequate opportunities for our residents to continue to live in the area as they age and experience limited financial resources.

To remain a vital community in which current residents and future residents are able to live and thrive, we must have a variety of housing options. The City of St. Paul's Comprehensive Plan also recognizes the need for affordable housing: "30% of City/HRA-assisted rental units will be affordable to households earning 60% of AMI, with at least one third affordable to households earning 50% of AMI, and at least one third affordable to households earning 30% of AMI." Thus, the Fort Road Federation Board requests that you incorporate at least 20% affordable apartments in your development to elders making less than 30% AMI (currently \$19,000 for one-person). Through alternative funding sources, such as the City of St. Paul, Federal tax credit programs, and/or a limited equity cooperative, we feel that you can achieve the goal.

Affordable housing is increasingly scarce and we hope that we can support your project by providing more affordable housing options.

Sincerely,

Becky Yust, President

CC: Councilmember Rebecca Noecker  
Jonathan Sage-Martinson, Director, St. Paul Planning and Economic Development  
Jay J. Portz, President, Wedum Foundation (2615 University Avenue S.E., Mpls, MN 55414)



Project site from West 7th Street looking west (approximate location of new road alignment)



Project site from Lexington Parkway looking southeast



Residential uses along Lexington Parkway across from project site



Lexington Parkway-Albion intersection looking south



Residential uses along Albion Street looking northwest



Albion Street with Post Office to the east of the project site



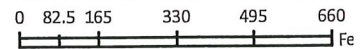
Albion-Lexington Parkway intersection looking south



South of project site near Elway intersection



West 7<sup>th</sup>, Lexington, Montreal intersection



FILE NAME: Wedum Albion LLC

**Aerial**

APPLICATION TYPE: CUP w/Variance

 Subject Parcels

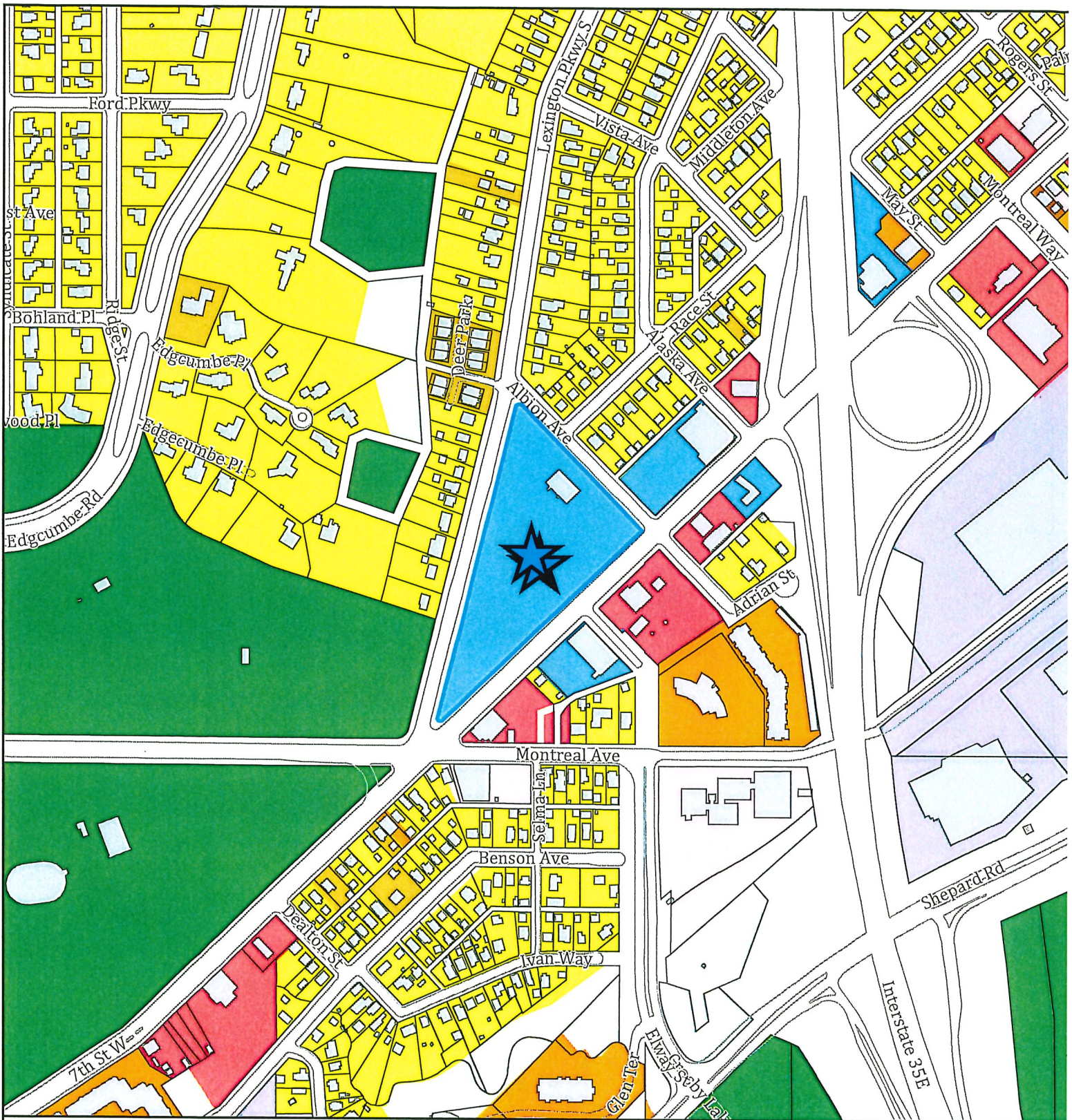
FILE #: 18-057154      DATE: 4/30/2018

PLANNING DISTRICT: 15

ZONING PANEL: 26







FILE NAME: Wedum Albion LLC

APPLICATION TYPE: CUP w/Variance

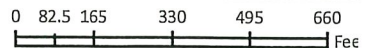
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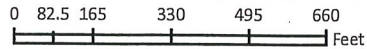
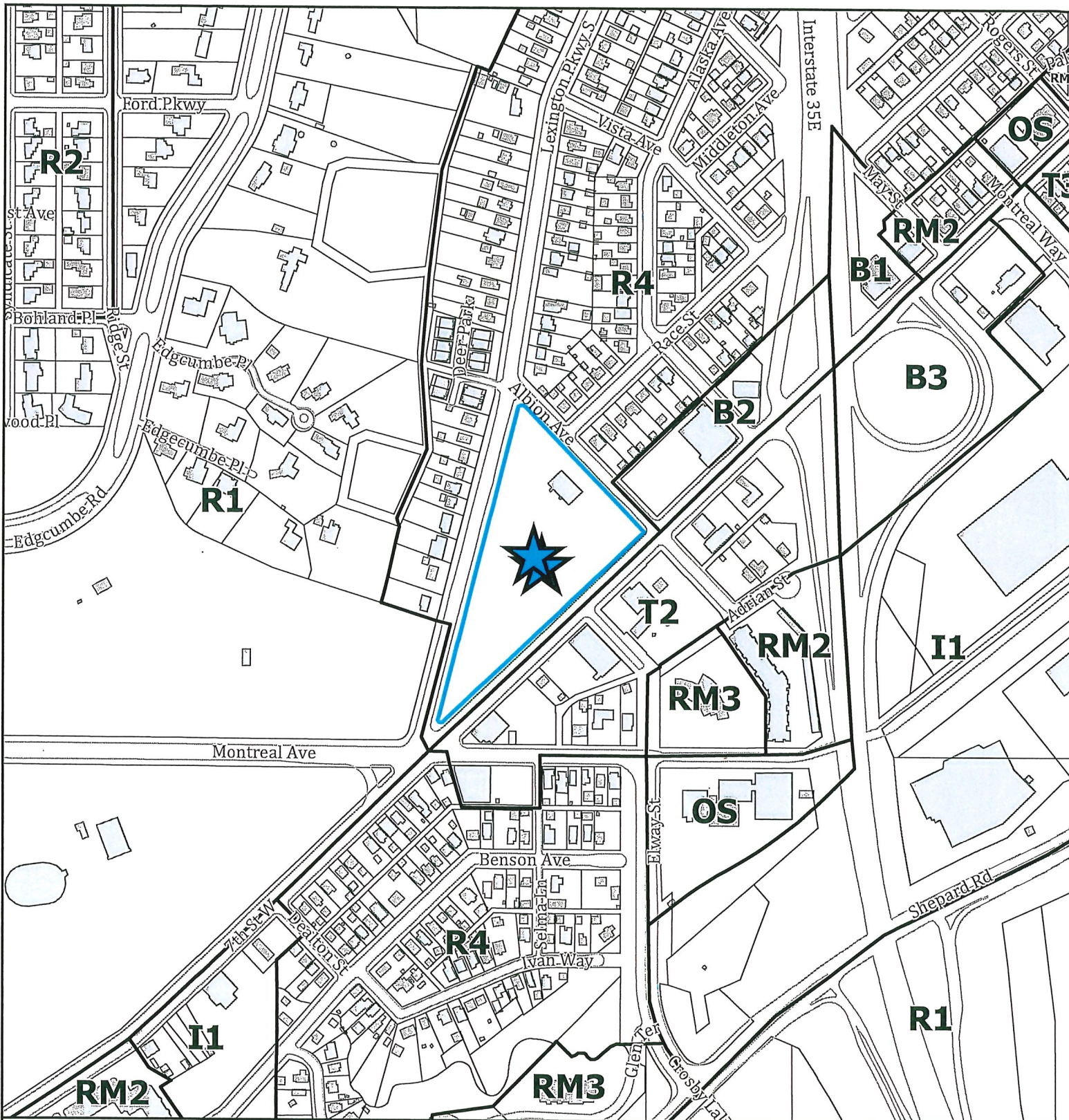
PLANNING DISTRICT: 15

ZONING PANEL: 26

**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels





FILE NAME: Wedum Albion LLC

**Zoning**

APPLICATION TYPE: CUP w/Variance

 Subject Parcels

FILE #: 18-057154 DATE: 4/30/2018

PLANNING DISTRICT: 15

ZONING PANEL: 26

