

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Wilder Foundation **FILE #:** 12-098-579
 2. **APPLICANT:** Amherst H Wilder Foundation **HEARING DATE:** September 13, 2012
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 941 Lafond Ave, between Victoria and Chatsworth
 5. **PIN & LEGAL DESCRIPTION:** 352923210180; House Of The Good Shepherds Of St. Paul The N 1/2 Of Vacated Blair Ave Adj To The W 1/2 Of Ne 1/4 Of Ne 1/4 Of Nw 1/4 & E 1/2 Of Nw 1/4 Of Ne 1/4 Of Nw 1/4 Lying N Of Sec 35 Tn 29 Rn 23 And In Sd House Of Good Shepards Vac Blair Ave Milton St And Ally Ac
 6. **PLANNING DISTRICT:** 7 **EXISTING ZONING:** RT1 & RM2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** September 6, 2012 **BY:** Kate Reilly
 9. **DATE RECEIVED:** August 24, 2012 **60-DAY DEADLINE FOR ACTION:** October 23, 2012
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- A. **PURPOSE:** Rezone from RT1 Two-family residential and RM2 Multiple-family residential to T1 Traditional Neighborhood.
- B. **PARCEL SIZE:** Irregularly shaped parcel approximately 308 feet (Lafond) x 140 ft x 20 ft x 190 ft x 655 ft x 33 ft x 299 ft, totaling 2.7 acres
- C. **EXISTING LAND USE:** Institutional
- D. **SURROUNDING LAND USE:**
 - North: Vacant land zoned RM2 Multiple-Family
 - South: One- and two-family homes zoned RT1 Two-family
 - East: Institutional and one- and two-family homes zoned RM2 and RT1
 - West: Multi-family residential zoned RM2
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** This property has been an institutional use since at least 1887 when the House of the Good Shepard was constructed in this location, according to the 1926 Sanborn maps. The Wilder Foundation has operated on this property since the 1970s. There are three buildings on this parcel; one, "O'Shaughnessy," has a Certificate of Occupancy as an office building. The building known as "Spencer" is vacant at this time and has been since at least 2011. "Holcomb" houses a day program for at-risk youth. The parcel is a split-zoned parcel with the lot zoned RM2 to the north, and RT1 to the south.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 7 recommended approval.
- H. **FINDINGS:**
 1. The applicant, the Wilder Foundation, wishes to establish the "Center for Social Healing and Wellness" described as an "intentional, therapeutic community designed to respond to the many barriers and unmet cultural and service needs of Southeast Asian communities." It will house what Wilder calls "social adjustment services" such as life skills training, acupuncture and support services. These uses are considered office uses by the Department of Safety and Inspections and are not permitted in the current zoning districts. The applicant has applied to rezone the property from RM2 and RT1 to T1.
 2. The proposed zoning is consistent with the way this area has developed. The area has developed as one- and two-family homes with institutional uses and multi-family residential dwellings interspersed. T1 provides a buffer in a neighborhood from strictly

residential uses to more intense commercial and office uses and permits both the proposed office uses and the existing residential institutional uses.

3. The proposed zoning is consistent with the Comprehensive Plan. Comprehensive Plan Land Use Strategy 1.54 calls out the Wilder Foundation site as an opportunity site. Rezoning this site to T1 would permit the Wilder Foundation to provide more services to its clients and provide jobs for area residents and provides for a mix of uses on the parcel, incorporating an employment center, as stated in Land Use Policy 2.7.
4. The proposed zoning is compatible with the surrounding residential uses. T1 zoning provides for residential and commercial/office uses to exist in the same building on a parcel or on a parcel in separate buildings. The intent of the T1 district is to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other, less intensive land uses. In this case, the T1 zoning provides a buffer between primarily residential uses and more intense office uses and allows for a variety of residential, office and service uses.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and creates an island of nonconforming use within a larger zoned district, and which dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property."* This is not a case of "spot zoning." The use classification is consistent with the surrounding uses, being mixed use, and does not create an island of nonconforming use within a larger zoned district. In fact, the use will become conforming with this zoning change. This zoning change will not reduce the value for uses specified in the zoning ordinance of the rezoned plot or abutting property.
6. The petition for rezoning was found to be sufficient on August 28, 2012: 215 parcels eligible; 144 parcels required; 164 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from RT1 Two-Family residential and RM2 Multiple-family residential to T1 Traditional Neighborhood.



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

Zoning office use only
File # 12-098579
Fee: _____
Tentative Hearing Date:
9-13-12

PD = 7

352923210178

APPLICANT

Property Owner Amherst H. Wilder Foundation
Address 451 Lexington Parkway N.
City St. Paul St. MN Zip 55104 Daytime Phone 651-280-2000
Contact Person (if different) Kelly Urista, Property Mgr Phone 651-280-2440

PROPERTY LOCATION

Address / Location 911 Lafond, 929 Lafond, 935 Lafond, 941 Lafond
Legal Description See attached Exhibit A
Current Zoning RT-1/RM2
(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.300 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Amherst H. Wilder Foundation owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RT-1/RM2 zoning district to a T1 zoning district, for the purpose of:

Utilizing current buildings on these parcels to provide community-based supportive services that improve the quality of life of older adults, families and children.

Program details attached in Exhibit B.

(attach additional sheets if necessary)

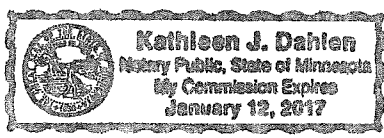
Attachments as required: Site Plan Consent Petition Affidavit

CK 682770
2450.00
add 8-24-12

Subscribed and sworn to before me
this 24th day
of August, 2012.

By: Kelly Urista
Fee Owner of Property
Title: Property Manager

Kathleen J. Dahlen
Notary Public



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 8-24-12

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: 8-28-12

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 215

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 144

PARCELS REQUIRED: _____

PARCELS SIGNED: 177 ¹⁵⁸/₁₆

PARCELS SIGNED: _____

CHECKED BY: Paul Dubroiel

DATE: 8/28/12

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Kelly Krusta, Amherst Wilder Foundation, 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.

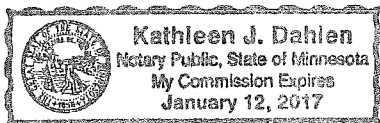
Kelly Krusta
NAME

451 Lexington Pkwy N.
ADDRESS

651-280-2440
TELEPHONE NUMBER

Subscribed and sworn to before me this
24th day of August, 2012

Kathleen J. Dahlen
NOTARY PUBLIC



Samantha Langer
SAMANTHA A. LANGER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2014

8/23/12

**Wilder Square, Inc. Cooperative
Certificate of Resolution**

At a duly convened meeting of the Board of Directors of Wilder Square, Inc. Cooperative held on Thursday, August 23, 2012, with a quorum present, the following resolution was unanimously approved. All of the members of the Board of Directors present for the meeting participated in the discussion and voted on the resolution.

Board Action

WHEREAS, the Wilder Square, Inc. Cooperative has reviewed the information presented by Amherst H. Wilder Foundation with regards to rezoning the neighboring properties outlined below.

Amherst H. Wilder Foundation's properties to be rezoned from RT-1/RM2 to T1:

PID 35-29-23-21-0180:

- o 929 Lafond Avenue (Holcomb),
- o 935 Lafond Avenue (Spencer),
- o 941 Lafond Avenue (O'Shaughnessy)

PID 35-29-23-21-0176:

- o 911 Lafond Avenue (Child Development Center)

PID 35-29-23-21-0178:

- o East part of the Child Development Center's parking lot (.15 acre)

NOW THEREFORE BE IT RESOLVED, that the Wilder Square, Inc. Cooperative, consisting of the following parcels:

26-29-23-34-0028 through 26-29-23-34-0147 (120 PIDs)

35-29-23-21-0083 through 35-29-23-21-0095 (13 PIDs)

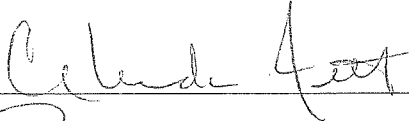
35-29-23-21-0147 through 35-29-23-21-0171 (25 PIDs)

Total 158 PIDs

has given consent and approves Amherst H. Wilder Foundation's petition to rezone.

The Resolution is effective as of the date it is approved.

**Wilder Square, Inc. Cooperative
Board of Directors**

By 
Its President

Amherst H. Wilder Foundation Lafond Campus Program Details

Child Development Center

The Wilder Child Development Center is a nationally accredited Head Start preschool and child care center that provides a high quality learning experience. Our curriculum focuses on school readiness as well as the social and emotional development of young children ages 16 months-5 years. The Center is open 6:30 a.m.-6:00 p.m. Monday-Friday to accommodate the schedules of working parents.

Highlights

- Standardized curriculum focuses on literacy, math, and social/emotional development
- Nutritious home-cooked meals and snacks (Participant in the Federal Food Program)
- Two playgrounds, large gymnasium and a nature/play area
- Excellent teacher/student ratio
- Monthly family events, field trips, athletic and creative arts programs
- Multiple community partnerships that strengthen the programming for children and families

Wilder Day Treatment

Wilder Day Treatment is an intensive on-site program that provides a 3-hour package of mental health services to children aged 6-12 and their families. Day Treatment is offered on a daily basis in late afternoon/early evening, Monday-Friday. Daily programming includes group therapy and group skills training as well as phone contact with parents/caregivers. Individual and family therapy as well as individual and family skills training are provided based on individual needs. Transportation and an evening meal are provided. Monthly parent education and support groups are offered.

Highlights

- Therapy and skills training for groups, individuals and families
- Transportation to and from the program
- Daily communication with parents
- Monthly parent and caregiver education and support groups
- School support and collaboration
- Quarterly Care Coordination meetings with parents/caregivers, Ramsey County Children's Mental Health case managers and other community service providers

Center for Social Healing and Wellness

The Center for Social Healing and Wellness is an intentional, therapeutic community designed to respond to the many barriers and unmet cultural and service needs of Southeast Asian communities. Grounded in effective, innovative and recovery-oriented approaches, the Center focuses on alternative ways of healing, learning and community building, as well as blending in other effective practices.

Emphasis is placed on active client member participation, meaningful activity and culturally appropriate practices, so that each participant feels needed, wanted and expected. Wilder began offering social adjustment services for the Southeast Asian community in 1984.

Highlights

- Social activities and Southeast Asian cultural celebrations: cultural games, preparing and sharing meals, community outings, exploring social relationships, festivities on key holidays for each cultural group
- Healing practices: QiGong, relaxation, meditation, Thai Chi, exercise, gardening
- Educational events: health related topics, natural world, skill-building topics
- Support groups: various personal/relationship topics, support, discussion, and sharing
- Assistance adjusting to a new culture
- Support for accessing health services, understanding and navigating financial and health resources

THE CENTER FOR SOCIAL HEALING

PHILOSOPHY (06/2012)

Using a recovery model, The Center for Social Healing creates a community where members support each other in wellbeing. The Center is rooted in active participation and is dedicated to creating a vibrant community that honors diversity, strengthens cultural traditions, and seeks and celebrates the strengths and uniqueness of its members. The circular logic model depicts the holistic and interrelated philosophy of the program's services and outcomes.

WHO WE REACH

- The program casts a wide net & has few eligibility requirements in order to engage more community members in services & screen for potential physical, emotional, spiritual needs
- All Southeast Asian adults who live in Ramsey County, & their families who struggle with community adjustment and mental health, are eligible for services
- Participants may take part in as many or as few activities as they like
- Many participants also participate in Wilder's SEA adult mental health services
- Many participants have experienced significant trauma

Referral partners:

- Wilder Programs, primary care clinics, cultural providers, Ramsey County, social workers, participants & community members (word-of-mouth)

WHAT WE INVEST

- Bilingual/Bicultural Staff, volunteers, & interns (Cambodian, Lao, Hmong, Karen, Vietnamese)
- Welcoming community space (building, garden)
- Vehicle to provide transportation for participants
- Funding (Wilder Foundation, Ramsey County, and others, including private donors)
- Volunteers

"Through the Social Healing Center, community participants..."

SHORT-TERM OUTCOMES

- feel relieved/reduced stress
- feel like they have choices
- feel like someone is there to help
- feel empowered & make their own choices
- feel more connected to their communities

INTERMEDIATE OUTCOMES

- maintain their progress
- feel safer in their communities
- trust their social supports, trust staff

LONG-TERM OUTCOMES

- are more resilient - feel less stigma
- are better able to cope with stressful situations
- feel healthier (physical, emotional, spiritual)
- are able to identify their own strengths and needs
- are proactively engaged in services, and in their communities
- become mentors for other participants and community
- feel strong sense of self-worth and community
- have improved coping skills, & reduced mental health symptoms

WHAT WE VALUE

- Community member-centered services
- Honoring culture
- Holistic, strengths-based approaches
- Inclusive community
- Trauma-informed services & environment
- Continuity of care
- Providing a safety net for vulnerable members

WHAT WE DO

- Social Adjustment Services:
 - Assist with basic needs
 - Assist with accessing resources
 - Advocacy and support
 - Case management
 - Coordinate benefits
 - Home visits & family support
- Acupuncture and herbal therapy
- Healing Garden & nutrition support:
 - Community meals, food bank
- Assessments & Referrals:
 - Mental health, physical health, general needs
- Physical activity opportunities:
 - YMCA, Parks & Recreation, Tai Chi
- Mental health education groups
- Formal psychotherapy groups
- Cultural Celebrations:
 - New Year, funerals, & other important cultural events
- Therapeutic Recreation:
 - Community outings & events, civic engagement activities

build their social support networks

identify their needs, begin to seek services/ assistance for needs

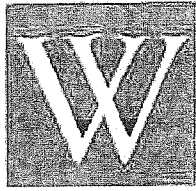
transition from "patient" to "person"

have increased sense of self-efficacy

access a wide range of services and supports

maintain consistent contact with providers to address chronic issues

basic needs are met, including -housing, furniture -food -physical health



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FOUNDATION

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How to Access

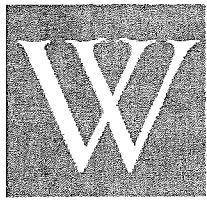
The Center for Social Healing and Wellness is open to Cambodian, Hmong, Karen and Vietnamese adults and their families living in Saint Paul and the east metro area. Referrals are accepted from individuals, families, or other providers. Services and activities are offered throughout the community; many activities occur at 929 Lafond Ave.

Contact

Clinic intake, 651-280-2310

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Wilder Day Treatment

Wilder Day Treatment is an intensive on-site program that provides a 3-hour package of mental health services to children aged 6-12 and their families. Day Treatment is offered on a daily basis in late afternoon/early evening, Monday-Friday. Daily programming includes group therapy and group skills training as well as phone contact with parents/caregivers. Individual and family therapy as well as individual and family skills training are provided based on individual needs. Transportation and an evening meal are provided. Monthly parent education and support groups are offered.

Highlights

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How to Access

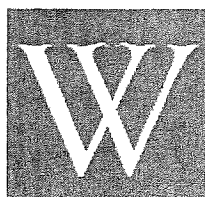
Wilder Day Treatment accepts children ages 6-12 whom are referred by Ramsey County Children's Mental Health Case Management and meet Children's Therapeutic Services and Support (CTSS) eligibility criteria. Wilder Day Treatment is located in Saint Paul's Frogtown neighborhood (929 Lafond Avenue)

Contact

Lari Hacker, Clinical Supervisor, 651-280-2842, lari.hacker@wilder.org.

Ramsey County Children's Mental Health Case Management can be contacted at 651-266-4500.

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Child Development Center

The Wilder Child Development Center is a nationally accredited Head Start preschool and child care center that provides a high quality learning experience. Our curriculum focuses on school readiness as well as the social and emotional development of young children ages 16 months-5 years. The Center is open 6:30 a.m.-6:00 p.m. Monday-Friday to accommodate the schedules of working parents.

Highlights

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- Nutritious home-cooked meals and snacks (Participant in the Federal Food Program)
- Two playgrounds, large gymnasium and a nature/play area
- Excellent teacher/student ratio
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- Multiple community partnerships that strengthen the programming for children and families

How to Access

Families of children ages 16 months-5 years are welcome to enroll by contacting the Center directly. Tuition is a flat weekly rate of \$241.85 for toddlers, \$217.05 for preschool. These rates include breakfast, lunch and two snacks throughout the day. County child care assistance is accepted. The Wilder Child Development Center is located in Saint Paul's Frogtown neighborhood (911 Lafond Ave.).

Contact

Jeanelle Foster, 651-280-2094, jeanelle.foster@wilder.org.

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Programs and Services

Aging
Caregiving
Child Development
Center
Housing

Mental Health
School Success
Social Healing
Center
Southeast Asian

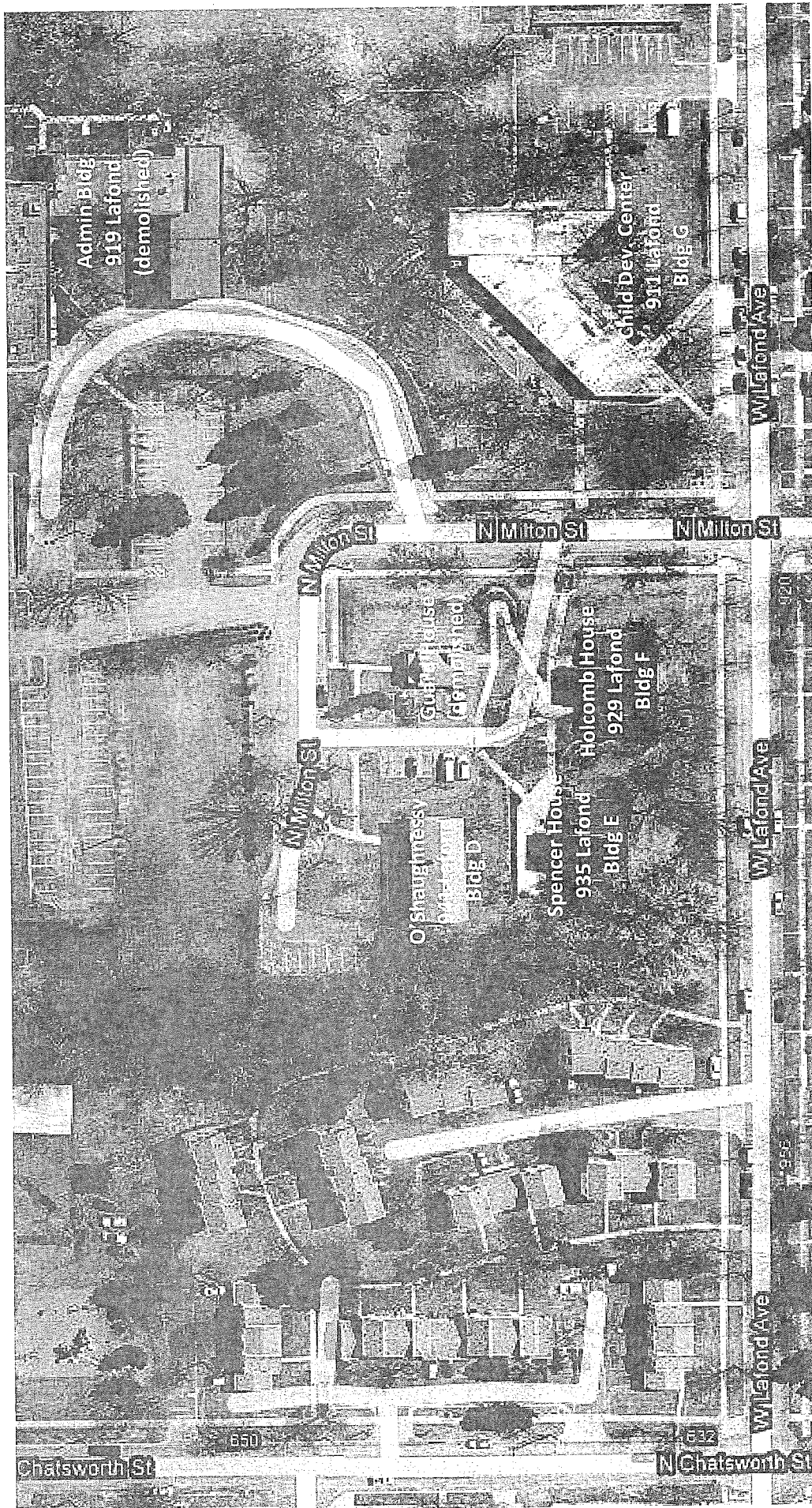
Resources

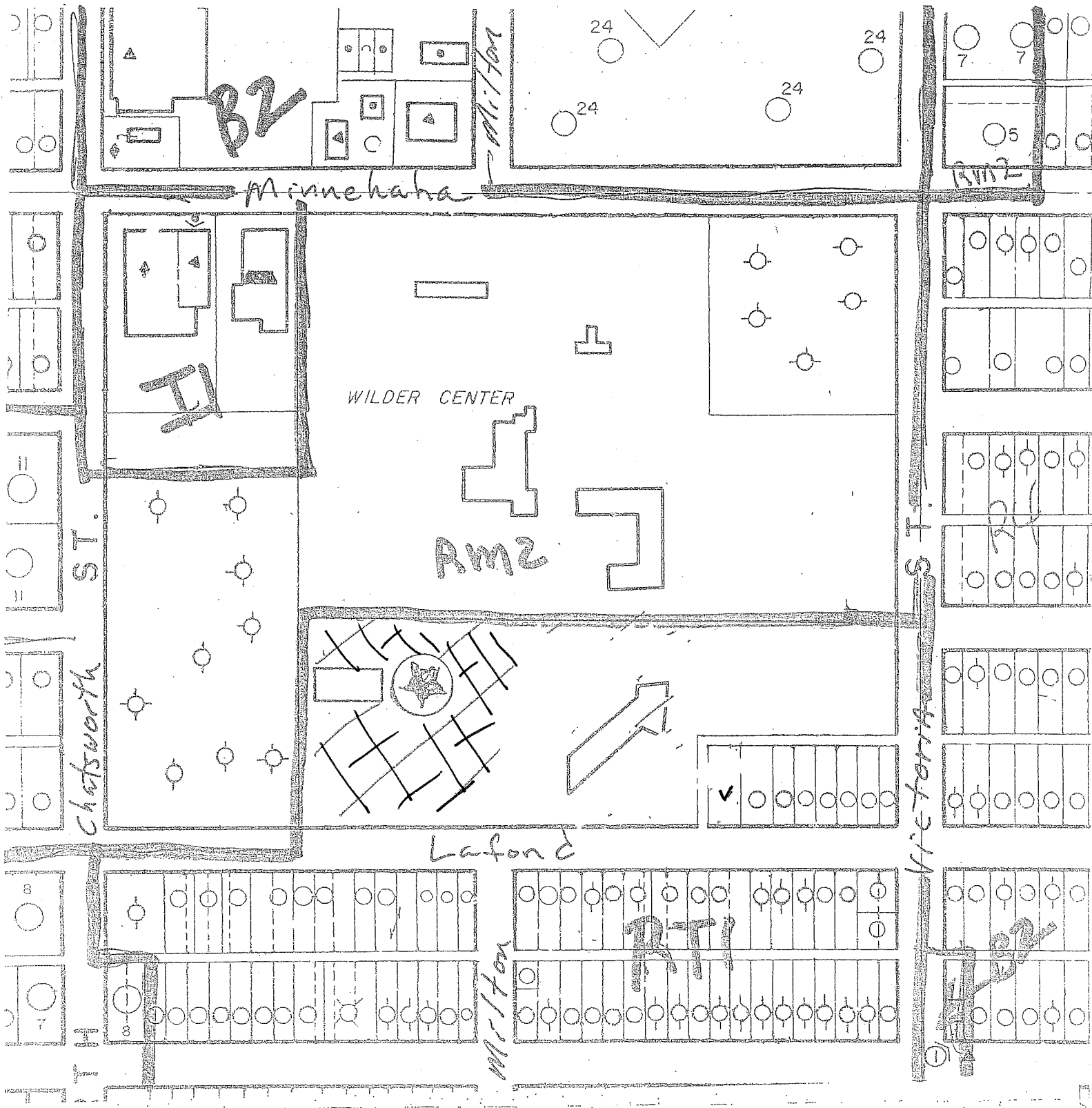
Community Projects
Events Calendar
Newsroom
Homeless Management
Information System

Wilder Research

Collaboration Factors Inventory
Homeless Study
Program Evaluation
ROI Studies
Survey Center

Aerial of Lafond Campus





APPLICANT Wilder Foundation
 PURPOSE Rezone RT1/RM2 → T1
 FILE # 12-098579 DATE _____
 PLNG. DIST. 7 Land Use Map # 11
 Zoning Map # 9
 SCALE 1" = 400'

- LEGEND
- zoning district boundary
 - subject property
 - one family
 - two family
 - multiple family
 - commercial
 - industrial
 - vacant

