



CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
ST. PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-9124
Visit our Web Site at www.stpaul.gov/dsi

Board of Zoning Appeals
Information Cover Sheet

Type of Application: Major Variance **File #18-057877**

Hearing Date: May 21, 2018

Location: 769 UNIVERSITY AVENUE WEST

Purpose: The applicant is proposing to construct a supportive housing facility, Ain Dah Yung, on a vacant lot for Native American youth ages 18-24. The following variances are being requested: 1) A maximum of 16 facility residents are allowed in a traditional neighborhood zoning district; 42 residents are proposed for a variance request of 26 residents. 2) The zoning code states that 7 or fewer off-street parking spaces may be directly off the alley; 12 off-street parking spaces are proposed for a variance of 5 spaces.

Applicant/Representative: PPL ADYC LLC
1035 East Franklin Avenue
Minneapolis MN 55404-2920

Telephone: (651) 894-6492

Property Owner: PPL ADYC LLC
1035 E Franklin Ave
Minneapolis MN 55404-2920

Legal Description: Syndicate No 1 Addition Subj To Party Wall Esmt The Fol, Ex The W 10 Ft; Lot 19 And Lots 20 Thru Lot 23 Blk 3

Date Received: April 30, 2018

Notification Sent: May 10, 2018

Land Use Map: 9

Present Zoning: T2

Planning District: 7

Staff Person Assigned: Jerome Benner II



APPLICATION FOR ZONING VARIANCE

Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
General DSI Line: 651-266-9008

Received
DE

APR 30 2018

#010807

Zoning office use only

File no. 18-057877

Fee 589.00

Tentative hearing date: _____

APPLICANT

Name CARIS KROEGER Company DSGW ARCHITECTS
Address 3479 LAKE ELMO AVE. N.
City LAKE ELMO St. MN Zip 55042 Daytime phone 651-894-6492
Property interest of applicant (owner, contract purchaser, etc.) ARCHITECT
Name of owner (if different) AIN DAH YUNG, PPL LIMITED PARTNERSHIP

PROPERTY LOCATION

Address 7169 UNIVERSITY AVE. W.
Legal description: LOT 19, EXCEPT THE WESTERLY 10 FEET THEREOF, AND LOTS 20, 21, 22 & 23, BLOCK 3, SYNDICATE NO. 1 ADDITION, RAMSEY CO., MN.
(attach additional sheet if necessary)
Lot size 23,150 sq Present zoning T-2 Present use EMPTY LOT + ABANDONED HOUSE
Proposed Use SUPPORTIVE HOUSING → R-2 + B

Variance[s] requested:

1. NUMBER OF FACILITY RESIDENTS ABOVE 16

2. VEHICLE MANEUVERING IN ALLEY

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Attach additional sheet as necessary. Clearly state how each of the required six findings are met (list them).

SEE ATTACHED.

Applicant's signature

Date 4/30/18

City agent



VARIANCE REQUEST – 769 UNIVERSITY AVE. W.

project Ain Dah Yung Center - Supportive Housing Project
project # 17115.00
date 04/25/2018
subject Variance Request
from Chris Kroeger, DSGW
to Board of Zoning Appeals, City of St. Paul
cc Deb Foster, ADYC; Mandy Pant, PPL; Will Forbord, Loeffler Construction

FILE
18-057877

The Ain Dah Yung Center is requesting two variances. The first being to increase the allowed number of residents from 16 to 42, the second is to allow vehicle maneuvering within the alleyway.

1. The Ain Dah Yung Center is a 4-story + basement supportive housing development, targeted to homeless and disadvantaged Native youth ages 18-24. The proposed facility will have 42 studio-style apartments as well as spaces for service providers and programming on the first floor and basement. This building, in the T2 traditional neighborhood district, is purposely located close to the light rail and bus line nodes as these residents will likely not have access to a vehicle. The residents, with help from the various programs offered in-house, will be connected to various social, civic, educational and employment institutions in the community, increasing public transportation usage. Since 42 units is quite larger than the 16 allowed, accepting this variance request will help to fulfill the intent of the district by supporting compact development along the Central Corridor. A small, 12-stall parking lot off of the alley will be for visitors and staff of the building. The permeable surface area is maximized to follow other required codes, pushing the parking lot close to the alley, therefore requiring vehicle maneuvering within the alley.
2. This building and desired variances are consistent with the comprehensive plan for many reasons. The Land Use chapter of the City of St. Paul's Comprehensive Plan calls for directing new higher density development to the Central Corridor to achieve targeted growth. Strategy LU-1.2 of the Comprehensive Plan calls for permitting higher density residential development on mixed-use corridors at a density range of 30-150 units per acre. The proposed multifamily development falls within this density range and is therefore consistent with this strategy. The focus on targeting homeless Native American youth for the new development is consistent with strategy H-3.4 of the Housing chapter of the Comprehensive Plan, which calls for assisting in the preservation and production of homeless and supportive housing. Also, maximizing pervious surfaces by pushing the parking lot closer to the alley allows more water to be absorbed on-site instead of flowing into the storm sewer, helping to satisfy some of the environmental concerns of the plan. Additionally, the back sides of the parking stalls are 5'-0" from the edge of the alley so as to not obstruct any part of the alley with parked cars.

3. Based on our experience with similar supportive housing projects, we need between 40-45 units for the project to work. The building operates on income produced by rents and by lowering the number of units to 16, the project would be financially unfeasible. From a service provider point of view too, these service heavy projects need a critical mass of residents in order to provide the greatest value. In our case, it would be inefficient to develop the highly unique, culturally sensitive programming for the target population and have it benefit only 16 residents, especially when the demand is so great. The practical difficulty of not using the alley for maneuvering is it requires significantly more asphalt. This would increase the impervious surface beyond what other areas of the code allow. Also, vegetated, pervious areas in the city are at a premium and there are many important cultural activities and plantings that we wouldn't be able to include with a larger parking/maneuvering area. 18-05787
4. This supportive housing project was designed for 42 residents before a site was finalized. The project team looked for a site that would be transit rich, since the residents would not have cars and close to the education and job growth areas. Based on the youth surveyed, a St. Paul location was highly desired and when this property was offered as a possible project location, it fit the bill entirely. The site is within half a mile from two LRT stops and close to both St. Paul and Minneapolis downtowns, providing ample access to education and jobs. There is minimal parking in the project, since we do not anticipate that the residents would have access to cars. However we do have space for a small parking lot and due to site constraints do not have enough space to maneuver without backing into the alley. Also, as mentioned above, this helps to minimize impervious surfaces and reduce the water flow into the City's storm water system.
5. The uses of the building are allowed per zoning code and the acceptance of these variances will not change that.
6. If these variances are allowed, the Ain Dah Yung Center will enhance the character of the neighborhood by celebrating the diversity of the area with a culturally expressive building along the Frogtown Neighborhood section of the Central Corridor. Allowing the increased density falls in line with the desires of the comprehensive plan and allowing the ability to maneuver in the alley has no detrimental effect on the character of the surrounding area.



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Board of Zoning Appeals

Staff Report

TYPE OF APPLICATION: Major Variance **FILE #**18-057877

APPLICANT: PPL ADYC LLC

HEARING DATE: May 21, 2018

LOCATION: 769 University Avenue West

LEGAL DESCRIPTION: Syndicate No 1 Addition Subj To Party Wall Esmt The Fol, Ex The W 10 Ft; Lot 19 And Lots 20 Thru Lot 23 Blk 3

PLANNING DISTRICT: 7

PRESENT ZONING: T2

ZONING CODE REFERENCE: 65.161(b), 63.310(f)

REPORT DATE: May 14, 2018 **DEADLINE FOR ACTION:** June 28, 2018

DATE RECEIVED: April 30, 2018 **BY:** Jerome Benner II

A. **PURPOSE:** The applicant is proposing to construct a supportive housing facility, Ain Dah Yung, on a vacant lot for Native American youth. The following variances are being requested: 1) A maximum of 16 facility residents is allowed in a traditional neighborhood zoning district; 42 residents are proposed for a variance request of 26 residents. 2) The zoning code states that 7 or fewer off-street parking spaces may be directly off the alley; 12 off-street parking spaces are proposed for a variance of 5 spaces.

B. **SITE AND AREA CONDITIONS:** This is a 23,206 square foot parcel with alley access to the proposed off-street parking in the rear yard. The site abuts the Central Corridor, Light Rail Transit (LRT) Green Line.

Surrounding Land Use: This area has a mix of low- to medium density housing (north), mixed commercial and medium- to high-density residential uses (east, south, and west).

C. **ZONING CODE CITATIONS:**

Sec. 65.161(b) - Supportive housing facility.

One (1) main building, or portion thereof, on one (1) zoning lot where persons with mental illness, chemical dependency, physical or mental handicaps, and/or persons who have experienced homelessness reside and wherein counseling, training, support groups, and/or similar services are provided to the residents. In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, OS-B3 business and IT-I2 industrial districts, the facility shall serve sixteen (16) or fewer facility residents.

Sec. 63.310(f)(4) – Entrances and Exits.

Alley access from nonresidential property. Off-street parking facilities in nonresidential zoning districts abutting residentially zoned land across an alley shall be denied alley access except where the applicant can establish, in the review of a site plan application, that allowance of alley access would not create or aggravate an unsafe condition and one (1) or more of the following conditions exist:

The number of parking spaces in the off-street parking facility is seven (7) or fewer.

D. FINDINGS:

1. The variance is in harmony with the general purposes and intent of the zoning code.

The applicant is proposing to construct a 42-unit supportive housing facility, Ain Dah Yung, that will serve Native American Youth between the ages of 18-24. The units would be studio-style apartments on the top floors and space for service providers and programming on the first floor and basement level. The residents would attend various classes and group activities on-site, that help them connect to social, civic and educational institutions in community. The residents will be transit-dependent, which is why the applicant chose this location along the Central Corridor.

The zoning code limits supportive housing facilities located in traditional neighborhood districts to 16 or fewer residents. The applicant is proposing 42 residents, resulting in the requested variance.

The zoning code permit off-street parking facilities in nonresidential zoning districts that abut residentially zoned land across an alley to have seven or fewer parking spaces; the applicant is proposing 12 spaces, resulting in the requested variance.

These variance requests are in harmony with the following general purposes and intent of the zoning code to:

1. Provide for safe and efficient circulation of all modes of transportation; including transit, pedestrian, and vehicular traffic.
2. Lessen congestion in the public streets by providing for off-street parking of motor vehicles and for off-street loading and unloading of commercial vehicles;
3. Provide housing choice and housing affordability;

4. Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods;

This finding is met for both requested variances.

2. The variance is consistent with the comprehensive plan.

Providing sufficient permanent supportive and affordable housing is a key solution to ending long-term homelessness. One of the strategies found in the Housing Chapter of the Comprehensive Plan states that the city should site permanent supportive and homeless housing to increase locational choices in an area, and increase the distribution across the city (Strategy 3.4 of the housing chapter). The Land Use Chapter encourages high-density housing development along the Central Corridor at range of 30-150 units per acre.

Providing off-street parking along the alley reduces on-street parking and lessens congestion in the public streets. This finding is met for both requested variances.

3. The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.

The building has a gross floor area of 51,000 square feet and designed for a larger occupancy than the 16 residents allowed under the zoning code. It is also located on University Avenue between Grotto and Avon Streets, within a half mile of two Light Rail Transit stations. The proposal to house 42 residents in this facility is a reasonable request justified by the location of this site. The proposed location for this facility is more akin to a mixed-use corridor that provides a variety of high-density housing and commercial uses than a typical residential neighborhood.

The residents will be young Native Americans between the ages of 18-24. Given their financial situation, they will be transit-dependent, and the development's proximity to public transportation is an important asset to the site. Additionally, there will be a number of cultural amenities such as areas designated for ceremonial activities, a sweat lodge, and community gathering spaces on each floor.

While the number of residents is significantly more than the 16 allowed, funding available for such programs and housing services require a greater number of residents in order to meet the communities' needs and to maximize available resources, however, it appears that the variance request for the number of residents is driven by economic considerations. This finding is not met.

In order to provide adequate green space and a community gathering area, the site was designed to locate the parking off the alley. Given that the residents of the facility

will be transit-dependent, the number of cars entering and exiting this facility would be minimal and would not negatively impact the maneuverability along the alley. This finding is met for the parking along the alley.

4. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The location of this property along the Central Corridor and parking being accessed from the alley are circumstances unique to the property not created by the land owner. This finding is met for parking along the alley but not for the number of residents.

5. *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

The requested variances are allowed uses in the T2, traditional neighborhood district, and will not allow any uses that are otherwise not permitted. This finding is met for both requested variances.

6. *The variance will not alter the essential character of the surrounding area.*

There are number of high-density housing facilities that serve a multitude of cultures and provide services for the betterment of their respective communities along the Central Corridor. There is also a similar development being constructed on University Avenue, Prior Crossing, which houses homeless youth and provides social services. The proposed development will not alter the essential character of the neighborhood.

There are several businesses and residential uses along the Central Corridor that use the alley for maneuvering and if granted, this variance request will not alter the essential character of the neighborhood. This finding is met for both requested variances.

- E. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of this report, District 7 – Frogtown Community Council has not provided comments.

- F. **CORRESPONDENCE:** Staff has not received any correspondence.

- G. **STAFF RECOMMENDATION:** Based on findings 1 through 6, staff recommends approval of the requested variance to allow 12 off-street parking spaces along the alley. Based on findings 3 and 4, staff further recommends denial of the variance request to allow 42 residents at this facility.



FILE
18-057877
Frogtown Neighborhood Association (District 7)

685 Minnehaha Avenue West • Saint Paul, MN • 55104
Tel: 651-789-7480 • Fax: 651-789-7482 • www.frogtownmn.org

June 15, 2016

Minnesota Housing Finance Agency
Attention: Caryn Polito
400 Sibley Street, #300
Saint Paul, MN 55101

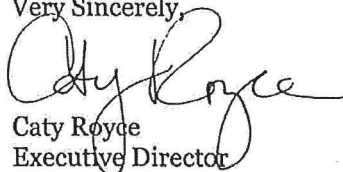
Dear Ms. Polito,

The Frogtown Neighborhood Association believes that Ain Dah Yung's presence in the community would be a strong asset and has the strong potential to fill a void for Native youth in Frogtown. Ain Dah Yung's strong reputation as an innovator in support systems for Native youth and their families is unmatched in Minnesota and perhaps the country.

FNA would be a willing partner in helping develop a permanent supportive housing program in the neighborhood that served our youth and allowed them to live, work and grow in Frogtown. The particular set of properties that are being envisioned for the Project have been sorely underutilized for years and the community would surely welcome such a positive change reflected in Project's goals.

We look forward to supporting this effort in any way possible and strongly encourage the Minnesota Housing Finance Agency to fund the project to the fullest extent possible. Please feel free to call me with any questions you may have related to FNA's support for this important vision.

Very Sincerely,



Caty Royce
Executive Director

NOTES:
1. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.)
2. OCCASIONALLY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

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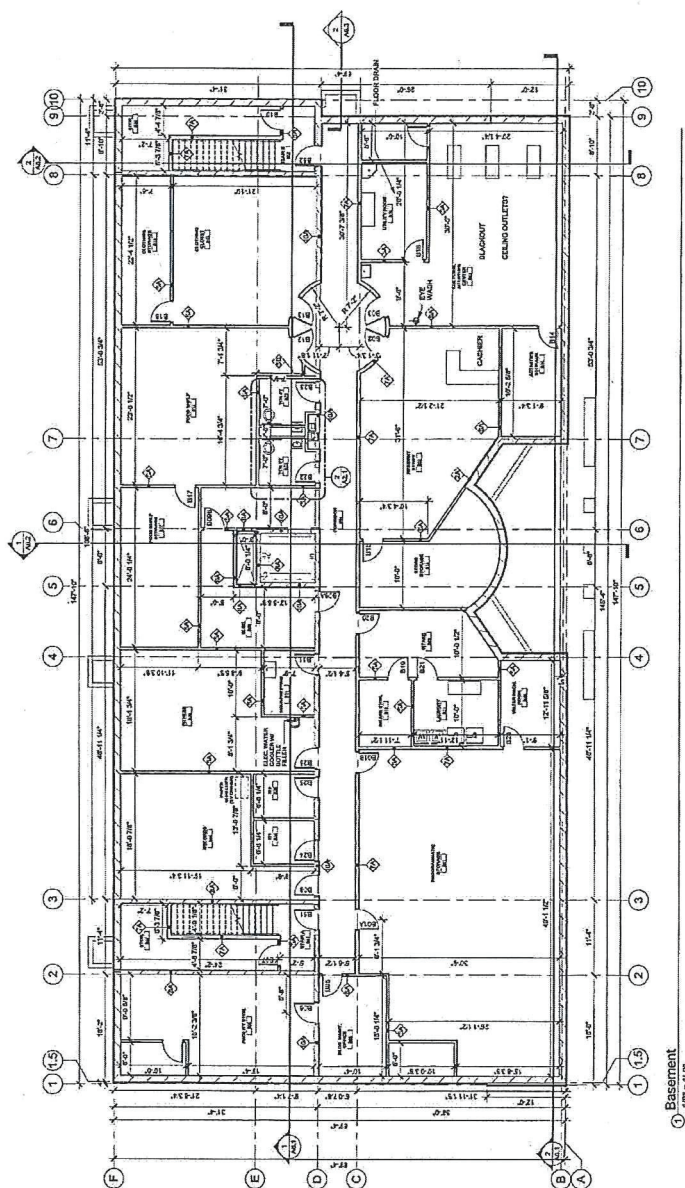
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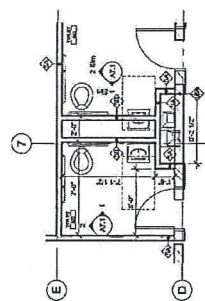
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① Basement
1/8" = 1'-0"



② Enlarged Plan - Basement Toilets

AIN DAH YUNG CENTER
 70X UNIVERSITY AVE. W.
 ST. PAUL, MN

Project No. 17141-00
 Date: 02/08/2018
 Drawn by: J. J. J.
 Checked by: J. J. J.

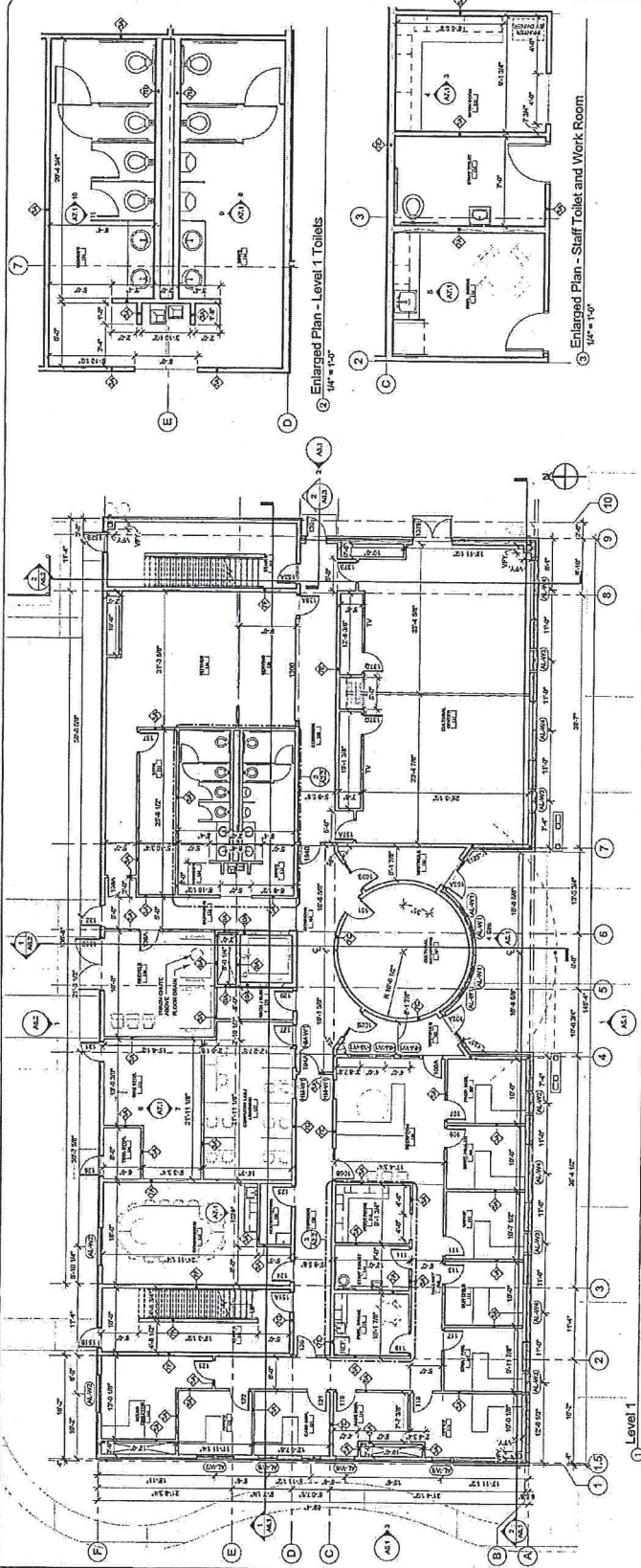
1. This plan is for the building shown on the site plan. It is not to be used for any other building. 2. This plan is for the building shown on the site plan. It is not to be used for any other building. 3. This plan is for the building shown on the site plan. It is not to be used for any other building.

Architect: dsgw
 Engineer: [blank]
 Date: 02/08/2018
 Project No. 17141-00

NOT FOR CONSTRUCTION
 3/12/2018 1:32:11 PM

Revision	Date	Description
1	02/08/2018	Initial Design
2	02/08/2018	Revised Design
3	02/08/2018	Final Design

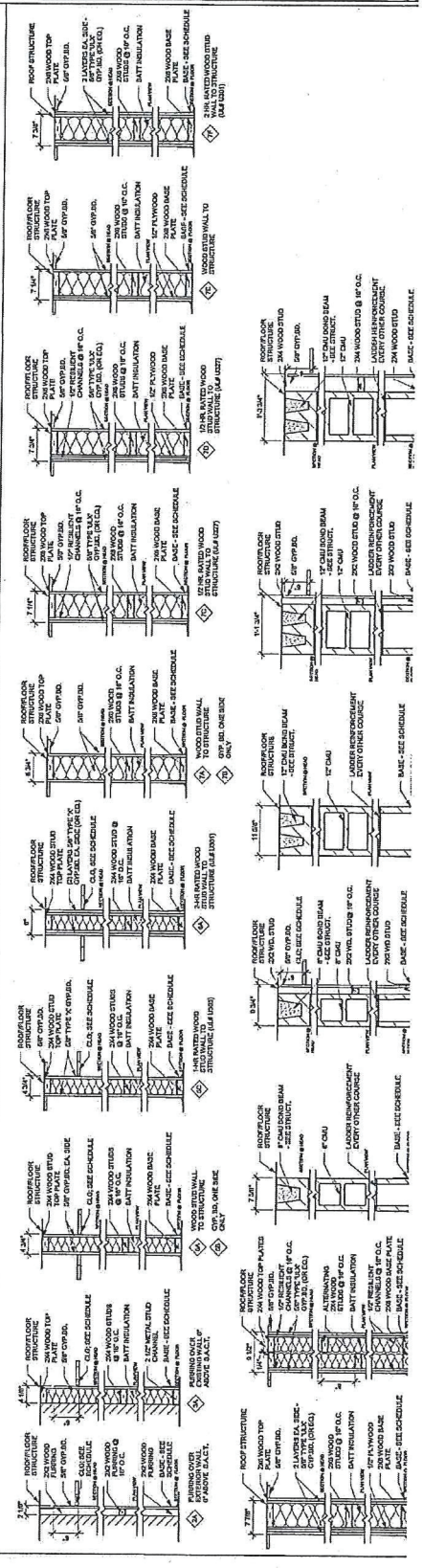
LEVEL 1 PLAN
 WALL TYPES



Enlarged Plan - Level 1 Toilets
 1/4" = 1'-0"

Enlarged Plan - Staff Toilet and Work Room
 1/4" = 1'-0"

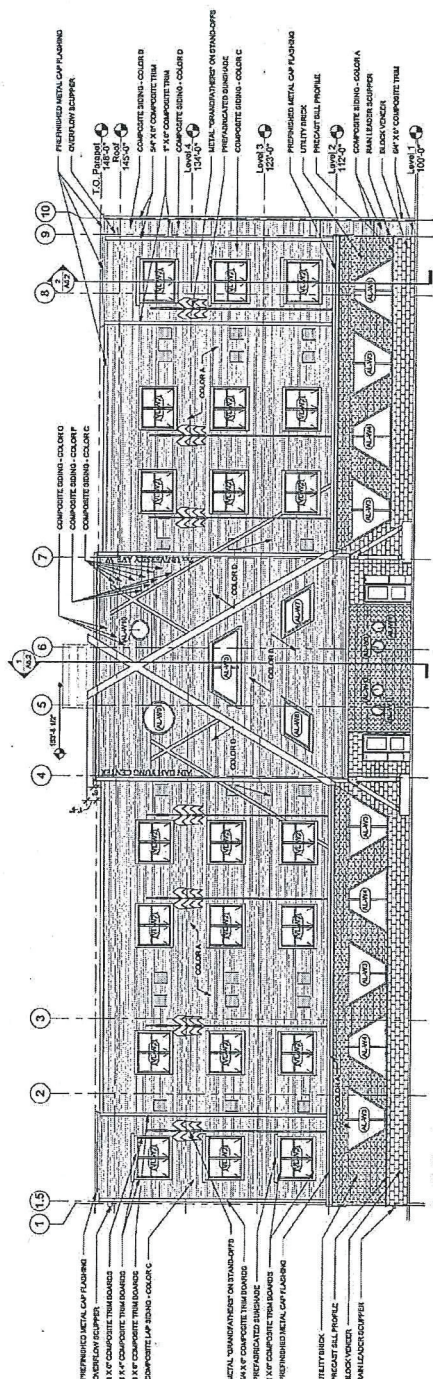
WALL TYPES



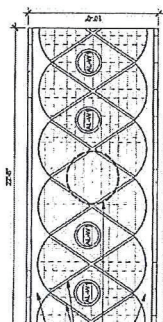
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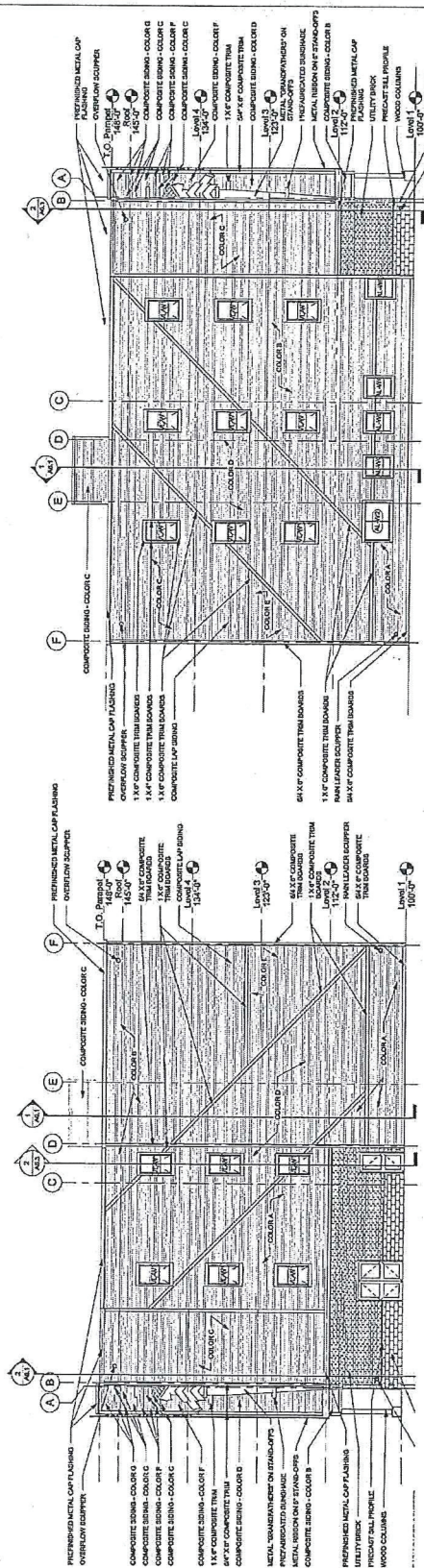
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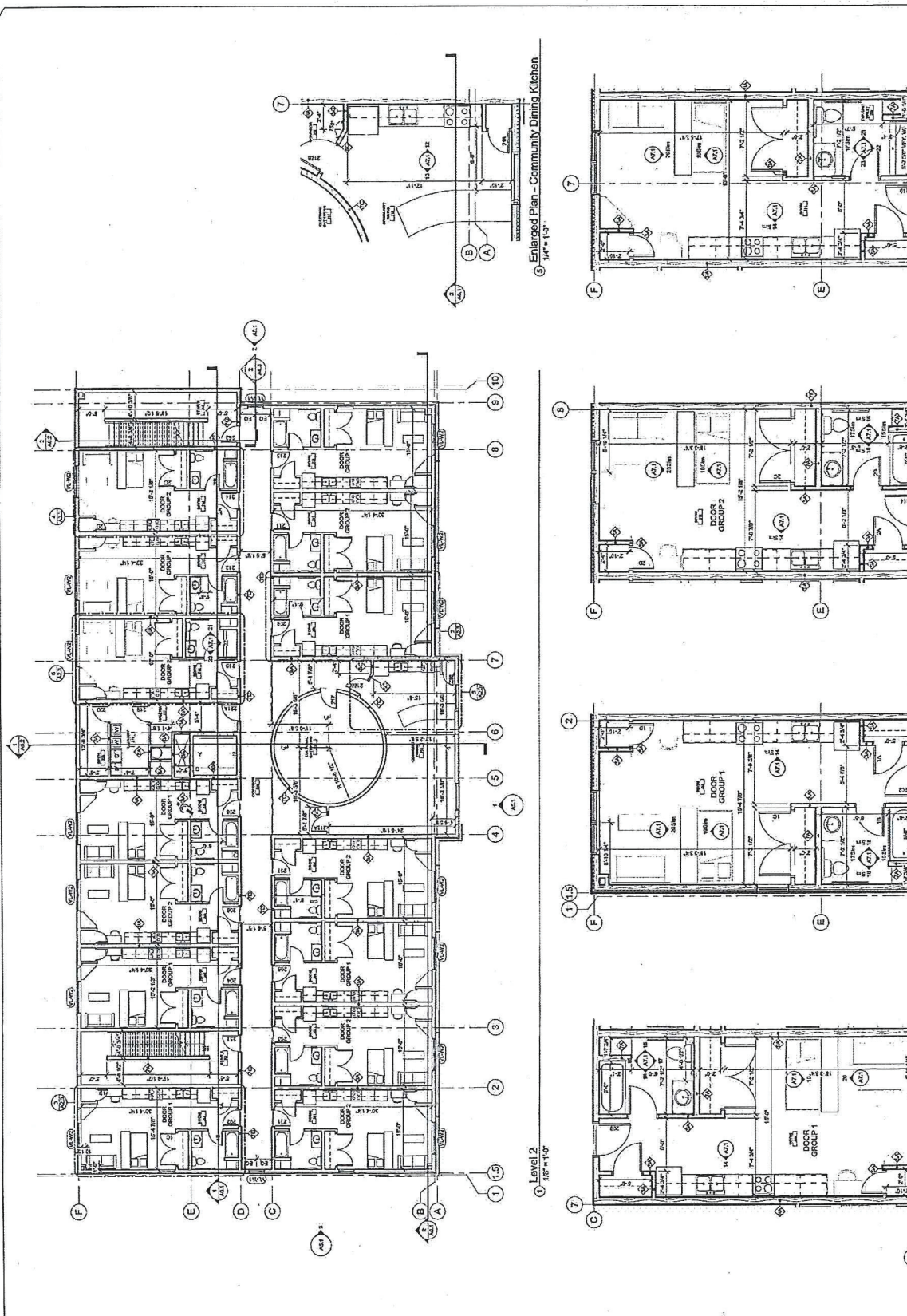


① South Elevation



① Entry Wall Drum Elevation





AIN DAH
YUNG
CENTER
7XX UNIVERSITY A
ST. PAUL, MN

project #: 17115 RD
date: 2/7/2018 1:27:17 PM
drawn by: Jermine
checked by: Cassie

I herewith certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

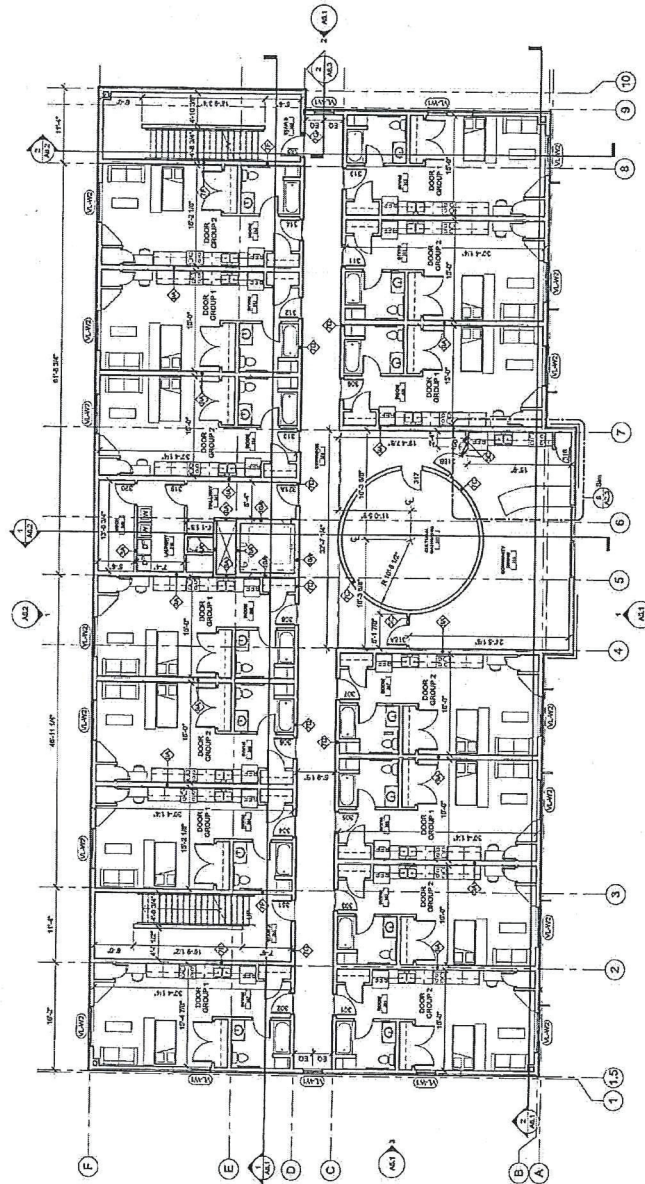
signature _____
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 reg. no. 31253
 state dealer license plate _____

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LEVEL 3 PLAN

FILE
1057871



① Level 3
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AIN DAH
YUNG
CENTER

700 UNIVERSITY AVE. W.
ST. PAUL, MN

project to: 17115.00
date: 20181127 2:30 PM
drawn by: AITWMS
checked by: CATERA

I hereby certify that this plan, modification, or report was prepared by me or under my direct supervision and that I am duly licensed architect under the laws of the State of New York.

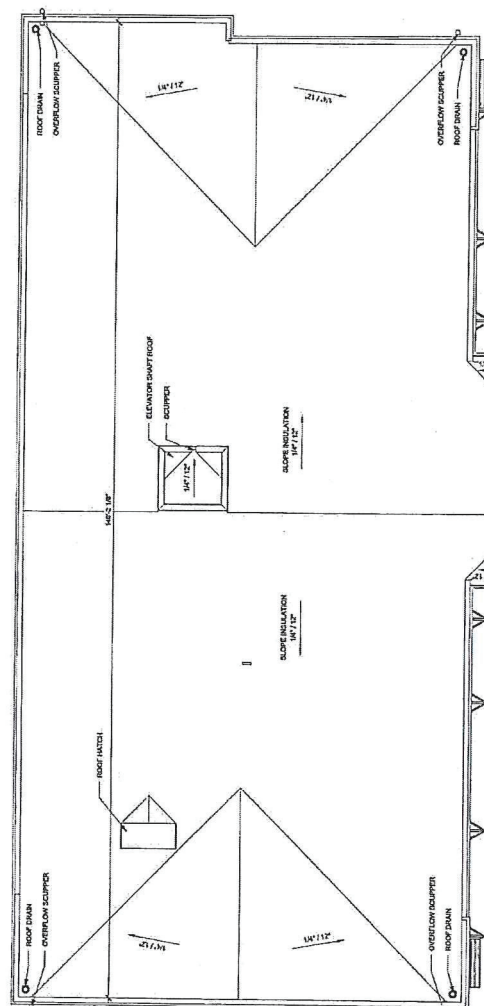
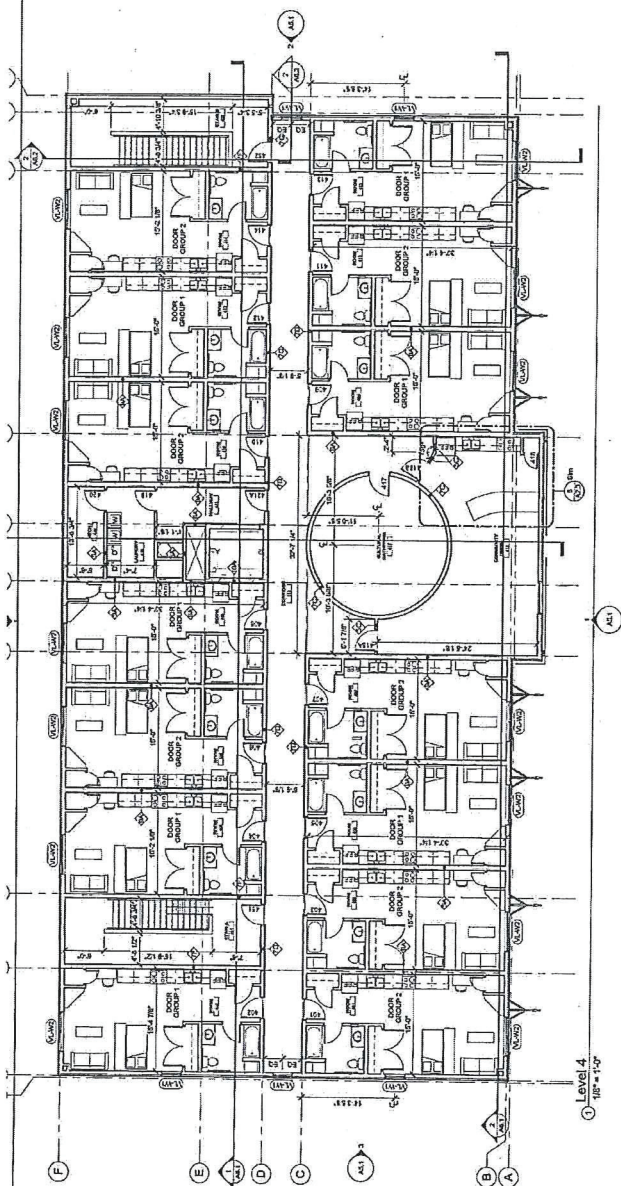
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LEVEL 4 PLAN.
ROOF PLAN

FILE
8057877



PROJECT
769 UNIVERSITY AVE. W.
ST. PAUL, MN

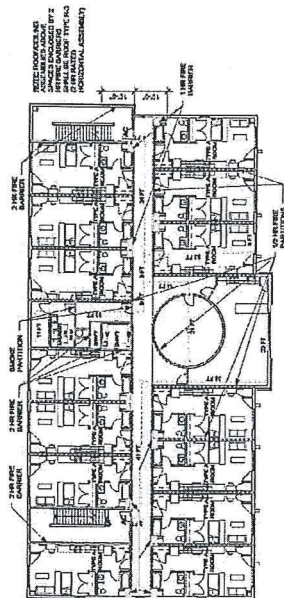
signature: M. L. L...
 printed name: Michael L. L...
 title: Manager
 company: ...
 phone: ...
 fax: ...
 email: ...
 date: ...

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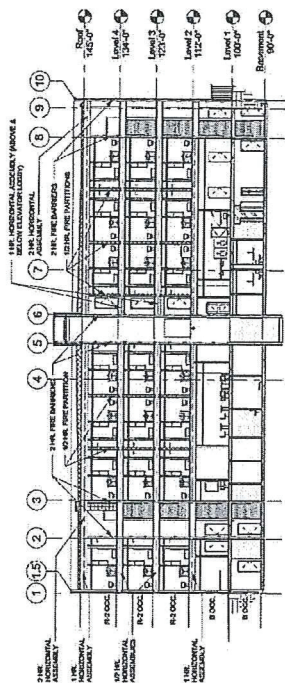
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18-057877

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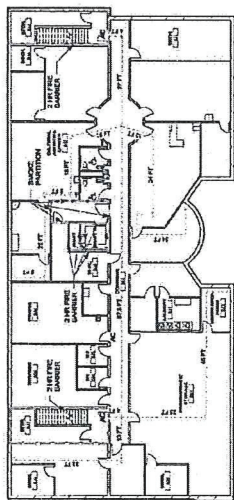
Typ. Pipe Penetration Through Horizontal Assembly
 $R = 1.47"$



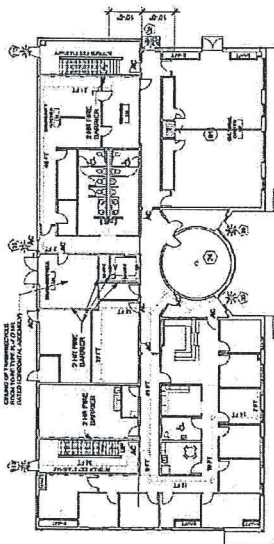
Level 3 & 4 Code Plan



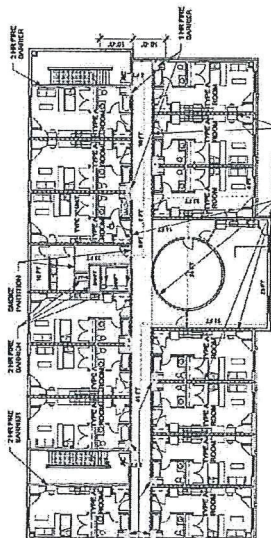
East-West Bldg Section - Code Section



① Basement Code Plan
1/16" = 1'-0"



2 Level 1 Code Plan



Level 2 Code Plan



Frogtown Neighborhood Association (District 7)

501 North Dale Street, Saint Paul, MN 55103
651-236-8699 www.frogtown.org

FILE
18-067877

City of Saint Paul
Board of Zoning Appeals

June 5, 2018

Dear BZA Members,

I am writing to express the Frogtown Neighborhood Association's strong support for Ain Dah Yung Center Mino Oski Ain Dah Yung Project. Mino Oski means "our good new home." That is how Frogtowners feel about this Project. We welcome Ain Duh Yung's good new home.

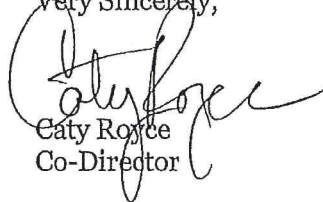
Ain Duh Yung attended the January Frogtown Forum where the project was presented. There was unanimous support for Mino Oski. Ain Dah Yung also included the direct neighbors in extensive planning processes. Their outreach and follow through has been superb; a respect and authentic relationship building values with community we wish all our development partners displayed.

There has been NO concern voiced at the Frogtown Forum or since, related to the number of youth served at 42. We see the cultural support envisioned by Ain Dah Yung Center as absolutely perfect for that number of youth. Native youth may be the most at risk population for homelessness. FNA wants as many youth as can be supported through this project to be supported. Frogtown welcomes every single one these youth.

The neighbors are also prepared to become part of the larger network that holds the youth and Ain Dah Yung safe and supported in community.

Please contact me with any questions or further clarification of our position.

Very Sincerely,


Katy Royce
Co-Director


Tia Williams
Co-Director

Date: May 10, 2018
File #: 18 - 057877
Folder Name: 769 UNIVERSITY AVE W
PIN: 352923130246



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