



HIGHLAND

DISTRICT COUNCIL

1978 Ford Parkway • Saint Paul MN 55116 • 651.695.4005 • HighlandDistrictCouncil.org

HDC Resolution to Support the Variance(s) Requested for 830 Cretin Ave

WHEREAS the applicant at 830 Cretin Ave, Commonbond Communities, is requesting variances from the Ford site Master Plan requirements in order to construct a five-story, 60-unit senior housing building, with the following variances:

- 1.) A minimum of 25% of lot coverage for open space is required; 16% is proposed, for a variance of 9%.
- 2.) Off-street parking spaces are required to be setback 4' from any property line; 2' is proposed from the north property line, for a variance of 2'.
- 3.) A minimum of 1 parking space or 2% of the total parking spaces, whichever is greater, shall be prepared for electric vehicles(EV); A total of 29 parking spaces are provided, which requires 1 parking space designated for EV, none are proposed, for a variance of 1 EV parking space.

WHEREAS the Community Development Committee (CDC) of the Highland District Council met via Zoom with the applicant and neighbors on June 16, 2020 to review and discuss the application; and

WHEREAS the Committee expressed deep appreciation for the work that Commonbond does, and understands that when building a project, underground parking can raise the cost substantially, so the committee supports the lot coverage variance for the placement of 18 open air parking stalls; and

WHEREAS the need for a wider drive lane for seniors will give extra room for navigating, and better site-lines, along with allowing seniors to be comfortable while driving at their home; and

WHEREAS the applicant agreed to put the conduit in for future use and have one or two spots EV ready should the need arise; therefore

BE IT RESOLVED that the Community Development Committee of the Highland District Council recommends approval of the variance(s) with the request that Commonbond make it a priority to allow for electric vehicle parking in the future.

Approved June 16, 2020

By the Community Development Committee of the Highland District Council



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HDC Resolution to Support the Variance(s) Requested for 2170 Ford Pkwy

WHEREAS the applicant at 2170 Ford Parkway, Ryan Companies US, is requesting variances from the Ford site Master Plan requirements in order to construct a six-story mixed-use building that will contain a grocery store on the first floor and 230 units above, with the following variances:

- 1.) The Ford Site Masterplan requires buildings in the Urban Center to have a minimum of 65% transparent glazing in the bottom 12 feet of the building for portions of the ground floor not dedicated to residential units. 34% is proposed, for a variance of 31%.
- 2.) The building height is limited to 65' in the F5 Zoning district unless the building can meet the minimum interior setback of 6' and the minimum Right-of-Way setback of 5' plus an additional 10' for both setbacks. The applicant is requesting a variance from this requirement in order to construct a 75' tall building, for a variance of 10'.
- 3.) A tower is proposed as a corner element that exceeds 75 feet in height, 90 feet is proposed, for a variance of 15'.
- 4.) The maximum lot coverage for the building is 70%, 90.3% is proposed, for a variance of 20.3%.
- 5.) Two designated spaces for car share vehicles shall be provided for properties with over 201 units, plus 1 additional space for every 200 units over 200. Additionally, two spaces for car share vehicles shall be provided for parking lots with more than 50 spaces or non-residential use, plus 1 additional space for every 40 spaces over 50. A total of 436 parking spaces are provided, requiring 8 car share spaces; the applicant is proposing zero spaces for a variance of 8 car share spaces.

WHEREAS the Community Development Committee (CDC) of the Highland District Council met via Zoom with the applicant and many neighbors on June 16, 2020 to review and discuss the application; and

WHEREAS the 65% of glazing is challenging due to the 10 foot drop in grade from the NE to NW corner along Ford Parkway, the 7 foot grade change from NW to SW corner along Cretin, and the design with masonry base is consistent with retail design language throughout the City; and

WHEREAS the height and setback variances are met in the public right-of-way, and the setback areas in the private alley have a large open space in the middle of the design, and with one smaller wall that holds the corner of Ford and the Commonbond building;

WHEREAS the height of the "Corner Element" is 90 feet and faces the Urban Plaza, not the "Civic Square", is not occupiable space above 75 feet, and gives the building a unique architectural feature; and



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WHEREAS the lot coverage of the building exceeds what is permissible but has a grocery-anchored tenant, embedded parking within the structure for an enhanced pedestrian experience and which both require a larger footprint; and

Whereas the Car-share requirement can be met with a shared hub for the project, the Committee expressed concern that each individual site will ask for a variance and a central hub will not be found; therefore

BE IT RESOLVED that the Community Development Committee of the Highland District Council recommends approval of the variance(s) with the request that Ryan make it a priority to identify a strategy for the car share hubs.

Approved June 16, 2020

By the Community Development Committee of the Highland District Council

Sayavong, Randy (CI-StPaul)

From: Graybar, Matthew (CI-StPaul)
Sent: Wednesday, June 24, 2020 10:18 AM
To: Sayavong, Randy (CI-StPaul)
Subject: FW: File #20-038544

Follow Up Flag: Follow up
Flag Status: Flagged

Respectfully,



Matthew Graybar

Zoning Inspector III

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101

P: 651-266-9080

F: 651-266-9009

matthew.graybar@ci.stpaul.mn.us

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Making Saint Paul the Most Livable City in America

DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.

DSI's Vision: To be the leader in creating the safest, healthiest, most livable, and vibrant city in America.

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Need assistance resolving a property issue with a resident or landlord?

Call the Dispute Resolution Center: <http://disputeresolutioncenter.org/> 651-292-7791

There is FREE PARKING at our office located at 375 Jackson Street. Just tell the guard you're here for an appointment!

From: Patrick Martin <padraigtimothy@hotmail.com>
Sent: Tuesday, June 23, 2020 10:39 AM
To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Subject: RE: File #20-038544

Think Before You Click: This email originated outside our organization.

Matthew Graybar

Department of Safety and Inspections

City of St. Paul 375 Jackson Street, Suite 220

Saint Paul, MN 55101

VIA EMAIL: matthew.graybar@ci.stpaul.mn.us

RE: File #20-038544

Mr. Graybar,

I am writing today to express my support of Ryan Companies' application for 2170 Ford Parkway.

After reviewing the variances and drawings provided, I believe the application meets with the intent of the approved master plan for the site. I think the proposed development designs balance the spirit of the community master plan with Ryan's experience and judgement for the best practices of the site.

The design features, internal parking, and pedestrian amenities along the public right of way will enhance the overall site.

Sincerely,

Patrick Martin

1881 Jefferson Ave

Saint Paul MN 55105

651-295-8591

Sayavong, Randy (CI-StPaul)

From: Graybar, Matthew (CI-StPaul)
Sent: Wednesday, June 24, 2020 10:17 AM
To: Sayavong, Randy (CI-StPaul)
Subject: FW: Correction: File #20-038544

Follow Up Flag: Follow up
Flag Status: Flagged

Respectfully,



Matthew Graybar

Zoning Inspector III

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101

P: 651-266-9080

F: 651-266-9009

matthew.graybar@ci.stpaul.mn.us

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There is FREE PARKING at our office located at 375 Jackson Street. Just tell the guard you're here for an appointment!

From: Howard Stacker <hgstacker@gmail.com>
Sent: Tuesday, June 23, 2020 1:35 PM
To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Subject: Correction: File #20-038544

Think Before You Click: This email originated outside our organization.

----- Forwarded message -----

From: Howard Stacker <hgstacker@gmail.com>

Date: Tue, Jun 23, 2020 at 2:30 PM

Subject: Fiore #20-038544

To: <matthew.graybar@ci.stpaul.mn.us>

Matthew Graybar

Department of Safety and Inspections
City of St. Paul
375 Jackson Street, Suite 220
Saint Paul, MN 55101

Mr. Graybar,

I represent Highland Shopping Center, LLC ("HSC"), the owner of Highland Shopping Center which is located at Ford Parkway on the north, Hillcrest Avenue on the south, Cleveland Avenue on the west, and Kenneth Street on the east.

HSC supports the application of Ryan Companies for 2170 Ford Parkway. The concept, the design, the parking and the pedestrian friendly elements effectively balance all the competing considerations of the developers, the Highland Village community, and the City of Saint Paul. A win for all.

Respectfully submitted,

Howard G. Stacker, on behalf of Highland Shopping Center, LLC

June 15, 2020

Matthew Graybar
Department of Safety and Inspections
City of St. Paul
375 Jackson Street, Suite 220
Saint Paul, MN 55101
VIA EMAIL: matthew.graybar@ci.stpaul.mn.us

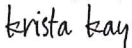
RE: File #20-038544

Mr. Graybar,

As the directly adjacent neighbor to Block 3 of the Ford Redevelopment we would like to express our support of Ryan Companies' application for **2170 Ford Parkway**.

After reviewing the variances and drawings provided, we believe the application aligns with the intent of the approved master plan for the site. The tower element height variance will allow for an architectural feature off of the Urban Plaza and as an entry to the site from Ford Parkway. The height variance is only for small portions of the building that are not on the public realm facades of the building, therefore not impacting the pedestrian experience. The lot coverage/open space variances appear to align with the proposed site layout for this area as originally contemplated in the master plan.

Sincerely,

DocuSigned by:


326A1B3D0E0644A...
Highland Village Shopping Center
2136 Ford Parkway
St. Paul, MN 55116

Matthew Graybar
Department of Safety and Inspections
City of St. Paul
375 Jackson Street, Suite 220
Saint Paul, MN 55101
VIA EMAIL: matthew.graybar@ci.stpaul.mn.us

RE: File #20-038544

Mr. Graybar,

We would like to express our support of Ryan Companies' application for 2170 Ford Parkway.

After reviewing the variances and drawings provided, we believe the application aligns with the intent of the approved master plan for the site. We appreciate the design features of the building, the internal parking and the pedestrian friendly elements along the public right of ways.

The height variance provides a distinct entry to the site from Ford Parkway, and it's only for small portions of the building so it should not impact how the public will experience the building. Ultimately, the proposed development effectively balances both uses and the community vision for the site.

Sincerely,

Scott and Rachel Andresen
1737 Bayard Avenue
St. Paul, MN 55116



1080 Montreal Ave
Saint Paul, MN 55116
commonbond.org

25 June 2020

Matthew Graybar
Department of Safety and Inspections
City of St. Paul
375 Jackson Street, Suite 220
Saint Paul, MN 55101
VIA EMAIL: matthew.graybar@ci.stpaul.mn.us

RE: File #20-038544

Mr. Graybar:

I'm writing to express CommonBond's full support of Ryan Companies' application for 2170 Ford Parkway.

As the directly adjacent neighbor to the south, we support Ryan's variance requests and believe the application is consistent with the intent of the approved master plan for the site. We appreciate the design features of the building, the internal parking, and the pedestrian friendly elements along the public right of ways. The development effectively balances uses and community vision, and integrates well with our proposed building to the south.

Please don't hesitate to reach out to me if you'd like additional feedback. I can be reached at 612.298.5071 or cecile.bedor@commonbond.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Cecile Bedor", written over a horizontal line.

Cecile Bedor
Executive Vice President, Real Estate

Stable Homes. Strong Futures. Vibrant Communities.
An equal opportunity & affirmative action organization





PROJECT FOR PRIDE IN LIVING

1035 East Franklin Avenue
Minneapolis, MN 55404
P (612) 455-5100 F (612) 455-5101
www.ppl-inc.org

June 24, 2020

Matthew Graybar
Department of Safety and Inspections
City of St. Paul
375 Jackson Street, Suite 220
Saint Paul, MN 55101
VIA EMAIL: matthew.graybar@ci.stpaul.mn.us

RE: File #20-038544 and #20-038888

Mr. Graybar,

We would like to express our support of Ryan Companies and CommonBond's variance applications for 2170 Ford Parkway and 830 Cretin Avenue.

The combined buildings shown in this first phase of the Ford redevelopment integrate to provide the appropriate levels of density, uses and affordable housing on the site. We look forward to seeing the vision of the Ford masterplan brought forward through these first two developments on the site.

Sincerely,

Mike LaFave
Vice President Housing Stability
Project for Pride in Living



June 24, 2020

Matthew Graybar
Department of Safety and Inspections
City of St. Paul
375 Jackson Street, Suite 220
Saint Paul, MN 55101
VIA EMAIL: matthew.graybar@ci.stpaul.mn.us

RE: File #20-038888

Mr. Graybar,

As the owner of the property to the north of 830 Cretin Avenue we support our neighbor CommonBond's application for 830 Cretin Avenue.

CommonBond's building meets with the intent of the master plan for the site in its focus on active and pedestrian friendly street frontages, density, scale and use. The open space and parking setback variances are necessary for the building's operation as an affordable senior housing development. CommonBond's building integrates well with the proposed building to the north and is an important first step in fulfilling the affordable housing goals for the overall site.

Sincerely,

A handwritten signature in blue ink that reads "Maureen C. Michalski".

Maureen C. Michalski
Vice President, Development

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com

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