

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, January 8, 2015 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Edgerton, Makarios, Nelson, Padilla, and Reveal  
ABSENT: Merrigan, Wencil and Wickiser  
STAFF: Jake Reilly, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

**East 7th & Bates Senior Apartments - 14-352-705 - Conditional use permit for a 45 foot building height, 720 7th St E, between Maple and Bates**

Jake Reilly presented the staff report with a recommendation of approval with conditions for the conditional use permit. He stated District 4 recommended denial, and there were no letters in support, and 1 letter in opposition.

Gregory Metz, BKV Group, 222 N. 2<sup>nd</sup> Street, Minneapolis, representing Dominion, explained the apartment building will be named the Cambric in reference to a type of fabric as an homage to the site being the former home of Hospital Linen. The senior apartments will be affordable housing and the building will have 113 units. The total building will be 160,000 square feet including the parking garage. There will be 90 interior parking stalls, and 32 surface parking stalls. He referenced the Near East Side Roadmap, and stated that the project meets the guidelines for redevelopment for housing and mixed use with Mississippi Market on the east side of the site. Mr. Metz showed images of the area and explained the general massing along East Seventh Street. Although it is a large building it is not inconsistent with the massing in the surrounding neighborhood. East Seventh Street has a very different character than the neighborhoods located behind the site. He explained that they will have a shared public plaza with Mississippi Market. He showed the entrances to the building and there will be a corner outdoor seating plaza space that would be open to the public. At the request of the neighborhood they moved the storefront and activities area to the street corner at East Seventh and Bates. Mr. Metz showed several images showing the entire building site showing highly textured surfaces at the street level, and they have created a series of building elements to create a sense of row houses separated by porches. He showed the general development of what the landscaping will be in the plaza space. They are five stories exposed on the corner of East Seventh and Bates. They have added glass and articulated the corner so that it will be pedestrian friendly. They have setback the building 12 ½ feet from the property line to provide a larger landscape buffer, and give extra space to the street front. He showed images of the elevations and the different grades at the site and how they used those in relation to surrounding buildings. The project doesn't significantly affect the neighborhood behind the development because it is already elevated. The building will be a four story building through the primary section, and continues up to a three story building. He demonstrated how he used the International Building Code to determine the calculation to generate what the average grade at the project site. The grade plane is at 173.635 feet. The grade plane plus 45 feet which is allowable with a conditional use permit (CUP) is 218.635 foot elevation. The main floor elevation is 176 feet, and it is 42 feet to the roof. The elevation is 218 feet so the building complies by about 8 inches. Mr. Metz explained that the building will only be at four stories as you move into the historic district. It steps away to an area that is more of a larger scale as you

move into the Metro State University portion of East 7<sup>th</sup> Street. The concern about five stories is limited to the corner at East 7<sup>th</sup> and Bates. It is very consistent with the neighborhood. He noted they did have Heritage Preservation Commission (HPC) approval with conditions. The significant conditions would be window color, window profiles, column design on the balconies, and the final color selections. There was discussion regarding building massing, height, and size that did not get included in the conditions.

Sage Holben, Chair of the Land Use Committee, Dayton's Bluff Community Council, 705 4<sup>th</sup> Street East, Saint Paul, spoke in opposition. Ms. Holben stated a letter was submitted by the Dayton's Bluff Community Council. Ms. Holben stated she is really angry. The graphics are deceiving, and said don't only look at what is on the paper; go to the site in person and see it from the neighbor's perspective. It will be a towering building blocking all of the sun. Seventh Street is not as wide as what the dimensions show. There is no retail in the development. Through the years Dayton's Bluff Community Council has requested, asked, and pleaded to build on Seventh Street in this area. Retail is very much needed in the area. The mass of the building is too large and it shouldn't be at this location. It would be better suited on McKnight Road. Dayton's Bluff is the historic district, and a district of people who use the area. In looking at the parking ramp it could be said it is comparable to what Metro State has done. That is not necessarily true, after a number of years; Metro State has worked diligently with Dayton's Bluff Community Council to bring their mass into keeping with what Dayton's Bluff requests. Ms. Holben stated Dominion has worked with the City and the Heritage Preservation Commission, but they have not worked with Dayton's Bluff. It may be a given that the City wants Dominion there, but they have not been working with Dayton's Bluff, and they are the people who live and work there. She lives and works in the neighborhood, and this mass of a building is not going to create walkability. The columns that will be added will not make it more of a townhouse look, it is a long and high mass.

Karin DuPaul, 668 Greenbrier, Saint Paul, spoke in opposition. Ms. DuPaul noted the letter submitted by the Community Council. One of her concerns regarding this project is that there is not enough greenspace. She also noted that with the work that Metro State and Mississippi Market are doing in the neighborhood, it seems that in the future, a project could come along that would be more fitting with the neighborhood, and bring up the value. Ms. DuPaul stated she is a member of the Stutzman Group of Dayton's Bluff and submitted a letter from the group (see attached). She stated that it is a nice looking building, but it is the wrong site, it is way too tall for the area.

Steve Trimble, 77 Maria, Saint Paul, spoke in opposition. Mr. Trimble said that the Heritage Preservation Commission did note in its report that the massing and scale did not fit in with the guidelines of the historic district. They chose to do more of trying to make it look like it was smaller in regards to the colors, setbacks, and roof. They never claimed that it fit in with the size and scale. He stated he was on the Near East 7<sup>th</sup> Street Roadmap Task Force and the area that they designated for housing and commercial was not meant to hold something at this scale. They were thinking of housing with retail on the bottom because that was a major emphasis of the East Seventh Street Roadmap Task Force. They wanted to try to redevelop the retail in the area. They had no idea it would mean having a goliath apartment building. Even if the spa and salon would be moved to the 7<sup>th</sup> Street side, it is only for the residents in the apartment building. They had hoped for retail that would be open to the neighborhood. He

agrees with Ms. Holben who mentioned that Dominion had not worked with the neighborhood. Both Mississippi Market and Metro State worked with the neighborhood. This is the first time that a project was proposed for the neighborhood and the developer has not worked with them. Dominion came to talk to the neighborhood, but basically they only said this is what we are going to do, and didn't take input from the neighborhood. They would like to talk to them about adding retail to the street level.

Greg Metz reiterated that Dominion did meet with the neighborhood three times. They did have an open forum discussion. They presented what their intentions were and they had a good candid discussion. The Dominion client has a specific product that they typically build and it does not include retail, which the neighborhood was requesting. When they looked at the Hospital Linen Site they looked at it as an overall site, and saw that the development was being developed as a mixed use. The east third of the site is being used for Mississippi Market and the west side is being developed as housing and is consistent with the mixed use. The massing of the building was addressed by HPC and they specifically look at what the impact is going to be to the historic fabric of the neighborhood and they did not deny approval of the project. He understands there is concern, but he thinks the quality of the project will be an enhancement to the neighborhood. The project meets all requirements for a conditional use permit.


No one spoke in support. The public hearing was closed.

Commissioner Julie Padilla said she appreciates all the comments made by the residents and understands their concerns. In this circumstance retail is not required under the Zoning Code. They have met code requirements for the building and are only seeking a conditional use permit, not a variance. The Committee is limited in their discretion on what they can consider.

Commissioner Julie Padilla moved approval with conditions of the conditional use permit. Commissioner Dan Edgerton seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted                      Yeas - 5              Nays - 0              Abstained - 0

Drafted by:  
  
Samantha Langer  
Recording Secretary

Submitted by:  
  
Jake Reilly  
Zoning Section

Approved by:  
  
Gaius Nelson  
Chair

# Stutzman Group of Dayton's Bluff

July 23, 2014

Council President Lantry  
320 City Hall  
15 West Kellogg Blvd  
Saint Paul, MN 55101 )

Dear Kathy,

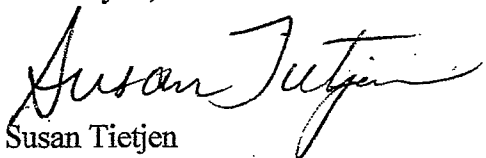
Having seen the current drawings of the proposed Senior Housing for the West portion of the Hospital Linen site, we would like to express our concerns about two prominent features of this project:

1. The scale of this building is not in keeping with the surrounding area. Although the designers have done a good job of trying to break up the façade it is still larger than anything on East 7<sup>th</sup> Street, including the original parking ramp design for Metro State.
2. There is no retail on the street level. We are trying to reestablish a commercial strip on East 7<sup>th</sup> Street and a "walkable community". We would hate to miss an opportunity to build on this vision.

Although we believe this is a quality project and is certainly needed; we have long-range concerns about it. We would like to see the project go forward in Dayton's Bluff on a site more suited to a building of this size. Could it be built on the larger parcel of land to the East, possibly across from the Health Clinic in Beacon Bluff?

We look forward to discussing this further.

Thank you,

  
Susan Tietjen  
President

CC: Christine Boulware PED  
Amy Spong PED  
Deanna Forster Dayton's Bluff Community Council

619 Bates Avenue, Saint Paul, MN 55106  
**Owners of the Historic Stutzman Building**