# Staff Report

Saint Paul Planning Commission
Zoning Committee

## Zoning Application: 500 Broadway Street Rezoning (PEDREZ-000200-2025)

| | |
|---|---|
| **Location** | 500 Broadway Street |
| **Application Type** | Rezoning |
| **Applicant** | Baillon Company |
| **Request** | Rezone four I1 parcels to B5. |
| **Staff Recommendation Summary** | Approval |
| **District Council Recommendation** | The Dayton's Bluff District Council has not submitted a letter of recommendation at the time of this writing. |
| **Public Hearing Date** | 12/18/2025 |
| **Deadline for Action** | 1/23/2026 |
| **Staff** | Stefan Hankerson, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us |

### Parcel Information

| | |
|---|---|
| **PIN** | 31-29-22-41-0012, 31-29-22-41-0013, 31-29-22-41-0014, 31-29-22-41-0015 |
| **Legal Description** | Lots 1-8 and vacated alley accruing, Block 4, Kittson's Addition |
| **Parcel Size** | 1.06 acres |
| **Existing Land Use** | Surface parking lot |
| **Zoning** | I1 |
| **Surrounding Land Use** | North: Multifamily residence (B5)<br>East: Warehouse (I1)<br>South: Warehouse (I1)<br>West: Interstate Highway (I1) |
| **2040 Future Land Use Designation** | Mixed-Use |
| **History** | The site has been zoned I1 light industrial since the 1975 citywide rezoning. The property was acquired by the applicant in 2004. |




*Figure 1. Aerial map of Subject Parcel*

## Application Request

The application requests the rezoning of four I1 parcels to B5 zoning district at 500 Broadway Street.

## Zoning Analysis

### Rezoning Findings of Fact:

1. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of the parcels as Mixed-Use, the same as other properties south of Grove Street in this vicinity. The main distinguishing characteristic of Mixed-Use areas are a balance of jobs and housing within walking distance of one another. The proposed B5 zoning permits a mix of uses that are compatible with the future land use designation.
2. The rezoning contributes to orderly and predictable development. The B5 central business-service district permits a range of uses in proximity to the central business district, including wholesaling and certain manufacturing, that are compatible with the surrounding multifamily housing, office/warehouse, medical office, and parking uses. The proximity to dense areas of housing and employment, and to the central business district, make the B5 zoning district appropriate for the property proposed to be rezoned.

   Additionally, there is B5 zoning directly north of the site, two blocks south, and across from the two highways. Rezoning to B5 at this location is an orderly way to implement the Comprehensive Plan.

## Action

### Recommended Motion

Move to adopt the staff recommendation to approve rezoning of four (4) I1 parcels to B5.

## Additional Options

- Deny the rezoning
- Lay over

Any motion should be supported by the findings.  This may require changes in the staff-recommended findings.

**Attachments**

SAINT PAUL
MINNESOTA

# SUBMITTAL SUMMARY REPORT (PEDREZ-000200-2025)
# FOR CITY OF SAINT PAUL

**PERMIT ADDRESS:** 500 BROADWAY ST
St. Paul, MN 55101

**PARCEL:** 312922410014

**APPLICATION DATE:** 11/24/2025

**SQUARE FEET:** 0

**DESCRIPTION:** Rezone all parcels to B5.

**EXPIRATION DATE:**

**VALUATION:** $0.00

| CONTACTS | NAME | COMPANY | ADDRESS |
|---|---|---|---|
| Applicant | Mike Hudson | | |
| | Willy Boulay | | 550 Broadway Street<br>St. Paul, MN 55101 |
| Stated Property Owner | Paul Baillon | Baillon Company | |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---|---|---|---|---|
| v. | | | | |

## SUBMITTAL DETAILS

**v.**

# PROJECT NARRATIVE

500 Broadway Street, St Paul, MN 55101

**SUMMARY**

This rezoning request proposes to rezone 4 separate parcels located at 500 Broadway Street from I1 to B5 for a proposed multifamily or mixed use development. These parcels are all a part of one contiguous site approximately 1 acre in size.

This project is being proposed by Broadway Street Development (fka LS Black Development). Broadway Street recently completed a redevelopment at the site next door; a 1-acre, 6-story, 128-apartment home mixed use project completed in December 2024. That project, called The Balsam on Broadway, is 100% affordable to tenants between 30% and 80% of Area Median Income (AMI); the project is also host to Broadway Street Development's new headquarters in an approximately 5,200 square foot commercial office space. The project achieved LEED Gold status, and was rezoned to B5 in 2021.

500 Broadway is proposed to be a sister development to The Balsam on Broadway. 100% of the housing units are planned to be proposed between 30% and 80% AMI and would offer a similar suite of in-unit and common area amenities to residents, which are detailed below. Broadway Street Development is excited to continue to build out the eastern edge of downtown through B5 zoning as contemplated in St. Paul's Comprehensive Plan; this rezoning proposal would result in additional high quality affordable housing options and continue to build a cohesive, walkable, and pedestrian scale neighborhood that was previously dominated by surface parking and obsolete commercial buildings.

**POTENTIAL UNIT AMENITIES**

Each apartment home is planned to have the following amenities:

| | | |
|---|---|---|
| Quartz countertops | Stainless Steel Appliances | Side by side Washer & Dryer |
| Balcony or Patio | Keyless electronic fob access | Kitchen island or peninsula |
| Master walk-in closets | LVT Flooring | LED Lighting |

**POTENTIAL COMMON AMENITIES**

The community is planned have a full suite of amenities to offer tenants. The common amenities will include a clubroom, kitchen and 6th floor sky deck, fitness room with on demand fitness classes, a year-round interior kids playroom, work from home spaces, on site management and maintenance staff, and secured access to buildings.

Residents of 500 Broadway Street will also be able to enjoy access to multiple transit options via the Green Line, high frequency bus service, and a future separated bike lane on Broadway Street. The site, adjacent to both downtown St. Paul and Payne-Phalen, has excellent access to employment from Region's Hospital, Health Partners, and numerous employers across the 9th Street bridge in downtown St. Paul.

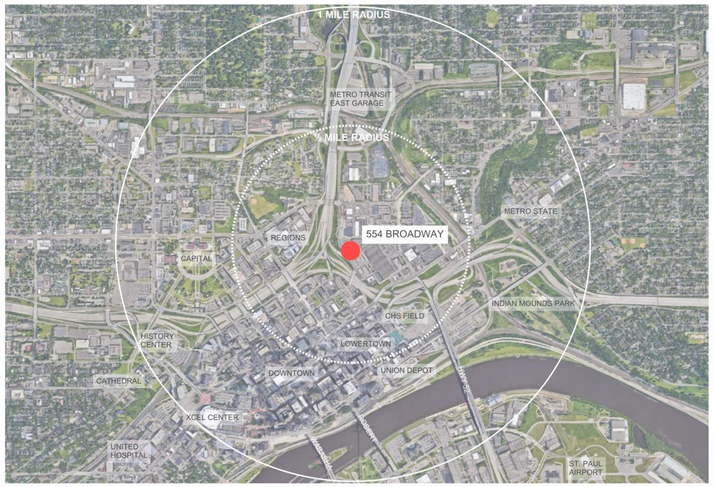



1 3D View 51
SCALE

# PHASE 2
# THE BALSAM ON BROADWAY

500 BROADWAY ST
SAINT PAUL, MN 55101

## SITE LOCATION




## NARRATIVE

## PROJECT TEAM

### DEVELOPER

**Broadway Street Development**
550 BROADWAY STREET
SAINT PAUL, MN 55101

| | |
|---|---|
| WILLY BOULAY | WILLY@BROADWAYSTREETDEV.COM |
| MICHAEL HUDSON | MIKE@BROADWAYSTREETDEV.COM |

### ARCHITECT

**TUSHIE MONTGOMERY ARCHITECTS**
7645 LYNDALE AVE SOUTH SUITE 100 612-861-9636
RICHFIELD, MN 55423

| | |
|---|---|
| DAN PELLINEN | DANP@TMIARCHITECTS.COM<br>612-389-9485 |
| EVAN JACOBSEN, AIA | EVANJ@TMIARCHITECTS.COM<br>612-389-9489 |

### CIVIL ENGINEER

### LANDSCAPE ARCHITECT

## DEVELOPMENT SUMMARY

### LEGAL DESCRIPTIONS

### SITE REGULATIONS

**ZONING**

### SITE AREA

44,341 S.F (1.02 ACRES) (VERIFY WITH SURVEY)

### BUILDING INFORMATION

**BUILDING AREA**

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|---|---|
| GARAGE - 1ST FLOOR | 26,440 SF |
| **TOTAL GARAGE SF** | **26,440 SF** |
| 1ST FLOOR | 39,634 SF |
| 2ND FLOOR | 29,544 SF |
| 3RD FLOOR | 29,544 SF |
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| 6TH FLOOR | 29,129 SF |
| **TOTAL FINISH SF** | **160,499 SF** |
| **TOTAL GROSS SF** | **186,939 SF** |

### UNITS

**UNIT MIX**

| | |
|---|---|
| 1 BED | 21 (17%) |
| 2 BED | 55 (45%) |
| 3 BED | 46 (38%) |
| **TOTAL UNITS** | **122 UNITS** |

(?? TYPE A UNITS REQUIRED)

**UNITS PER FLOOR**

| | |
|---|---|
| 1ST FLOOR | 03 UNITS |
| 2ND FLOOR | 24 UNITS |
| 3RD FLOOR | 24 UNITS |
| 4TH FLOOR | 24 UNITS |
| 5TH FLOOR | 24 UNITS |
| 6TH FLOOR | 23 UNITS |

### PARKING

| | |
|---|---|
| STANDARD | 75 SPACES |
| COMPACT | 3 SPACES |
| ACCESSIBLE | 4 SPACES |
| **TOTAL NEW PARKING** | **82 SPACES** |

## DRAWING INDEX


| | |
|---|---|
| CS | COVER SHEET |

**CIVIL**

**LANDSCAPE**

**ARCHITECTURAL**

| | |
|---|---|
| A1 | 1ST FLOOR PLAN |
| A2 | 2ND FLOOR PLAN |
| A3 | 3RD-5TH FLOOR PLAN |
| A4 | 6TH FLOOR PLAN |
| A5 | ROOF PLAN |
| A6 | ELEVATIONS |
| A7 | ELEVATIONS |
| A8 | ELEVATIONS |
| A9 | PERSPECTIVES |

**PLUMBING**


TUSHIE MONTGOMERY ARCHITECTS

**PROJECT**
**BROADWAY - PHASE 2**

**ADDRESS**
500 Broadway Street
St. Paul, MN 55101

**PHASE**
SCHEMATIC DESIGN

**PREPARED BY**
TUSHIE MONTGOMERY ARCHITECTS
7645 Lyndale Avenue South
Suite 100
Richfield, MN 55423

**PREPARED FOR**
Broadway Street Development
550 Broadway Street
Saint Paul, MN 55101

NOT FOR CONSTRUCTION

**ISSUANCES**

| | |
|---|---|
| Issuance | xx/xx/xxxx |

**REVISIONS**

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**COVER SHEET**

CS

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1 1ST FLOOR PLAN
SCALE 1" = 10'-0"

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1ST FLOOR PLAN

A1

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1 2nd Floor Plan
SCALE 1" = 10'-0"

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2ND FLOOR PLAN

A2

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1 3rd - 5th Floor Plan
SCALE 1" = 10'-0"

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**3RD-5TH FLOOR PLAN**

**A3**

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1 6th Floor Plan
SCALE 1" = 10'-0"

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ARCHITECTS

**PROJECT**

# BROADWAY - PHASE 2

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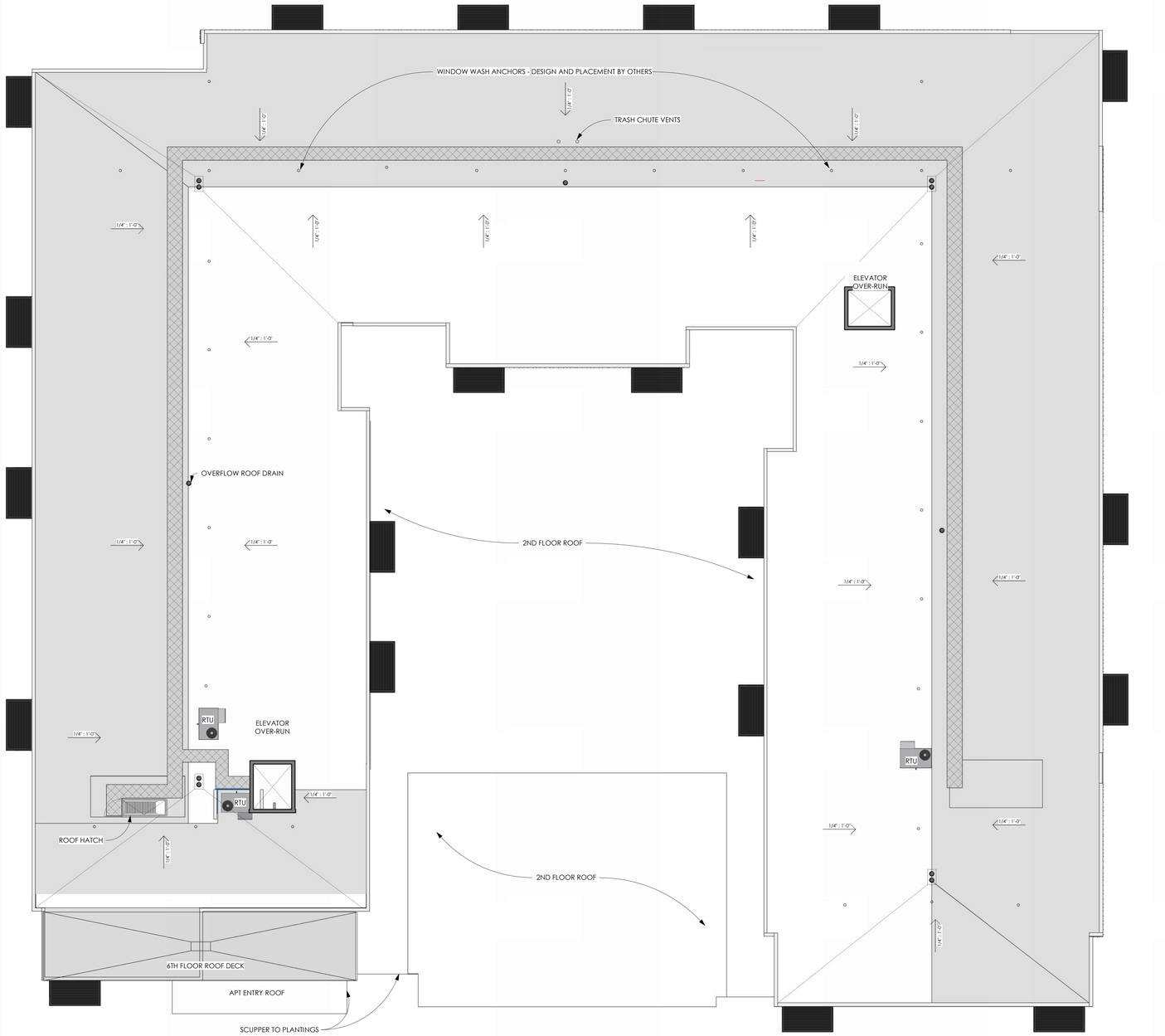
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**6TH FLOOR PLAN**

**A4**

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1 Roof Plan
SCALE 1" = 10'-0"

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**ROOF PLAN**

**A5**

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1 Southwest Elevation (Broadway)
SCALE 1/8" = 1'-0"




2 Northeast Elevation (Pine)
SCALE 1/8" = 1'-0"

**Southwest (Broadway) Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Northeast (Pine) Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Overall Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

1 Brick #1 (Glen Gery Cloudscape - Utility)

2 Metal Panel #1 (Stone White - Standing Seam - Random Offset)

3 Metal Panel #2 (ACM - Focus Black II)

4 Metal Panel #3 (ACM - HWH Bio White)

5 Fiber Cement Lap Siding (Iron Gray - 6" Exposure)

6 Nichiha VintageWood Fiber Cement Siding (Cedar - 6" Exposure)


TUSHIE MONTGOMERY
ARCHITECTS


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550 Broadway Street
Saint Paul, MN 55101

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**ISSUANCES**

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**ELEVATIONS**

**A6**


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1 Southeast Elevation (Balsam)
SCALE 1/8" = 1'-0"




2 Northwest Elevation (Spruce)
SCALE 1/8" = 1'-0"

**Southeast (Balsam) Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Northwest (Spruce) Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Overall Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

1 Brick #1 (Glen Gery Cloudscape - Utility)

2 Metal Panel #1 (Stone White - Standing Seam - Random Offset)

3 Metal Panel #2 (ACM - Focus Black II)

4 Metal Panel #3 (ACM - HWH Bio White)

5 Fiber Cement Lap Siding (Iron Gray - 6" Exposure)

6 Nichiha VintageWood Fiber Cement Siding (Cedar - 6" Exposure)


TUSHIE MONTGOMERY
ARCHITECTS


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|---|---|

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**ELEVATIONS**

# A7


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1 Southeast Courtyard Elevation
SCALE 1/8" = 1'-0"




2 Northwest Courtyard Elevation
SCALE 1/8" = 1'-0"




3 Northeast Courtyard Elevation
SCALE 1/8" = 1'-0"

**Southeast Courtyard Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Northwest Courtyard Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Northeast Courtyard Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Office Back/Sides Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
| Metal Panel (ACM) | xx% |
| Fiber Cement Lap Siding | xx% |
| Nichiha VintageWood Siding | xx% |
| Glazing | xx% |

**Overall Material Percentages**

| | |
|---|---|
| Brick | xx% |
| Metal Panel (Standing Seam) | xx% |
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TUSHIE MONTGOMERY ARCHITECTS

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**ISSUANCES**

| | |
|---|---|
| Issuance | xx/xx/xxxx |

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**ELEVATIONS**

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1 SOUTHWEST PERSPECTIVE (BROADWAY ST)
SCALE




2 NORTHEAST PERSPECTIVE (PINE ST)
SCALE



3 3D View 48
SCALE



4 3D View 50
SCALE




5 SOUTH - AERIAL
SCALE




6 EAST - AERIAL
SCALE




7 NORTH - AERIAL
SCALE




8 WEST - AERIAL
SCALE

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TUSHIE MONTGOMERY ARCHITECTS

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# BROADWAY - PHASE 2

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**ISSUANCES**

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**PERSPECTIVES**

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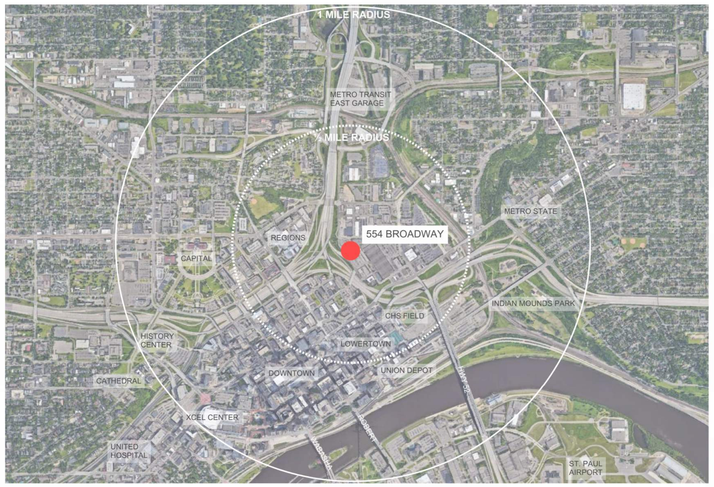



1 3D View 51
SCALE

# PHASE 2
# THE BALSAM ON BROADWAY

500 BROADWAY ST
SAINT PAUL, MN 55101

## SITE LOCATION




## NARRATIVE

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**Broadway Street Development**
550 BROADWAY STREET
SAINT PAUL, MN 55101

| | |
|---|---|
| WILLY BOULAY | WILLY@BROADWAYSTREETDEV.COM |
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### CIVIL ENGINEER

### LANDSCAPE ARCHITECT

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(?? TYPE A UNITS REQUIRED)

**UNITS PER FLOOR**

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**CIVIL**

**LANDSCAPE**

**ARCHITECTURAL**

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**PLUMBING**


TUSHIE MONTGOMERY ARCHITECTS

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**PREPARED BY**
TUSHIE MONTGOMERY ARCHITECTS
7645 Lyndale Avenue South
Suite 100
Richfield, MN 55423

**PREPARED FOR**
Broadway Street Development
550 Broadway Street
Saint Paul, MN 55101

NOT FOR CONSTRUCTION

**ISSUANCES**

| | |
|---|---|
| Issuance | xx/xx/xxxx |

**REVISIONS**

220060A

**COVER SHEET**

CS

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10/20/2025 1:27:36 PM

# Aerial Map (Land Use: Mixed Use; Zoning: I1)

11/25/2025 7:49 AM




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0 0.01 0.03 0.05 mi

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# Land Use Map (Mixed Use)

11/25/2025 7:50 AM




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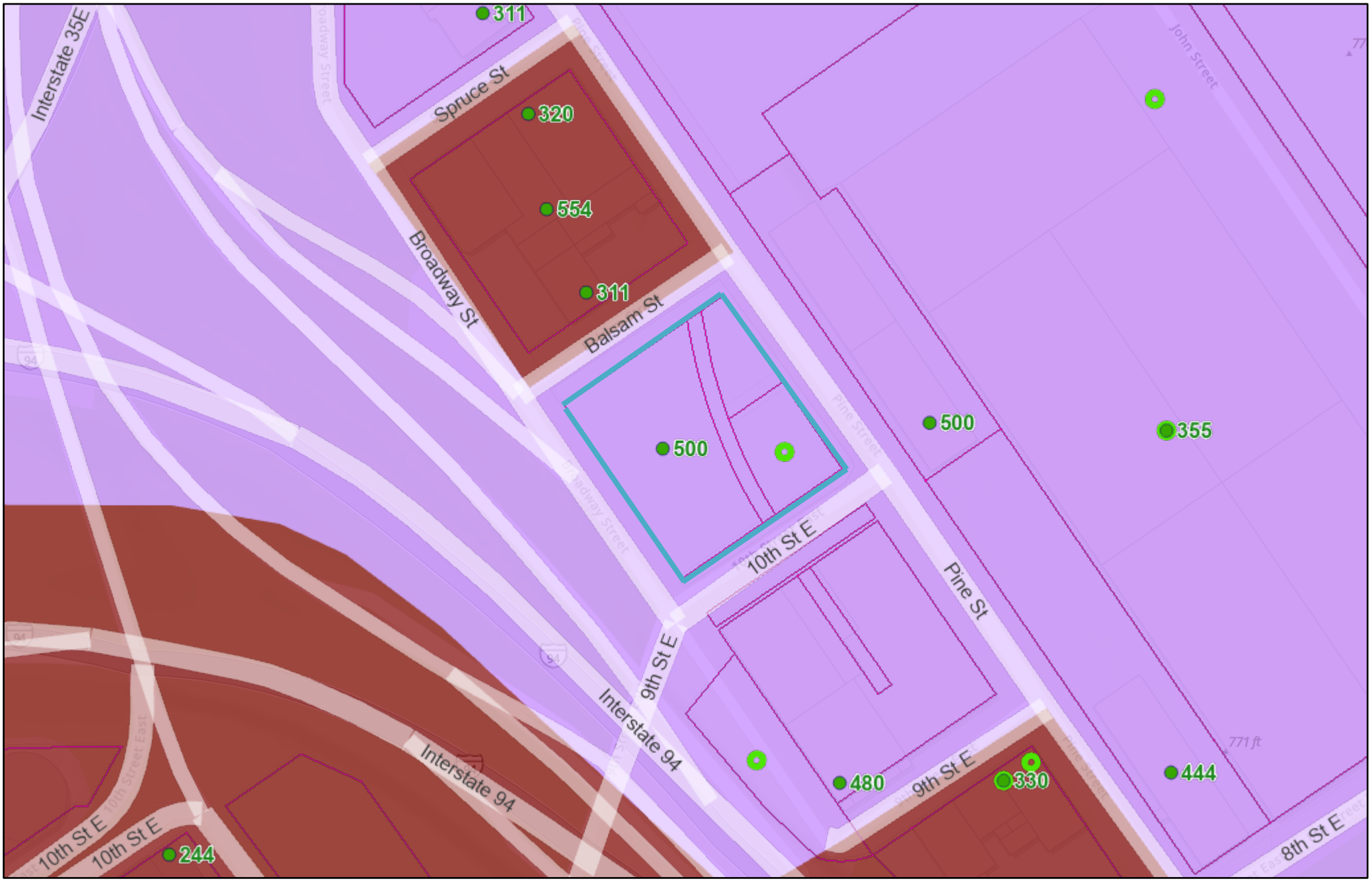
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# Zoning Map (I1)

11/25/2025 7:50 AM




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