



**West 7th / Fort Road Federation**

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[www.FortRoadFederation.org](http://www.FortRoadFederation.org)

March 16, 2020

Councilmember Rebecca Noecker  
15 Kellogg Blvd.  
West 310-B City Hall  
Saint Paul, MN 55102

Subject: 337 West 7th Street Proposed Apartments

Dear Councilmember Noecker,

On Monday, March 9, 2020, the West 7th Street / Fort Road Federation (Planning District Council 9) Board heard revised plans by developers and the architect of proposed apartments at 337 West 7th Street: Northland Real Estate Group, Ackerberg Group, and DJR Architecture.

Some of these changes were brought about because the geo-technical report came back and they couldn't handle stormwater treatment under the building as well because of the high bedrock. A summary of what the Board learned follows:

1. The goal is to still have the same type of renters, namely hospital nurses and support staff, government employees, service industry workers, so the pricing of units should stay about the same as under the first proposal.
2. The building will only have one floor of parking instead of two, but it will have about 16 more stalls because they'll use a semi-automated parking stacker. Retail and ADA stalls will be regular stalls that will not be stacked. New total is approximately 110 stalls.
3. The building will be setback 8' on both side yards to make space for stormwater treatment.
4. Instead of 5 floors of apartments, now 6 floors are planned, which results in approximately 190 units: primarily studios of 380-500 square feet, though also one and two-bedrooms.
5. To keep costs low and construction brief, the units will be largely constructed off-site, then assembled and finished on-site.
6. The facade may be more "playful," but that's not finalized yet. The Board did not see images of this concept.
7. Though the building would still be 7 floors, but it would be above 75' tall, closer to 81' tall.

*The Fort Road Federation coordinates participation in advocacy and planning and builds community connections for the residents, businesses, and nonprofit organizations of the West 7th neighborhood so that it is a place where people want to live, work, and play.*

8. The first floor, facing West 7th Street, would still be a retail space, though smaller at around 1,800 square feet.

The Board discussed how important it was that these apartments be affordable to people who work and live near West 7th. The developers reiterated that they will come back to the Federation as the facade concepts are developed or if other changes are sought.

The Board voted to support the request by Northland Real Estate Group, Ackerberg Group, and DJR Architecture for proposed apartments and retail site at 337 West 7th Street:

- Conditional Use Permit allowing up to 85' (previously for 75')
- Variance on parking, will have 110+/- stalls, about 190+/- units (previously 94 stalls, 153 units)
- Variance for Floor Area Ratio (previously granted, but now numbers would be different)

Board Member and Planning Commissioner, Wendy Underwood, abstained from voting.

If you have any questions, please call or email me at 651.298.5599 or [emily@fortroadfederation.org](mailto:emily@fortroadfederation.org).

Sincerely,

***Emily Northey***

Emily Northey  
Executive Director and Community Organizer

CC: Brian Farrell, Northland Real Estate Group  
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