

01sep16

Land Use Efficiency Group

Philip Broussard  
22xx Doswell Avenue  
St. Paul, MN 55108

City Council - City of St. Paul  
15 Kellogg Blvd. West  
310 City Hall  
St. Paul, MN 55102

Councilmembers:

I'm writing to express my support of the ADU ordinance currently under consideration.

I'd also like to mention the ADU Design Forum, an event organized by the Land Use Efficiency Group (an action group of the Transition Towns initiative in the District 12 neighborhood) in late 2013 and early 2014. I believe the Design Forum, and the public presentation of sample ADU designs on actual properties, demonstrated a broad level of local public support for the ADU concept in St. Anthony Park (North and South).

Participants in the Forum process included:

- 11 local property owners, each interested in the possibility of constructing an ADU on their property, assuming construction of ADUs might become permitted in St. Paul;
- 9 local architects, volunteering design services on a pro bono basis, worked to create architectural designs for each of the 11 properties; design goals for the ADUs were based on actual needs expressed by each of the owners, and on the specific constraints and opportunities inherent in each of the sites.
- 60-70 neighbors who attended each of the two public meetings, including the final meeting (January 28, 2014) at which the 11 designs were presented and discussed.

At the end of each of the public meetings, a show of hands was requested to indicate either support or opposition for allowing ADUs in this neighborhood. On each occasion: fewer than 5 people were opposed; fewer than 5 were undecided ; the remainder of those attending expressed their support.

Attached are copies of several of the design presentation boards, provided here for example. Some of the boards incorporated commentary on design considerations relating to the specific site for which the design was developed.

Philip Broussard  
Facilitator, Land Use Efficiency Group

# 2102 Carter Avenue Saint Paul, MN

Bill and Tammy Ostlund live in a house originally built as a school (Breck School). While not excessive in size, it has more room than needed for 2 people with occasional visits from family and others. The most unusual features are the oversized rooms on the first level. They work well together to form a single, unified interior space, much of which is intact from it's days as a school. It would be difficult to separate the first floor into smaller spaces without damaging the overall character of the interior.

One option we considered included separating an ADU-sized living unit (800 sf max.) on the second floor and/or attic levels. With approximately 3500 sq. ft. of existing living space (not including the full basement), the main unit would still have 2700 sq.ft. of finished space. This would be generous for most families with children, but still more than 2 people with occasional visitors could put to full use.

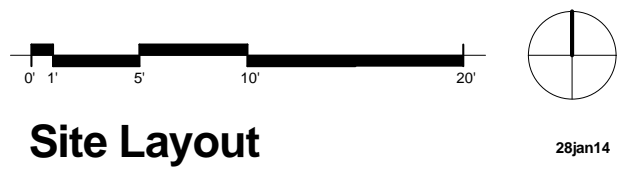
An indication of the size of the house is that just prior to being purchased by the current owners, the house had been converted from a six unit building (although some of the units were relatively small) to a single family residence. The property is currently zoned to allow only single-family residential use. Although it had been 'grandfathered' in to allow more than one unit, it is not now allowable by code to add even a single additional unit.

We also considered a separate structure with a living unit in the rear yard, either in combination with, or separated from, the garage. But this would still leave the house at its original size, with no improvement in its utilization.

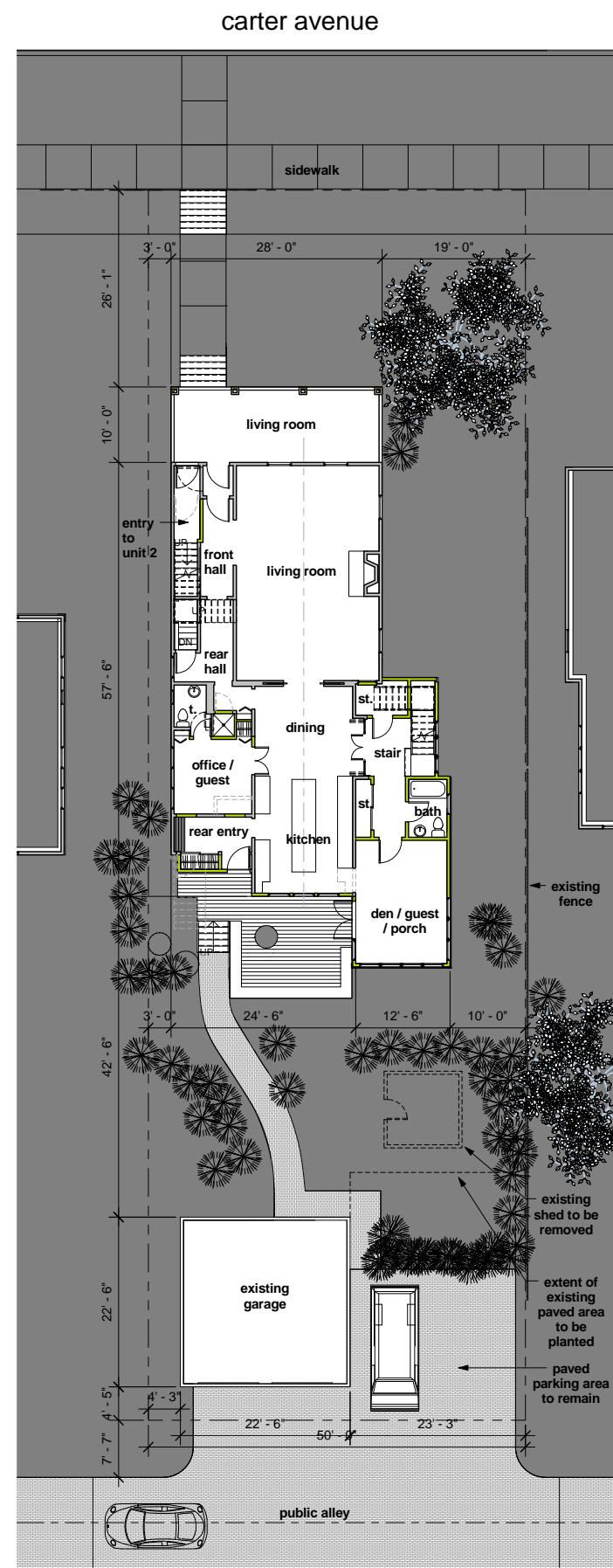
What appeared to be the most logical direction was to create two units: one with the entire main floor, and the existing master bedroom suite on the second floor; the other unit occupying the balance of the second floor and the attic space. To provide separate private access to each unit, a small addition on the east side of the house could provide stair access from the first to the second floor portions of the owner's suite. As Phase 1 of a 2 Phase design, this 2 level living unit would remain useful as long as the owners could continue to climb the stairs on a daily basis.

If and when living on 2 levels becomes difficult, Phase 2 can be implemented, creating a den/bedroom and bath addition on the main level for the owners, and converting the bedroom suite on the second floor for use by their guests and visitors. The other unit would remain unchanged.

If Phase 1 of this design were completed, the owners unit would have 1970 sq.ft. and the other unit would have 1600 sq. ft. If Phase 2 were completed, those areas would become 2300 and 1600 sq.ft. respectively.



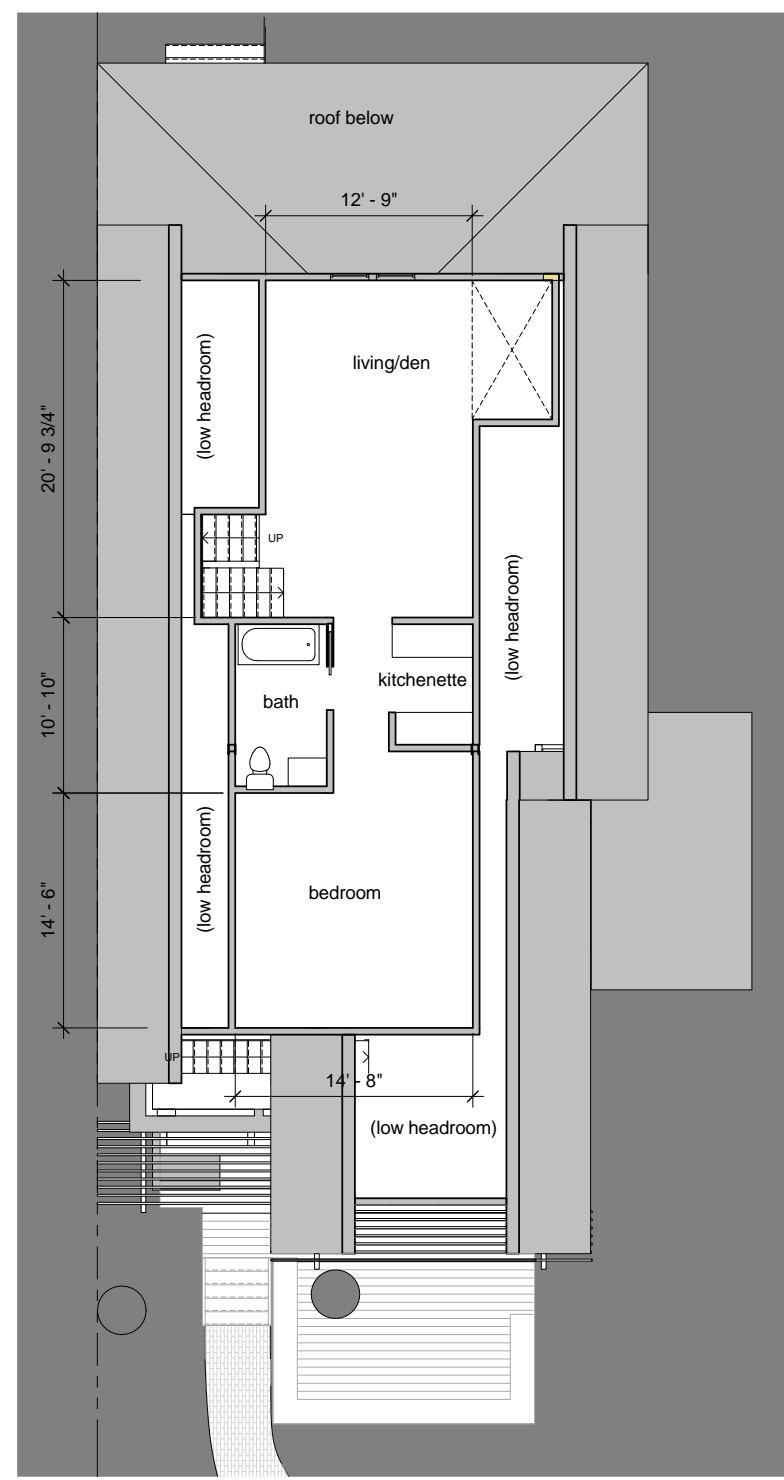
## Site Layout



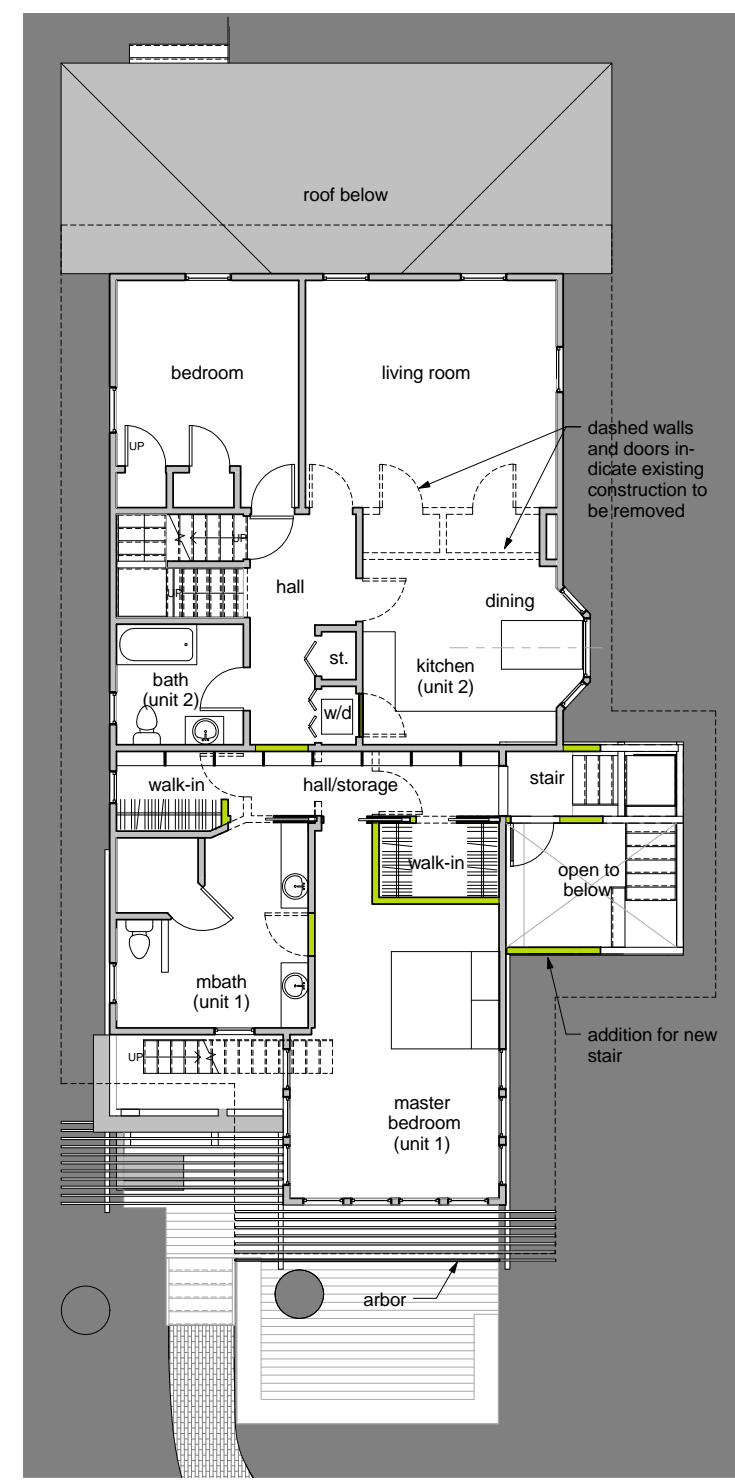
existing view from Carter Avenue



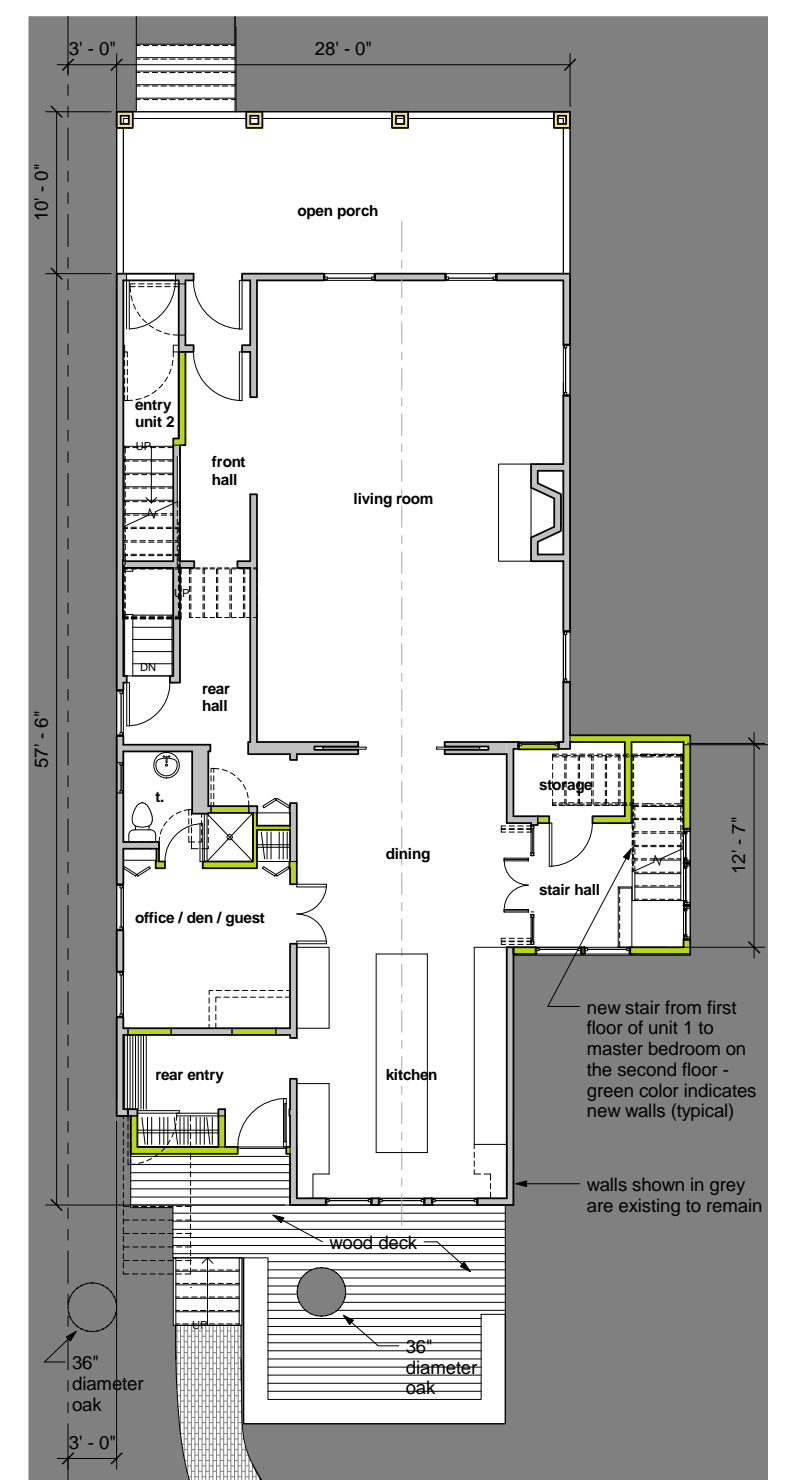
existing view from alley



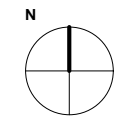
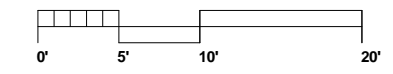
**Attic - Proposed  
(no change)**



**2nd Floor - Proposed  
(phase 1)**



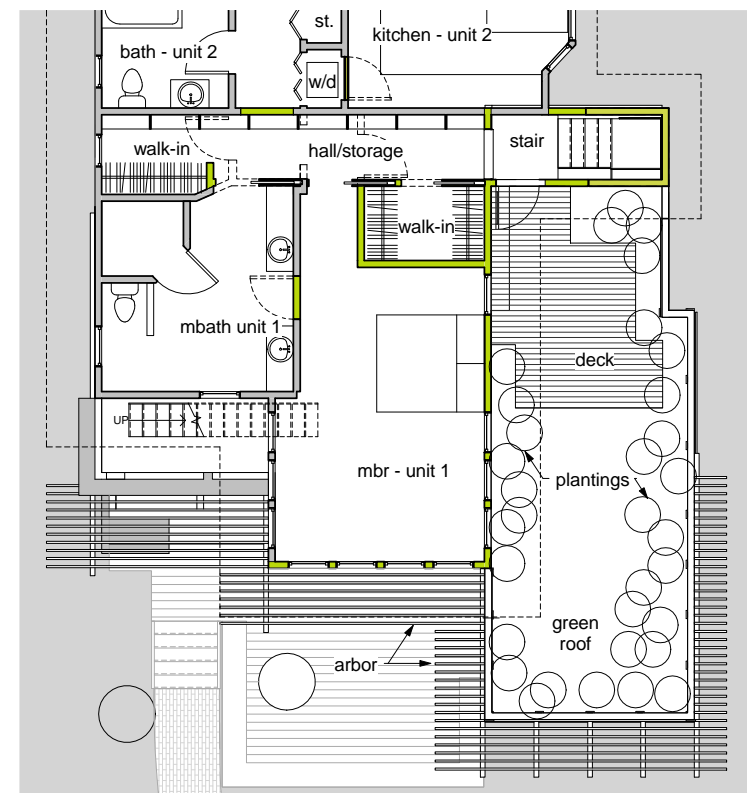
**1st Floor - Proposed  
(phase 1)**



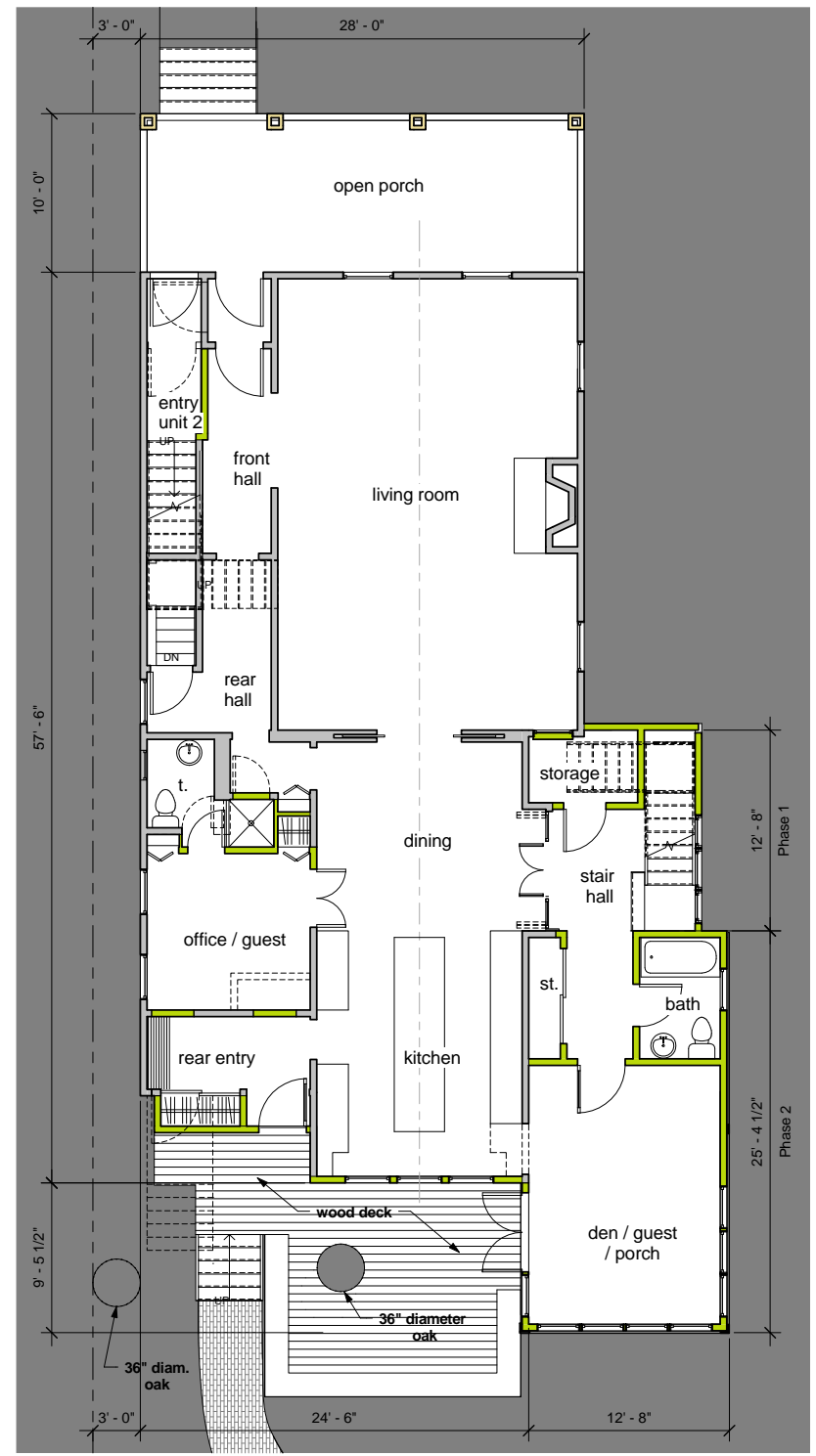




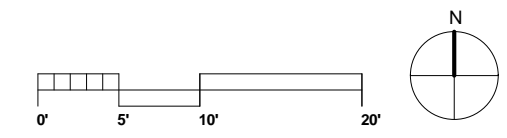
view from southeast (phase 2 - from alley)



**2nd Floor - Proposed  
(Phase 2)**



**1st Floor - Proposed  
(Phase 2)**





We chose to describe two possible solutions to creating a caretakers apartment for Victoria Erhart's property. Built in the 1950's, this residence is very interesting as the house is set far back on the lot, leaving the sloping front yard open. In the warmer months, the house can hardly be seen from the street.

Dr. Erhart's goal was to provide a one bedroom apartment for a potential future caretaker, allowing her to age in place in her home. The unit should be very simple in its accommodations, and could either be a second story addition over the garage or an independent cottage in the front yard.

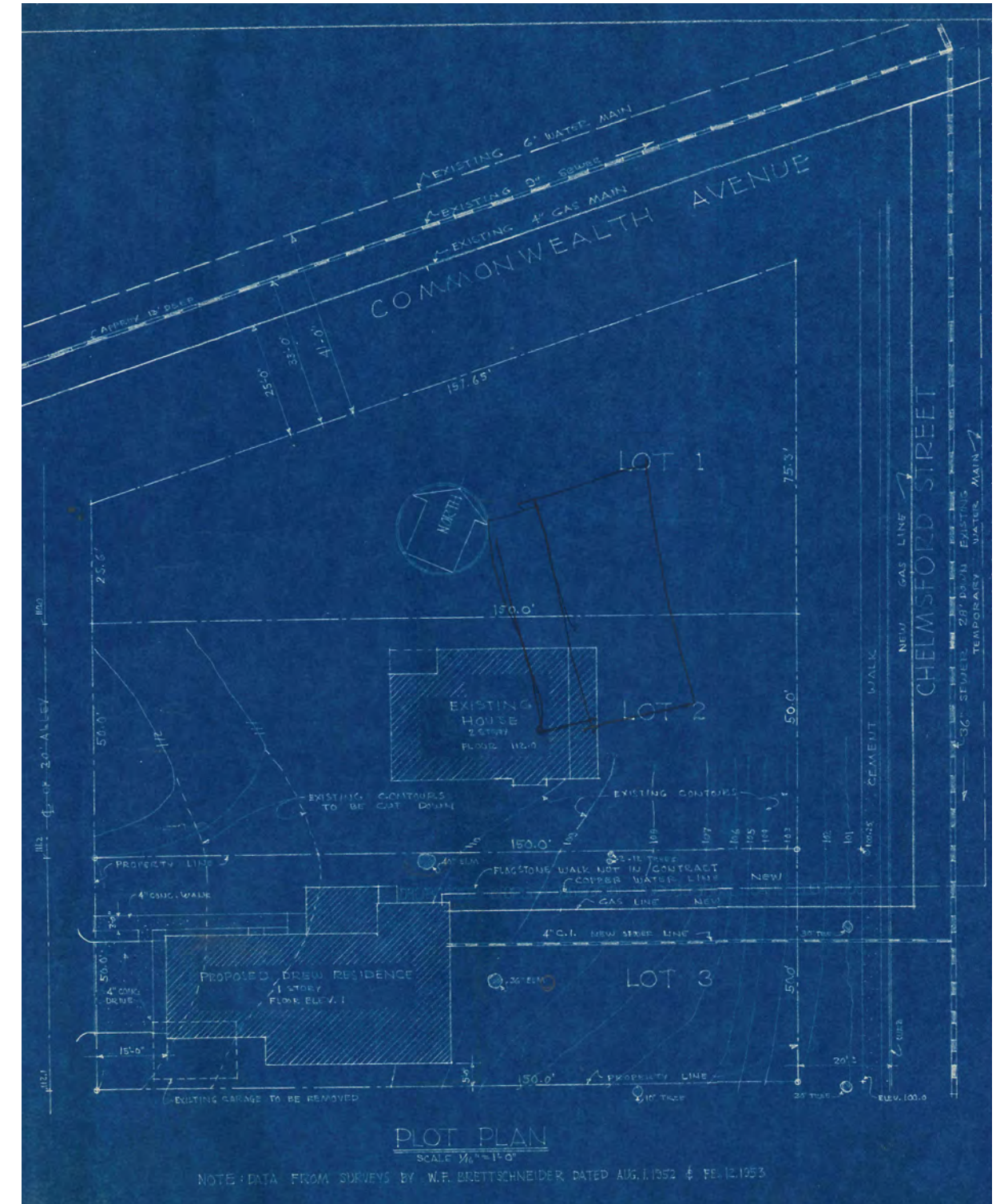
The advantage of garage addition is the natural landscaping of the front yard is able to be left untouched. The disadvantage is that the character of the charming mid-century modern home is quite altered by the two story form onto of the garage. Therefore, we also chose to study the potential for a two story cottage, set into the hill in the front yard, which allows the character of the original house to remain unchanged and even extended into the forms of the proposed cottage in the front.



Existing West Elevation



Existing East Elevation



Original Blue Print from 1953



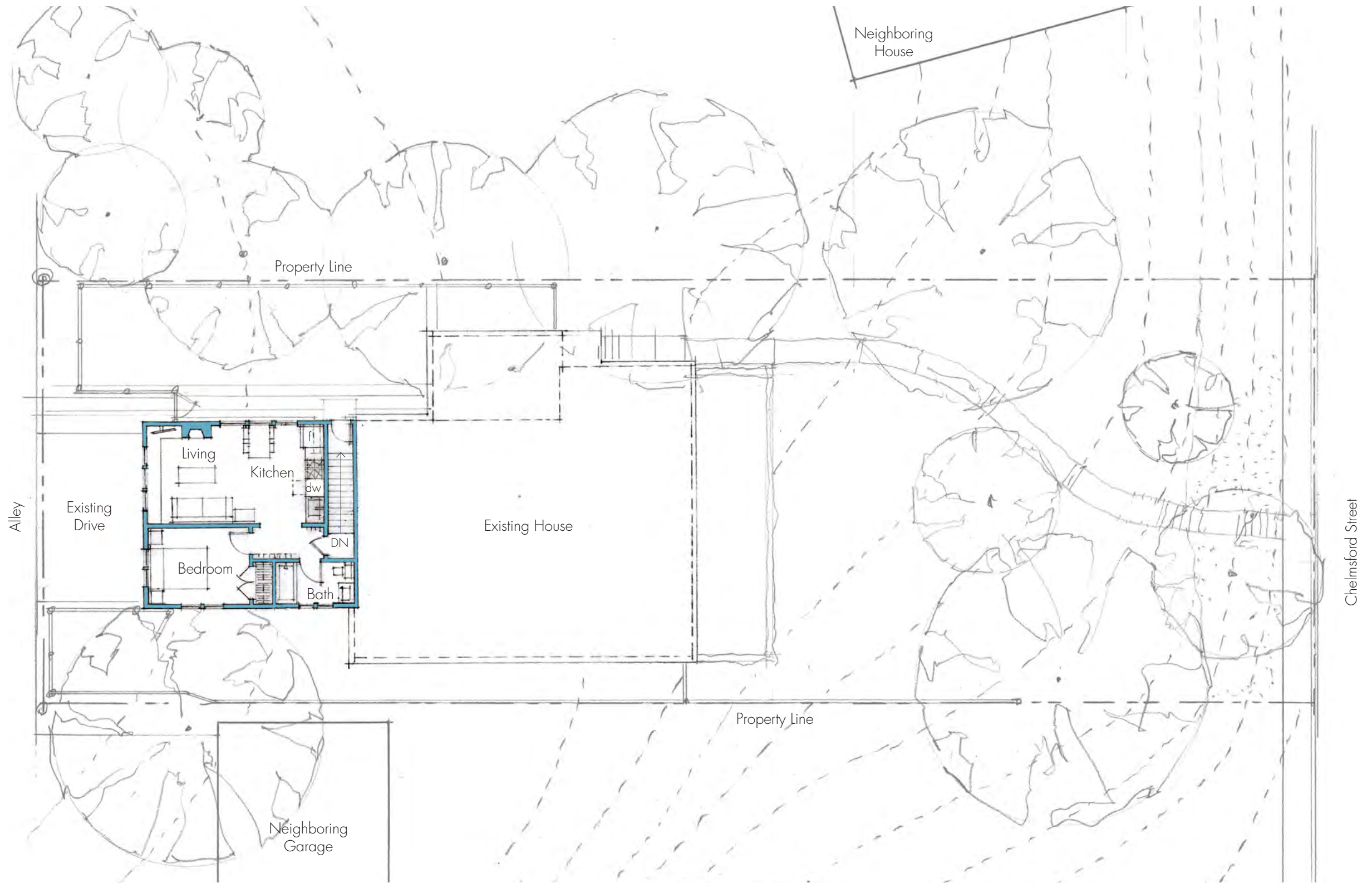
Albertsson Hansen Architecture, Ltd.  
 2800 Lyndale Avenue South, Suite 220  
 Minneapolis, Minnesota 55408  
 tel 612 823 0233 / fax 612 823 4950

Introduction  
 Creative Housing Options  
 Design Forum

Dr. Victoria Erhart  
 1301 Chelmsford Street  
 January 28, 2014



Both schemes take advantage of this relatively large lot which is lightly developed, in that the existing house is small. The impact of increasing the density of the neighborhood in this way is such that no undeveloped land need be disturbed to create new services, existing water sewer and electrical services are utilized to create the additional unit.



Massing Model, view from Chelmsford Street



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Scheme 1  
 Creative Housing Options  
 Design Forum

Dr. Victoria Erhart  
 1301 Chelmsford Street  
 January 28, 2014



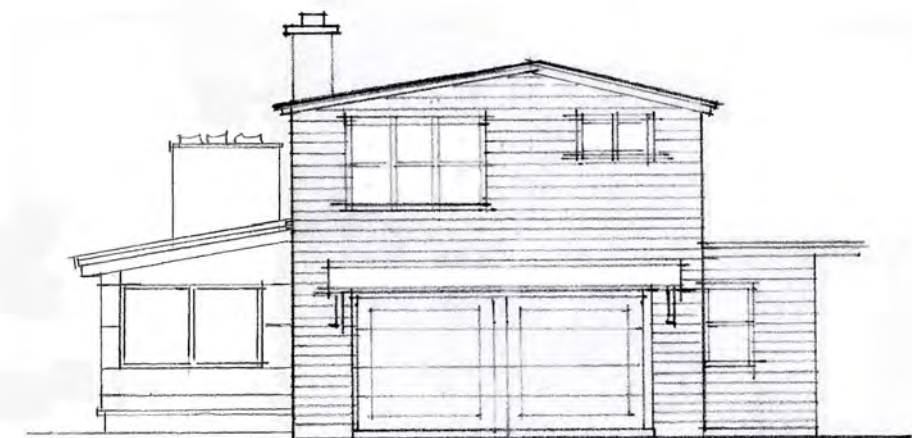
North Elevation



Massing Model, view from Chelmsford Street



Massing Model, view from alley



West Elevation



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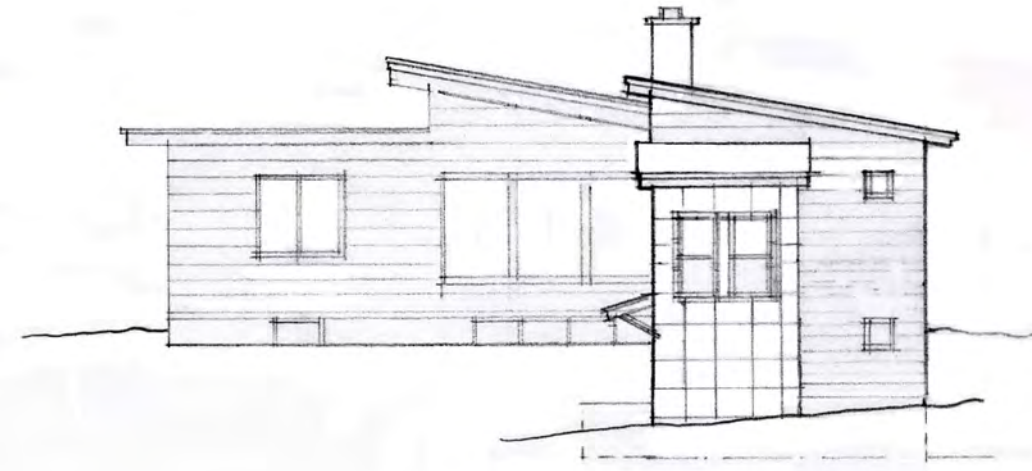
Scheme 1  
Creative Housing Options  
Design Forum

Dr. Victoria Erhart  
1301 Chelmsford Street  
January 28, 2014





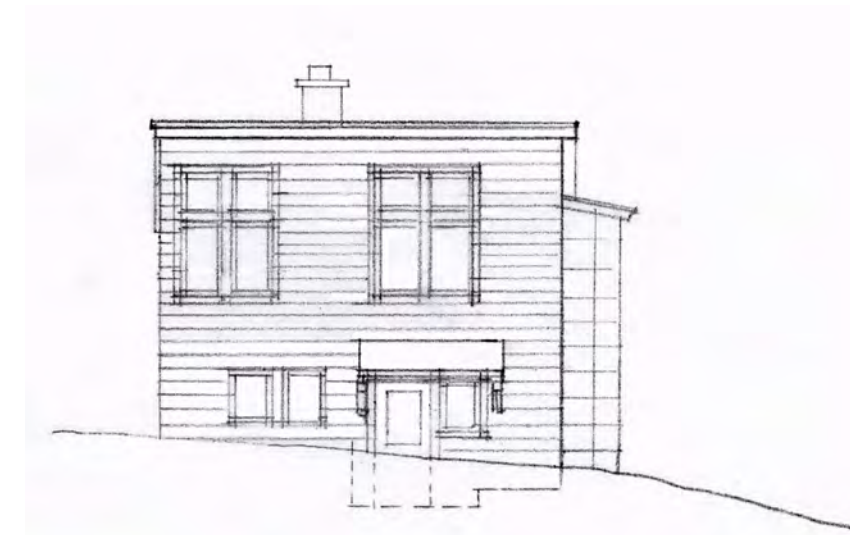
Massing Model, view from alley



East Elevation



Massing Model, view from Chelmsford Street



South Elevation



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Scheme 2  
Creative Housing Options  
Design Forum

Dr. Victoria Erhart  
1301 Chelmsford Street  
January 28, 2014

# 2131 Doswell Avenue

Homeowners: Jean Ruotsinoja and Dan Carnicom

Architect: Paul Ormseth, AIA

Creating a compact pied-à-terre could address three possible scenarios:

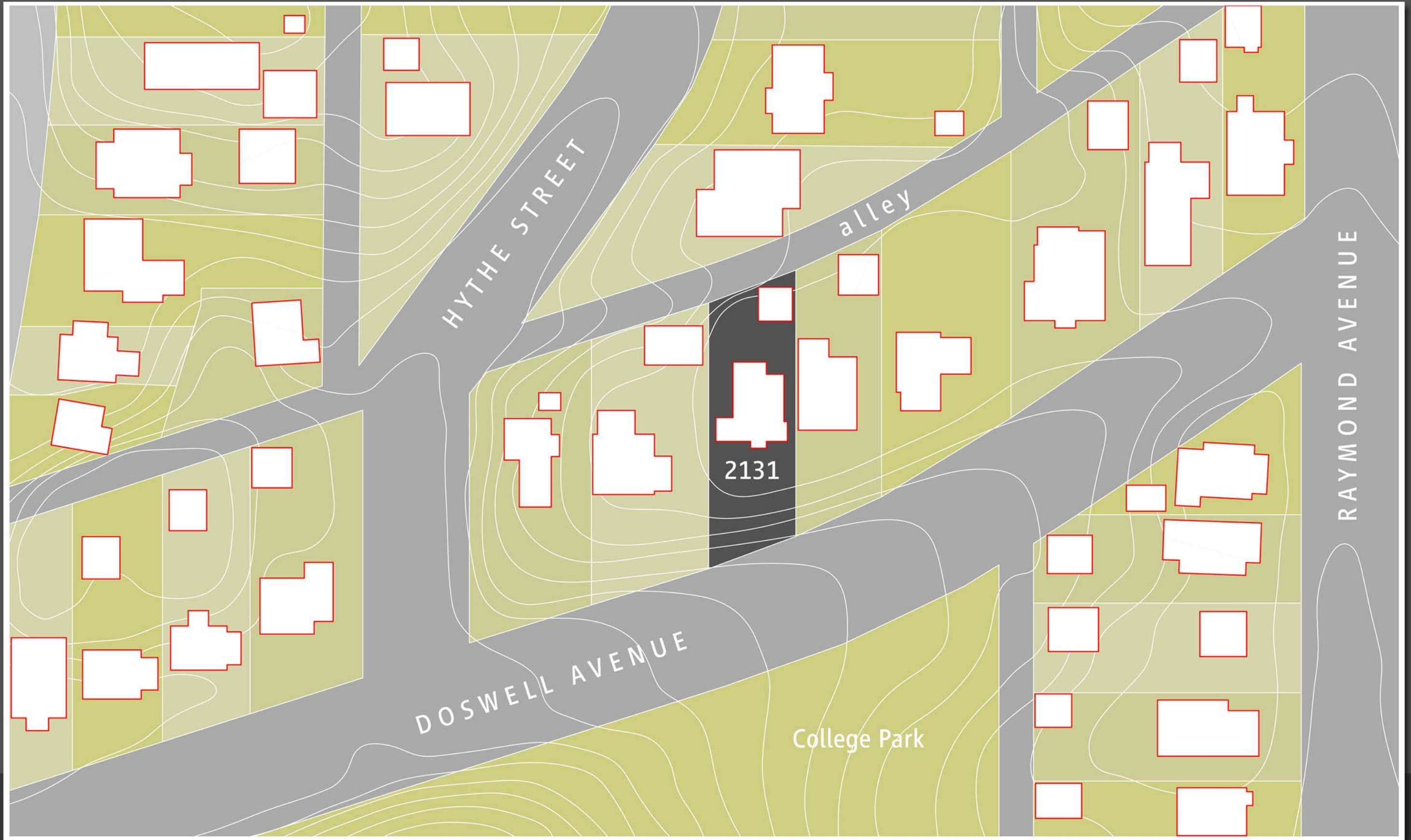
With the prospect in future retirement of spending more time at our Lake Vermilion home, we would like a small place in the city where we could come and go while the grandchildren and their parents would move to the main house

The apartment could also serve as a guest suite for visiting friends and relatives who might stay for extended periods of time if they wished

Having assistance or a caregiver as needed in close proximity seems prudent as one thinks about the inevitable aging process

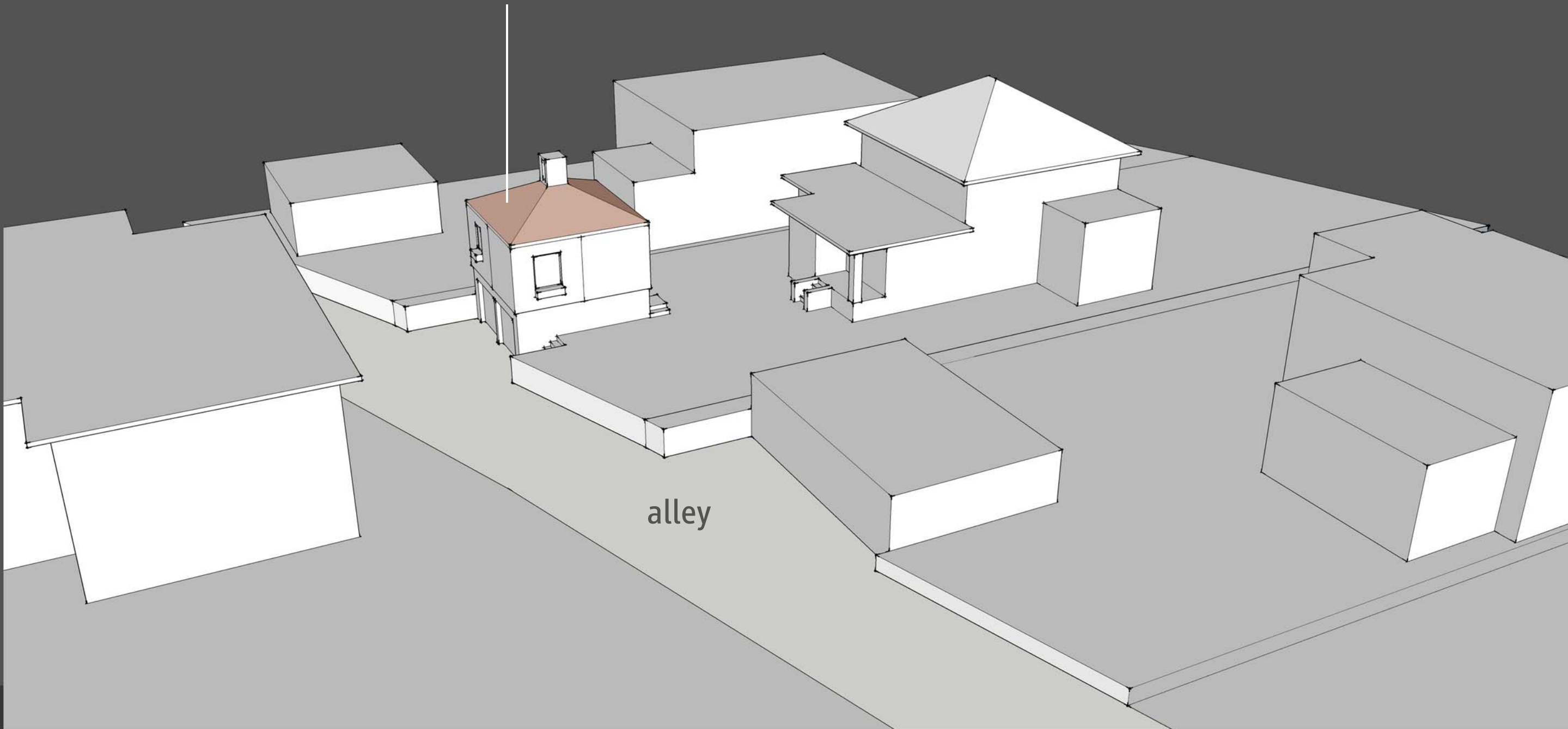
-- Jean and Dan

# 2131 Doswell Avenue Site context





new accessory dwelling  
above two-car garage





2131 Doswell Avenue Exterior





**AERIAL VIEW LOOKING NORTH**

KAREN RUE & GARY BIENIEK  
2141 KNAPP STREET  
SAINT PAUL, MN 55108

**CITYDESKSTUDIO**  
architecture + design





ALLY ELEVATION LOOKING SOUTH

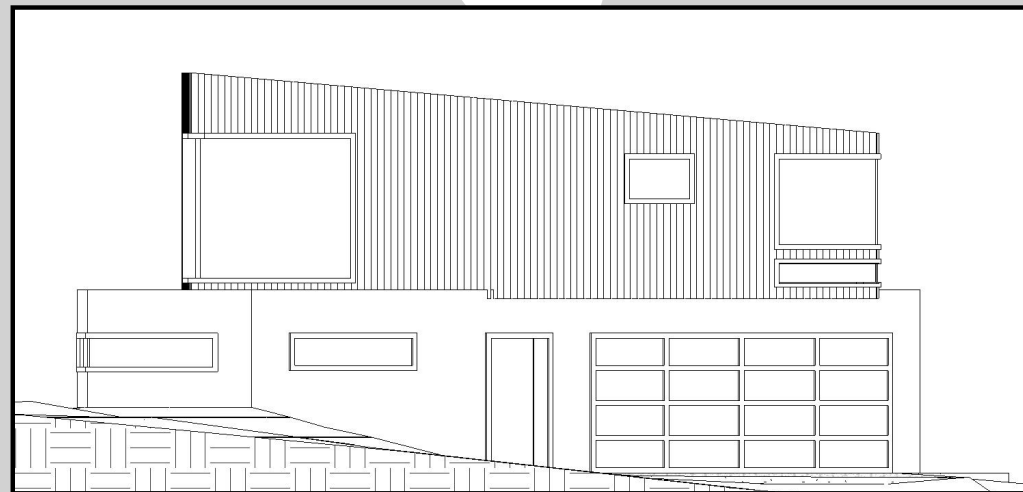
KAREN RUE & GARY BIENIEK  
2141 KNAPP STREET  
SAINT PAUL, MN 55108

**CITYDESKSTUDIO**  
architecture + design

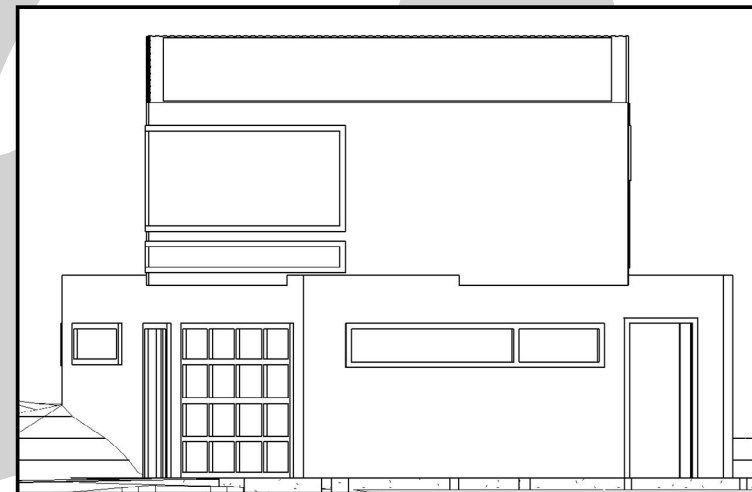




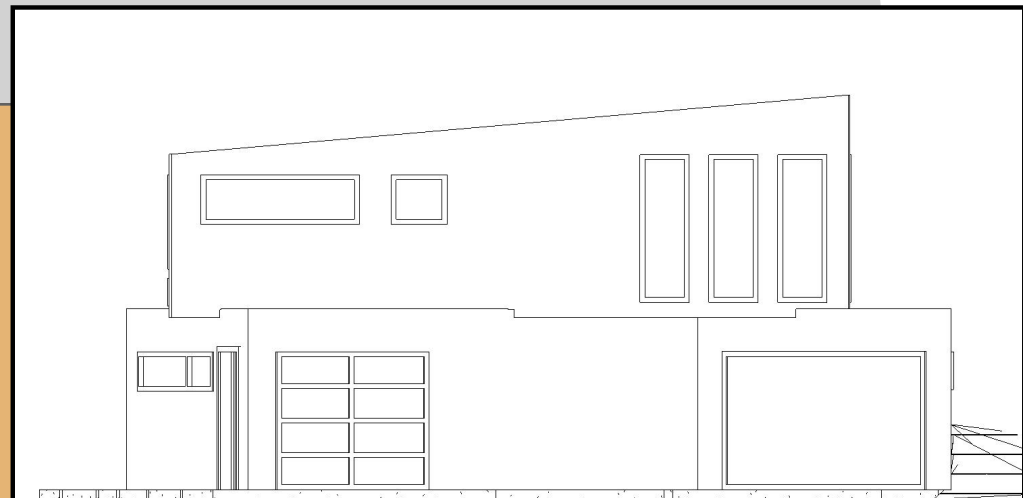
EAST ELEVATION



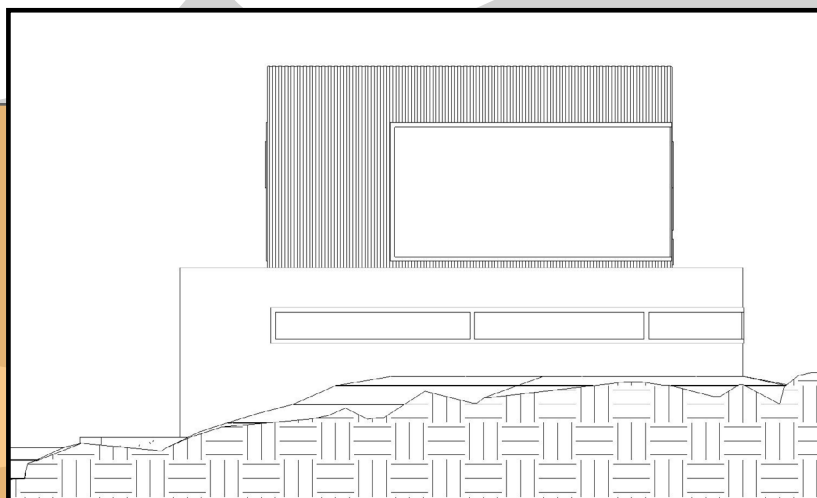
SOUTH ELEVATION



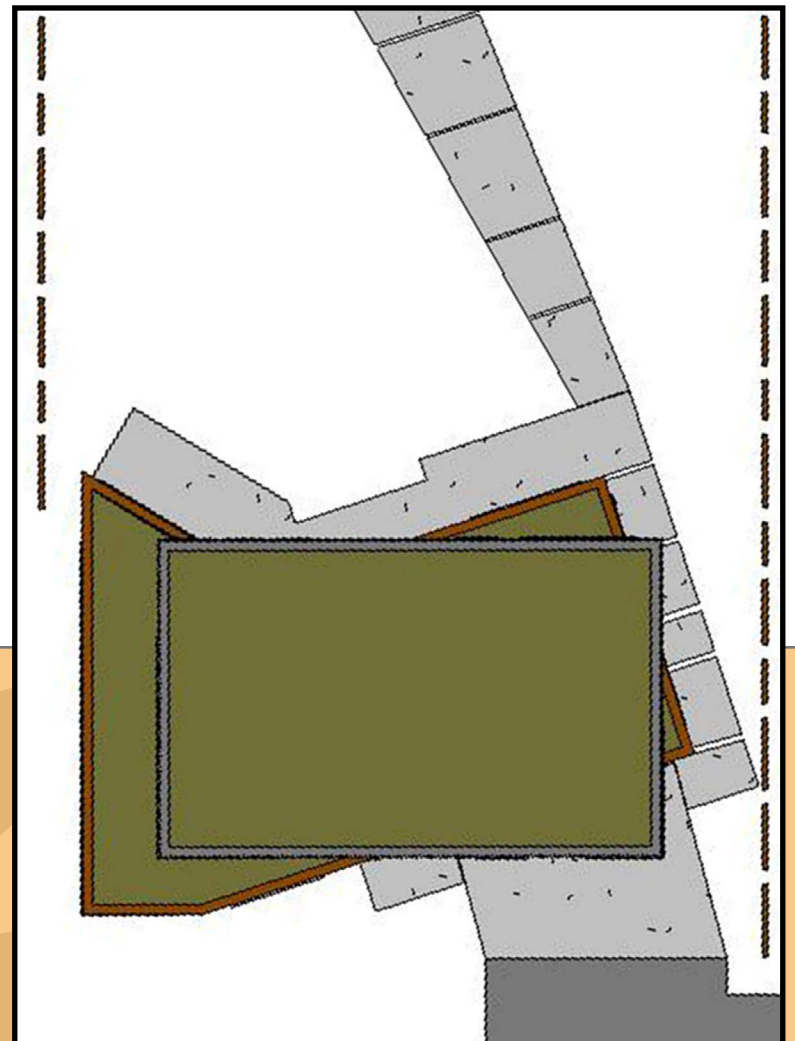
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





PROJECT ADDRESS:  
1486 Hythe Street

HOMEOWNERS:  
Jeanne Schacht & Terry Gockman

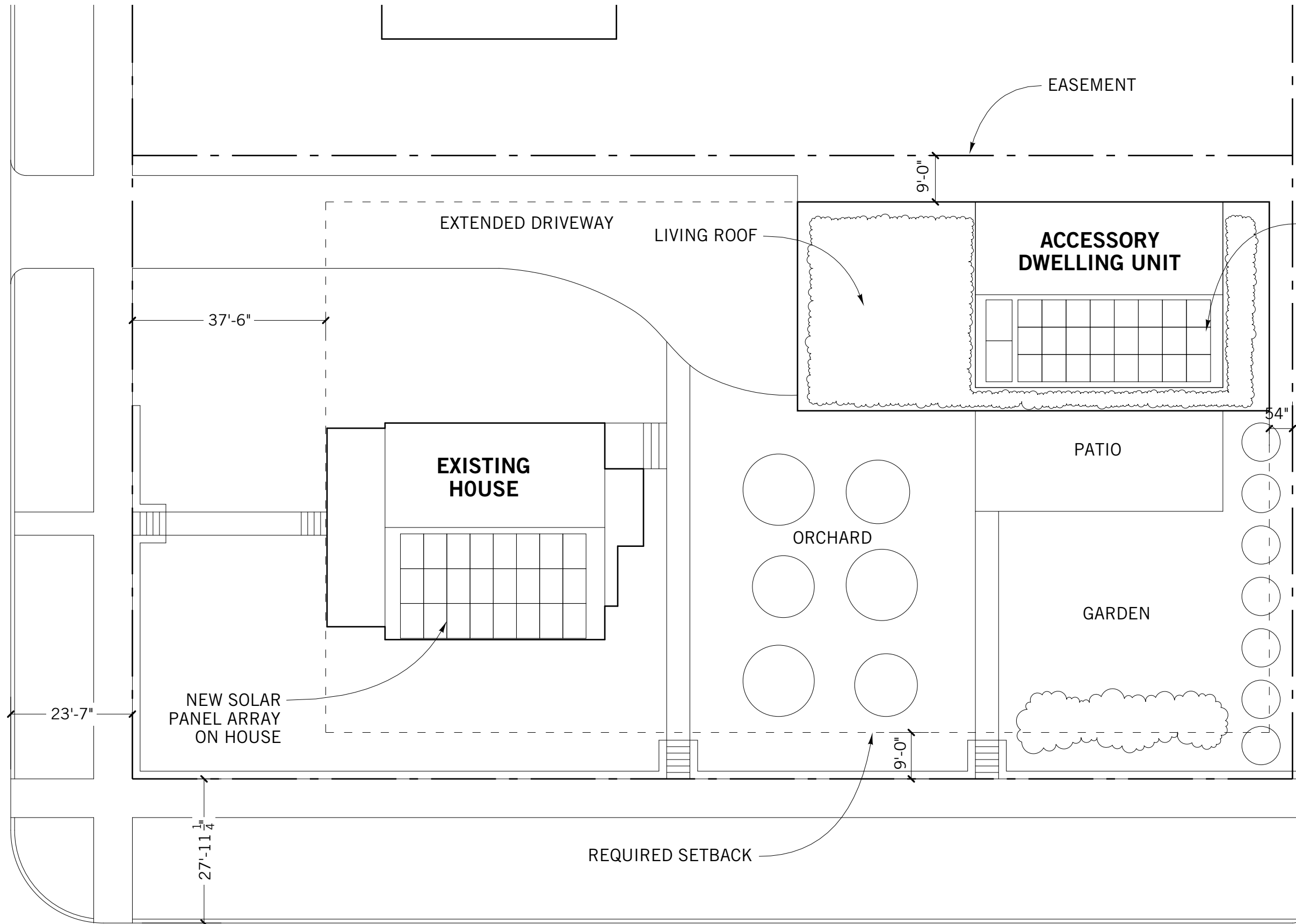
ARCHITECT:  
ALM Design Studio

Jeanne and Terry live in a large 3-story house on an oversized lot in North St. Anthony Park. The house has more square footage than they need but they would like to stay in the neighborhood.

Their son Otto, his wife Ann and their young son would like more space than they have at their current home and love the SAP neighborhood, where they both grew up. They would all like to live closer - but not too close. A multi-generational living arrangement is something Jeanne wished she had been able to do with her own mother as she aged but was unable to.

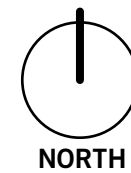
In response to their goals, we have proposed an autonomous accessory dwelling unit on their lot. This would allow Ann and Otto to move into the existing home and provide a new compact house for Jeanne and Terry. This home will be extremely energy-efficient and, with a modest solar electric system, will be net-zero ready. If additional solar panels are installed on the existing home, the project has the potential to actually lower the overall carbon footprint of the entire lot from its current levels.

N. HYTE STREET



ALLEY  
4.3 kW  
PV ARRAY  
MIN.

W. HENDON AVE.

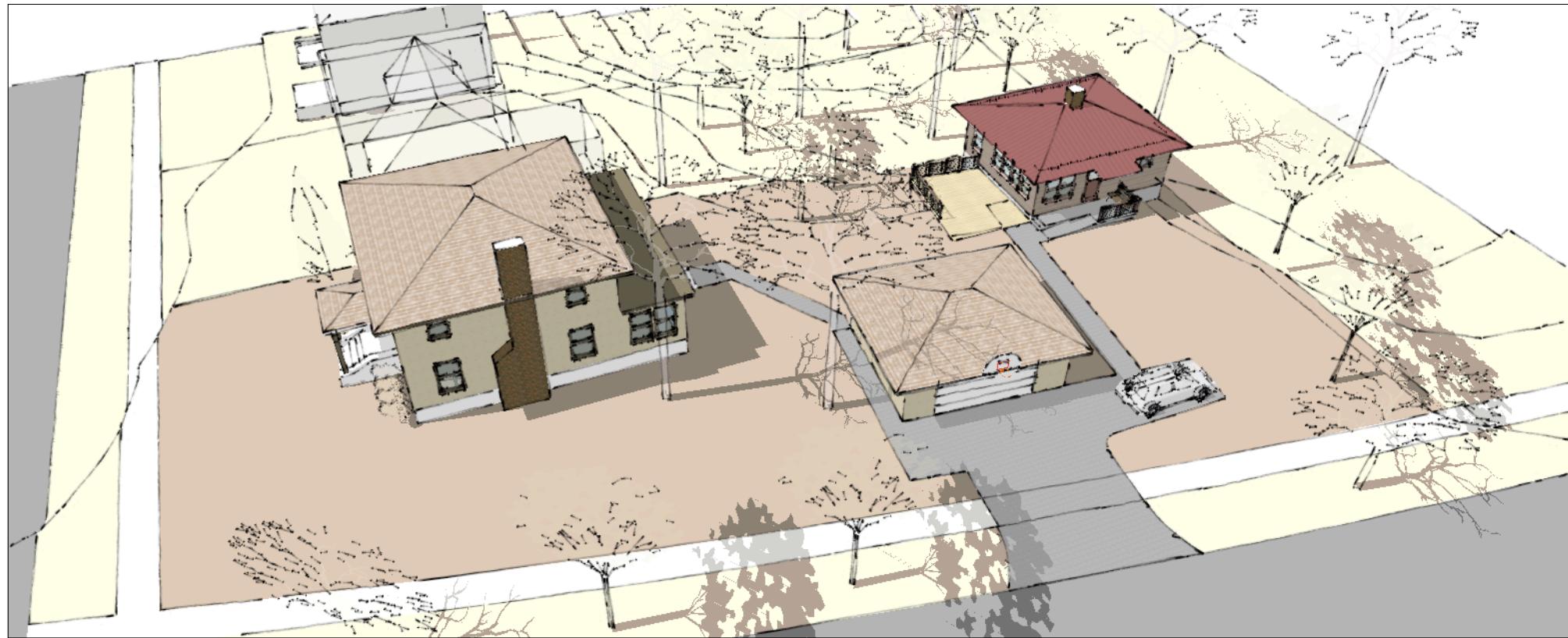


**ALM**  
DESIGN  
STUDIO

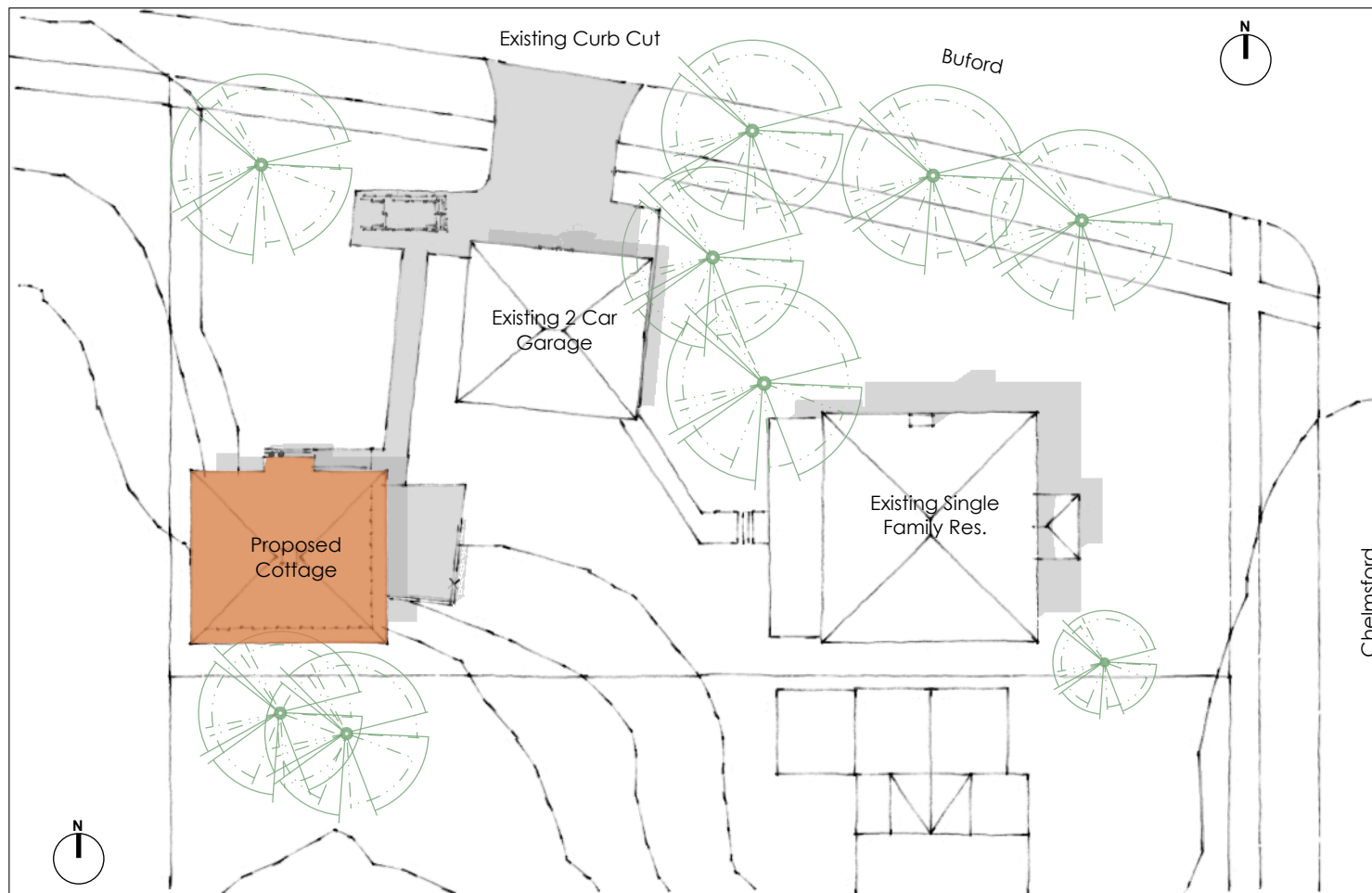




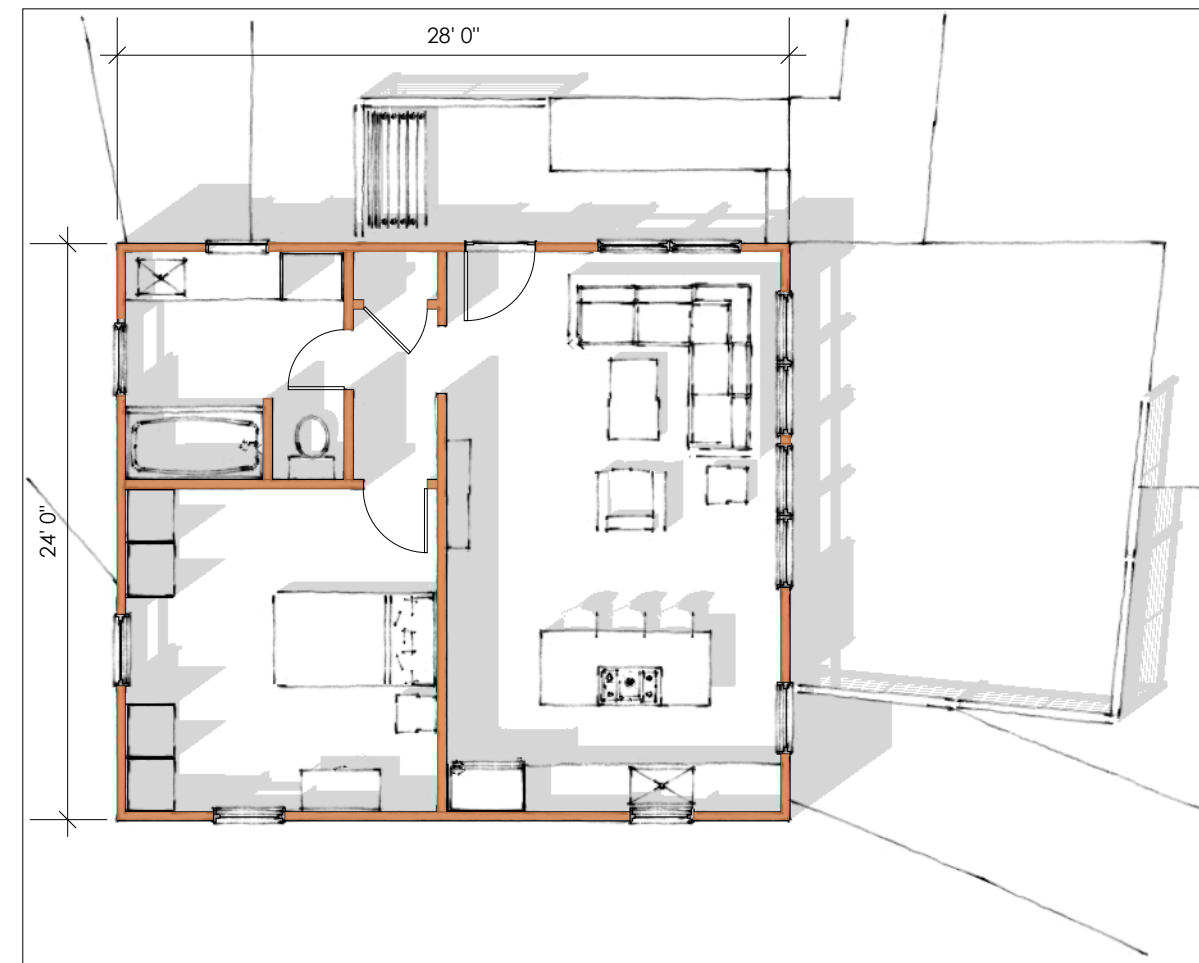




1 Aerial Perspective  
A1 No Scale



2 Site Plan  
A1 1" = 30'



2 Floor Plan  
A1 1/4" = 1' - 0"

A Backyard Cottage:

As we began our discussions regarding the prospects of an accessory dwelling unit on her property, Rep. Alice Hausman, outlined a couple of objectives for this exercise. Ms Hausman would like to continue to reside in Saint Anthony Park, while at the same time recognizing the possibility that she may at one point like to take advantage of the benefits "one level living" provides.

Rather than remodeling her existing two story home to provide for this we decided that a free standing structure would best suit her future needs and would fit well on her larger than normal lot.

A detached, single level, cottage on her property satisfies both of these objectives.

The cottage is situated to the back of the property with it's own entry and shares parking with the existing garage and drive. It is approximately 670 sf. with a single bedroom, bath and living area. One thing to note, this solution might not work for other lots in the neighborhood as Alice's lot in both deeper and wider than the typical St. Anthony Park Lot.

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**Project Number:**  
**Project Architect:**  
Timothy Fuller AIA  
**Date of Issue:**  
1.28.2014

**Sheet Number:**



"Backyard Cottage" A Proposal for  
Rep. Alice Hausman  
1447 Chelmsford St. Paul, MN

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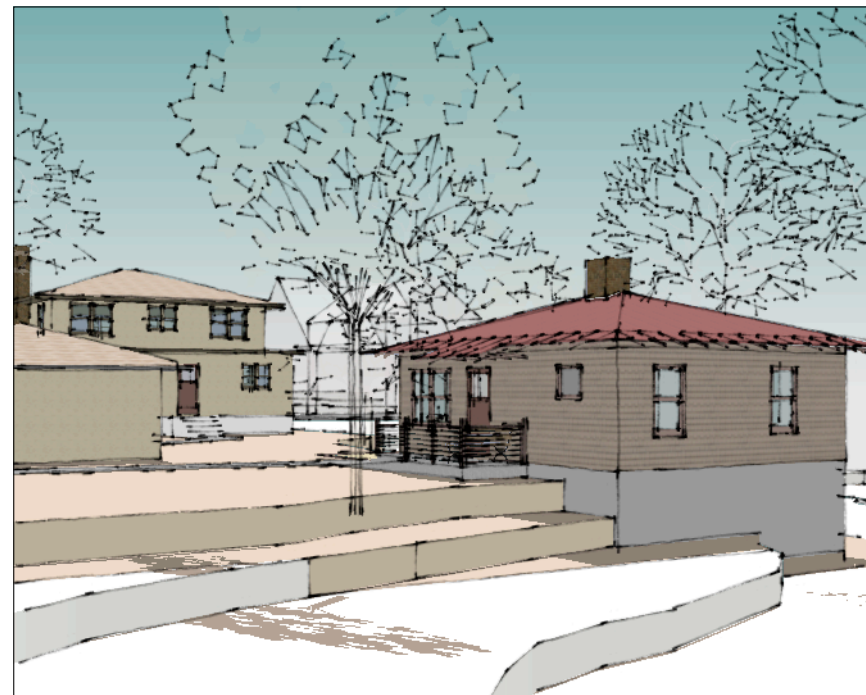
**A2**



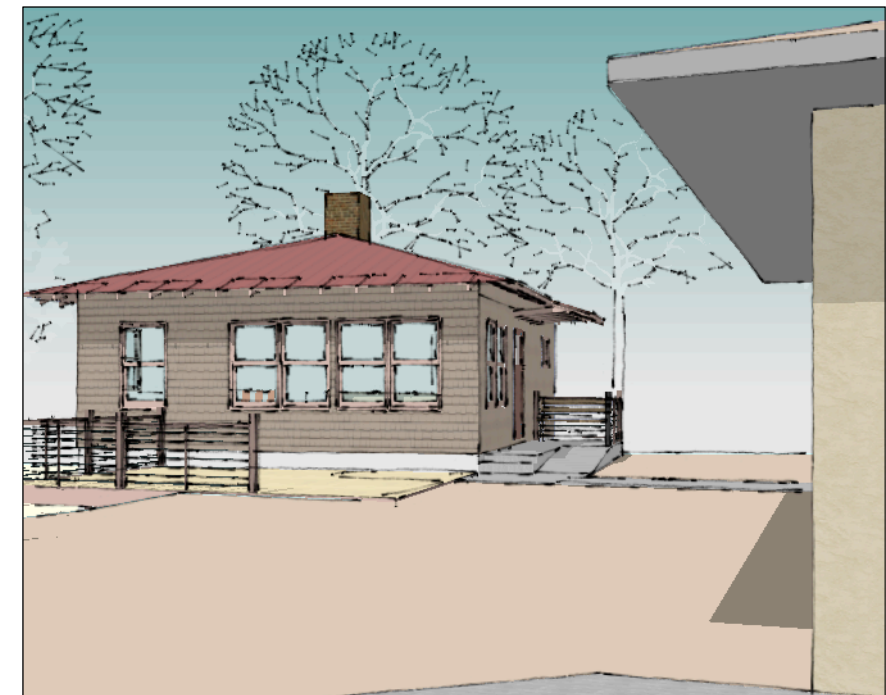
2 Exterior View From the North  
A2 No Scale



2 Exterior View From the North  
A2 No Scale



5 Exterior View From the West  
A3 No Scale



4 Exterior View From the East  
A3 No Scale





1 Aerial View  
A3 No Scale



2 Aerial View  
A3 No Scale

"Backyard Cottage" A Proposal for  
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A3