

ZONING COMMITTEE STAFF REPORT

FILE NAME: 0 MADISON STREET VARIANCE

FILE # 22-104-395

APPLICANT: Trellis Treehouse Acquisition LLC

HEARING DATE: December 1, 2022

TYPE OF APPLICATION: Variance

LOCATION: 0 Madison Street (north of 2319 West 7th Street)

PIN & LEGAL DESCRIPTION: 22.28.23.22.0080; South 100 feet of the east 263 feet of Lot 79; Lane's Edgumbe Hills

PLANNING DISTRICT: 15

PRESENT ZONING: R1

ZONING CODE REFERENCE: § 61.601; § 61.202(b); § 63.111(b)

STAFF REPORT DATE: November 23, 2022

BY: Kady Dadlez

DATE RECEIVED: October 7, 2022

DEADLINE FOR ACTION: February 20, 2023

- A. **PURPOSE:** Variance for residential development on a steep slope with significant regrading, tall retaining wall, and creation of trough-shaped yards between a new building and the new retaining wall.
- B. **PARCEL SIZE:** The depth of the parcel is 263.40 feet and the width is 100 feet for a total lot area of 26,340 square feet. The parcel has no frontage on an improved street.
- C. **EXISTING LAND USE:** The property is vacant with wooded bluff.
- D. **SURROUNDING LAND USE:**
North: Wooded bluff and 1-family residential uses in an R1 district.
East: Wooded bluff on unimproved Madison Street right of way and parkland in an R1 district.
South: Multifamily residential and rehabilitation center in an RM2 district and commercial in a T3 district.
West: Wooded bluff and 1-family residential in an R1 district.
- E. **ZONING CODE CITATION:** § 61.601 lists the findings for all variances. § 61.202(b) authorizes the planning commission to grant variances when related to permits and rezonings. § 63.111 regulates residential development on steep slopes.
- F. **HISTORY/DISCUSSION:** There are no previous zoning cases concerning this property. In addition to the variance application, the applicant applied to rezone the property from R1 to RM2 and the Zoning Administrator referred the site plan to the Planning Commission for review due to the steep slopes.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council voted to support the variance. The resolution is attached to the staff report.
- H. **FINDINGS:**
1. The applicant owns the property and proposes to develop a five-story affordable senior housing apartment building with 36 units (27 of the units to be affordable at 30% AMI and 9 units affordable at 50% AMI). The project proposes a combination of one-bedroom, studio, and efficiency units, structured tuck-under parking, and associated amenity space. The roof of the proposed building would be approximately 30' to 40' below the first floor of the single family residential properties to the north and northwest along Lower St. Dennis Road. The project site, located behind the Highland Chateau Health and Rehabilitation Center, at 2319 West 7th Street was chosen due to its proximity to an existing care facility that provides services that will be available to the senior residents of the new building. One-way circulation for vehicles is planned, with an entrance on the west from St. Paul

Avenue to the Highland Chateau driveway and then to an exit on the east at West 7th Street; a “right turn only” sign is planned at the exit.

2. The subject property is a lot of record that has 100 feet of frontage on Madison Street, a platted but unimproved street right of way bordering the subject property on the east. Because the parcel lacks frontage on an improved street and is landlocked, the applicant proposes to gain access to the property via a private street onto which an address can be obtained (Highland Chateau’s existing semi-circular drive is proposed to be established as a private street). The applicant is working with Department of Public Works staff on the process to establish a private street. A reciprocal maintenance, use and easement agreement will allow for vehicular access and access for public sewer and water services and utilities.

Legislative Code § 71.06 does not allow issuance of an address number for property that does not abut upon a graded and surfaced street or does not have public sewer and water services available for connection and does not allow a building permit to be issued for property without an official designated address number from the Department of Public Works.

3. The project site is heavily vegetated and has very steep slopes that range from 45% up to nearly 70% throughout the site (grade change of 65 feet from the south end at elevation 820’ to elevation 885’ at the northwest corner). § 63.111 of the Zoning Code regulates residential development on slopes greater than 12%. Item (a) in § 63.111 requires an engineering report on slope stability and hydrology if the Zoning Administrator determines one is warranted. In this case the Zoning Administrator determined an engineering report is warranted. Specific elements of the engineering report as described in § 63.111(a)(1-3) must be submitted to the city and accepted before a grading permit will be issued. An engineering report on slope stability and hydrology has been requested but not yet received.

Item (b) in § 63.111 states that *“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.”* The proposed building is designed to fit into the hillside to minimize significant regrading as much as possible. The design includes siting the building as close to the southern property line as possible, making the depth of the building as shallow as possible, and designing for multiple stories to reduce the size of the building footprint. The design allows grade on the north side of the building to be equal to the third-floor level which results in a retaining wall with an exposed face that is roughly 14’ tall for its highest sections. The building footprint is stepped along the northwest corner which allows the retaining wall path to follow the natural contours at the steepest part of the hill to minimize the height as much as possible. The height of the wall is greatest for its northwest corner roughly 80’ portion and it is held even tighter to the building here to keep it as low as possible. As the wall moves to the east it steps down with the natural topography which allows it to reduce the exposed face until it disappears altogether. The retaining wall will be constructed first and is intended to be slightly deeper than the footings of the proposed building. This allows the wall to serve as shoring for the building and thereby minimize any over-excavation deeper into the hillside. Sharing the existing drive way with the Highland Chateau property and using it to bring in public services and utilities also helps minimize regrading and keeps platted Madison Street right of way in its natural state. Despite these design considerations,

significant regrading of about 10,800 square feet of the site (over 40%) and a tall retaining wall, about 14' in its highest sections, with the resulting trough-shaped yards are proposed for the project. Hence, a variance has been requested to permit significant regrading, a tall retaining wall, and creation of trough-shaped yards between a new building and the new retaining wall.

Item (c) in § 63.111 requires tree preservation where possible and protection during construction. A tree preservation plan is required and tree replacement requirements are prescribed. A tree preservation plan was submitted with the site plan review application. Item (d) in § 63.111 provides standards for retaining walls taller than four feet and calls for walls to be constructed under city permit with frost footings as required by the state building code and engineered to retain lateral earth pressures consistent with the principles of soils mechanics, and detailed to minimize hydrostatic pressures.

4. § 61.601 states that the planning commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:

(a) The variance is in harmony with the general purposes and intent of the zoning code.

Zoning code § 63.111 regulates residential development on slopes greater than 12%.

Development on steep slopes is not easy and requires careful thought and detailed plans created by professionals to demonstrate how a project can be designed and carried out. Through its submittal of site plan review documents the applicant has demonstrated how the project can be designed to be carried out in a way that minimizes significant regrading (the site plan shows regrading about 10,800 square feet, a little over 41% of the site) and provides for a single story retaining wall (about 14' high for about 80 feet of length at its highest), rather than a three story wall, that protects the undisturbed portion of the slope after regrading. As a result, the project can be carried out in a manner that protects the public health, safety, and general welfare of the community and the variance is in harmony with this general purpose and intent of the zoning code. The variance is also in harmony with the intent of the zoning code to provide housing choice and affordability. Saint Paul is experiencing a housing shortage in general and a significant affordable housing shortage in particular. The variance would allow residential development on a challenging site to develop due to its steep slopes, noting that the developer has demonstrated how the project design can be carried out in a way that minimizes significant regrading as much as possible and provides for as low a retaining wall that protects the undisturbed portion of the slope after regrading. The concern about trough-shaped yards in § 63.111(b) appears to relate to their general aesthetics as not being attractive. While the retaining wall will result in a trough-shaped yard between the new building and the retaining wall, the wall will be located at the rear of the development and behind the Highland Chateau building and will not be visible to the general public.

(b) The variance is consistent with the comprehensive plan. The variance for residential development on a steep slope with significant regrading, a tall retaining wall, and creation of trough-shaped yards is consistent with the comprehensive plan. The 2040 Comprehensive Plan does not specifically address residential development on steep slopes. Land use policy LU-21 calls for identifying, preserving, protecting and, where possible, restoring natural resources and habitat throughout the city with the following ordinances: Tree Preservation Overlay District; River Corridor Overlay District; and Subdivision Regulations. However, with no subdivision proposed, none of the ordinances referenced in policy LU-21 apply to the requested variance. While the Great River Passage Master Plan addendum to the Comprehensive Plan speaks to

preservation of natural areas, and the bluff is shown as a natural area on its natural areas map, the plan itself acknowledges that it is primarily a parks plan.

The project seeks to provide high quality affordable and deeply affordable housing for seniors. The comprehensive plan supports the development of affordable housing. The variance would permit the proposed affordable housing to be developed on a steep slope as demonstrated by the developer that it can be carried out in a way that minimizes significant regrading as much as possible and provides for as low a retaining wall as possible that protects the undisturbed portion of the slope after regrading. Policy H-31 calls for supporting the development of new affordable housing units throughout the city and Policy H-37 calls for encouraging the development of affordable housing in areas well-served by transit and/or in proximity to employment centers. The Highland District Plan includes housing objectives and policies that support the development of affordable housing. Objective H.1 calls for increasing the diversity of housing options so that people of all ages, cultures, ethnicities and incomes have a place in the neighborhood and Policy H1.8. encourages development of affordable housing throughout Highland Park.

(c) 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 application states that the steep slopes of the project site present practical difficulties in complying with the requirement for residential development on steep slopes and that it would not be possible to develop the project without significant regrading, a tall retaining wall, and resulting trough-shaped yards. The applicant acknowledges that the reason for the standard in the zoning code is the reason for the need for the variance. The applicant has developed a design and plan for the project that seeks to minimize significant regrading, minimize slope disruption, and stabilize the slope with as low a retaining wall as possible. The applicant provided the following information on the three main functions the retaining wall will serve:

- a. The building is designed to strike a balance of fitting into the hillside while still achieving the goal of 36 affordable units for seniors. The design prioritizes placing all interior spaces that do not need windows along the north side of the building on the first two floors. This approach allows grade on the north side of the building to be equal to the third-floor level which results in a retaining wall with an exposed face that is roughly a single story tall at its highest point rather than three stories tall. The building footprint is stepped along the northwest corner which allows the retaining wall path to follow the natural contours at the steepest part of the hill to minimize the height as much as possible. The height of the wall is greatest at the northwest corner and it is held even tighter to the building here to keep it as low as possible. The result of these strategies is the creation of a recessed yard between the north side of the building and the retaining wall itself which acts as a light well allowing access to natural light for the third-floor spaces facing north. The stairs and elevator shaft are located at the northwest corner to mitigate the reduced access to daylight given the height and proximity of the retaining wall. As the wall moves to the east it steps down with the natural topography which allows it to reduce the exposed face until it disappears altogether. The third-floor units at grade on the north side are arranged to maximize views and daylight.

- b. The retaining wall will be constructed first and is intended to be slightly deeper than the footings of the proposed building. This allows the wall to serve as shoring for the building and thereby minimize any over-excavation deeper into the hillside. It also addresses the challenging issue of drainage by dealing with hydrostatic pressure created by water runoff to be handled at the retaining wall rather than the building foundation wall. A series of drain tiles along the retaining wall will be able to direct water away from the building's foundation and into catch basins that will connect into the retention pipe.
 - c. The site is bordered on the south side by an existing utility easement. The entire parcel is steeply sloping up to the north. These conditions make locating an underground storm retention tank extremely challenging. By constructing the retaining wall prior to the building, the resulting interstitial space allows a reinforced concrete pipe to be installed between the wall and building without needing to expand excavation to the east or west. This solution also substantially reduces the need for additional tree removal.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* While acknowledging that the practical difficulties for the proposed development in complying with the requirements and standards for residential development on steep slopes are due to the steep slopes and heavy vegetation on the site, the application addresses three challenges unique to the property that were not created by the landowner: existing grade; stormwater; and utility easement.

Existing Grade - The challenging grade on the parcel exists naturally and is not a condition that was created by the owner. The slopes range from 45% up to nearly 70% throughout the site. The retaining wall and resulting yard between itself and the building are a solution to allow light into the north facing units on the third floor. The building is designed to fit into the hillside as much as possible. The footprint of the building is organized as a long east-west bar with as narrow a profile as possible to minimize excavation. To achieve this, the north facing units are designed to be very shallow (only 18' deep), which reduces the overall depth and footprint of the building. Furthermore, no basement is proposed to minimize excavation.

Stormwater - The slopes on the site coupled with the heavy vegetation are existing conditions that make managing stormwater very challenging. The retaining wall solves two problems: 1) The retaining wall and resulting yard space create a space to locate an underground stormwater retention pipe; and 2) The retaining wall allows the below grade water and surface runoff coming down the hill to be handled at the retaining wall rather than the building foundation.

Utility Easement - The existing electrical utility easement along the south edge of the parcel requires the building to be sited further into the hillside which further necessitates the need for the retaining wall.

- (e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding can be met. The applicant has applied to rezone the property from R1 single family residential to RM2 multiple family residential to allow construction of the proposed apartment building. A variance of 63.111(b) is needed to allow the development. If the rezoning to RM2 is approved, the variance would not permit any use that is not allowed in the zoning district.
- (f) *The variance will not alter the essential character of the surrounding area.* The parcel has steep slopes and is heavily vegetated. The proposed retaining wall allows

the first two stories of the building to be built into the hillside and preserve the natural topography and vegetation directly to the north and west of it on about 60% of the site. The resulting recessed yard space between the retaining wall and the building is critical to provide light into the north facing units on the third floor. While the variance to allow the development will represent a change to the character of the previously undeveloped property itself, the variance will not alter the essential character of the surrounding area. Unlike the wooded steep slopes that have been preserved and kept free from development immediately to the east and southwest because they are in public ownership, the subject property and the developed R1 properties to the north are in private ownership. The lots to the north are developed with single family residential uses on flatter ground on top of the bluff. Development of the subject property will result in a change to the wooded steep sloped site, which is inconsistent with the undeveloped nature of the steep slope portions of R1 properties to the north, east and west, but compatible with the essential character of the surrounding area. The surrounding area is characterized by Highland Apartments to the southwest where there are two three-story apartment buildings, Highland Chateau directly to the south that provides transitional care rooms, unimproved Madison Street to the east and wooded bluff parkland beyond, and Snelling Avenue South and single family homes to the north and northwest along Lower St. Dennis Road and their steep sloped and wooded backyards abutting and near the project site.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the request for variance of the requirements and standards for residential development on a steep slope to permit significant regrading, a tall retaining wall, and creation of trough-shaped yards on property at 0 Madison Street (north of 2319 West 7th Street at West 7th Street and St. Paul Avenue), PIN 22.28.23.22.0080, subject to the following additional conditions:
1. Final plans approved by the Zoning Administrator for this use must be in substantial compliance with the plans submitted and approved as part of this application.
 2. The specified elements of the required engineering report on slope stability and hydrology per § 63.111(a)(1-3) must be submitted to the City for review and acceptance before any permits will be issued, including grading permits. The findings in the engineering report may result in required revisions to project plans as determined by Department of Safety and Inspections staff. If revisions to project plans are required as a result of the engineering report, these revisions to plans must be made to all plans submitted to the City for approval before any permits will be issued, including grading permits.
 3. A private street to serve the development must be established. The private street must be established based upon a plan submitted to and approved by both the Department of Public Works and the Department of Safety and Inspections, Division of Fire Inspections, before final site plan approval.
 4. The present reciprocal maintenance, use and easement agreement must be reviewed by the Department of Public Works and the City Attorney's Office. This review may result in revisions to the said agreement being required as added conditions to the variance granted here. Revisions resulting from the review must be made to the present reciprocal maintenance, use and easement agreement. The revised reciprocal maintenance, use and easement agreement must be duly recorded with Ramsey County before final site plan approval.



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name Trellis Treehouse Aquisition LLC
(must have ownership or leasehold interest in the property, contingent included)

Address 614 North First Street, Suite 100 City Minneapolis State MN Zip 55401

Email dwalsh@trellismn.org Phone 612-274-7817

Name of Owner (if different) _____ Email _____

Contact Person (if different) Mike Madden (Project Architect) Email mike.madden@lhbcorp.com

Address 701 Washington Avenue N., Suite 200 City Minneapolis State MN Zip 55401

PROPERTY INFO

Address / Location Un-assigned Oak Avenue (2317 7th St W, St Paul, MN 55116 is adjacent parcel to south)

PIN(s) & Legal Description See attached Survey
(attach additional sheet if necessary)

_____ Lot Area 26,340 SF Current Zoning R1

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code Section 63.111(b)

Tall retaining wall and trough shaped yard. State the requirement and variance requested. _____

A variance is requested to allow a tall retaining wall and resulting yard space between the building and retaining wall. Refer to attached plans.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

See attached Memo

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

See attached Memo

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

See attached Memo

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

See attached Memo

Required site plan is attached

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Date

10/7/2022



MEMORANDUM

Treehouse

Trellis Treehouse Acquisition LLC

October 7, 2022

To: Kady Dadlez
From: Mike Madden
Re: Zoning Variance Findings

Please find below written responses to the 4 required findings outlined in the variance application. In addition, responses have been provided addressing the comprehensive plan and zoning code purpose and intent.

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

Response:

The project is in harmony with the general purposes and intent of the zoning code. It will provide housing choice and affordability, adheres to the goals of the comprehensive plan, and maintains adequate light, air, privacy and convenience of access to property for the current parcel as well as all neighboring properties.

The variance is consistent with the comprehensive plan.

Response:

The project seeks to provide high quality affordable units for Seniors. The variance to allow a tall retaining wall and a recessed yard is necessary to achieve the project goals of providing new construction of 36 deeply affordable senior housing. The site was chosen due to proximity to an existing care facility that provides services that will be available to the residents of the new building. The project shares many of the same goals as the comprehensive plan including:

- Population growth focused around transit
- Infrastructure for all ages and abilities
- Decent, safe and healthy housing.
- Well-designed, energy-efficient buildings
- Fair and equitable access to housing
- Stable rental housing
- Improved access to affordable housing

1. *Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.*

Response:

Without the construction of a retaining wall, it would not be possible to build on the property. The retaining wall serves three main functions:

- a. The building is designed to strike a balance of fitting into the site while still achieving the goal of 36 affordable units for seniors. The design prioritizes placing all spaces that do not need windows along the north side of the building on the first two floors. This approach allows grade on the north side of the building to be equal to the third-floor level which results in a retaining wall with an exposed face that is roughly a single story tall at its highest point rather than three stories tall. The building footprint is stepped along the northwest corner which allows the retaining wall path to follow the natural contours at the steepest part of the hill to minimize the height as much as possible. The height of the wall is greatest at the northwest corner and it is held even tighter to the building here to keep it as low as possible. The result of these strategies is the creation of a recessed yard between the north side of the building and the retaining wall itself which acts as a light well allowing the third-floor spaces facing north. The stairs and elevator shaft are located at the northwest corner to mitigate the reduced access to daylight given the height and proximity of the retaining wall. As the wall moves to the east and it steps down with the natural topography which allows it to reduce the exposed face until it disappears altogether. The third-floor units are arranged here to maximize views and daylight.
 - b. The retaining wall will be constructed first and is intended to be slightly deeper than the footings of the proposed buildings. This allows the wall to serve as shoring for the building and thereby minimize any over-excavation deeper into the hillside. It also addresses the challenging issue of drainage by dealing with hydrostatic pressure created by water runoff to be handled with at the retaining wall rather than the building foundation wall. A series of drain tiles along the retaining wall will be able to direct water away from the building's foundation and into catch basins that will connect into the retention pipe.
 - c. The site is bordered on the south side by an existing utility easement. The entire parcel is steeply sloping to the north. These conditions make locating an underground storm retention tank extremely challenging. By constructing the retaining wall prior to the building, the resulting interstitial space allows a reinforced concrete pipe to be installed between the wall and building without needing to expand excavation to the east or west. This solution also substantially reduces the need for additional tree removal.
2. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

Response:

Existing Grade

The challenging grade on the parcel exists naturally and is not a condition that was created by the owner. The slopes range from 45% up to nearly 70% throughout the site. These grades exist on 100% of the site. The retaining wall and resulting yard between itself and the building are a solution to allow light into the units of the third-floor units facing north. The building is designed to fit into the hillside as much as possible.

The footprint of the building is organized as a long east-west bar with as narrow profile as possible to minimize the amount of excavation. To achieve this the units facing north have been designed as very shallow units (only 18' deep) which allows the overall depth of the building to be reduced. Furthermore, no basement is proposed to further minimize excavation.

Storm Water

The slopes on the site coupled with the heavy vegetation are existing conditions that make managing storm water very challenging. The retaining wall solves two problems

1. The retaining wall and resulting yard space create a space to locate an underground storm water retention pipe.
2. The retaining wall allows the below grade water and surface runoff coming down the hill to be handled at the retaining wall rather than the building foundation.

Utility Easement

The existing utility easement along the south edge of the parcel requires the building be pushed further into the hillside which further necessitates the need for the retaining wall

3. *The variance will not permit any use that is not allowed in the zoning district in which the property is located.*

Response: The current zoning for the parcel is R-1. In conjunction with this application the project is applying for the property to be changed to RM-2. The proposed retaining wall is required to create a buildable area on which the project can be constructed. The proposed project is allowed in the RM-2 zoning; therefore, the variance would not enable a use that is not allowed.

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

The parcel slopes steeply to the south and is heavily vegetated. Highland Apartments borders this site on the west and is comprised of two three-story apartment buildings. Directly to the south is the Highland Chateau which provides transitional care rooms. To the east is unimproved Madison Street and then natural parkland beyond. To the north at the top of the bluff is Snelling Ave S and to the northwest are single family homes.

The retaining wall allows the building to nestle into the hillside and preserve most of the natural topography and vegetation directly to the north and west of it. The resulting recessed yard space between the retaining wall and the building is critical to provide light into the units on third floor. This space is all but invisible from all surrounding properties. The retaining wall itself is also designed to be largely obscured. The exposed face of the wall follows the north and west wall of the proposed building and therefore is hidden behind the building from viewers downhill from the project (i.e. The Highland Chateau and pedestrians on St Paul Ave or 7th St West). The vegetation and earth almost completely obscure the retaining wall from viewers uphill from the project (i.e. Snelling Ave S and the single family homes on top of the bluff).

Attachments: Treehouse Renderings, Treehouse Drawings

c: LHB Project No. 2022142

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TREEHOUSE APARTMENTS

10.07.22 | RENDERINGS

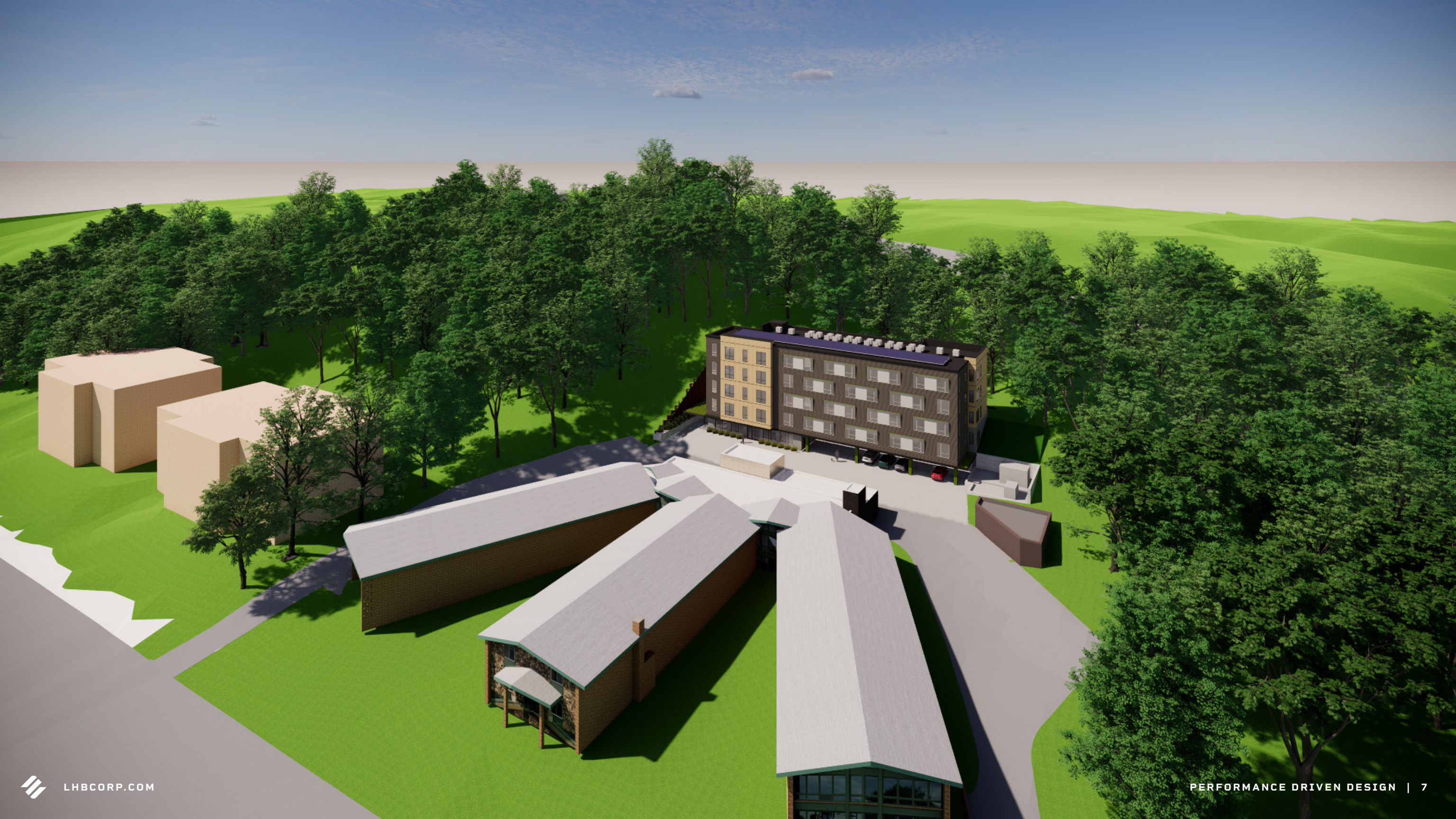


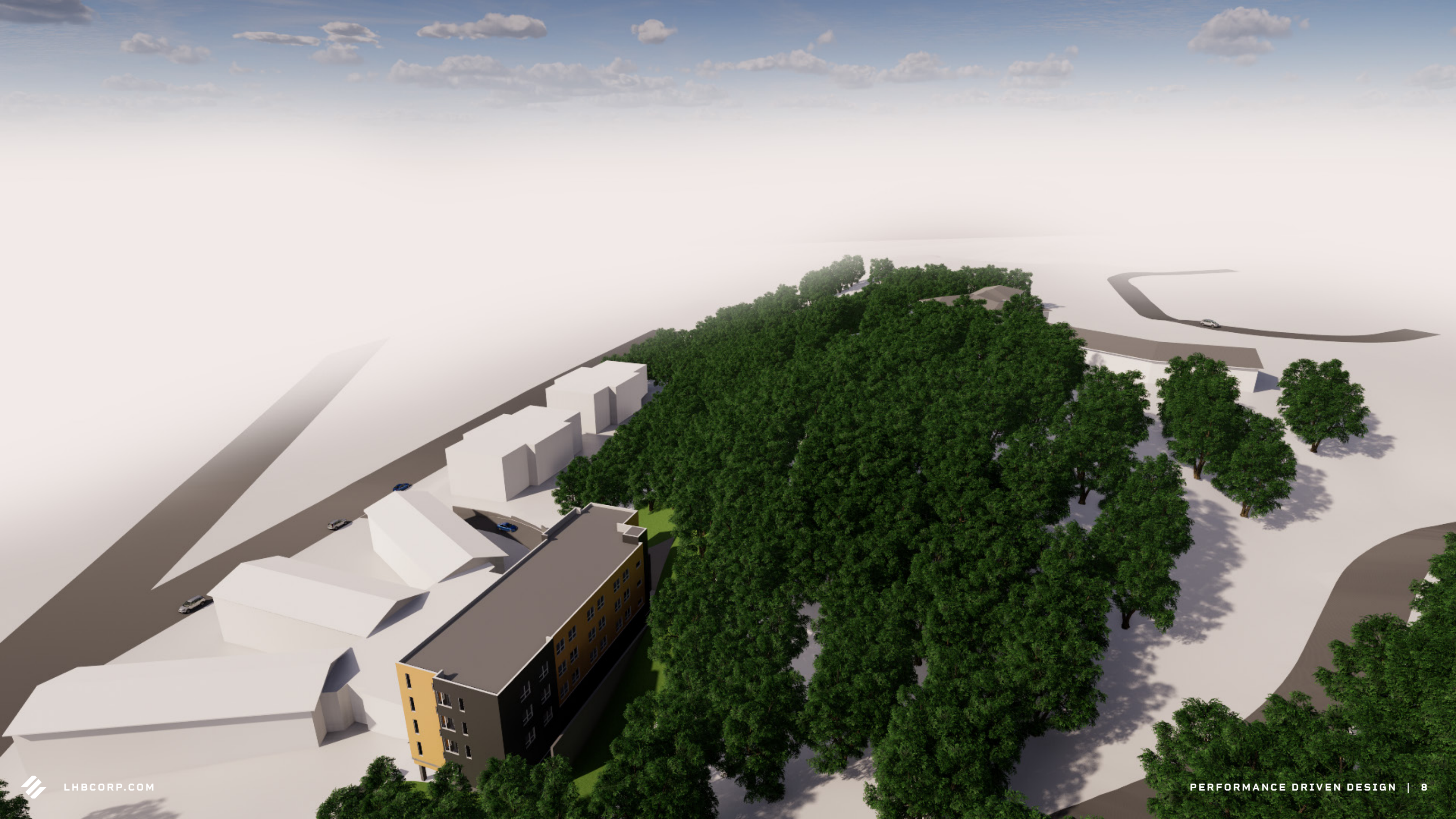


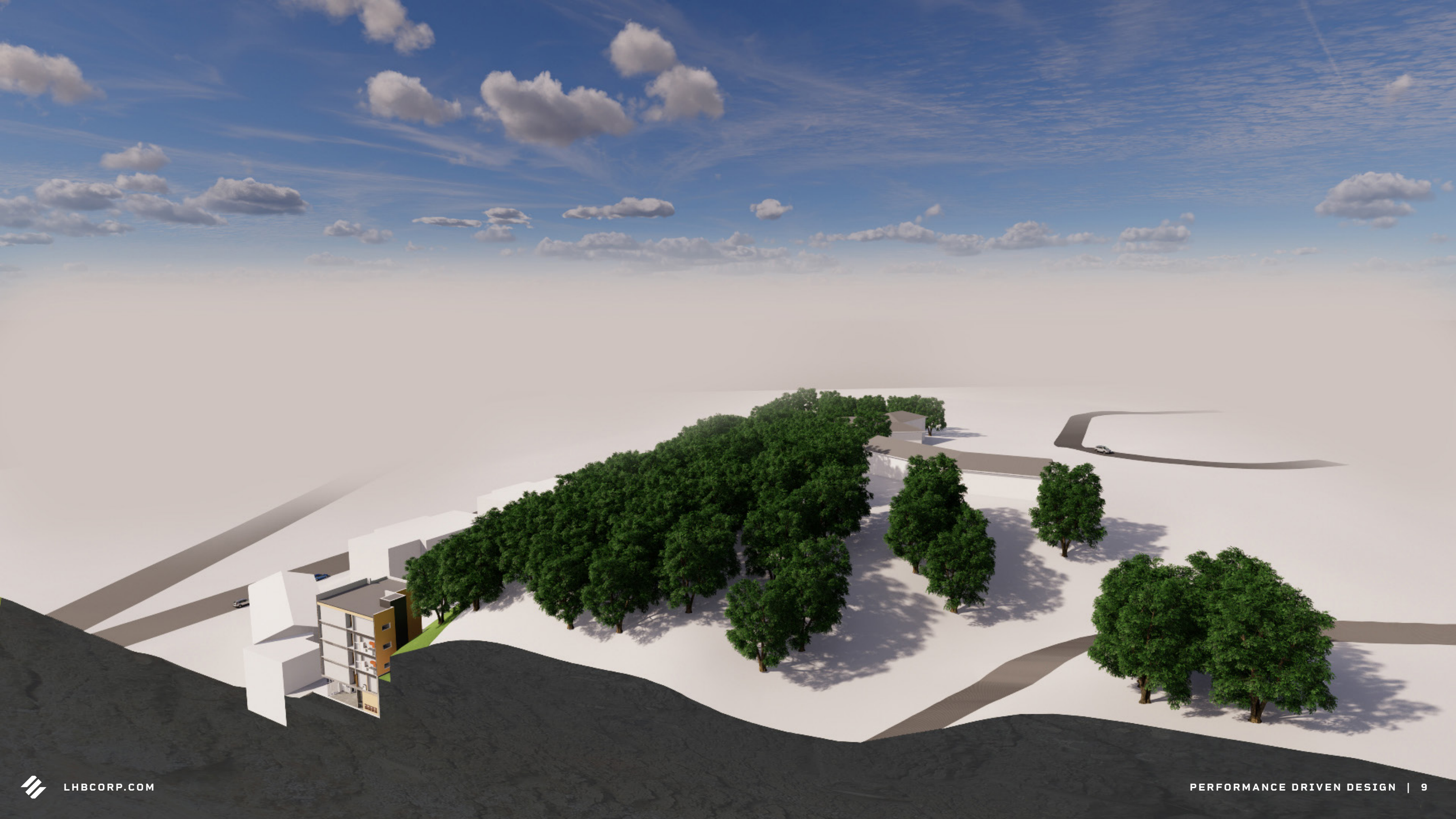


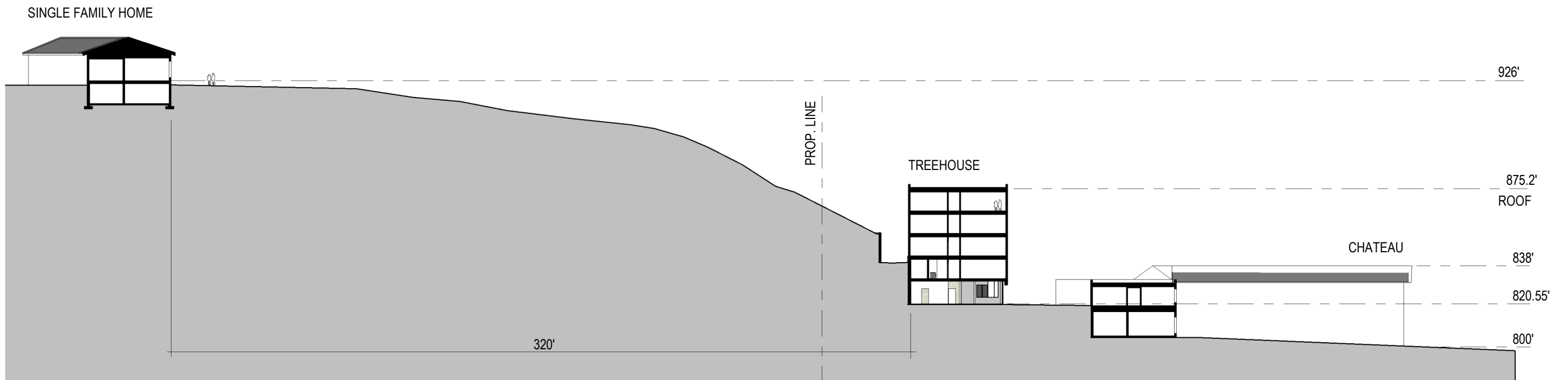












Treehouse
Context Section

CONSULTANT #1:
CONSULTANT #1 NAME
Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
Address Line 1
Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

| NO | DATE | LAND USE APPLICATION ISSUED FOR |
|----|---------|---------------------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |

| NO | DATE | REVISION |
|----|------|----------|
|----|------|----------|

PRELIMINARY
NOT FOR CONSTRUCTION
8/19/2022

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PROJECT NAME:
Treehouse

DRAWING TITLE:
PROJECT TITLE SHEET

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

GO.00

PROJECT TEAM

| CLIENT | CIVIL ENGINEER | LANDSCAPE ARCHITECT |
|---|---|---|
| TRELLIS, CO. 614 NORTH FIRST STREET, STE 100 MINNEAPOLIS, MN 55401 PHONE: 612.274.7817 CONTACT: DAN WALSH | LHB, INC. 701 WASHINGTON AVE N, SUITE 200 MINNEAPOLIS, MN 55401 PHONE: 612.752.6956 CONTACT: DAVID POLSON E-MAIL: DAVID.POLSON@LHBCORP.COM | LHB, INC. 701 WASHINGTON AVE N, SUITE 200 MINNEAPOLIS, MN 55401 PHONE: 612.752.6931 CONTACT: MARK ANDERSON E-MAIL: MARK.ANDERSON@LHBCORP.COM |
| ARCHITECT | STRUCTURAL ENGINEER | MECHANICAL ENGINEER |
| LHB, INC. 701 WASHINGTON AVE N, SUITE 200 MINNEAPOLIS, MN 55401 PHONE: 612.766.2844 CONTACT: MIKE MADDEN E-MAIL: MIKE.MADDEN@LHBCORP.COM | | CAIN THOMAS 3433 BROADWAY ST NE, #475 MINNEAPOLIS, MN 55413 PHONE: 612.279.4200 CONTACT: RYAN STEPHANS E-MAIL: RSTEPHANS@CTAMEP.COM |
| ELECTRICAL ENGINEER | | |
| CAIN THOMAS 3433 BROADWAY ST NE, #475 MINNEAPOLIS, MN 55413 PHONE: 612.279.4200 CONTACT: DAVID CARSLON-MCLAGAN E-MAIL: DCARLSON@CTAMEP.COM | | |

SHEET INDEX

GENERAL SHEETS

G0.00 PROJECT TITLE SHEET

V101 SURVEY

CIVIL SHEETS

C101 EROSION CONTROL **NOT INCLUDED**
C111 DEMOLITION PLAN **NOT INCLUDED**
C201 UTILITY PLAN **NOT INCLUDED**
C301 GRADING AND DRAINAGE PLAN
C401 SITE LAYOUT AND SURFACING PLAN
C411 VEHICLE TURNING EXHIBIT **NOT INCLUDED**
C501 LANDSCAPE PLAN AND TREE REPLACEMENT PLAN **NOT INCLUDED**
C511 TREE PRESERVATION PLAN **NOT INCLUDED**

ARCHITECTURAL SHEETS

A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 THIRD - FIFTH FLOOR PLAN
A1.4 ROOF PLAN
A2.2 EXTERIOR ELEVATIONS
A2.3 EXTERIOR ELEVATIONS
A3.0 BUILDING SECTIONS
A3.1 PERSPECTIVES

BUILDING GROSS AREA

| | |
|------------------|-----------|
| First Floor* | 4756 SF |
| Second Floor | 6631 SF |
| Third Floor | 6631 SF |
| Fourth Floor | 6631 SF |
| Fifth Floor | 6631 SF |
| Total Gross Area | 31,280 SF |

* Does not include area first floor parking located under building above (1726 SF)

UNIT TYPES AND DATA

| Unit Type | Description | | No. / Floor | | | | | Total Type | Unit Area (GSF) | Unit Area (NSF) | Combined Area (GSF) | | | |
|-----------------------------|-------------|----|-------------|------|-----|-----|-----|------------|-----------------|-----------------|---------------------|------|-----|--------|
| | BR | BA | ACC. | Type | 1st | 2nd | 3rd | | | | | 4th | 5th | |
| STUDIO A | 0 | 1 | A | - | - | 1 | 1 | 1 | 3 | 465 | 428 | 1455 | | |
| STUDIO B.1 | 0 | 1 | B | - | - | 1 | 1 | 1 | 3 | 450 | 392 | 1350 | | |
| STUDIO B.2 | 0 | 1 | B | - | - | 1 | 1 | 1 | 3 | 435 | 375 | 1305 | | |
| STUDIO B.3 | 0 | 1 | B | - | - | 1 | 1 | 1 | 3 | 462 | 396 | 1386 | | |
| STUDIO B.4 | 0 | 1 | B | - | - | 1 | 1 | 1 | 4 | 472 | 412 | 1888 | | |
| STUDIOS = 16 TOTAL | | | | | | | | | | | | | | |
| 1BR A | 1 | 1 | A | - | 1 | 1 | 1 | 1 | 4 | 735 | 634 | 2940 | | |
| 1BR B | 1 | 1 | B | - | 4 | 4 | 4 | 4 | 16 | 570 | 504 | 9120 | | |
| 1-BEDROOM = 20 TOTAL | | | | | | | | | | | | | | |
| PROJECT TOTALS | | | | | | | | - | 6 | 10 | 10 | 10 | 36 | 19,444 |

UNIT ACCESSIBILITY DATA

Units are designed to the following Accessibility Standards:
ACC. Type Accessibility Standard
A ICC/ANSI 117.1 - Type 'A' Accessible Unit
B ICC/ANSI 117.1 - Type 'B' Accessible Unit
B-HVI ICC/ANSI 117.1 - Units with Accessible Communication Features

NUMBER OF ACCESSIBLE UNITS REQUIRED

- MN 1107.6.2.1.1 requires 2% of dwelling units be Type 'A' Accessible: 36 Units x 2% = 1
- MHFA requires 5% of dwelling units be Type 'A' Accessible: 36 Units x 5% = 2
- HUD requires 5% of dwelling units be Type 'A' Accessible: 36 Units x 5% = 2
- HUD/ MHFA requires 2% of dwelling units for visual and hearing impaired: 36 Units x 2% = 1
- MHFA governs

NUMBER OF ACCESSIBLE UNITS PROVIDED

- 7 - Type 'A' Accessible Units are provided.
- 1 - Unit with accessible audible and visual alarms for the visual and hearing impaired is provided.

PROJECT NARRATIVE

TREEHOUSE APARTMENTS WILL PROVIDE NEW CONSTRUCTION OF 36 AFFORDABLE DWELLING UNITS. THE PROJECT WILL INCLUDE AMENITIES SUCH AS A COMMUNITY ROOM WITH AN OUTDOOR PATIO, TENANT STORAGE, COMMON LAUNDRY, ONSITE SERVICES AND A MOVIE THEATER LOUNGE.

A SERIES OF RETAINING WALLS ARE USED TO ADDRESS THE SLOPING SITE AND CREATE A BUILDABLE AREA DIRECTLY BEHIND THE HIGHLAND CHATEAU HEALTH AND REHABILITATION CENTER. ACCESS TO THE NEW BUILDING WILL BE PROVIDED VIA AN ACCESS EASEMENT WITH THE CHATEAU PARCEL. IMPROVEMENTS TO THE EXISTING ACCESS DRIVE INCLUDING A NEW ACCESSIBLE PEDESTRIAN PATH WILL HELP CONNECT THE NEW BUILDING TO ST PAUL AVENUE AND 7TH ST WEST.

THE BUILDING RESPONDS TO THE UNIQUE CONDITIONS OF THE SITE. THE NORTH SIDE OF THE FIRST TWO FLOORS ARE BELOW GRADE AND THEREFORE CONTAIN SUPPORT SPACES. THE REMAINDER OF THE FIRST FLOOR IS COMPRISED OF THE LOBBY, COMMUNITY ROOM, MANAGEMENT OFFICE AND TUCK-UNDER PARKING. THE UNITS ARE DISTRIBUTED ON THE UPPER FLOORS WITH THE LARGER AND DEEPER UNITS FACING SOUTH TO TAKE ADVANTAGE OF THE SOUTH LIGHT. THE NORTH FACING UNITS ARE WIDER AND SHALLOWER.

THE EXTERIOR MATERIALS ARE SELECTED TO REFLECT THE NATURAL SURROUNDINGS. THE FIRST FLOOR IS CLAD IN GREY BRICK SIMILAR TO THE BEDROCK THAT UNDERLIES THE SITE. A WOOD GRAIN FIBER CEMENT PRODUCT IS VERTICALLY ORIENTED AT THREE DIFFERENT VOLUMES. THE REMAINDER OF THE BUILDING IS CLAD IN A GREY FIBER CEMENT LAP SIDING. GREEN ACCENTS ARE FOUND ON THE SOUTH SUNSHADES ON THE WINDOWS AS WELL AS THE TRELLIS OVER THE COMMUNITY PATIO AND EGRESS DOOR.

ZONING ANALYSIS

ZONING CLASSIFICATION

CURRENT: R1
PROPOSED: RM2
NOTE: ADJACENT CHATEAU PARCEL IS RM2

SETBACKS

FRONT: 25' (FACING MADISON ROW)
SIDE: 9' + 6'-8" / 2 = 12'-4" *
REAR: 9' + 6'-8" / 2 = 12'-4" *
NOTE: * VARIANCE POSSIBLE AT SOUTH. SEE SITE PLAN & BUILDING SECTION

BUILDING HEIGHT

MAXIMUM: 50' (75' VIA C.U.P. FOR STRUCTURED PARKING)
PROPOSED: 56'-8" FACING SOUTH
36'-10" FACING NORTH

FLOOR AREA RATIO

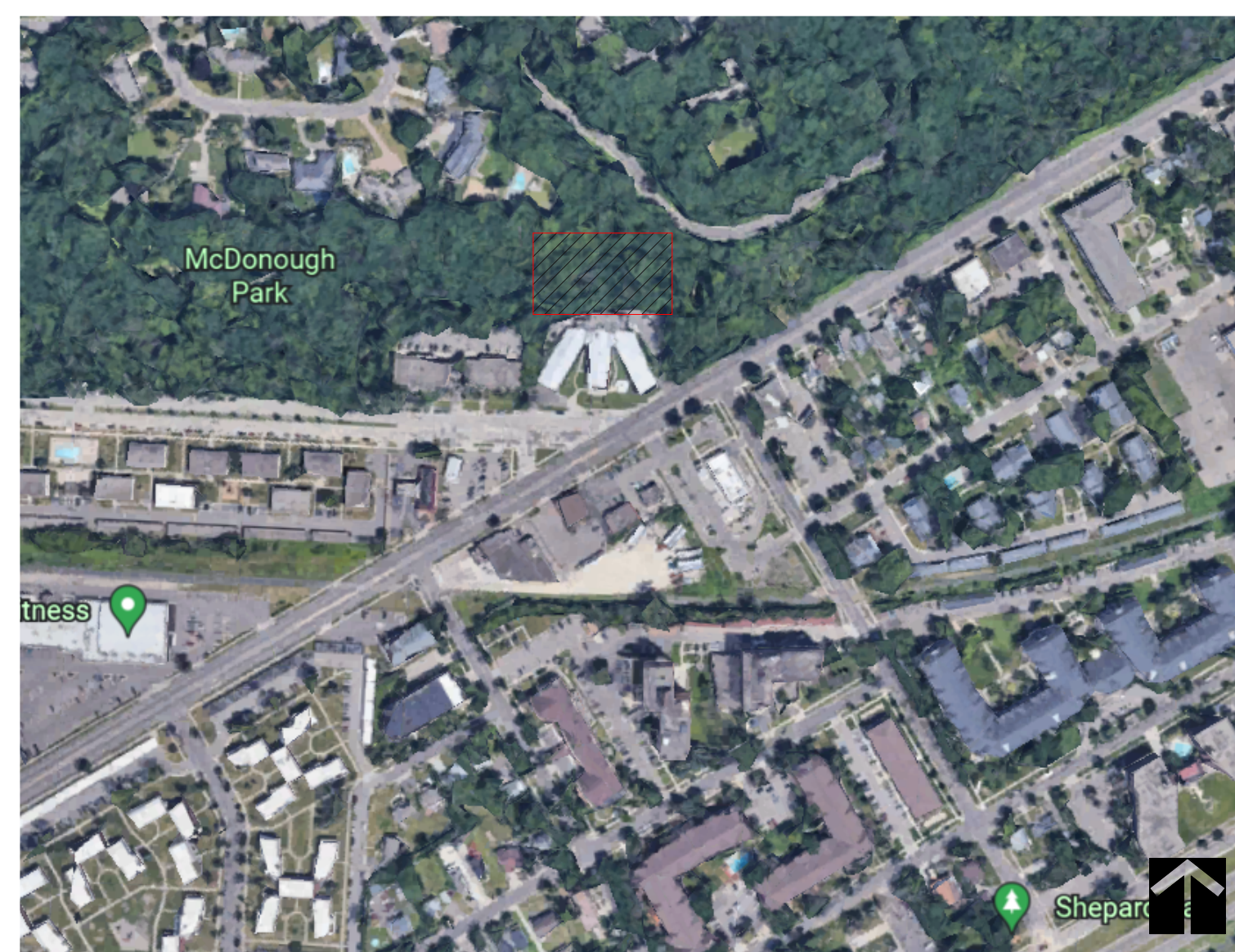
MAXIMUM: 2.25 WITH STRUCTURED PARKING
PROPOSED: 31,280 BUILDING / 26,340 SITE = 1.19

PARKING

MINIMUM: 0
PROPOSED: 7 SPACES STRUCTURED TUCK-UNDER

BICYCLE PARKING

MINIMUM: 1 SPACE FOR 3 UNITS = 12 SPACES
PROPOSED: 8 RACKS, FOR 16 BIKES



LOCATION MAP



TREEHOUSE SENIOR APARTMENTS

2319 7TH ST W
ST. PAUL, MN

ALTA/NSPS LAND TITLE SURVEY FOR: Community Housing Development Corp.

LEGAL DESCRIPTION:

That part of Lot 79, Lane's Edgumbe Hills, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 79; thence West along the Southern boundary of said Lot a distance of 263.4 feet; thence North 90 degrees a distance of 100 feet; thence East 90 degrees a distance of 263.4 feet to the Easterly boundary of said Lot 79; thence South along said Easterly boundary line a distance of 100 feet to point of beginning.

Being Registered land as is evidenced by Certificate of Title No. 570211.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc as agent for First American Title Insurance Company, Commitment No. 65560 dated April 12, 2020.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is Un-Assigned Oak Avenue, Saint Paul, Minnesota 55116.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123 C 0093 G, dated June 4, 2010.
- The total area of the property described hereon is 26,340 square feet or 0.60468 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "6201 E" GSID #105444
Elevation = 804.74 feet. (NAVD 88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no striped parking spaces.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 20153613, Ticket No. 20153700 & Ticket No. 20153739. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 6: Minerals and mineral rights reserved by the State of Minnesota, as shown on the Certificate of Title.
- ITEM 7: Electric easement(s) over subject property in favor of Northern States Power Company, as created in Document No. 2062676.
Said easements affect the surveyed property and are depicted hereon.
- ITEM 8: Telecommunications easement(s) over subject property in favor of Qwest Corporation, a Colorado corporation, as created in Document No. 2065320.
Said easements affect the surveyed property and are depicted hereon.

LEGEND:

- | | |
|-----------------------------|-------------------------|
| ○ MANHOLE | — S — SANITARY SEWER |
| ○ MANHOLE NOT FIELD LOCATED | — SS — STORM SEWER |
| ⊙ SANITARY MANHOLE | — W — WATERMAIN |
| ⊙ STORM MANHOLE | — G — UNDERGROUND GAS |
| ⊙ CATCH BASIN | — OHW — OVERHEAD WIRE |
| ⊙ GATE VALVE | — T — TREE LINE |
| ⊙ UTILITY POLE | ⊙ SPOT ELEVATION |
| — GUY WIRE | — EXISTING CONTOUR LINE |
| ⊙ GAS METER | |
| • BOLLARD | ⊙ OR ⊙ TREE |
| ⊙ HANDICAPPED PARKING SPACE | ■ BITUMINOUS SURFACE |
| | ■ CONCRETE SURFACE |

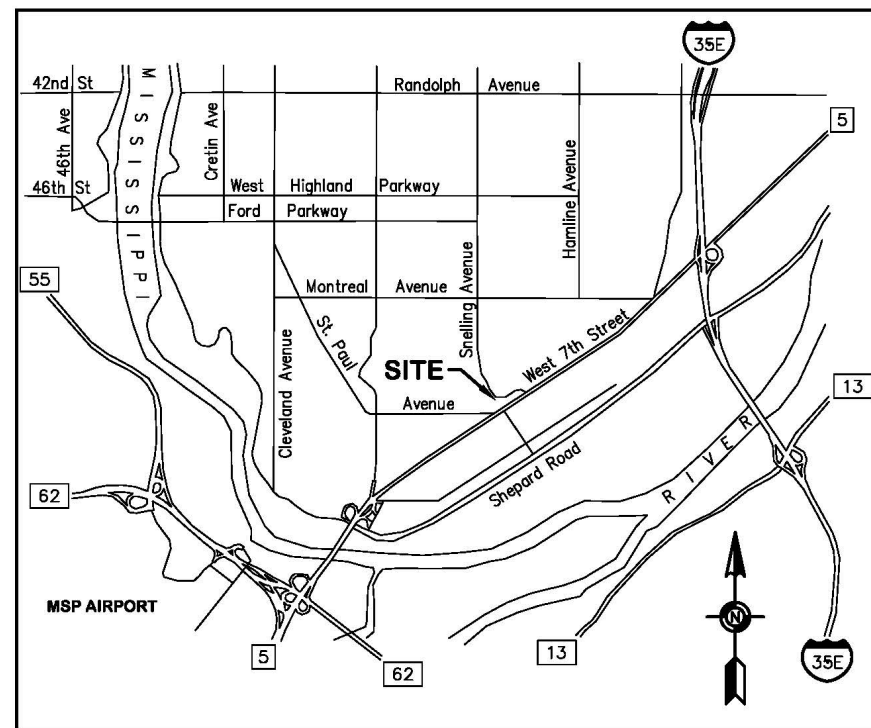
CERTIFICATION:

To Community Housing Development Corporation, Guaranty Commercial Title, Inc., and First American Title Insurance Company.

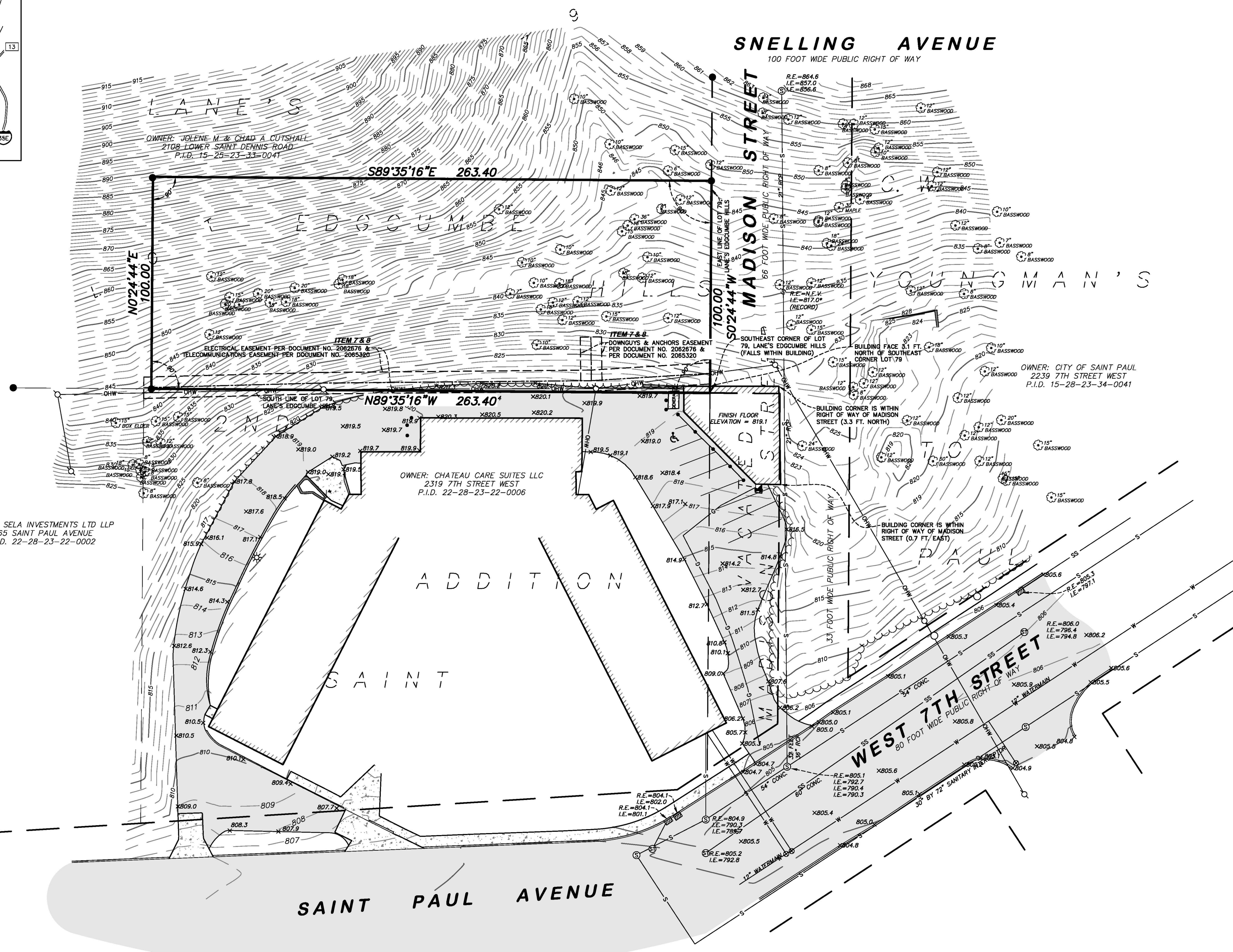
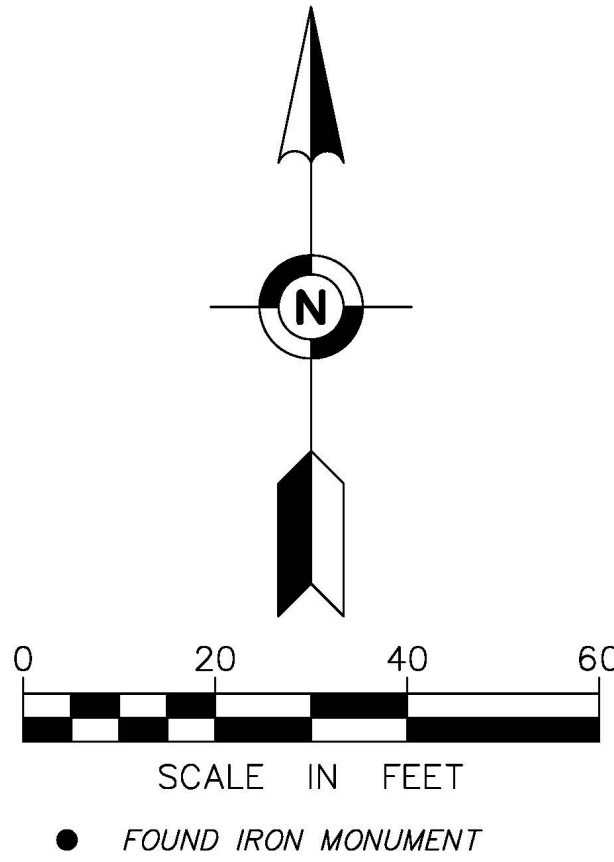
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on June 2, 2020.

Date of Plat or Map: June 18, 2020.

Lee J. Nord
Lee J. Nord
Minnesota License No. 22033
lnord@efnsurvey.com



VICINITY MAP
NOT TO SCALE



| FIELD BOOK | PAGE | FIELDWORK CHIEF: | REVISIONS | | |
|---------------|------|------------------|-----------|------------|-----------------------------|
| | | | NO. | DATE | DESCRIPTION |
| | | LH | 1 | 2020/07/10 | ADDED ADDITIONAL TOPOGRAPHY |
| DRAWING NAME: | | PMD | | | |
| 39143.dwg | | RRR | | | |
| JOB NO. 39143 | | CHECKED BY: | | | |
| FILE NO. 3708 | | EAR | | | |

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
**Community Housing
Development Corp.**

PROPERTY ADDRESS:
**Un-Assigned Oak Avenue
Saint Paul, Minnesota 55116**

Egan, Field & Nowak, Inc.
land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2020 BY EGAN, FIELD & NOWAK, INC.

CONSULTANT #1:
CONSULTANT #1 NAME

Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME

Address Line 1
Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

A2.2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01 8/19/22 LAND USE APPLICATION
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
8/19/2022

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PROJECT NAME:
Treehouse

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

A1.1



Schema 1 Legend

- BUILDING SERVICES
- CIRCULATION
- COMMON
- MANAGEMENT

1 FIRST FLOOR PLAN
1/8" = 1'-0"

CONSULTANT #1:
CONSULTANT #1 NAME

Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME

Address Line 1
Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | J |

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

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|----|---------|----------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |
| NO | DATE | ISSUED FOR |

| | | |
|----|------|----------|
| NO | DATE | REVISION |
|----|------|----------|

PRELIMINARY
NOT FOR CONSTRUCTION
8/19/2022

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PROJECT NAME:
Treehouse

DRAWING TITLE:
SECOND FLOOR

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

A1.2



Schema 1 Legend

- BUILDING SERVICES
- CIRCULATION
- COMMON
- MANAGEMENT
- UNIT 1 BR
- UNIT EFF

1 SECOND FLOOR PLAN
1/8" = 1'-0"

CONSULTANT #1:
CONSULTANT #1 NAME
 Address Line 1
 Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
 Address Line 1
 Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | J |

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|----|---------|----------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |
| | | ISSUED FOR |

| NO | DATE | REVISION |
|----|------|----------|
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PRELIMINARY
NOT FOR CONSTRUCTION
 8/19/2022

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PROJECT NAME:
Treehouse

DRAWING TITLE:
THIRD - FIFTH FLOOR PLAN

DRAWN BY: Author
 CHECKED BY: Checker
 PROJ. NO: 220142
 DRAWING NO:

A1.3



1 THIRD - FIFTH FLOOR PLAN
 1/8" = 1'-0"

BIM_360/220142_Treehouse Apartments/220142_Treehouse Apartments A20.rvt
 9/30/2022 10:08:59 AM

CONSULTANT #1:
CONSULTANT #1 NAME
 Address Line 1
 Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
 Address Line 1
 Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
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| D | E | F |
| G | H | J |

KEYPLAN

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| NO | DATE | ISSUED FOR |
|----|---------|----------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |

| NO | DATE | REVISION |
|----|------|----------|
|----|------|----------|

PRELIMINARY
NOT FOR CONSTRUCTION
 8/19/2022

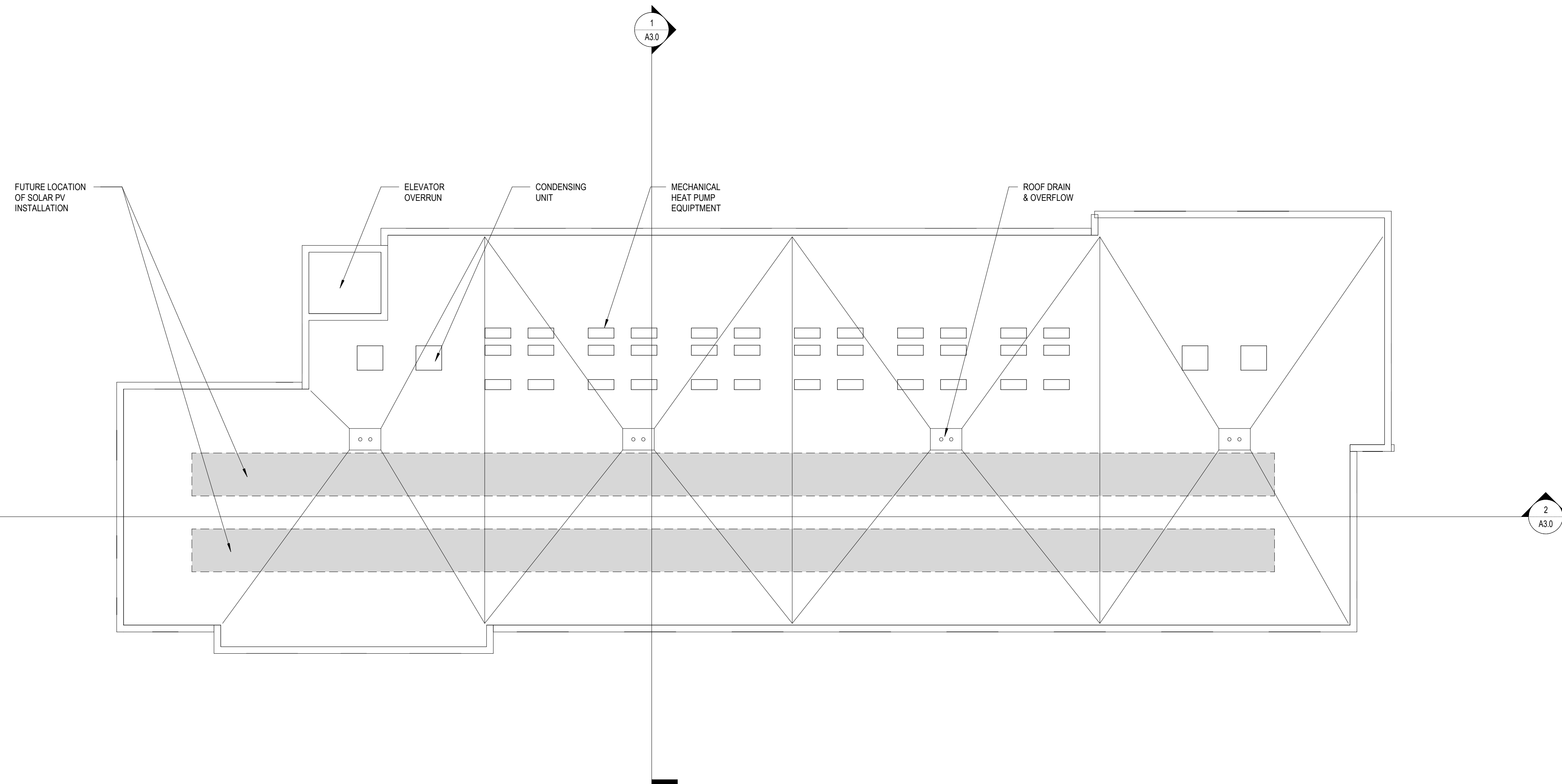
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PROJECT NAME:
Treehouse

DRAWING TITLE:
ROOF PLAN

DRAWN BY: Author
 CHECKED BY: Checker
 PROJ. NO: 220142
 DRAWING NO:

A1.4



1 ROOF PLAN
 1/8" = 1'-0"

CONSULTANT #1:
CONSULTANT #1 NAME
 Address Line 1
 Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
 Address Line 1
 Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | J |

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
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|----|---------|----------------------|
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| | | ISSUED FOR |

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|----|------|----------|
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PROJECT NAME:
Treehouse

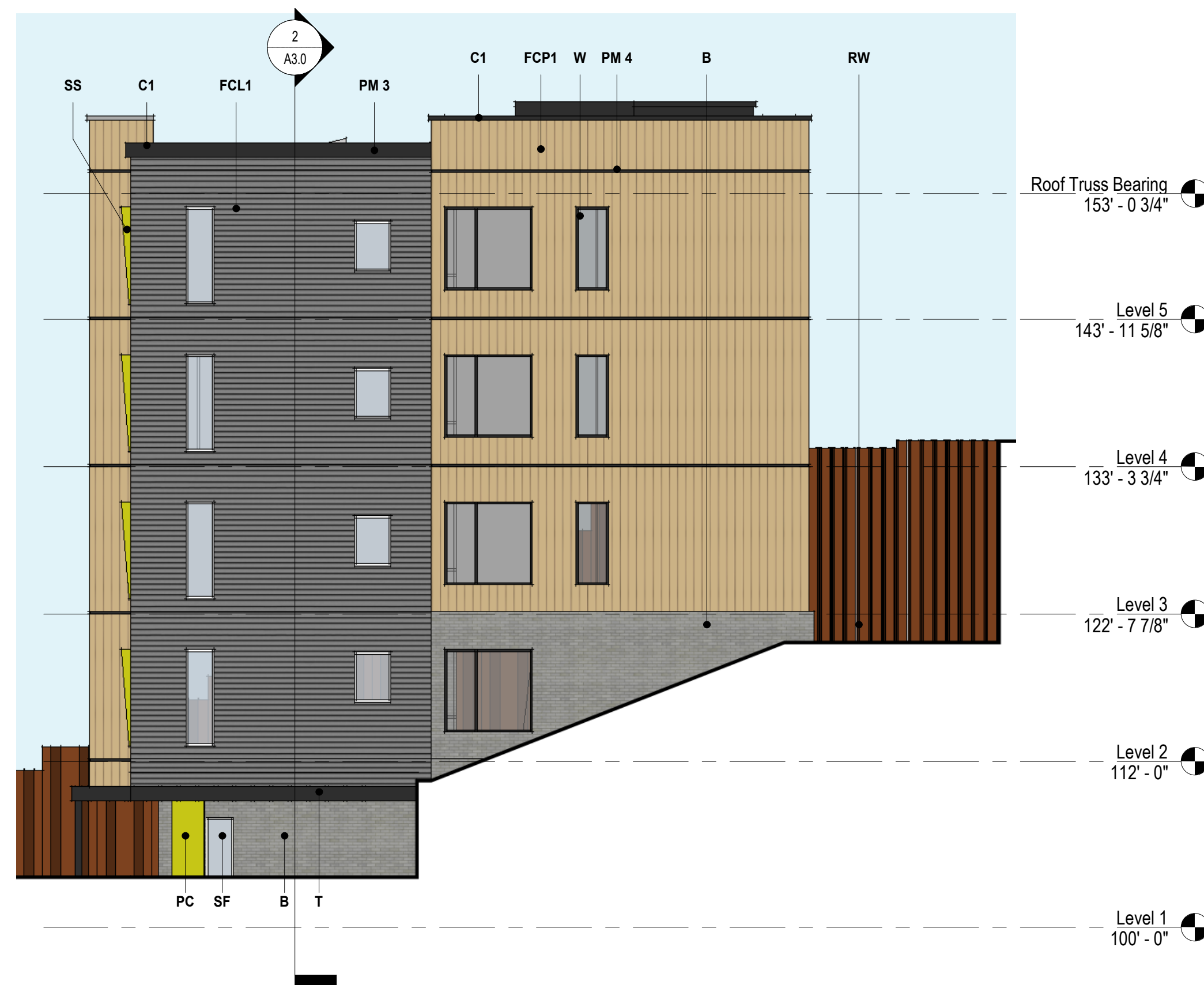
DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: Author
 CHECKED BY: Checker
 PROJ. NO: 220142
 DRAWING NO:

A2.2

EXTERIOR ELEVATION KEY

- B** BRICK - NORMAN
- C1** CORNICE - PREFINISHED SHEET METAL
- RW** RETAINING WALL BEYOND
- CD** INSULATED COILING DOOR
- FCL1** LAP SIDING (HARDI FIBER CEMENT 4" EXPOSED FACE)
- FCL2** LAP SIDING (HARDI ARTISAN SHIPLAP)
- FCP1** FIBER CEMENT PANEL (NICHIIA, VINTAGEWOOD)
- HM** HOLLOW METAL (INSULATED) DOOR
- PM 1** PREFINISHED METAL SILL DETAIL, TYP. ALL OPENINGS IN BRICK
- PM 2** PREFINISHED METAL TRIM
- PM 3** PREFINISHED METAL COPING
- PM 4** PREFINISHED METAL REVEAL/ COMPRESSION JOINT
- PC** PRECAST COLUMN, PAINT
- SS** ALUMINIUM SUN SHADE. CUSTOM COLOR
- SF** THERMALLY BROKEN STOREFRONT
- T** PREFINISHED ALUMINIUM TRELLIS. CUSTOM COLOR
- W** FIBERGLASS WINDOW, TYP.



2 SCHEMATIC ELEVATION - EAST
 1/8" = 1'-0"



1 SCHEMATIC ELEVATION - WEST
 1/8" = 1'-0"

CONSULTANT #1:
CONSULTANT #1 NAME
Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
Address Line 1
Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | J |

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

| NO | DATE | REVISION |
|----|---------|----------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |
| | | ISSUED FOR |

| NO | DATE | REVISION |
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PRELIMINARY
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8/19/2022

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PROJECT NAME:
Treehouse

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

A2.4

EXTERIOR ELEVATION KEY

- B** BRICK - NORMAN
- C1** CORNICE - PREFINISHED SHEET METAL
- RW** RETAINING WALL BEYOND
- CD** INSULATED COILING DOOR
- FCL1** LAP SIDING (HARDI FIBER CEMENT 4" EXPOSED FACE)
- FCL2** LAP SIDING (HARDI ARTISAN SHIPLAP)
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- PM 4** PREFINISHED METAL REVEAL/ COMPRESSION JOINT
- PC** PRECAST COLUMN, PAINT
- SS** ALUMINIUM SUN SHADE. CUSTOM COLOR
- SF** THERMALLY BROKEN STOREFRONT
- T** PREFINISHED ALUMINIUM TRELLIS. CUSTOM COLOR
- W** FIBERGLASS WINDOW, TYP.



2 SCHEMATIC ELEVATION - NORTH
1/8" = 1'-0"



1 SCHEMATIC ELEVATION - SOUTH
1/8" = 1'-0"

CONSULTANT #1:
CONSULTANT #1 NAME
Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
Address Line 1
Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | J |

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

| | | |
|----|---------|----------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |
| NO | DATE | ISSUED FOR |

| | | |
|----|------|----------|
| NO | DATE | REVISION |
|----|------|----------|

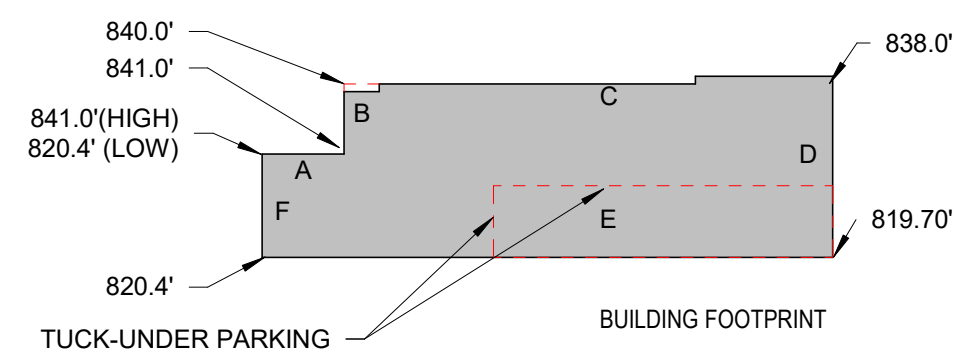
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PROJECT NAME:
Treehouse

DRAWING TITLE:
BUILDING SECTIONS

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO.: 220142
DRAWING NO.:

A3.0

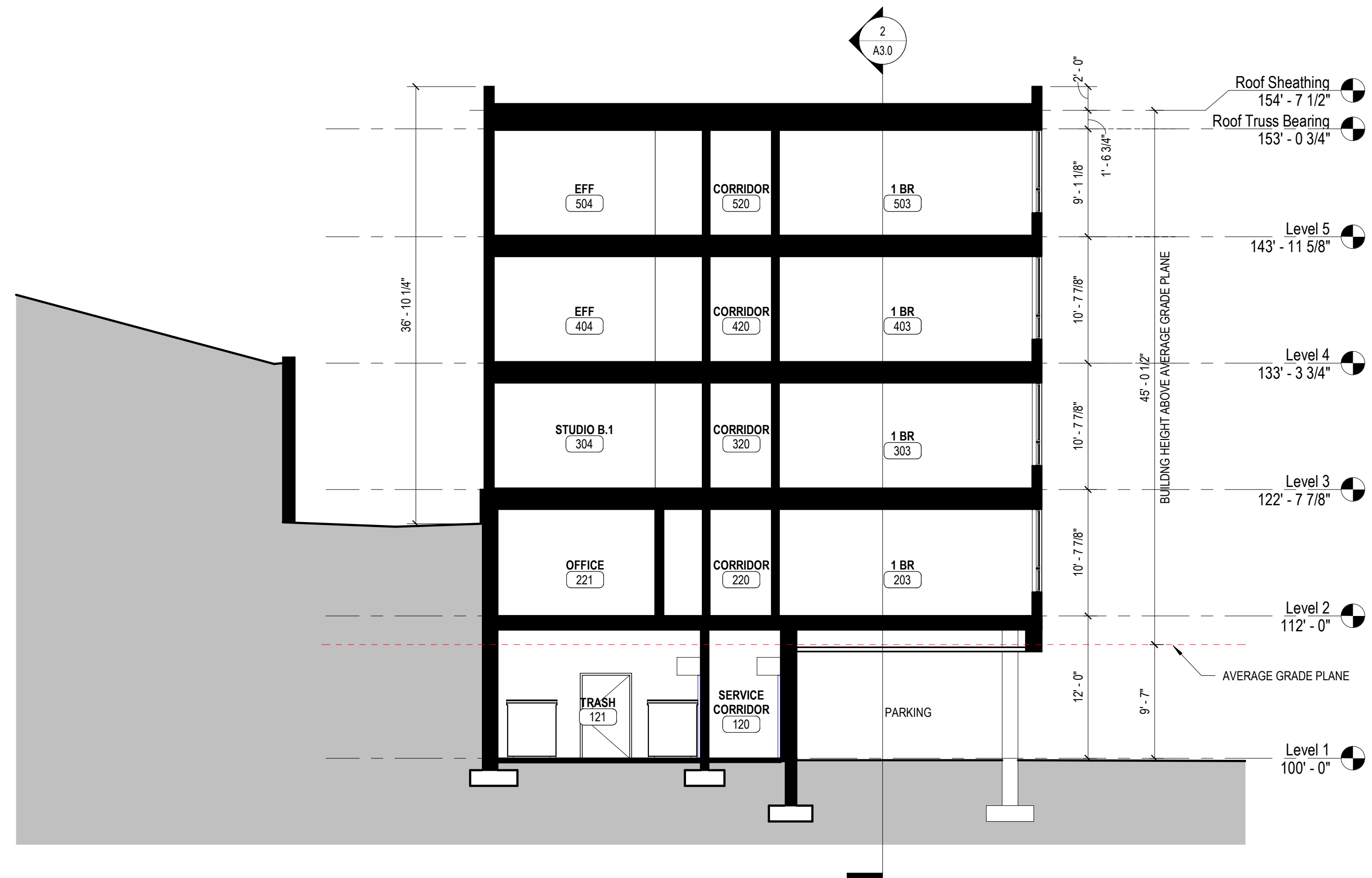


- A. $(841.0+841.0)/2 \times 21.50 = 18,081.5$
- B. $(841.0+840.0)/2 \times 18.25 = 15,339.0$
- C. $(840.0+838.0)/2 \times 127.3 = 106,868.35$
- D. $(838.0+819.7)/2 \times 47.15 = 39,080.28$
- E. $(820.4+819.7)/2 \times 148.66 = 121,908.6$
- F. $(820.4+820.4)/2 \times 27.00 = 22,150.8$
- G. $(841.0+841.0)/2 \times 20.15 = 16,946.15$

GRADE PLANE = $340374.68 / 410.01 = 830.16$

| CIVIL - ARCHITECTURE ELEVATION LEGEND | | |
|---------------------------------------|-------------|---------------|
| LEVEL NAME | CIVIL ELEV. | ARCH. ELEV. |
| LEVEL 1 | 820.55' | 100' - 0" |
| GRADE PLANE | 830.16 | 109' - 7" |
| TOP OF ROOF SHEATHING | 875.175' | 154' - 7 1/2" |

3 AVERAGE GRADE PLANE EXHIBIT
1" = 50'-0"



1 BUILDING SECTION 01
1/8" = 1'-0"



2 BUILDING SECTION 02
1/8" = 1'-0"

CONSULTANT #1:
CONSULTANT #1 NAME
 Address Line 1
 Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
 Address Line 1
 Address Line 2

CLIENT:
TREEHOUSE LIMITED PARTNERSHIP

| | | |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | J |

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
 ON FULL SIZE SHEETS

| NO | DATE | ISSUED FOR |
|----|---------|----------------------|
| 01 | 8/19/22 | LAND USE APPLICATION |

| NO | DATE | REVISION |
|----|------|----------|
|----|------|----------|

PRELIMINARY
 NOT FOR CONSTRUCTION
 8/19/2022

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PROJECT NAME:
Treehouse

DRAWING TITLE:
PERSPECTIVES

DRAWN BY: Author
 CHECKED BY: Checker
 PROJ. NO: 220142
 DRAWING NO:

A3.1



SOUTHWEST VIEW



SOUTHEAST VIEW



STREET VIEW



AERIAL VIEW



HIGHLAND

DISTRICT COUNCIL

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

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



HIGHLAND

DISTRICT COUNCIL

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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

From: [Bill Reiling](#)
To: [Dadlez, Kady \(CI-StPaul\)](#)
Subject: Fw: The Treehouse proposal
Date: Sunday, November 6, 2022 8:43:13 AM

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

From: Bill Reiling
Sent: Sunday, November 6, 2022 9:40 AM
To: kady.dadlez@ci.stpaul.mn.s <kady.dadlez@ci.stpaul.mn.s>
Subject: The Treehouse proposal

The Treehouse proposal should be declined. 1. It is a bad precedent to change zoning. 2. It is an extremely difficult site to develop not only for physical conditions but also for enviromental and safety reasons. 3. This development will disrupt the neighborhood.

It is not necessary to meet some pressing social need. Senior housing is readily available throughout the city.

Please express these concerns to the city council. Thank you.

William S. Reiling 2116 Lower Saint Dennis Road. 651 353 7805

Sunrise Banks made the following annotations:

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November 21, 2022

Dear Zoning Committee Secretary, Ms. Dadlez, and Ms. Skarda:

We are writing this letter to express our opposition to the proposed Treehouse senior housing development currently planned by Trellis developers at 0 Madison Street (ZF# 22-104-395, ZF# 22-116-859, and ZF# 22-104-315, North of 2319 W. 7th St.). As residents of the neighborhood along the ridge directly above the proposed construction site, we wanted to share our concerns about this project. They are as follows:

1. Size and scale of the project. As we understand it, the proposed Treehouse project is a 5-story structure that would be built on a currently undeveloped lot located on the bluff behind the Highland Chateau. The Developer is seeking approval to re-zone the lot from single-family to multi-family use. In addition, they are requesting a variance to allow the building to reach 56' in height to accommodate the planned 5 stories. As designed, this building will tower over Highland Chateau and the other buildings adjacent to it. All along St. Paul Avenue, the multi-family residences are no higher than three stories.

Having a building of this size in this location takes away from the unique nature and setting of the bluff and eats into the parkland corridor along St. Paul Avenue and West Seventh Street. The developer's interest in this unusual site makes us question their future plans – is this project simply a precursor to a complete redevelopment of this site? If so, approving this project will inevitably set a precedent for other development along this corridor.

As the city is no doubt aware, there are several senior living facilities that already exist along West Seventh. In fact, Lexington Landing is completing an expansion of their facility to include 91 additional senior apartments. Is this development truly needed? Was there no thought to affordable housing for the Lexington Landing development?

2. Environmental impact. The structure will be built on a currently undeveloped, extremely sloped portion of the bluff which will need to be excavated to create a buildable lot. This will inevitably create runoff issues as dozens of trees will need to be removed. It will be difficult to erect a building of this size on the extremely sloped site (temporary shoring of the bluff will require a very elaborate bracing system), and it will require foundations that will have to permanently resist the backfill associated with building 2 stories into the hill. In addition, this site serves as a wildlife corridor for several families of deer, coyotes and turkeys which will inevitably be disrupted by this construction.

Some of us attended a Highland District Council meeting to voice our opposition to the project. We were not made aware of a subsequent meeting where the HDC voted to

approve this development. We certainly would have attended to make our disapproval known.

We support building more affordable housing in St. Paul. However, building on this unique, and in our mind, untenable lot makes little sense. Surely there are other options to consider before destroying this irreplaceable property.

We look forward to your response- we would like your confirmation that our opposition to this project is officially submitted and on record.

Sincerely (All Residents of Saint Paul, MN 55116),

Rick and Mary Johnson, 2112 Lower Saint Dennis Road

Anna Mollner Lipman and David Lipman, 1120 Saint Dennis Court

Linda K. Warner and Kenneth B Hoj, 2184 Lower Saint Dennis Road

Mark and Ann Runyon, 2117 Upper Saint Dennis Road

Bill and Joanne Reiling, 2116 Lower Saint Dennis Road

John and Susan Mollner, 2164 Lower Saint Dennis Road

Glenn Bergman, 2124 Lower Saint Dennis Road

Jolene and Chad Cutshall, 2108 Lower Saint Dennis Road

Brigid Chase Curtiss and John Curtiss, 2105 Lower Saint Dennis Road

Steve and Michele DuMond, 1140 Saint Dennis Court

Daniel and Rebecca Matschina, 2109 Upper Saint Dennis Road

Paul Andersen, 2125 Lower Saint Dennis Road

Cheryl and Richard Jeske, 2138 Lower Saint Dennis Road

Mike and Lesa Bader, 2193 Upper Saint Dennis Road

Nathan George, 2148 Lower Saint Dennis Road

Steve and Julie Jandrich, 2004 Edgcumbe Road

Patricia Marzolf, 2152 Upper Saint Dennis Road

Treehouse Rezoning and Variance – 0 Madison Street (north of 2319 West 7th Street)

2319 West 7th Street – Highland Chateau Health Rehabilitation Center at West 7th Street & St. Paul Avenue



Aerial view showing the Highland Chateau property and the property proposed for rezoning and development north of the building



Highland Chateau driveway that is proposed to provide access to and from the 0 Madison Street



Behind the Highland Chateau property at 2319 West 7th Street looking at parcel proposed for rezoning and development



Apartment buildings to the southwest along St. Paul Avenue



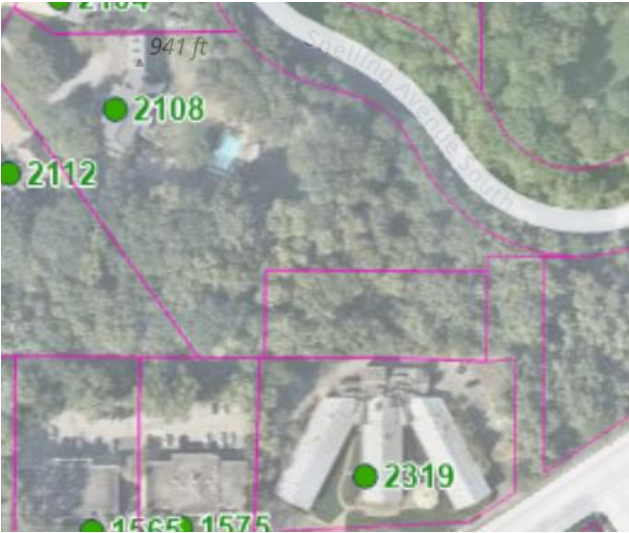
Commercial uses to the south along West 7th Street

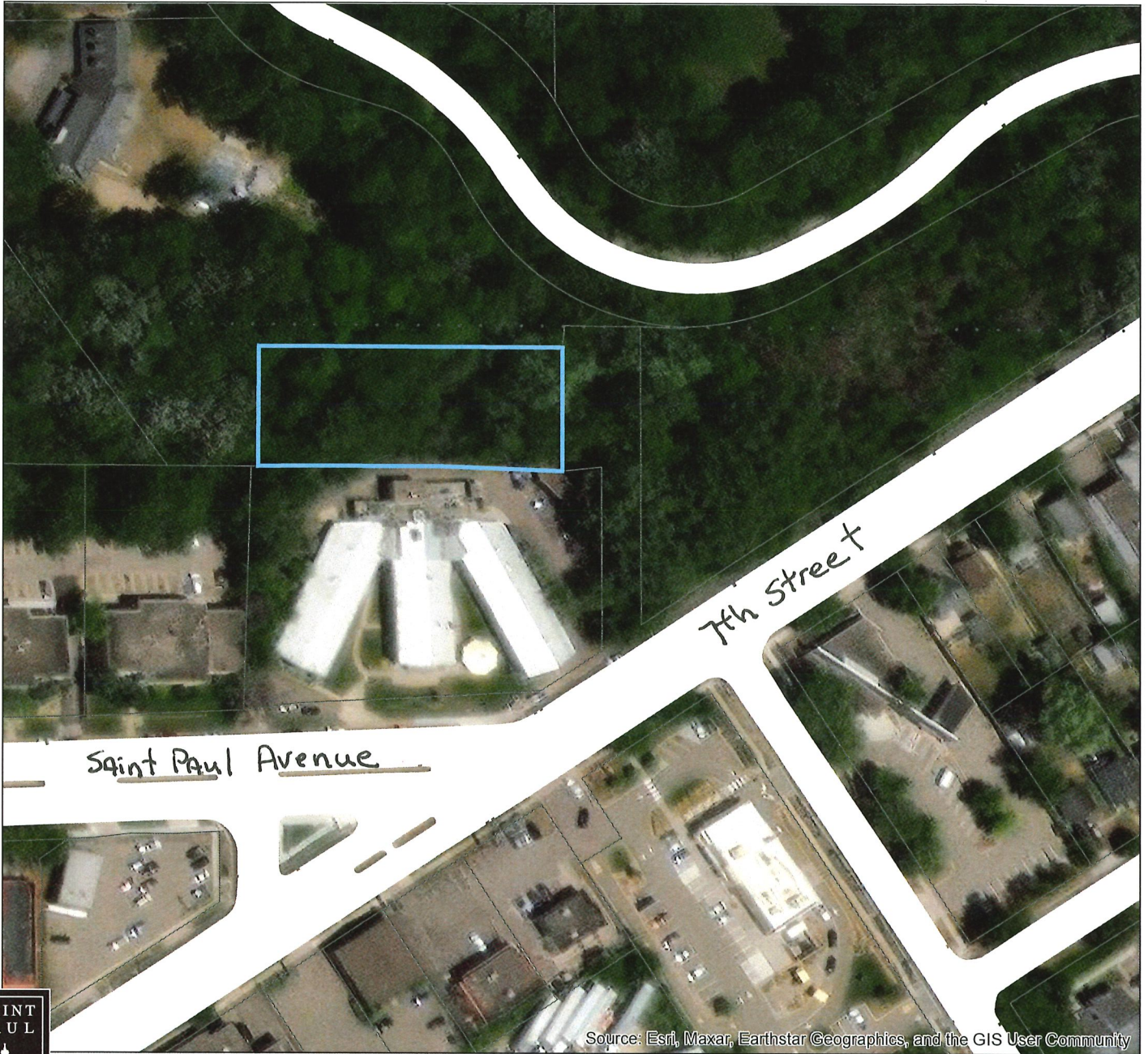


Single family homes atop of the bluff to the north



Aerial view showing the relationship between the project site and the uses to the north (picture on right shows parcel lines in pink)







Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

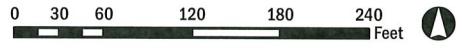


File #22-104-395 Aerial Map Application of Trellis Treehouse

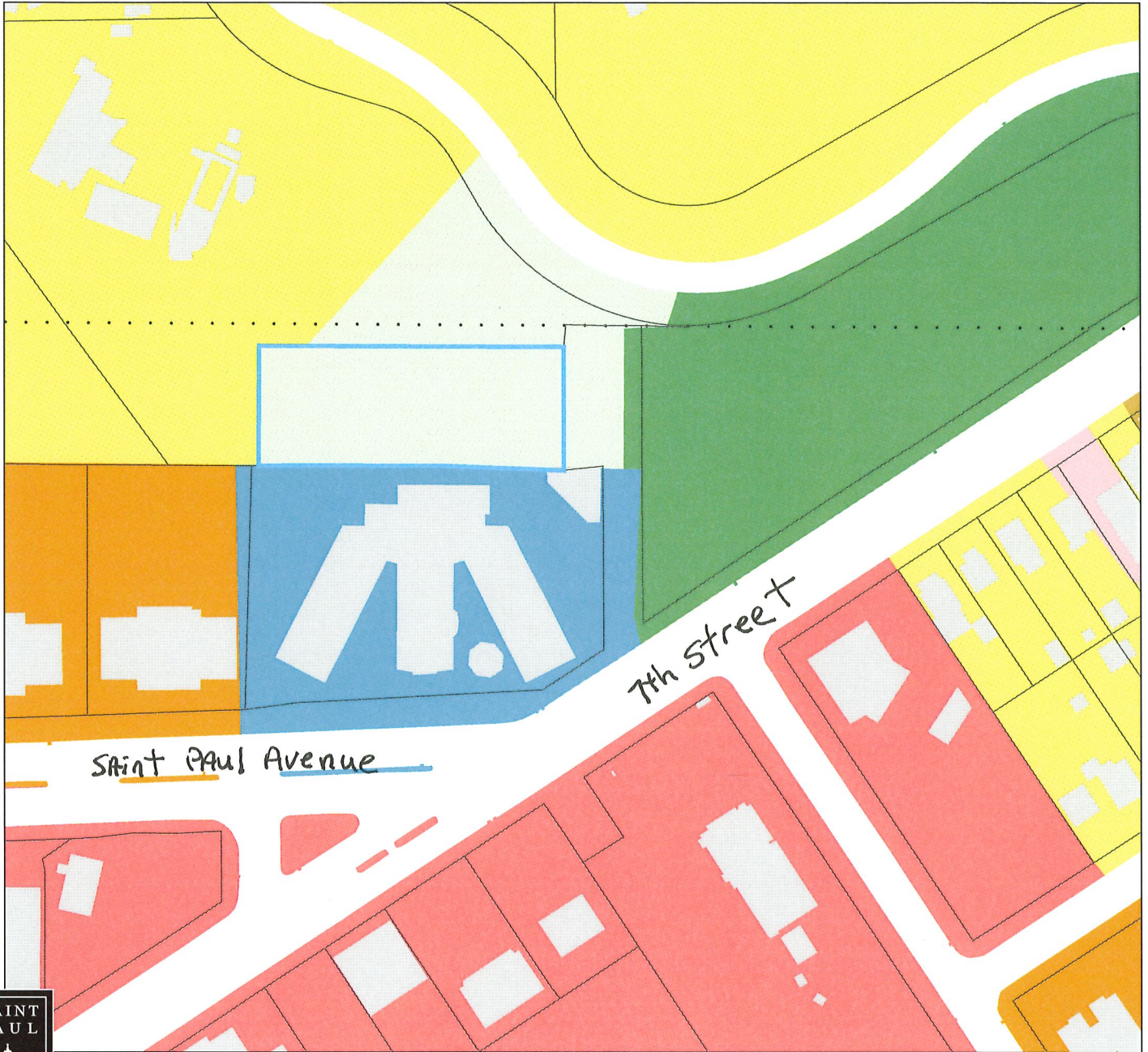
Application Type: PC Variance
Application Date: September 16, 2022
Planning District: 15

Subject Parcel(s) Outlined in Blue

-  Subject Parcel(s)
-  ParcelPoly



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



File #22-104-395 Existing Land Use Application of Trellis Treehouse

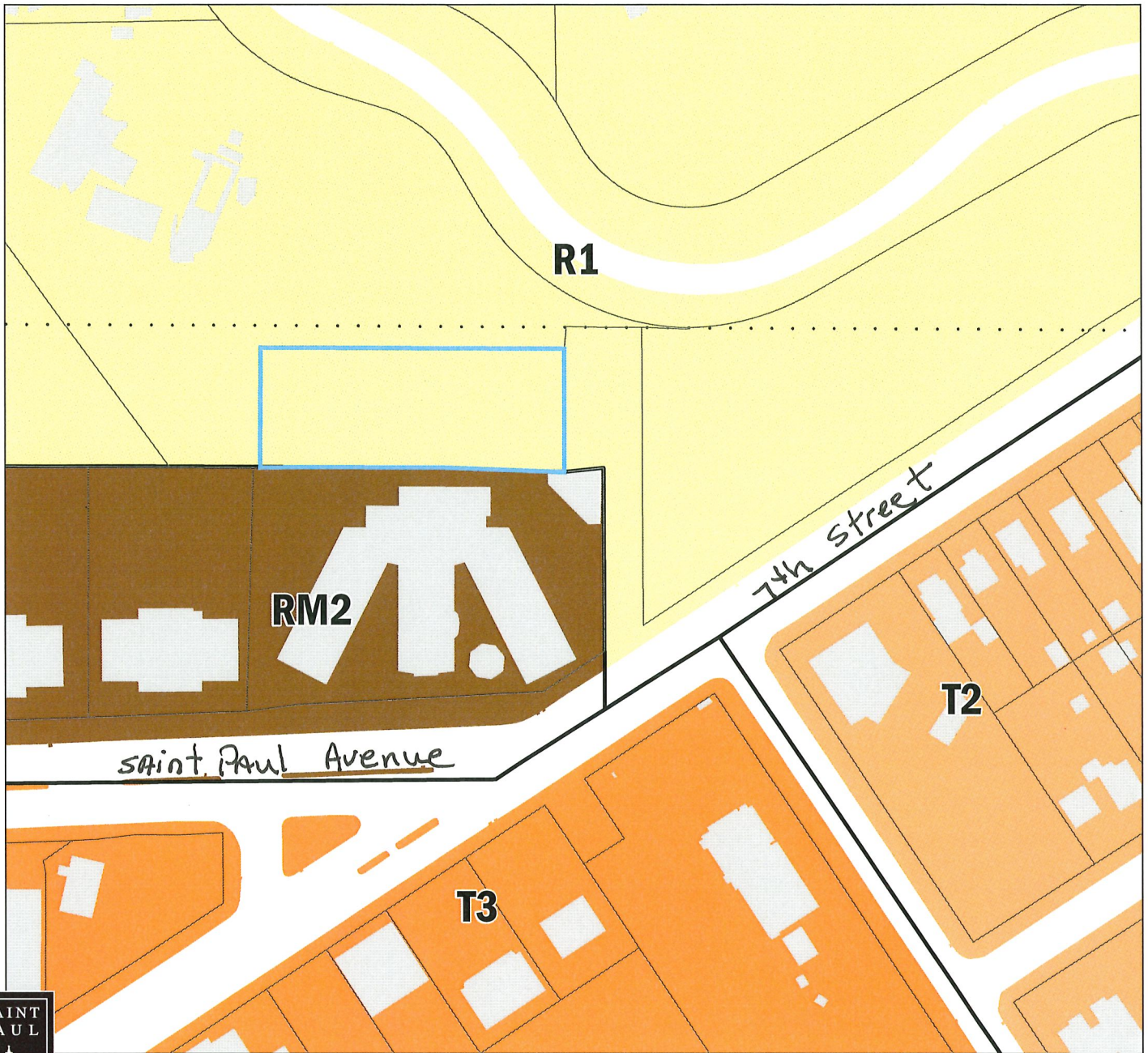
Application Type: PC Variance
 Application Date: September 16, 2022
 Planning District: 15



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Subject Parcel(s) Outlined in Blue

| | | | |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s) | Single Family Attached | Mixed Use Commercial and Other | Major Highway |
| ParcelPoly | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |



File #22-104-395 Zoning Map Application of Trellis Treehouse

Application Type: PC Variance
Application Date: September 16, 2022
Planning District: 15



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Subject Parcel(s) Outlined in Blue

| | | | |
|-------------------------|-----------------------------|-----------------------------------|------------------------------|
| Subject Parcel(s) | RM2 Multiple-Family | BC Community Business (converted) | F1 River Residential |
| ParcelPoly | RM3 Multiple-Family | B2 Community Business | F2 Residential Low |
| RL One-Family Large Lot | T1 Traditional Neighborhood | B3 General Business | F3 Residential Mid |
| R1 One-Family | T2 Traditional Neighborhood | B4 Central Business | F4 Residential High |
| R2 One-Family | T3 Traditional Neighborhood | B5 Central Business Service | F5 Business |
| R3 One-Family | T3M T3 with Master Plan | IT Transitional Industrial | F6 Gateway |
| R4 One-Family | T4 Traditional Neighborhood | ITM IT with Master Plan | VP Vehicular Parking |
| RT1 Two-Family | T4M T4 with Master Plan | I1 Light Industrial | PD Planned Development |
| RT2 Townhouse | OS Office-Service | I2 General Industrial | CA Capitol Area Jurisdiction |
| RM1 Multiple-Family | B1 Local Business | I3 Restricted Industrial | |