

# **Grand Row**

# **Development Project**

## Zoning Variance Request

Saint Paul City Council Meeting  
Benegas  
December 11th, 2024

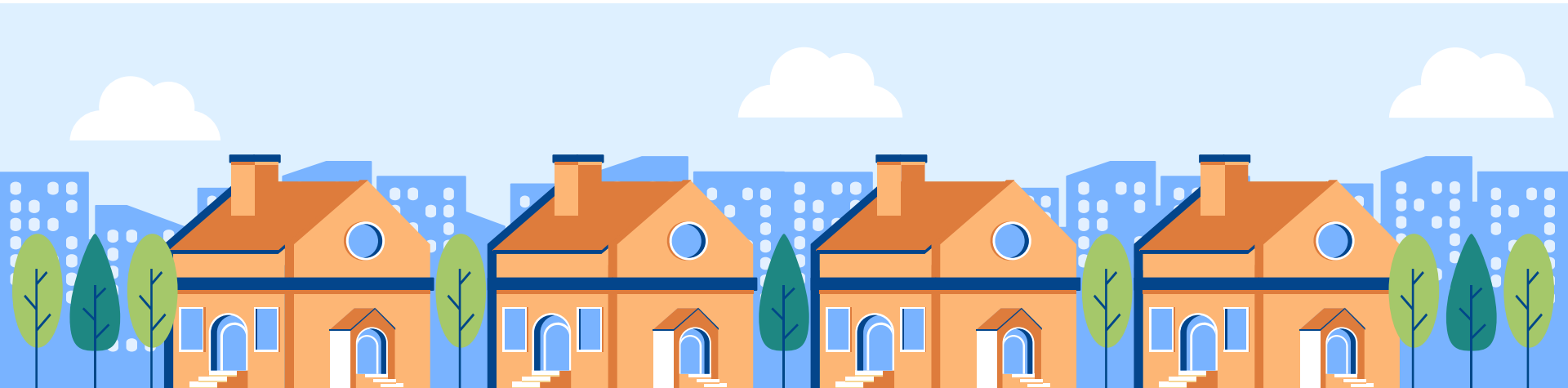
Michelle and Ruben



# Our Family



# Current Situation





**There are currently 17 apartment buildings on this city block. There are 8 on north, and 9 on the south side.**





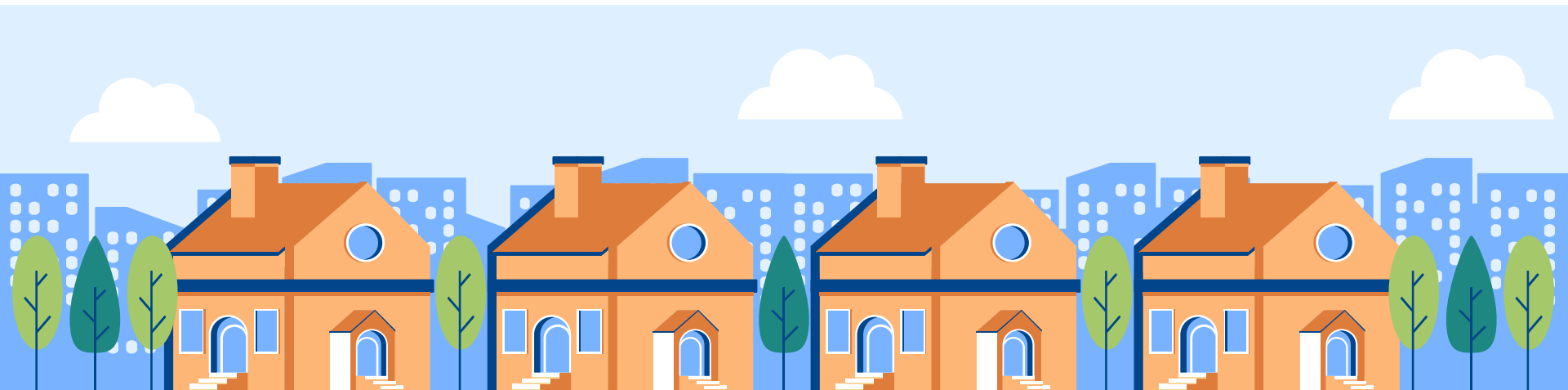
## Which option makes the most sense for Saint Paul? For the neighborhood?

Grand Avenue allows buildings to be up to 50 feet or 5 stories, except for the section from Fairview to Cretin which only allows 40 feet or 4 stories. This is where our lot is located, resulting in the following options:

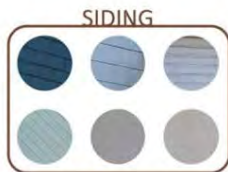
**OPTION A:** We construct a 4 story building **(61 apartments)** with 1 level of underground parking **(just 32 parking spaces)**. This option does not require a variance, but given the already limited parking on Grand Avenue, we prefer not to take this route.

**OPTION B:** We construct a 5 story building **(75 apartments)** with 2 levels of underground parking **(64 parking spaces)**, using the 5th story to offset the cost of the additional parking level. This option requires City Council variance approval but alleviates the parking concern.

# Grand Row Development Project



# Design Aligned to the Neighborhood Aesthetic

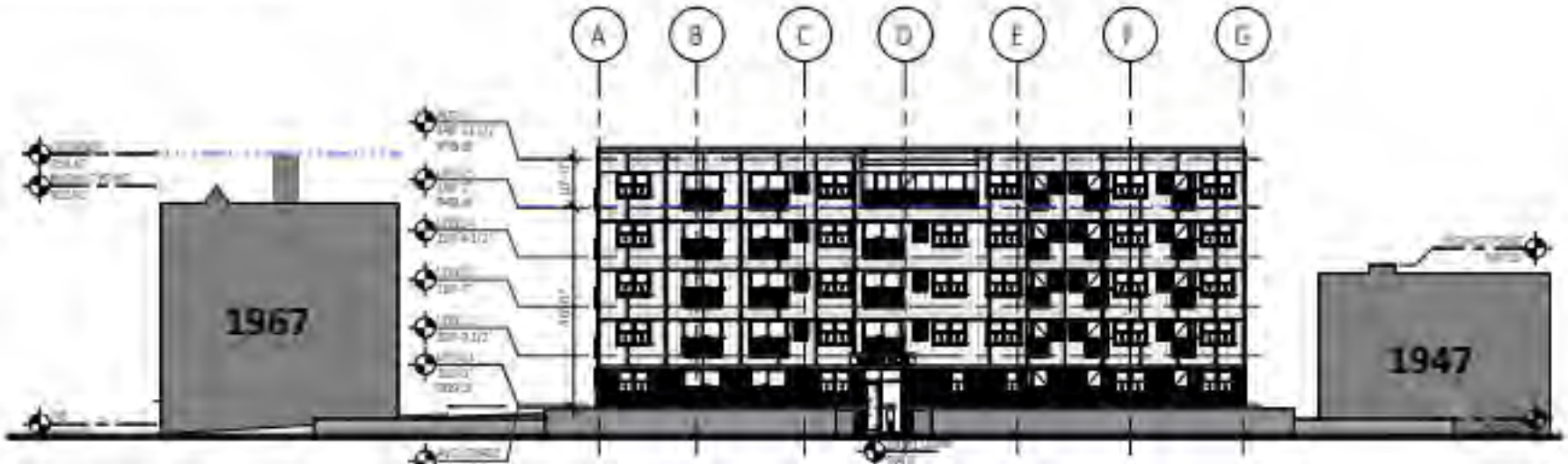


NEO VINTAGE  
MASONRY DETAILING  
1920'S  
COLLEGE SUMMIT  
FRAME TRADITIONAL  
HISTORIC MINIMALIST  
EXTERIORS  
GRAND STONE  
RESIDENTIAL

# Grand Avenue Elevation



# Site Plan - Height Comparisons





# Mac Groveland Council Approves!





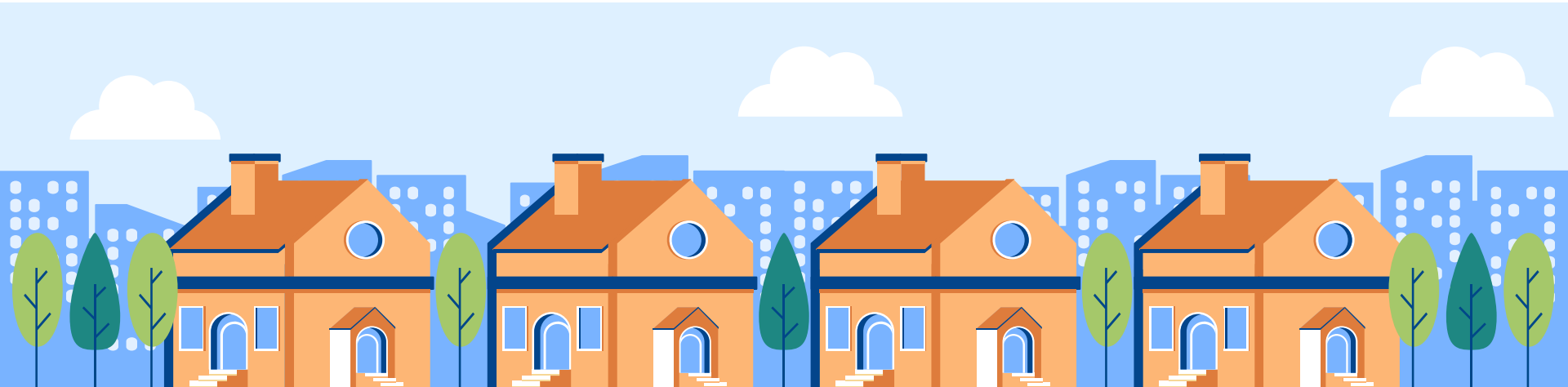
# Union Park

Union Park is an urban District near the geographic center of the Minneapolis / Saint Paul metropolitan area. Within a relatively small area, it hosts strong residential neighborhoods with a 50 / 50 mix of owner-occupied and rental properties, a wide variety of 1,000+ businesses, three universities, and 150+ non-profits. Union Park enjoys a diverse economy with many local jobs and abundant transportation options.



# Union Park 2040 Comprehensive Plan

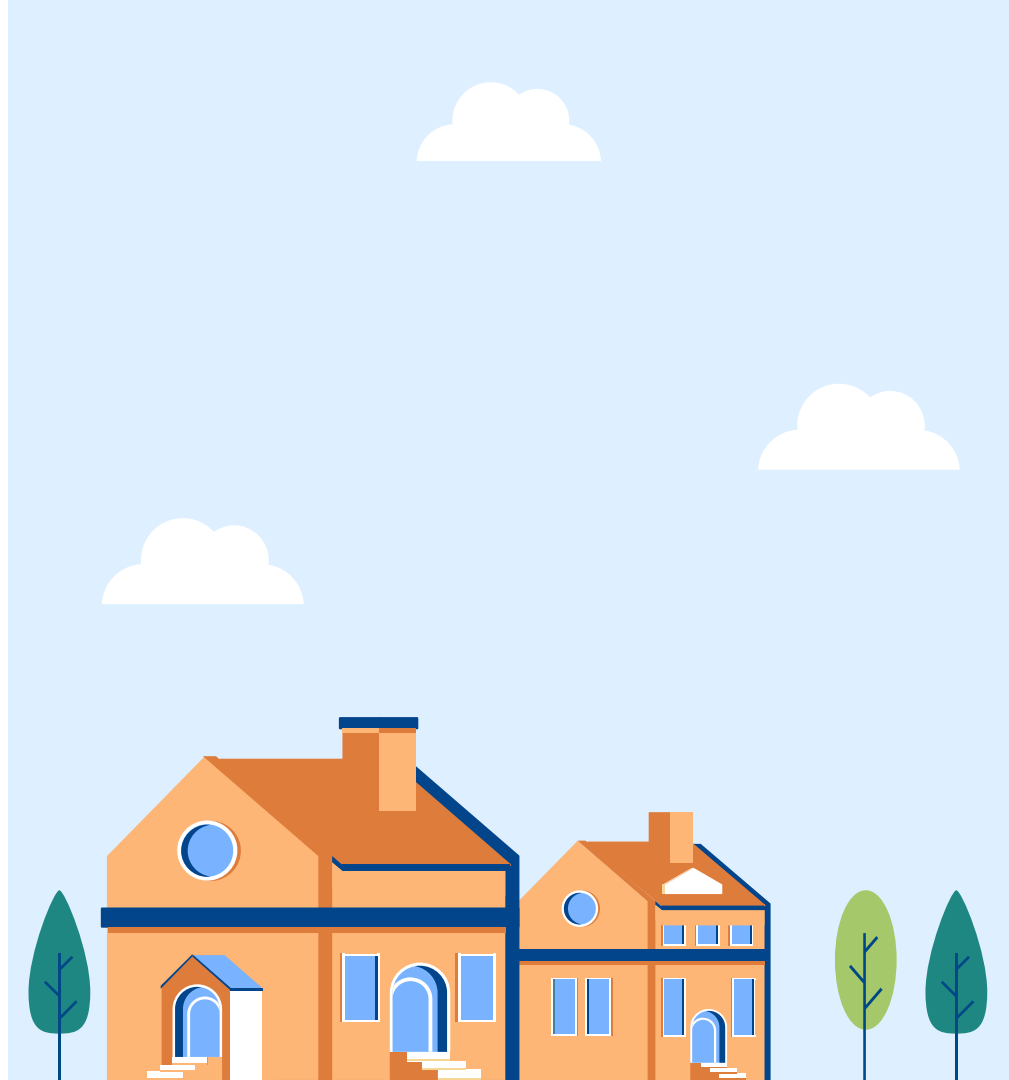
The Union Park District Council is the product of the merger of the Merriam Park, Snelling-Hamline and Lexington-Hamline Community Councils. The purpose of this plan is to consolidate an updated vision for Union Park, and to set forth the objectives and strategies to achieve this vision.





# Commitment to DIVERSITY

*And, as Union Park rapidly becomes more diverse, it will be important to welcome new immigrants and entrepreneurs to live and establish businesses in Union Park.*



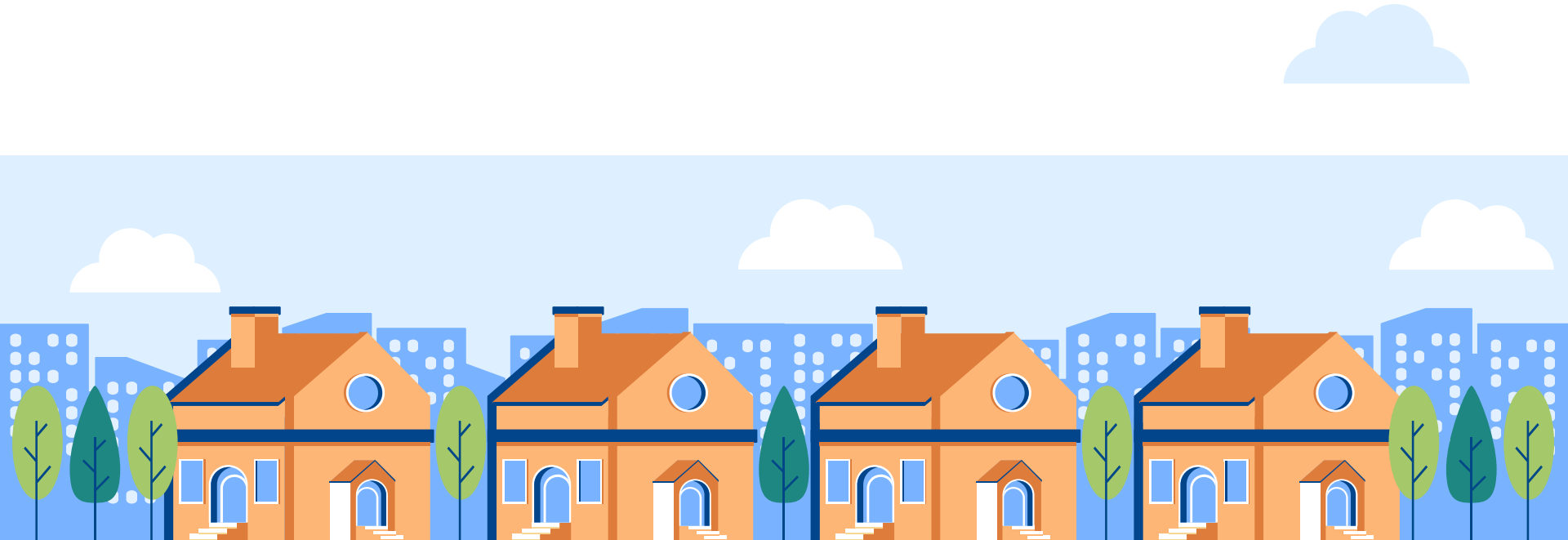


# Changing Trends

1. There is an increased market interest in mixed-use, high-density housing convenient to transit and commercial areas, creating some resident concern about preserving neighborhood character.
2. Aging housing stock is creating concerns about home maintenance, energy efficiency, and affordability.
3. An increase in populations of students from St. Thomas, Macalester and Concordia living within the neighborhoods has increased concerns about student housing encroaching on single family neighborhoods.

# Comparable Properties

**Within Fairview-Cretin Section of Grand Avenue**



# 1967 Grand Avenue

Next door to the west of the proposed building

5 stories visible from the alley





5 floors

Also within Cretin-Fairview  
section of Grand Avenue

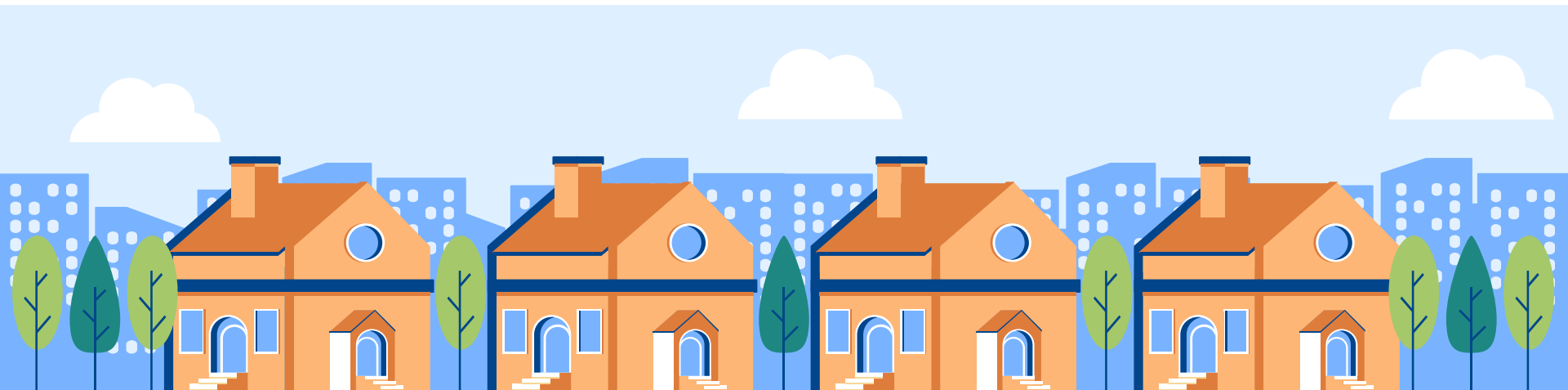
# 2124 Grand Avenue





# Comparable Properties

Near Fairview-Cretin Section of Grand Avenue



# 745 Grand Avenue

6 floors

Outside of Cretin-Fairview section of Grand Avenue



# 1975 Marshall Ave

5 floors

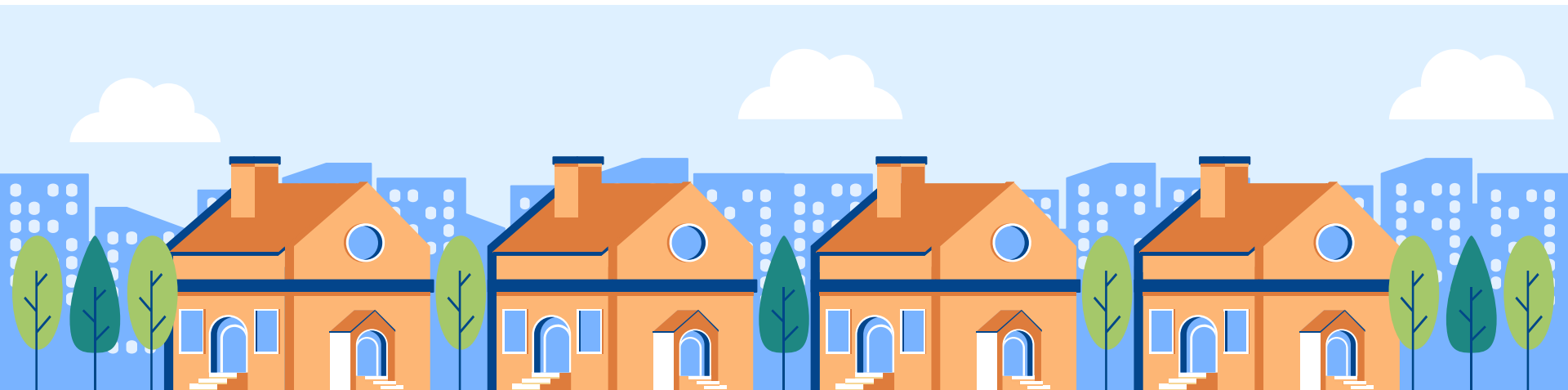
1 mile north of proposed Grand Row Project





# **Comparable Prospective Property**

## **Near Fairview-Cretin Section of Grand Avenue**



# 1655 Grand Avenue

Macalester College - New Dormitory and  
Welcome Center

5 floors

2 blocks east of Fairview Avenue



# Why is this restriction in place?

When asked why there is a height restriction on the Fairview to Cretin section of Grand Avenue, members of the Macalester Groveland Council did not know.

Union Park's 2040 Comprehensive Plan to increase development and population density is not aligned with discriminating against this section of the corridor.

Given that two buildings in the corridor already exceed the suggested height, we request permission to comply with the height restriction of the rest of Grand Avenue.



# Closing Statement

