



HIGHLAND

DISTRICT COUNCIL

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HDC Resolution for Treehouse Senior Living Project at St. Paul Ave and West 7th Street

WHEREAS the Highland District Council's (HDC) Community Development Committee met with Trellis, to review the Treehouse project that will build 36 units of affordable independent senior living on West 7th Street and St. Paul Ave., behind the Highland Chateau; and

WHEREAS Trellis has applied for a rezone of the property from R-1 to RM-2, which is the same zoning as the Highland Chateau and the orientation and access of the building are only to W. 7th street; and

WHEREAS Trellis has applied for a variance of § 63.111(b) *Buildings should be designed to fit into the hillside without significant regrading to protect the stability of the slope and preserve existing trees while preventing excessively tall retaining walls and unattractive trough-shaped yards between buildings and retaining walls. Multi-story buildings are encouraged to reduce the size of the building footprint; and*

WHEREAS the Highland District Council wrote two letters of support for this project on July 22, 2020 and June 24, 2021, and met again in May of 2022 to discuss details of the project, outreach and engagement with neighbors; and

WHEREAS the HDC dropped 30 flyers to surrounding neighbors in May of 2022, Trellis door knocked, held meetings with the residents of Highland Chateau, and sent follow up information to the apartments next door; and

WHEREAS the HDC realizes that seniors are the fastest growing homeless community in Ramsey County, and this is an opportunity to help address this concern by providing affordable housing to those in need; and

WHEREAS the HDC realizes there is a strong need for independent living homes for low income seniors in our community, and this site allows for ease of access to amenities, transportation, and the partnership with Highland Chateau and their management company is a perfect fit to help seniors age in place; and

WHEREAS the architect that has been working with Trellis has designed the retaining wall with sheet piling to minimize disturbance to the hill, and to avoid over excavating to preserve the tree canopy above; therefore

BE it RESOLVED, that the Highland District Council Board of Directors supports the Trellis senior living project at St. Paul Ave and West 7th Street, behind the Highland Chateau, and



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recommends support for the applications to rezone the property from R-1 to RM-2 and a variance for the retaining wall along the hill side of the project.

Approved Oct 18, 2022

By the Community Development Committee of the Highland District Council