

From: [Andrew Hughes](#)
To: [*CI-StPaul_Contact-Council](#)
Cc: [Dadlez, Kady \(CI-StPaul\)](#); [Dan Walsh](#)
Subject: Public Comment, 2/1/23 City Council meeting
Date: Monday, January 30, 2023 3:17:57 PM
Attachments: [image001.png](#)
[Information Regarding Adult Care Home Use \(Treehouse\), 2023-01-30.pdf](#)

Good afternoon,

Please see attached public comment from Dan Walsh related to the Treehouse project, which is agenda items 24 and 25 on the 2/1/23 City Council meeting.

Thank you,

Andy

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January 30, 2023

Sent Via Email

City of Saint Paul
15 Kellogg Boulevard West
Saint Paul, MN 55102
Attn: Councilmembers

**RE: Treehouse (0 Madison Street)
Information Regarding Adult Care Home Use**

Dear Councilmembers:

The purpose of this letter is to clarify how the planned use of the proposed Treehouse project is classified under the City's Zoning Code.

Treehouse is properly classified as a multiple-family dwelling, which is defined in Section 65.113 of the Zoning Code as "[a] building, or portion thereof, designed exclusively for occupancy by three (3) or more households living independently of each other in individual dwelling units." Treehouse will contain 36 affordable individual dwelling units for seniors who are living independently.

Treehouse will not be an "adult care home," which is defined in Section 65.151 of the Zoning Code as "[a] facility where aged, infirm, or terminally ill persons reside in order to receive nursing care, custodial care, memory care, Medicare-certified hospice services, or individualized home care aide services either by the management or by providers under contract with the management." Neither Treehouse management nor providers contracted by Treehouse will be providing nursing care, custodial care, memory care, hospice services or home care aide services to Treehouse residents, and residents will not live in Treehouse in order to obtain such services.

It is correct that residents of the Treehouse are expected to have some services available to them from the adjacent Highland Chateau Health + Rehabilitation Center; however, those services will not be of the type provided in an adult care home. Rather, examples of possible services that Treehouse residents may have an opportunity to directly engage through Highland Chateau if they so choose include laundry or housekeeping services. Please also note that there are no agreements or requirements to provide services between the Treehouse and the Highland Chateau at this time and none are contemplated in the future.

Thank you for the opportunity to clarify the use at the proposed Treehouse project. Please contact me with any questions at 612-274-7817 or dwalsh@trellismn.org.

Sincerely,



Dan Walsh
Vice President - Housing Development

CC: Kady Dadlez, Senior City Planner, City of Saint Paul

