

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Wedum Albion LLC **FILE #:** 18-059-091
  2. **APPLICANT:** Independent School District 625/Wedum Albion LLC **HEARING DATE:** May 24, 2018
  3. **TYPE OF APPLICATION:** Rezoning
  4. **LOCATION:** 900 Albion Avenue, area bounded by Lexington, 7th, and Albion
  5. **PIN & LEGAL DESCRIPTION:** 15.28.23.14.0030; West End Block 22
  6. **PLANNING DISTRICT:** 15 **EXISTING ZONING:** R4
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** May 17, 2018 **BY:** Kady Dadlez
  9. **DATE RECEIVED:** May 2, 2018 **60-DAY DEADLINE FOR ACTION:** June 30, 2018
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- A. **PURPOSE:** Rezone from R4 one family residential to T3 traditional neighborhood.
- 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:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **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.
- G. **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.

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

**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, 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.
  2. The proposed zoning is consistent with the way this area has developed. The intent of the T3 traditional neighborhood zoning district is to provide for higher-density pedestrian- and transit-oriented mixed use development. 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 senior housing development proposed for the site is an appropriate use along the mixed use corridor, which calls for higher density development along thoroughfares served by public transit. The new transit way will serve the uses developed on the property.
  3. The proposed zoning is consistent with the Comprehensive Plan. 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."
  4. The proposed zoning, which permits a mix of residential and commercial uses, is compatible with uses in the surrounding area. West 7<sup>th</sup> Street is a mixed use corridor with a variety of commercial uses including post office, gas station, bank, medical clinic, and nursery. Low density residential uses and parkland are located along Lexington Parkway and Albion Street.
  5. The petition for rezoning was found to be sufficient on May 3, 2018: 26 parcels eligible; 18 parcels required; and 19 parcels signed.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the petition to rezone the property from R4 one family residential to T3 traditional neighborhood.

900 Albion  
16

**PETITION TO AMEND THE ZONING CODE**



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

PD=15  
# 152823140020

Zoning Office Use Only  
File #: 18-059091  
Fee: \_\_\_\_\_  
Tent: 5-24-18

Add  
4/23/18

**APPLICANT**

Property Owner - Wedum Albion, LLC on behalf of Independent School District 625  
Address - 360 Colborne St  
City - Saint Paul State - MN Zip-55102-3299 Daytime Phone (651) 744-1802

Contact: Scott Black / Steve Kuhns (Essential Decisions, Inc.) - 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

**TO THE HONORABLE MAYOR AND CITY COUNCIL:**

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Wedum Albion, LLC on behalf of Independent School District 625, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a R4 zoning district to a T3 zoning district, for the purpose of:

Developing a senior living campus

(Attach additional sheets if necessary)

Attachments as required:  Site Plan  Consent Petition  Affidavit

Subscribed and sworn to before me

Date April 19 20 18

Kathy Good Moris  
Notary Public

By: [Signature], Assistant Chief Manager  
Fee owner of property

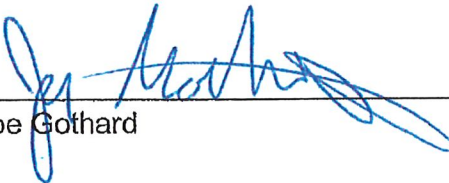


STATE OF MINNESOTA )  
 ) SS.  
COUNTY OF Ramsey )

**AFFIDAVIT OF JOE GOTHARD**

Joe Gothard, being duly sworn upon oath, deposes and states as follows:

1. He is the Superintendent for the Independent School District No. 625 d/b/a Saint Paul Public Schools ("Saint Paul Public Schools").
2. Saint Paul Public Schools is the legal owner of the property located at 900 Albion Avenue and 848 Albion Avenue, St. Paul, Minnesota, and legally described on **Exhibit A** attached hereto ("Property").
3. The Property is currently in an R4 -- one family, zoning district.
4. He, in his role as Superintendent of the Saint Paul Public Schools, does hereby authorize the J.A. Wedum Foundation, a Minnesota nonprofit corporation, to apply for a rezoning of the Property to a T-3 -- traditional neighborhood zoning district.

  
\_\_\_\_\_  
Joe Gothard

Subscribed and sworn to before me  
on the 15 day of December, 2017.

  
\_\_\_\_\_  
Notary Public



Drafted by:

Christoffel & Elliott, P.A.  
1111 UBS Plaza  
444 Cedar Street  
St. Paul, MN 55101

**CONSENT OF ADJOINING PROPERTY OWNERS**

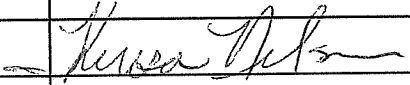
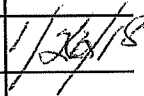
**CITY OF SAINT PAUL  
CONSENT OF ADJOINING PROPERTY OWNERS FOR A  
REZONING**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Wedum Albion, LLC on behalf of Independent School District No. 625 DBA Saint Paul Public Schools,  
to rezone the property located at 900 Albion Avenue, Saint Paul, Minnesota, from  
a R4 zoning district to a T3 zoning district and;
2. A copy of Article III Sections 66.300 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of Wedum Albion, LLC on behalf of Independent School District No. 625 DBA Saint Paul Public Schools to a T3 zoning district.

**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
			
PID: 15-28-23-14-0013	Theresa A Nelson		
903 Lexington Pkwy S			
Saint Paul, MN 55116-2374			

**NOTE:** This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any one signing this petition may withdraw his/her name therefrom by written request within that time.

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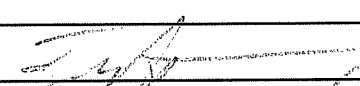
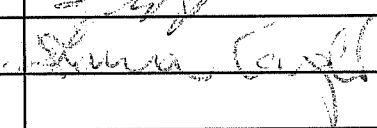
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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0011	Todd P Carpenter		2018-01-26
885 Lexington Pkwy S Saint Paul, MN 55116-2366	Laura E Carpenter		1-26-18

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0010	Herbert A Davis	<i>deceased</i>	
879 Lexington Pkwy S	Mary A Davis	<i>Mary A. Davis</i>	<i>2-6-18</i>
Saint Paul, MN 55116-2366			

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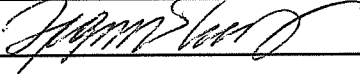
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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0008	Eron Woods		3/9/18
871 Lexington Pkwy S	Erdenechimeg Haltarhuu		3/18/18
Saint Paul, MN 55116-2366			

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0046	Yakov Gelfand	<i>Yakov Gelfand</i>	12.21.17
844 Lexington Pkwy S	Lidia Gelfand	<i>Lidia Gelfand</i>	
Saint Paul, MN 55116-2350			

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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
		<i>Dennis S. Pivotal</i>	
		<i>As the owner</i>	
PID: 15-28-23-14-0047	Michael G Brassard	<i>MS Brassard</i>	<i>12/27/17</i>
1739 Race St		<i>we own the loan</i>	
Saint Paul, MN 55116-2360			

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0031	Leslie A Carpenter	<i>Leslie A Carpenter</i>	1/12/18
1740 Race St	Nathan B Holt	<i>Nathan B Holt</i>	1/12/18
Saint Paul, MN 55116-2361			

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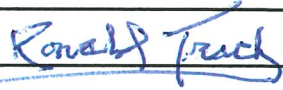
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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 14-28-23-23-0022			
1715 7th St W	Trach Properties Inc.		1/17/18
Saint Paul, MN 55116-2346			

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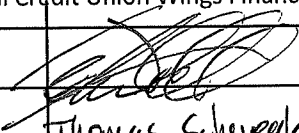
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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0084	Highgrove Community Federal Credit Union Wings Financial		
1804 7th St W			12-28-17
Saint Paul, MN 55116-2367		Thomas Scherndorff VP Facilities	

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 14-28-23-23-0003	Ms Family Properties (b) Lp		1/18/18
1061 Montreal Ave			
Saint Paul, MN 55116-2370			

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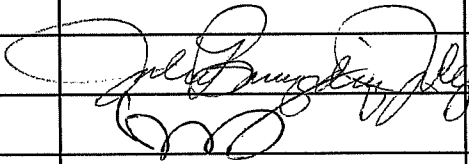

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a R4 zoning district to a T3 zoning district and;
2. A copy of Article III Sections 66.300 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a T3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of Wedum Albion, LLC on behalf of Independent School District No. 625 DBA Saint Paul Public Schools to a T3 zoning district.

**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0028	Julie Borgerding July		11/11/18
1111 Montreal Ave	Ellery July		11/11/18
Saint Paul, MN 55116-2337			

**NOTE:** This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any one signing this petition may withdraw his/her name therefrom by written request within that time.

**CONSENT OF ADJOINING PROPERTY OWNERS**

**CITY OF SAINT PAUL  
CONSENT OF ADJOINING PROPERTY OWNERS FOR A  
REZONING**

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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-42-0069	City of St Paul/cs/pr33068	<i>Brian E. Johnson</i>	12/26/17
1200 Montreal Ave		<i>for City of Saint Paul</i>	
Saint Paul, MN 55116		<i>(Real Estate Mgr, OFS)</i>	

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**CONSENT OF ADJOINING PROPERTY OWNERS**

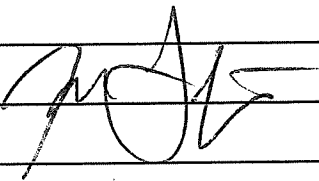
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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 14-28-23-23-0002	St. Paul Public Housing Agency		1/30/18
1085 Montreal Ave	Comptroller		
Saint Paul, MN 55116-2369			

**NOTE:** This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any one signing this petition may withdraw his/her name therefrom by written request within that time.

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 14-28-23-23-0035	Otterness Rental Property Inc	<i>Teresa Ahl (Pres)</i>	2-13-18
1742 7th St W			
Saint Paul, MN 55116-2347			

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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0029	Yong Kim <i>deceased</i>	<i>SAROEUM KEO</i>	
1101 Montreal Ave	Saroeum Keo		
Saint Paul, MN 55116-2337			

**NOTE:** This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any one signing this petition may withdraw his/her name therefrom by written request within that time.

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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0027	George R Novak	<i>George Novak</i>	
1117 Montreal Ave Saint Paul, MN 55116-2337	Marilyn Novak	<i>Marilyn Novak</i>	<i>2/6/18</i>

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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0030	Independent School District 625	<i>Jeanelle Foster</i>	2/1/18
900 Albion Ave		Jeanelle Foster	
Saint Paul, MN 55116		Clerk - Board of Education	

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ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0067	Independent School District 625		2/1/18
1780 7th St W		Jeanelle Foster	
Saint Paul, MN 55116-2347		Clerk - Board of Education	

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**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
PID: 15-28-23-14-0072	Deer Park Homeowners Assoc	<i>Kenneth A. [Signature]</i>	4/6/18
842 Deer Park			
Saint Paul, MN 55116-0000			

**NOTE:** This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any one signing this petition may withdraw his/her name therefrom by written request within that time.

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

4/23/18

DATE PETITION RESUBMITTED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED:

5/2/18

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

PARCELS ELIGIBLE: \_\_\_\_\_

26

PARCELS ELIGIBLE: \_\_\_\_\_

PARCELS REQUIRED: \_\_\_\_\_

18

PARCELS REQUIRED: \_\_\_\_\_

PARCELS SIGNED: \_\_\_\_\_

19

PARCELS SIGNED: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

Paul Dubruiel

DATE: \_\_\_\_\_

5-3-18



AFFIDAVIT OF PETITIONER FOR A REZONING

**CITY OF SAINT PAUL**

**AFFIDAVIT OF PETITIONER FOR A REZONING**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Wedum Albion, LLC on behalf of Independent School District 625, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

Jay Portz, Assistant Chief Manager NAME

2615 University Avenue SE  
Minneapolis, MN 55414 ADDRESS

612-789-3363 TELEPHONE NUMBER



Subscribed and sworn to before me this

19<sup>th</sup> day of April, 2018

Kathy Mis  
NOTARY PUBLIC



**CITY OF SAINT PAUL**

**AFFIDAVIT OF PERSON CIRCULATING CONSENT  
PETITION FOR A REZONING**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Scott Black, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 36 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.



Scott Black

Essential Decisions, Inc.  
2345 Rice Street, Suite 160  
Roseville, MN 55113

651-433-7211

Subscribed and sworn to before me this

19<sup>th</sup> day of April, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC



**CITY OF SAINT PAUL**

**AFFIDAVIT OF PERSON CIRCULATING CONSENT  
PETITION FOR A REZONING**

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Steve Kuhns, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 35 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.



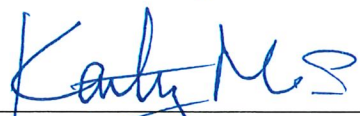
Steve Kuhns

Essential Decisions, Inc.  
2345 Rice Street, Suite 160  
Roseville, MN 55113

651-433-7217

Subscribed and sworn to before me this

19<sup>th</sup> day of April, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC



**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 be 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



**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

## PROJECT TEAM:

## 900 ALBION SENIOR COMMUNITY

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



J.A. WEDUM  
FOUNDATION

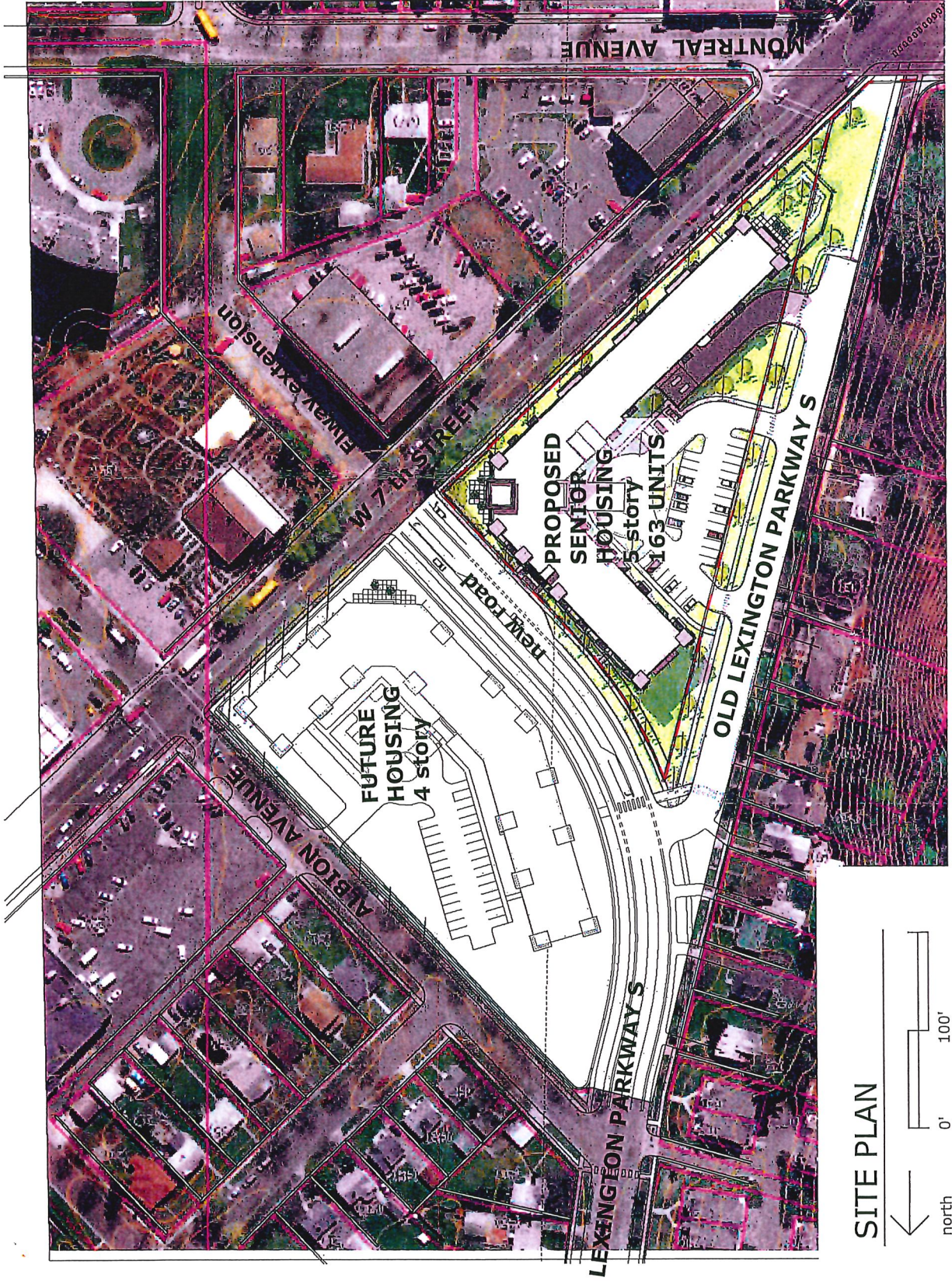




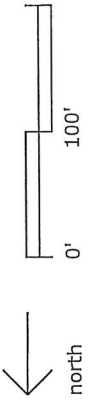
J.A. WEDUM  
FOUNDATION

# 900 ALBION SENIOR COMMUNITY

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



SITE PLAN



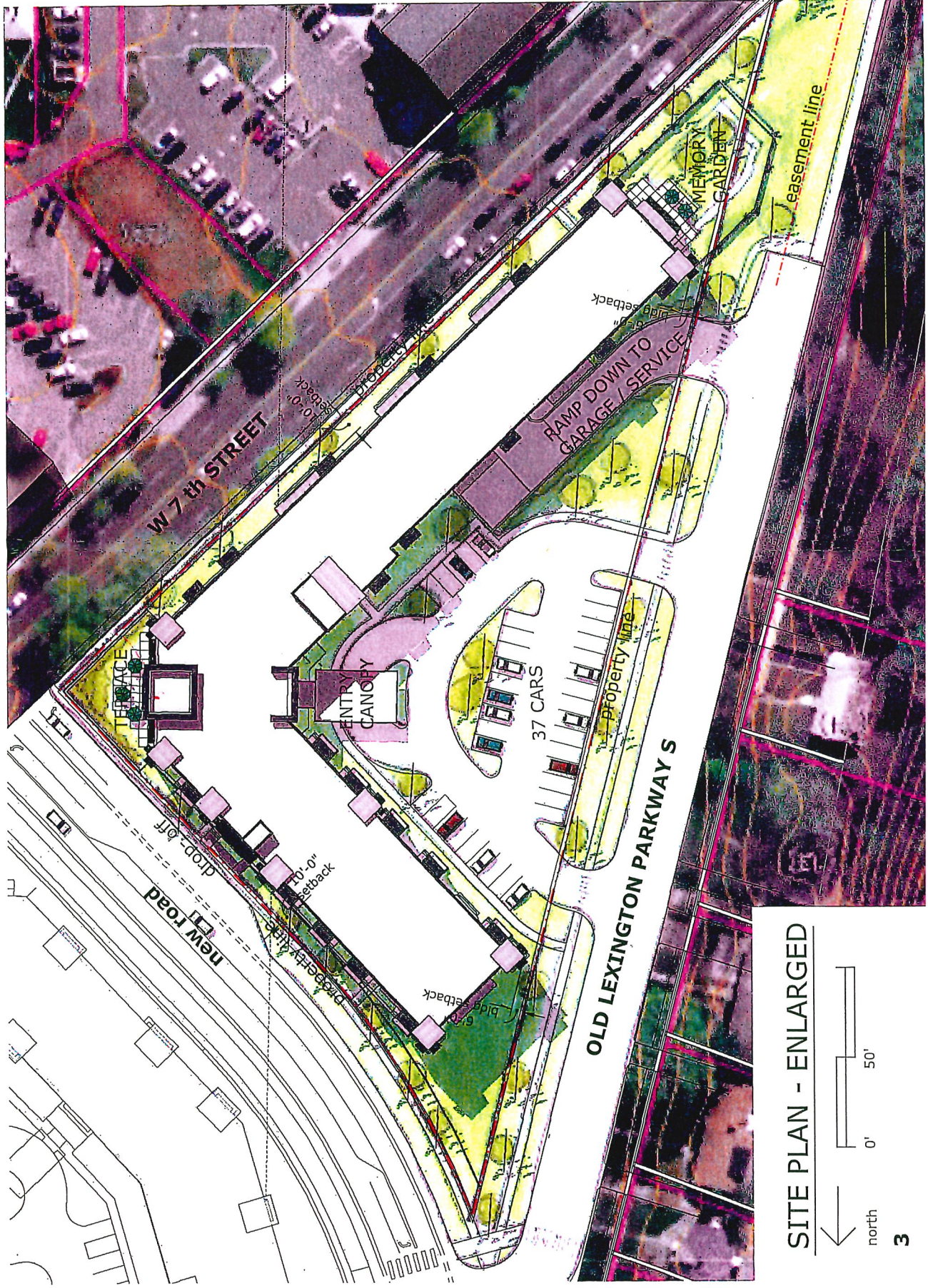
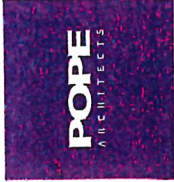




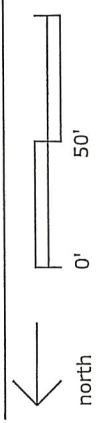
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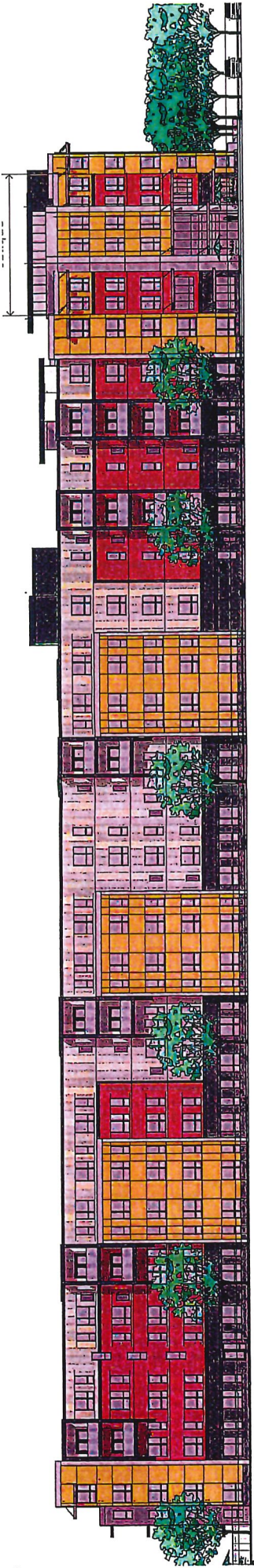
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Saint Paul, MN  
82275-17138  
04-23-18

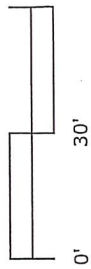


SITE PLAN - ENLARGED



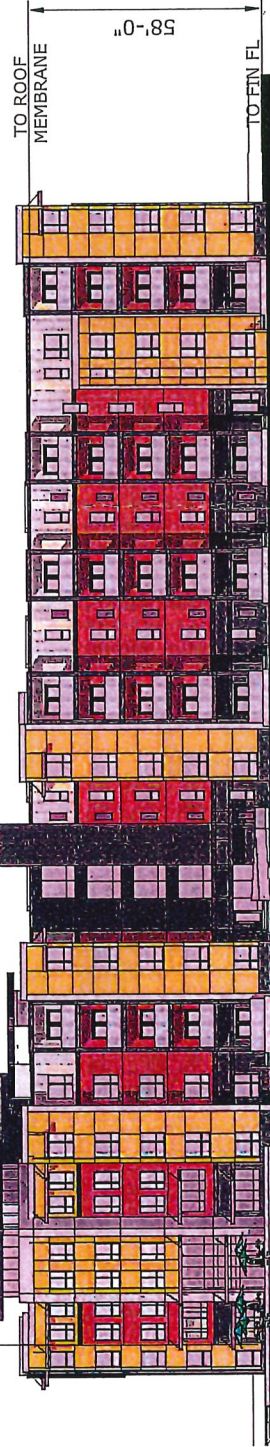


EAST ELEVATION



0' 30'

oblique



NORTH ELEVATION



0' 30'

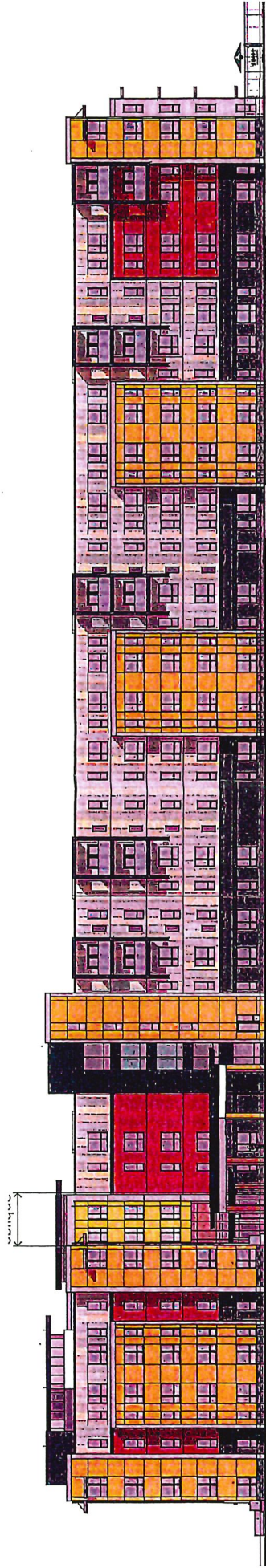


J.A. WEDUM  
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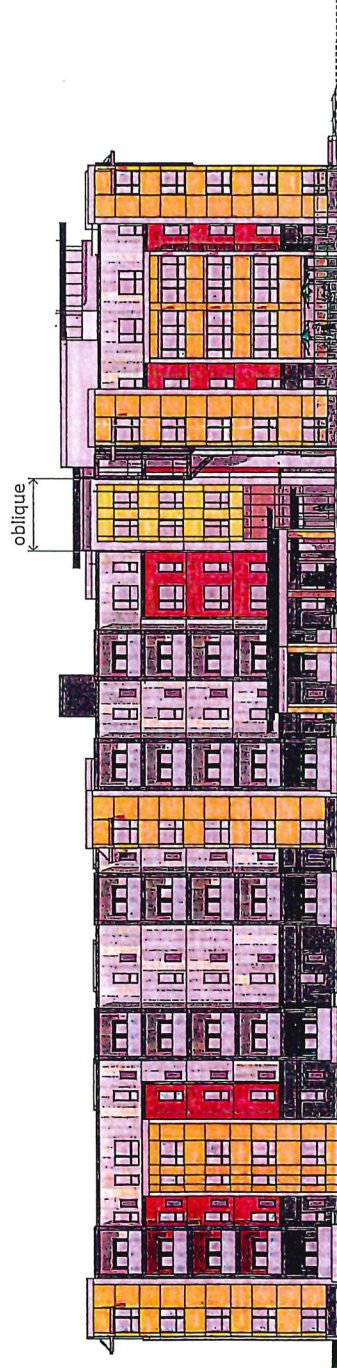
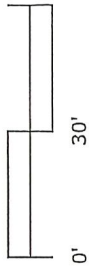
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SENIOR  
COMMUNITY**

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

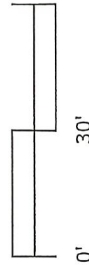




WEST ELEVATION



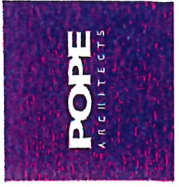
SOUTH ELEVATION



J.A. WEDUM  
FOUNDATION

**900 ALBION  
SENIOR  
COMMUNITY**

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





Highland District Council  
1978 Ford Parkway Saint Paul, 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

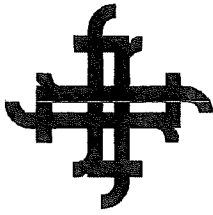
Whereas EDI has met with the Community Development Committee of the Highland District Council (HDC) on September 19<sup>th</sup>, 2017, October 17<sup>th</sup>, 2017, January 16, 2018 and the Transportation Committee of the HDC on October 10<sup>th</sup>, 2017 and attended a Community meeting on December 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



**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](mailto: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)

## Dadlez, Kady (CI-StPaul)

---

**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



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



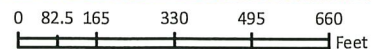
Albion-Lexington Parkway intersection looking south



South of project site near Elway intersection



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



FILE NAME: Wedum Albion LLC

**Aerial**

APPLICATION TYPE: Rezoning

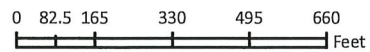
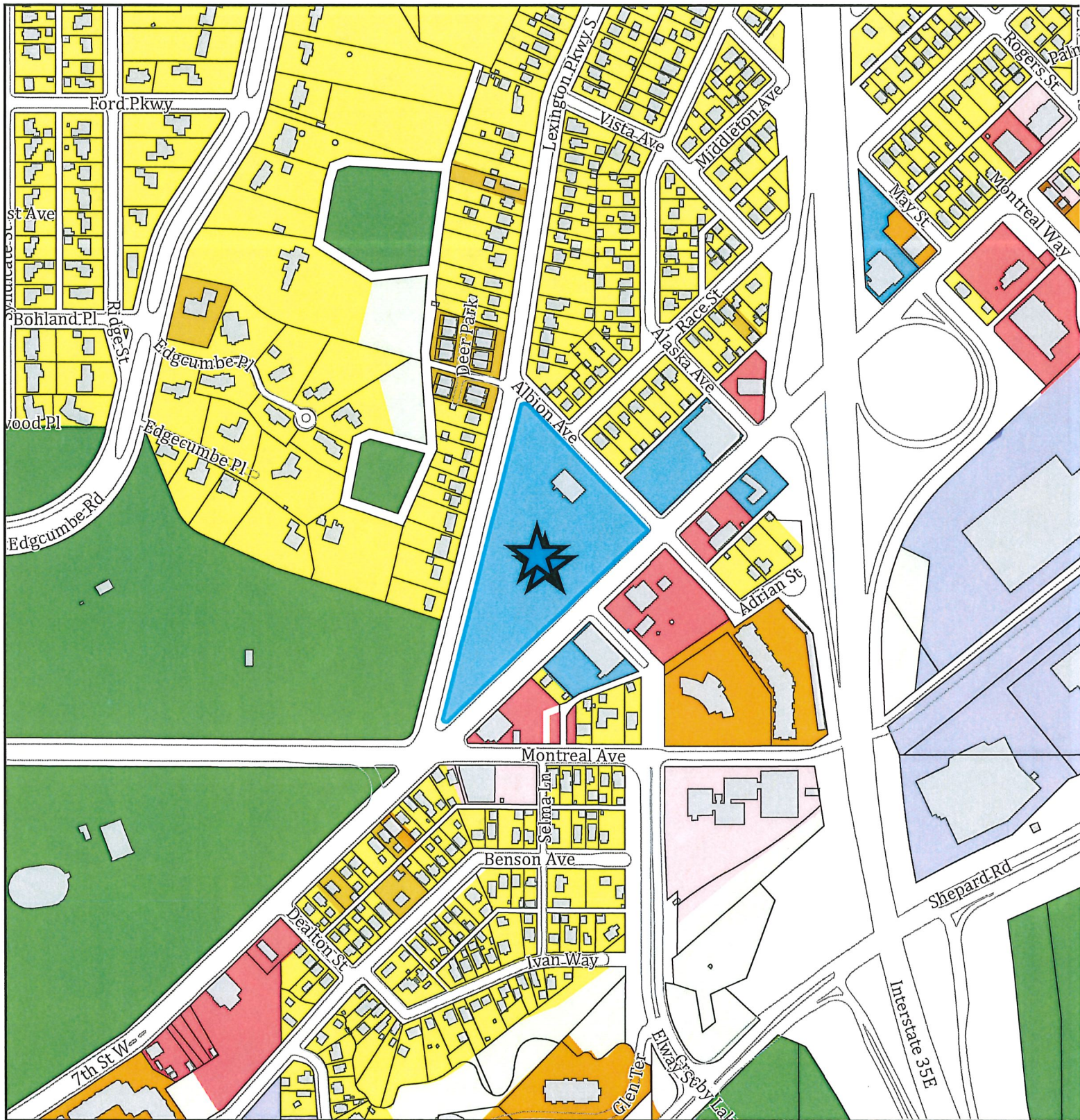
Subject Parcels

FILE #: 18-059091      DATE: 5/4/2018

PLANNING DISTRICT: 15

ZONING PANEL: 26





FILE NAME: Wedum Albion LLC

APPLICATION TYPE: Rezone

FILE #: 18-059091      DATE: 5/4/2018

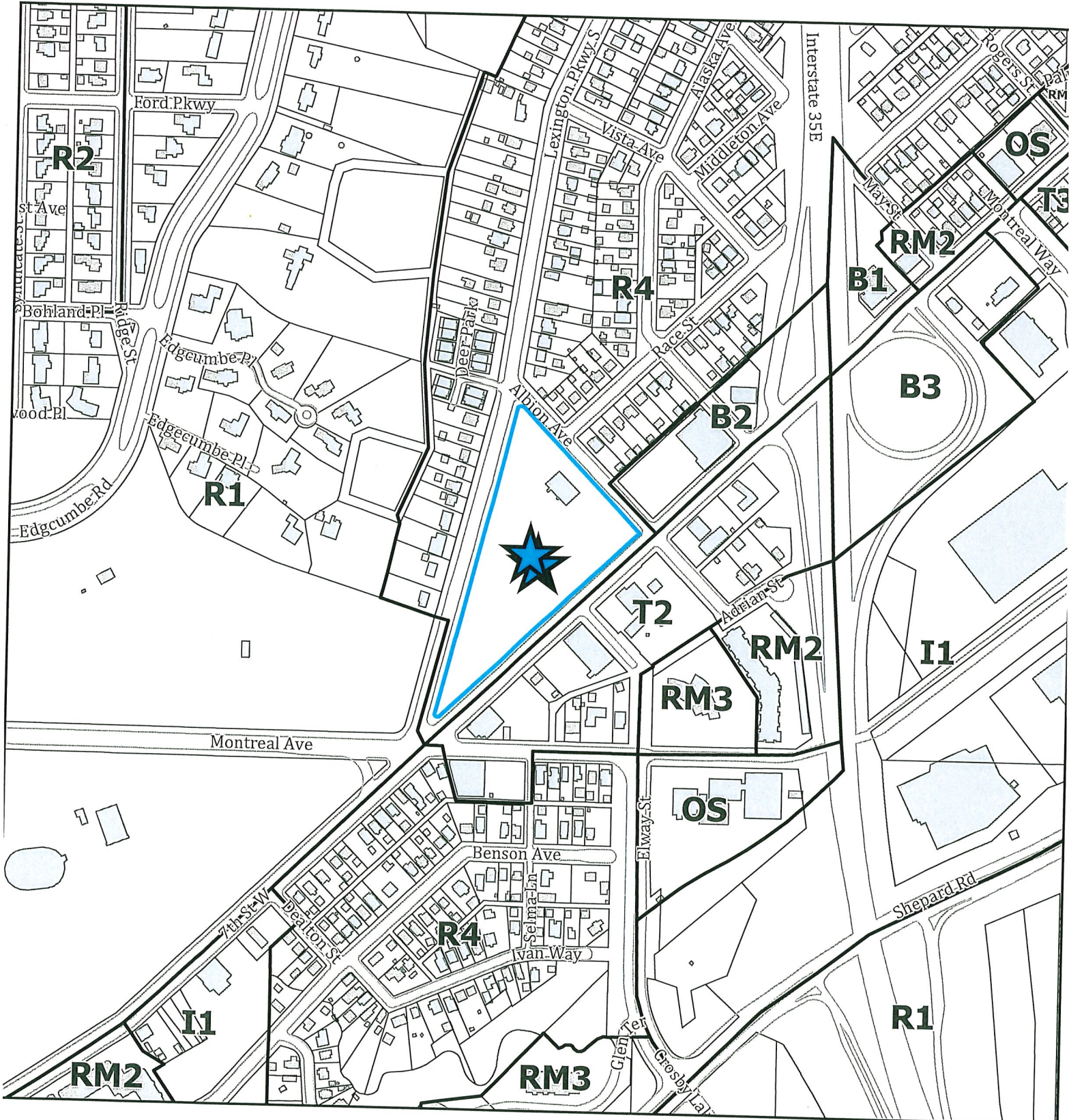
PLANNING DISTRICT: 15

ZONING PANEL: 26

**Land Use**

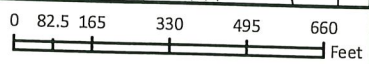
- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels





FILE NAME: Wedum Albion LLC

**Zoning**



APPLICATION TYPE: Rezone

Subject Parcels

FILE #: 18-059091      DATE: 5/4/2018

PLANNING DISTRICT: 15

ZONING PANEL: 26



