



Capitol Area Architectural and Planning Board



204 Administration Building
50 Sherburne Avenue
Saint Paul, Minnesota 55155
Web: www.mn.gov/CAAPB
TTY: 800.627.3529

Last Updated: November 12, 2020
To: **CAAPB Board Members**
CAAPB Meeting Participants (Agenda Item #4 of Board Meeting 11/09/20)
Trudi Trysla and Laura Reed, Ryan O'Connor, Max Holdhusen, Keith Lattimore, Jean Krueger, Johnny Rios, Caty Royce, Chris Anning, Pastor Joy McDonald Coltvet, Michael Menege, Mark McLane
Cc: Paul Mandell, CAAPB Executive Secretary
Linda Spohr, CAAPB Planner
Emmet Hedin, aide to Lt Governor Flanagan
From: Peter Musty, Principal Planner and Zoning Administrator, CAAPB
peter.musty@state.mn.us 651-757-1501 (voicemail) / 612-743-5994 (direct)
RE: Written Statements for Nov 13th Item #4, Bethesda Reuse

Hello to all participants in this important discussion in the afternoon of November 13th!

This is an informational discussion item introducing decisions that the CAAPB will make by December on Bethesda Hospital closing and reuse as both shelter and COVID respite for people experiencing homelessness. The meeting Friday marks the beginning of a period of public comment, meetings and discussions coordinated by the CAAPB Zoning Administrator ahead of those decisions.

Bundled in the following pages are written statements received by CAAPB staff in response to solicitation to community stakeholder groups and organizations neighboring Bethesda or otherwise representative of the community:

- **Capitol Heights Block Club**
- **Capitol Heights City Homes Home Owners Association**
- **Christ on Capitol Hill Lutheran Church**
- **City of Saint Paul**
- **Education Minnesota**
- **Frogtown Neighborhood Association**
- **Kraus Anderson (555 Park Office Building and 590 Park Apartments)**

PUBLIC NOTICE OF ZONING VARIANCE APPLICATION
Proposed Transitional Housing in Former Bethesda Hospital for Those Experiencing Homelessness
(559 North Capitol Boulevard)



KEY TO AERIAL MAP

A - Bethesda Hospital

- A1 Bethesda South Entry
- A2 Bethesda Parking Ramp
- A3 Bethesda Empty Lot (former Bank)
- A4 Bethesda Skyway Entry (from Ramp)
- A5 Bethesda Surface Parking Lot
- A6 Bethesda Park (Private w/ Public Use)

B - 590 Park Apartments (Now Leasing)

C - Office Building (KA Realty)

D - Office Building (and parking)

E - State Parking Lot AA

F - State Parking Lot C

G - Capitol Rice LRT Station

H - Leif Erickson Park

I - Minnesota State Capitol Building

J - Minnesota Senate Building

K - Christ on Capitol Hill Lutheran Church (CCHLC) and parking (K1)

L - Ford Building (State of MN)

M - Administration Building (State of MN)

N - Education Minnesota

O - Cass Gilbert Memorial Park

P - Residential Blocks of Capitol Heights Neighborhood

Q - State Parking Lot Q



CAPITOL HEIGHTS BLOCK CLUB

Serving our neighborhood 35+ years | chblockclub@gmail.com

Capitol Area Architectural and Planning Board
50 Sherburne Ave # 204
St Paul, MN 55155

11 November, 2020

Distinguished Members of the Board,

Thank you for the opportunity to speak today. This is the first real opportunity for the Capitol Heights Block Club to be heard in this process. To recap what has transpired, Ramsey County and M Health Fairview announced in the local news 5 weeks ago that they had reached an agreement to lease the Bethesda space for the specific purpose of a low barrier homeless shelter. On October 8th, the County held an informational webinar to explain what few details of the project were known at the time. We were not allowed to speak. The County then voted to approve the lease of the property on October 20th without a plan for how it will be run or proper community engagement with those being impacted by their decision. On October 29th and November 9th, the County hosted informational sessions addressing the broad topic of housing stability, without specifics regarding how this facility will be run. Members of the professional community serving at-risk populations discussed at length the need for these services, which left little time for a robust discussion regarding the specifics of the facility or concerns of the community. To date, a service provider for the facility has not been identified. To put it simply, no plan has been presented, yet the County is rushing to get the facility running in less than three weeks.

The Capitol Heights Block Club has been grateful for the role of the CAAPB. Since 1967, the CAAP Board has played a vital role in preserving and enhancing the dignity, beauty, and architectural integrity of the capitol, the buildings immediately adjacent to it, the Capitol grounds, and the Capitol area. Your work with the Capitol Heights Block Club has been thorough, intentional and in the full spirit of partnership to ensure our needs as a community within the boundaries of the Capitol Area are recognized and met.

Just this year we concluded an 18-month process of working with Kraus Anderson on their plans to develop an apartment building across the street from Bethesda. It was a model for how public-private partnerships should work and we are pleased with the process and outcome. Our work together on the Comprehensive and Small Area Plans over the last few years have also yielded similarly positive outcomes. The CAAPB has also been key in working to restore the vitality of the lower Rice Street area and improving the overall livability of the Capitol Heights neighborhood. Has the County considered the effort of the community and CAAP Board in intentionally guiding development towards our stated plans? It doesn't appear so. Have they appropriately considered principle 3 of our Comprehensive Plan: "The Capitol Area is a model for Minnesota, where best practices are expected in the planning, design and development of public and private projects." Certainly not. Sincerely, thank you for your role in and your commitment to our community. You are quite literally our last hope to negotiate optimal outcomes for everyone through this process.

In the words of Commissioner MatasCastillo, "The county's foremost role is to provide a safety net for those most in need. All other concerns must be secondary to that overriding responsibility." What we are asking of you today is to help to ensure the processes designed to best make these decisions are followed so that the Block Club's "secondary" concerns are considered, valued, and addressed; and sensitivity to the context of our neighborhood is valued¹. Our community's concerns are real and have immediate and lasting impacts to our quality of life. At one town hall, the County Manager and Commissioner MatasCastillo asserted that they have seen no evidence of

¹ The Impacts of Supportive Housing on Neighborhoods and Neighbors
https://www.huduser.gov/Publications/pdf/support_1.pdf



CAPITOL HEIGHTS BLOCK CLUB

Serving our neighborhood 35+ years | chblockclub@gmail.com

crime going up or property value going down when homeless shelters are introduced to residential areas. Asserting this without pointing to any research is not a good-faith claim. It should not be the job of the public to be experts in public housing or to ensure that the County follows the proper planning processes for a project of this scope, size, and impact. We are asking for your help to enlist expert consultation on similar facilities that distinguishes a high performing facility from those negatively impacting their surrounding communities.

As you know, Capitol Heights is already immediately bordered by more than its fair share of subsidized housing. Asking us to shoulder additional burden of concentrated populations which attract unsavory and illegal behavior is excessive. The plan for the facility as it exists today will harm our neighborhood², yet nothing is being offered in return. This has already caused neighbors to place homes for sale and reconsider future investments in our properties. This conflicts with the intent stated in our Small Area Plan to build the sense of community amongst owner-occupants we have worked so hard to achieve. When any entity pushes through a project of this size, duration, and impact without respecting the proper channels everyone loses. A recent trend in politics at all levels is to take action and deal with the consequences later. This is eroding the role of institutions such as the CAAP Board that have been implemented to ensure constituents have an active role in government and a voice in shaping their communities, providing checks and balances that have been so valuable to our country and communities. As the County has communicated, this is not the last homeless shelter they plan to place in neighborhoods across the County. The precedent we establish for planning these facilities is important, especially as other communities are not as lucky as the Capitol Area to have a Board like you to hear their concerns.

You will soon be faced with a complex and difficult decision on the approval of zoning variances and conditional use permits for the Bethesda facility. This is a serious responsibility and should not be rushed. We have not been able to hold the County Commissioners accountable and need your help. We've been bullied through this process. We are hoping for the appropriate negotiation to occur in a structured environment with your guidance, like the discussions with Kraus Anderson over the last two years. The process the County has employed over the last month has given us no recourse. Neither the neighborhood nor the homeless population will be best served with the rushed implementation of a poorly planned facility. Let's be thorough in process and thoughtful in planning to achieve the goals of all constituents.

Thank you again for the opportunity and for your consideration.

Don Grundhauser
CAAPB Member, on behalf of the Capitol Heights Block Club

² Effect of Emergency Winter Homeless Shelters on Property Crime:

https://crim.sas.upenn.edu/sites/default/files/Ridgeway_Effect%20of%20Emergency%20Shelters-v5_1.2.2018.pdf

Does Proximity to a Homeless Shelter Affect Residential Property Values in Manhattan?:

<https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.pdf>

Capitol Heights City Homeowners Association
Chris Anning, Board President

I am presenting on behalf of The Capitol Heights City Homeowners Association. We are a block of 25 townhomes across the street from Bethesda's park. We have owners in the HOA who oppose the planned shelter and owners who are not opposed. We all understand the urgent need for additional shelters and support taking care of people who are homeless. Our concern for the Bethesda site is how the sudden increased density will change this small neighborhood of less than 500 people¹.

A recent Hotel Shelter Study² presented at the October 26 Bloomington City Council Meeting, showed a large increase in police calls at hotel shelter sites. We hope to ensure a safe environment at Bethesda and in the neighborhood through careful planning and oversight.

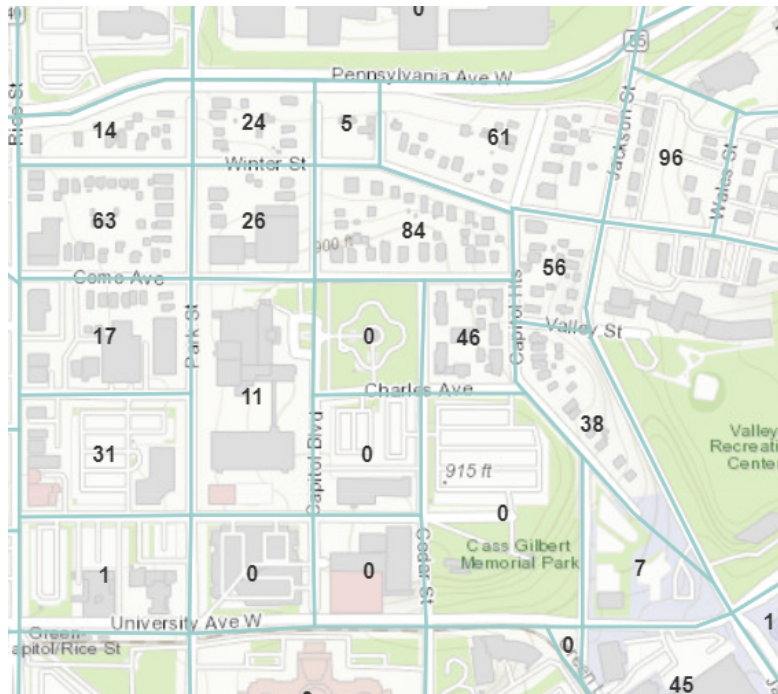
Following is a list of conditions we ask CAAPB include when considering a Conditional Use Permit (CUP). These commitments are based on evidence we've learned from nearby cities managing similar situations. Ramsey County has mentioned supporting many of these items in Town Hall meetings. We ask the commitments be written into any approved permit or variance.

- Commit to the facility being staffed 24/7 by County staff
- Commit to facility hiring 24/7 police or security officer onsite (not solely video monitoring)
- Commit to strict 10pm-7am curfew; anyone loitering, or camping outside on Bethesda property will be trespassed by SPPD. This includes the park and the south side of the hospital parking ramp.
- Commit to this being maintained as a residential facility and not a treatment center
- Commit to training staff in deescalation/crisis intervention
- Limit single night stays-- focus on housing individuals and families truly trying to get back on their feet
- Have measures in place to clearly distinguish residents allowed in the shelter from individuals who are not referred, not allowed or previously trespassed.
- Commit to maintaining Bethesda park as a family-friendly and tobacco-free campus (as the signs say)
- Clear commitment to maintaining the quality of the neighborhood. Recommend creating an advisory board of stakeholders, including neighbors, staff, police, council reps, etc., who would meet regularly and provide oversight of the facility
- If a CUP is approved, can we get in writing a sunset date, to ensure this lease is not sold to another business or organization at the end of the CUP and any variance?

¹ Population block map. Federal User Community ArcGIS Esri.com

² City of Bloomington. Temporary Pandemic Response Housing. City Council Study Meeting. October 26, 2020. Bloomington MN. Recording available at <https://reflect-bcit.cablecast.tv/CablecastPublicSite/show/49694?channel=2&seekto=2983>

Map: Capitol Heights population count by block. esri.com





*We are a diverse people
brought together by the grace of God
to share with others
what we ourselves have received.*



CHRIST ON CAPITOL HILL

a lutheran church, elca

November 11, 2020

As the Capitol Area Architectural and Planning Board (CAAPB) considers the co-application and conditional use permit of Ramsey County and Fairview for the purpose of 100 units of housing for those who would otherwise be homeless, we want to offer our input as a very close and interested neighbor. We have been paying attention to the Town Hall meetings and the concerns and support of nearby residents.

We appreciate the plans that are in formation to provide housing, 24/7 services and security to residents who are referred to Bethesda. We commend models that are being discussed including building relationships with residents, providing access to meals and care, trauma-informed health and mental health care, and transportation. We appreciate that people will not be forced to line up at night and/or leave in the morning. We appreciate that people will be able to stay for a flexible amount of time until they have access to stable housing. We appreciate the plans for minimizing the spread of Covid-19, and getting people safely inside before the winter deepens. Thank you to those who have made these bold decisions for your commitment, advocacy and vision.

The volunteers present in and through Christ on Capitol Hill hope to be good neighbors to the new residents at Bethesda, as well as continuing to build relationships with residents in neighborhood homes and apartments, small businesses and service organizations. Resources within our building include Daily Work, a nonprofit providing coaching to struggling job seekers, and Shobi's Table, a pay-as-you-can (free) food truck ministry. Shobi's currently serves weekly in Frogtown and Midway. We hope to be serving lunch again in the neighborhood as soon as Spring 2021. We hope that this will provide another food resource for neighbors within and around Bethesda. We look forward to working with those who will be providing services at Bethesda, as well as the residents themselves.

We thank Peter Musty, the CAAPB and potential partners for their important work today and the next steps of setting the conditions for this use, and we look forward to working collaboratively with residential neighbors who hold a variety of views, to bring them into dialogue throughout this process and good work.

Sincerely,

Erik Wohlrabe,
on behalf of the Congregational Council
of Christ on Capitol Hill

The Rev. Dr. Joy McDonald Coltvet
Pastor at Christ on Capitol Hill

From: [Musty, Peter \(CAAPB\)](#)
To: [Pereira, Luis \(CI-StPaul\)](#); [Mandell, Paul \(CAAPB\)](#)
Cc: [Goodman, Nicolle \(CI-StPaul\)](#); [Leggett, Peter \(CI-StPaul\)](#); [Cervantes, Ricardo \(CI-StPaul\)](#); [Donovan, Suzanne \(CI-StPaul\)](#); [Burchill, Hannah \(CI-StPaul\)](#); [Guild, Kristin \(CI-StPaul\)](#); [Diatta, YaYa \(CI-StPaul\)](#); [Bistodeau, Travis \(CI-StPaul\)](#)
Subject: RE: City position on Bethesda
Date: Monday, November 9, 2020 3:30:00 PM
Attachments: [image001.jpg](#)

Received. Thank you, Luis!

Peter Musty

*Principal Planner and Administrator of The Zoning and Design Rules
Capitol Area Architectural and Planning Board
Office: 651-757-1501 mn.gov/caapb
Direct: 612-743-5994 (best # to use during COVID-19 period)*

From: Pereira, Luis (CI-StPaul) <Luis.Pereira@ci.stpaul.mn.us>
Sent: Monday, November 9, 2020 3:28 PM
To: Musty, Peter (CAAPB) <peter.musty@state.mn.us>; Mandell, Paul (CAAPB) <paul.mandell@state.mn.us>
Cc: Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Leggett, Peter (CI-StPaul) <Peter.Leggett@ci.stpaul.mn.us>; Cervantes, Ricardo (CI-StPaul) <ricardo.cervantes@ci.stpaul.mn.us>; Donovan, Suzanne (CI-StPaul) <Suzanne.Donovan@ci.stpaul.mn.us>; Burchill, Hannah (CI-StPaul) <Hannah.Burchill@ci.stpaul.mn.us>; Guild, Kristin (CI-StPaul) <Kristin.Guild@ci.stpaul.mn.us>; Diatta, YaYa (CI-StPaul) <yaya.diatte@ci.stpaul.mn.us>; Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>
Subject: City position on Bethesda

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Hi Peter and Paul –

As requested, here (below) is a City position statement on the Bethesda proposal.

Thank you.

Luis Pereira

The City of Saint Paul has been working for months to identify new and expanded low-barrier

overnight and day shelter space to try to meet the needs of growing numbers of individuals experiencing homelessness in the community. City leaders have been transparent and vocal in their efforts to collaborate with Ramsey County and outreach partners to strengthen the system of supports needed during the pandemic.

While the City is sensitive to the impacts of potential job losses, we support the County's leadership in stepping into this unique and time-sensitive opportunity to provide housing and services during the 2020-21 winter season and beyond. We are in a race against the weather, and time, to address the needs of some 300 individuals who are living unsheltered in tents, under bridges and in caves in our community. We have a clear and urgent crisis in addressing these unprecedented numbers. Bethesda is well-appointed to serve the shelter and social service needs of our unsheltered residents through the pandemic.



Luis Pereira

Director of Planning

Department of Planning and Economic Development

Pronouns: he/his

1400 City Hall Annex, 25 West Fourth Street

Saint Paul, MN 55102

P: 651-266-6556

luis.pereira@ci.stpaul.mn.us

Nov. 10, 2020

Capitol Area Architectural and Planning Board
c/o Paul Mandell, Executive Secretary
204 Administration Building
50 Sherburne Ave.
Saint Paul, MN 55155

VIA EMAIL

Paul,

The lack of housing for homeless Minnesotans is a problem that touches everyone, and Education Minnesota supports finding long-term solutions to this issue. Our labor union sees the conversation by M Health Fairview of Bethesda Hospital into a safe, secure homeless shelter operated by Ramsey County as an important step in that direction. However, we are concerned about the timing of the transition and the apparent lack of concern M Health Fairview is showing toward its healthcare staff, who have been on the frontline of fighting the COVID-19 pandemic for several months.

As I write this, Minnesota is experiencing a spike in COVID-19 cases that threatens to overwhelm the state's hospital system, which could prompt the state government to close businesses and return 100 percent of the state's students to distance learning. The decision to eliminate beds in a newly renovated facility at this moment seems both unnecessarily risky and against the best interests of the state as a whole.

We're also disappointed that M Health Fairview has decided to lay off approximately 900 members of its healthcare staff during a recession and while the pandemic is raging. We strongly encourage the company to treat these hard-working employees with the dignity and respect they deserve after working for so many months treating COVID-19 patients in Bethesda Hospital. Based on our information, these workers deserve better severance packages and transfers to other Fairview facilities at their current rates of pay and benefits.

41 Sherburne Ave., St. Paul, MN 55103
651-227-9541 800-652-9073 Fax 651-292-4802
www.educationminnesota.org

*Education Minnesota is an affiliate of the American Federation of Teachers,
the National Education Association and AFL-CIO.* (unaffiliated)

Denise Specht
President

Bernie Burnham
Vice President

Rodney Rowe
Secretary-Treasurer

Sara Gjerdrum
Executive Director



**THE VOICE FOR PROFESSIONAL
EDUCATORS AND STUDENTS**

On a more immediate level, the headquarters of Education Minnesota at 41 Sherburne Ave. is adjacent to the proposed shelter. We have questions about how to interact with our new neighbors, including:

- What entity will be in charge of parking garage adjacent to the new shelter? Education Minnesota currently has an arrangement to use the garage as overflow parking.
- What entity will be in charge of maintaining the park space across from the hospital?
- Who will be the point of contact for the inevitable neighborhood issues as the facility transitions to its new role?
- What assurances do neighbors have that the facility will be properly staffed and well maintained? What enforcement mechanisms are in place?

Finally, I'd like to thank the Capitol Area Architectural and Planning Board for the opportunity to submit these observations and questions. If the board would like additional information, please feel free to contact me through my office.

Together,

A handwritten signature in black ink, reading "Denise M. Specht". The signature is fluid and cursive, with a long horizontal stroke at the end.

Denise Specht, president
Education Minnesota





Frogtown Neighborhood Association (District 7)

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

October 13, 2020

Dear Commissioner Trista MatasCastillo and the Ramsey County Board of Commissioners,

The Frogtown Neighborhood Association would like to applaud Ramsey County and particularly Commissioner Trista MatasCastillo for their leadership in their work to support and dignify our unsheltered community members by re-purposing Bethesda Hospital into a shelter.

It is our position that because we are in an affordable housing crises that has no historical comparison, which will soon be exponentially worse when the eviction moratoriums are lifted, we should consider re-purposing every vacant building we can, in EVERY community. We believe that every public dollar in any project should be targeted at housing that is affordable to people at 30% of median income and below.

The facts are that approximately 75% of unsheltered families and individuals in Ramsey County are Black and Brown. The fact that George Floyd was murdered almost 5 months ago, and the pain shared communally as we mourned the murder of Mr. Floyd must not be forgotten but should be remembered as the ongoing context for our community's most vulnerable residents. Again, we state that Black, Indigenous, and People of Color, BIPOC, are disproportionately unsheltered. When we care for and house the unsheltered, we care for and house Mr. Floyd.

The support of the Frogtown Neighborhood Association is dependent on the following variables:

Contracted workers and the entity hired to manage the Shelter and associate programming must include a majority BIPOC individuals/companies/organizations.

Contracted workers should be hired locally (neighborhood level) whenever possible, and it should be possible much of the time.

Workers should be paid a living wage at all levels of employment.

The Request for Proposal soliciting interest in administering the Shelter will proactively and intentionally encourage innovative, culturally based expertise, BIPOC respondents.

The Company and or Organization chosen to administer the Shelter will follow the RFP's direction of innovation and culturally specific expertise. The Company will develop and implement a plan, including programming and management strategies sufficient to maintaining surrounding community safety and neighborhood quiet enjoyment of their homes and yards. We would like to ensure that there will be no negative impact on the surrounding neighborhood.

Very Sincerely,

Frogtown Neighborhood Association Board of Directors

Serving the Neighborhoods of East Midway, Frogtown, Capitol Heights, and Mt. Airy since 1970!

Registered 501(c)3 Not-for-Profit as the Thomas/Dale District 7 Planning Council

Musty, Peter (CAAPB)

From: McLane, Mark <mark.mclane@krausanderson.com>
Sent: Wednesday, November 11, 2020 10:58 AM
To: Musty, Peter (CAAPB)
Cc: Diessner, Peter; Alexander, Matt
Subject: Kraus-Anderson CAAPB Statement [11/13 meeting]

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Good morning Pete,

Thank you for the formal offer, but unfortunately, Kraus-Anderson will not have a representative available to speak at Friday's CAAPB meeting.

In lieu of, please find a statement below that we would appreciate being read into the record:

With these unprecedented times, Kraus-Anderson can see validity in both the need and the concerns on opposing sides of the decision pertaining to the near-term highest and best use of the Bethesda Hospital facility. Having recently been through the entitlement and community engagement process prescribed by the Zoning Administrator and CAAP Board's jurisdiction, we feel confident that the process will yield thoughtful dialogue leading to appropriate conditions ensuring the health of the community.

Should the Ramsey County/Fairview proposal be approved, Kraus-Anderson would support the creation of a neighborhood or community stakeholder group to liaison with the CAAPB, M-Health Fairview, and Ramsey County in an effort to bring accountability to the application of the conditions set forth and agreed upon. We feel it will be of paramount importance to foster a collaborative, transparent relationship between the neighborhood and the operators of Bethesda to report on and address any issues that may arise.

Thank you for allowing us to be heard.

Best Regards,
-Mark

Mark McLane | Senior Director of Development
mark.mclane@krausanderson.com | direct 612.255.2433

KRAUS-ANDERSON DEVELOPMENT
501 South Eighth Street, Minneapolis, MN 55404
cell 612.360.3313 | krausanderson.com

Together, strengthening the communities we serve

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