



PROJECT TEAM



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PRESENTATION OUTLINE

- Alignment of Proposed Development with
St. Anthony Park Community Council's 10
Development Guidelines

- 2030 Small Area Plan

- Fulfillment of Zoning Requirements

Collaboration with Neighborhood

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Betty Wheeler
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The proposed development is a 49 Unit Senior Cooperative Living facility near the intersection of Como Avenue and Luther Place.



What makes Senior Cooperatives unique?

Cooperative Lifestyle - Provides social living with a neighborly perspective for active adults ages 62+

Collective Ownership and Control - Residents own a share of the whole cooperative, not just the individual unit. Owners elect a board of directors from amongst themselves to collectively oversee and govern the operations in the best interests of all. All members have an equal interest in the success of the cooperative and enjoy an equal voice within it.

Communal Amenities - Plentiful shared spaces like a maker's space, wi-fi cafe, wellness/fitness center, guest quarters, pub/game rooms, and community/party rooms

Financial Stability - Provides a range of affordability and financial peace of mind to members. To protect their members' investment, the share prices appreciate by a pre-determined fixed amount each year (2%), which promotes perpetual affordability to the current and subsequent cooperative owners.

Development Guidelines: St. Anthony Park Community Council

We encourage and appreciate thoughtful investment and development in District 12. The intent of these Development Guidelines is to begin a dialogue between community and developer interests -- to inform, to stimulate and promote healthy, mutually beneficial developments in St. Anthony Park. They are offered not as constraints, but as the starting point of a constructive discussion.

1	<p>Collaboration in Community Design Partnership: Meet with a group of Land Use Committee members to keep the Council and community informed of design decisions and project schedule.</p>
2	<p>Accessibility: Design facilities that are useable by people of all ages and abilities, that will be adaptable to changing needs or demographics of our community.</p>
3	<p>Green Space: Maintain, enhance, and if possible, create green space on a developed parcel. We encourage going beyond City landscaping and site requirements. <i>Discussion: As green space gets more precious in our neighborhood, it is increasingly important that existing spaces be maintained and any chances to create more be taken. This should go beyond City landscaping standard and may encourage green roofs, additional plantings, or off-site plantings to mitigate loss of green space. Examples may include: playgrounds, picnic areas, and flower or vegetable and fruit gardens, as well as parkland.</i></p>
4	<p>Sustainable Design: Design to the principles of a generally accepted green building standard (e.g., Enterprise Green Communities, B3, or LEED Silver) to promote water and energy conservation, and the use of safe, durable, and renewable building products. We encourage inclusion of a renewable energy generation system (solar, geothermal, etc.) <i>Discussion: All of these standards address energy efficient design, water-saving fixtures, treatment of stormwater, sensitivity to site -- all to create buildings that will work better and leave less negative impact on our built and natural environment. Generally, buildings with public financing will already be required to meet this standard. Buildings financed privately are encouraged to meet a similar standard. Developers are encouraged to contact the several local groups promoting sustainable design (ex: CEZ www.creativeenterprisezone.org)</i></p>
5	<p>Streetscape: Promote the walkability of the neighborhood with design that relates to the pedestrian, bike, and transit traffic. <i>Discussion: We are proud to be a "walkable neighborhood." All buildings should provide an environment that is welcoming to foot traffic of all ages and abilities, by being pleasing and safe. There should be a good visual connection between inside and outside for at-grade spaces to provide "Eyes on the Street" security. When possible, first floor spaces should be made accessible to the public in the form of common or retail spaces.</i></p>
6	<p>Affordability (Housing): Promote diverse housing communities by providing some affordable units. <i>Discussion: Development of a diverse housing population is critical to our community. People moving into or within, or working in our neighborhood should not be priced out of living in it.</i></p>
7	<p>Exterior Appearance: Create durable, aesthetically pleasant buildings through use of high quality materials. <i>Discussion: Buildings should be long-lasting and should respond to adjacent properties through good design and use of high quality exterior finish materials, including masonry and metal.</i></p>
8	<p>Public Space: When appropriate, make some portion of the building available for public use or commerce. <i>Discussion: Buildings should be places that increase public discourse and interaction. Part of a "walkable neighborhood" is the feeling and knowledge that the buildings on the street are open, useful, and welcoming.</i></p>
9	<p>Dark Skies: To the maximum extent possible, keep site lighting from spilling onto adjacent properties and keep it aimed down. <i>Discussion: While site lighting provides security for the building environment, it is important to keep it sensitively located so that it doesn't waste energy and doesn't add to general light pollution.</i></p>
10	<p>Parking: Provide and design spaces for vehicle parking as determined by zoning or approved variance to support use of the property, in a way that contributes to the general appearance of the site and adjacent properties. Minimize run-off and avoid unnecessary loss of open space. Where possible, use landscape materials to screen vehicles, without compromising security or safety. <i>Discussion: While encouraging walking, biking and public transportation, we also recognize that businesses, employees, visitors and residents will sometimes rely on cars to visit, work, move around, and live in our neighborhood. Our goal is to make our neighborhood welcoming and easily accessible to everyone, from within and from outside the neighborhood. Accommodation for shared cars or shared bicycle stations may also be considered for some development sites.</i></p>

GUIDELINE 1

COLLABORATION IN COMMUNITY DESIGN PARTNERSHIP

Meet with a group of Land Use Committee members to keep the Council and community informed of design decisions and project schedule.

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Below is a summary of community engagement Ecumen has completed to date, following the execution of a non-binding letter of intent with Luther Seminary on June 30, 2015.

- District 12 Land Use Committee Meeting on August 12
- Introduction to Lutheran Social Services on August 18
- St. Anthony Park Area Seniors Board of Directors on September 14
- Introduction to Health Partners September 15
- Luther Seminary faculty and staff through two campus forums held on September 21 and September 22
- Community forum on September 24 in in cooperation with the District 12 Land Use Committee
- District 12 Land Use Committee Meeting on October 1
- University Grove Neighborhood Association on October 6
- Meeting with St. Anthony Lutheran Church on October 2, 2015, and October 20
- Meeting with the Board of Directors of Luther Place Condominiums October 13
- Community workshops were held on the following dates: October 13, October 20, and October 27
- District 12 Land Use Committee Meeting on November 4
- Small Area Workgroup Meetings – November 18 and November 23
- St. Anthony Park Lutheran Church
- Luther Place Condominium Board

Initial July 2015 proposal to neighborhood, campus staff, leadership, and students



Neighborhood vetoed initial proposal's building footprint



Initial July 2015 Proposal Rendering - Como Ave. & Luther Place View



Initial July 2015 Proposal Rendering - Bockman Hall View



COMBINED SITE CONSIDERATIONS

1. Community Collaboration







Google





Historic Bockman Hall



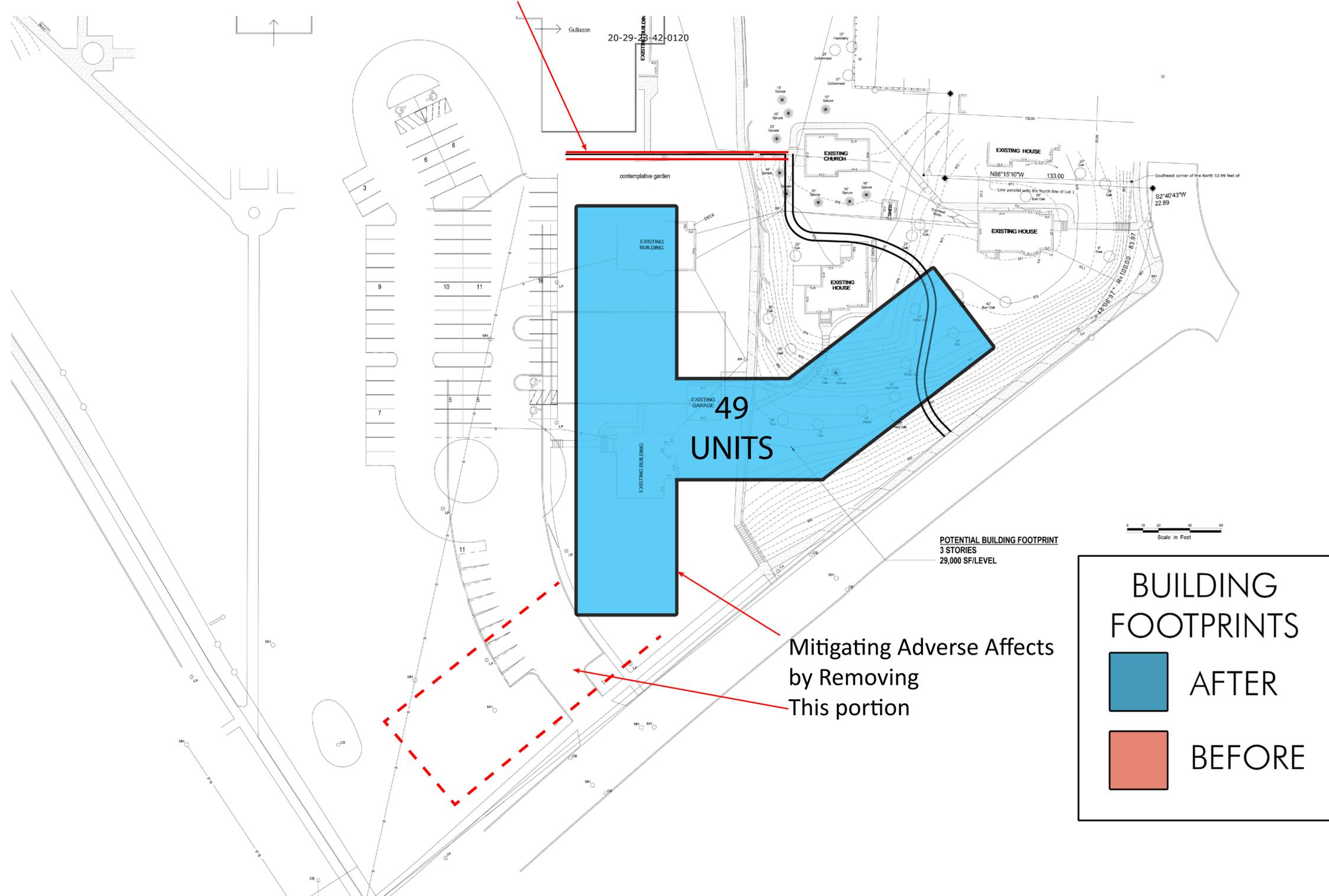
Historic Muskego Church



Initial Design Concept

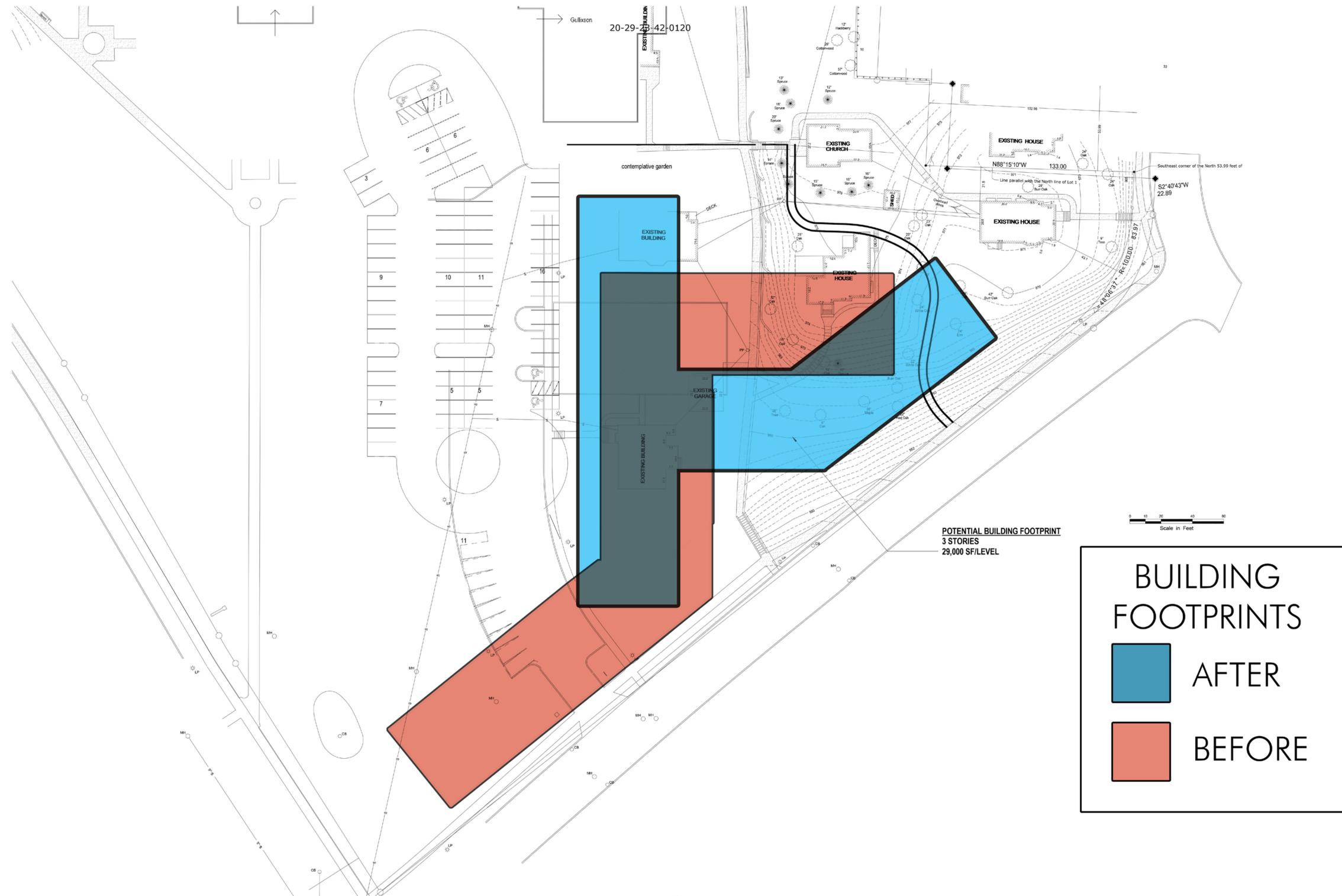
1. Community Collaboration

Strengthening Campus Connections



Current Design Concept

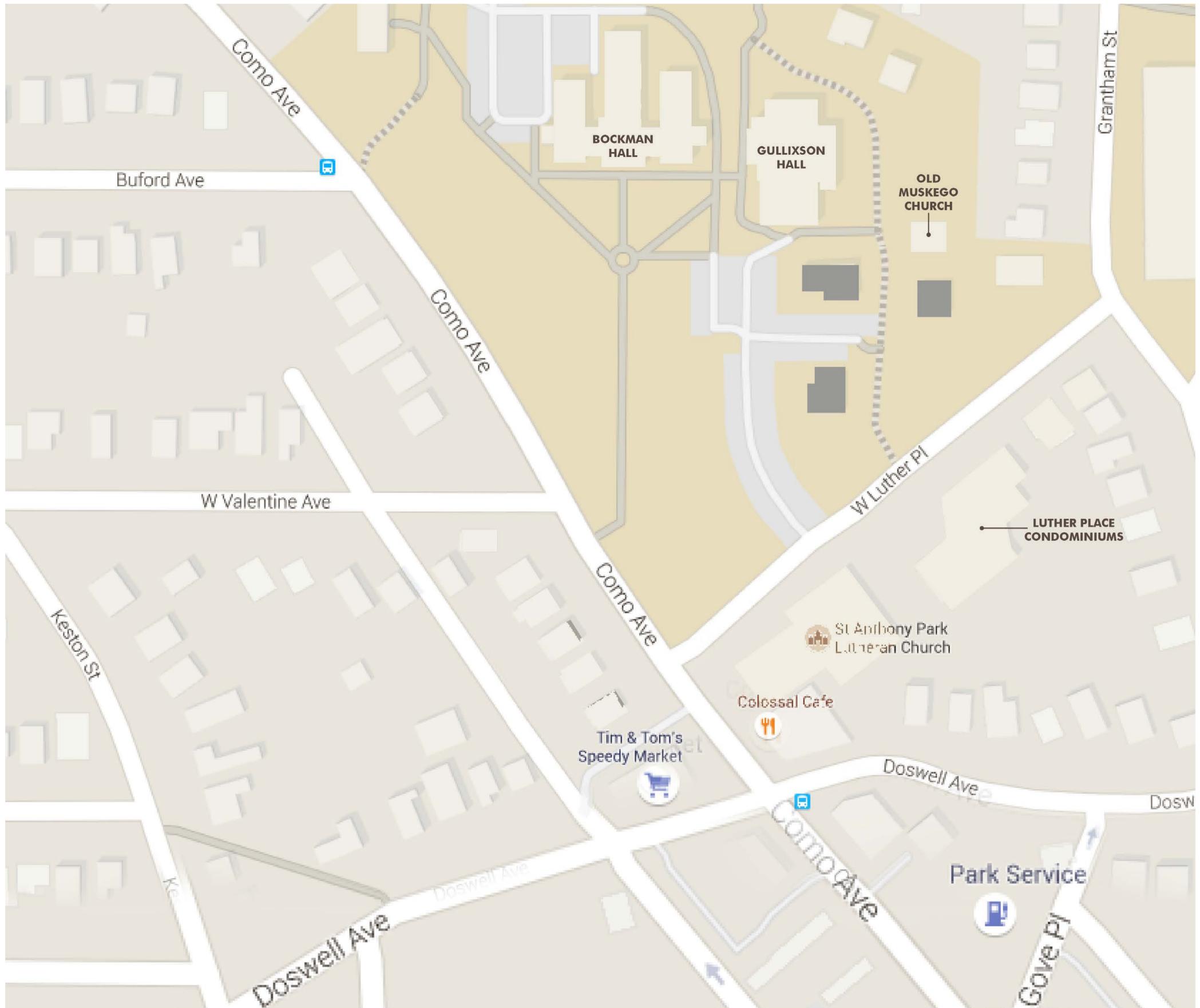
1. Community Collaboration



Footprint differentiation

1. Community Collaboration

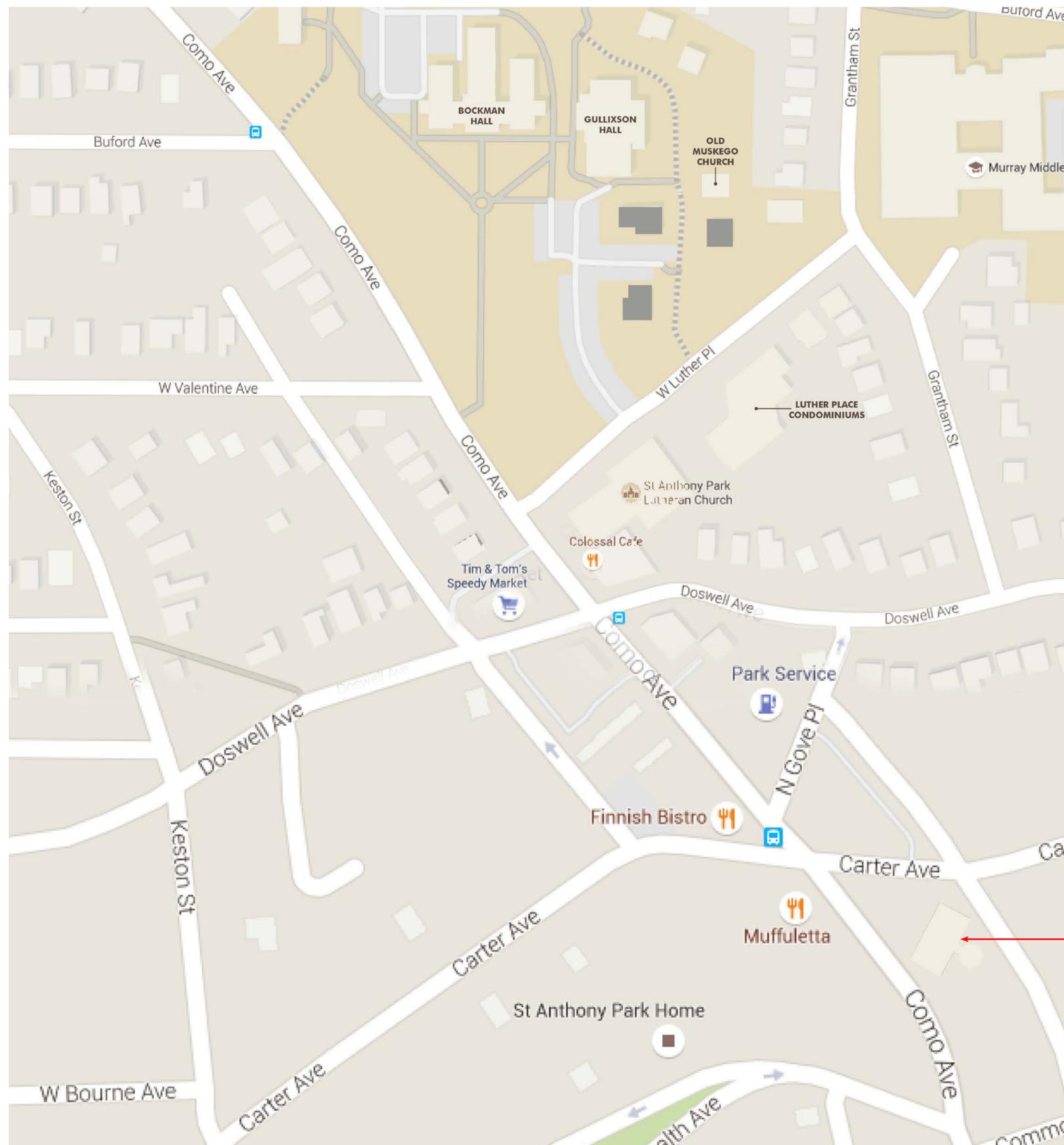




EXISTING HOUSES



EXISTING BUILDINGS



■ EXISTING HOUSES

← Saint Anthony Park Library

EXISTING BUILDINGS

United States Department of the Interior
National Park Service

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received SEP 30 1985

date entered OCT 31 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic United Church Seminary

and/or common Luther Theological Seminary

2. Location

street & number 2481 Como Avenue N/A not for publication

city, town St. Paul N/A vicinity of

state Minnesota code 22 county Ramsey code 123

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Luther Northwestern Theological Seminary

street & number 1501 Fulham Street

city, town St. Paul N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Ramsey County Courthouse

street & number 15 W. Kellogg Boulevard

city, town St. Paul state Minnesota

6. Representation in Existing Surveys

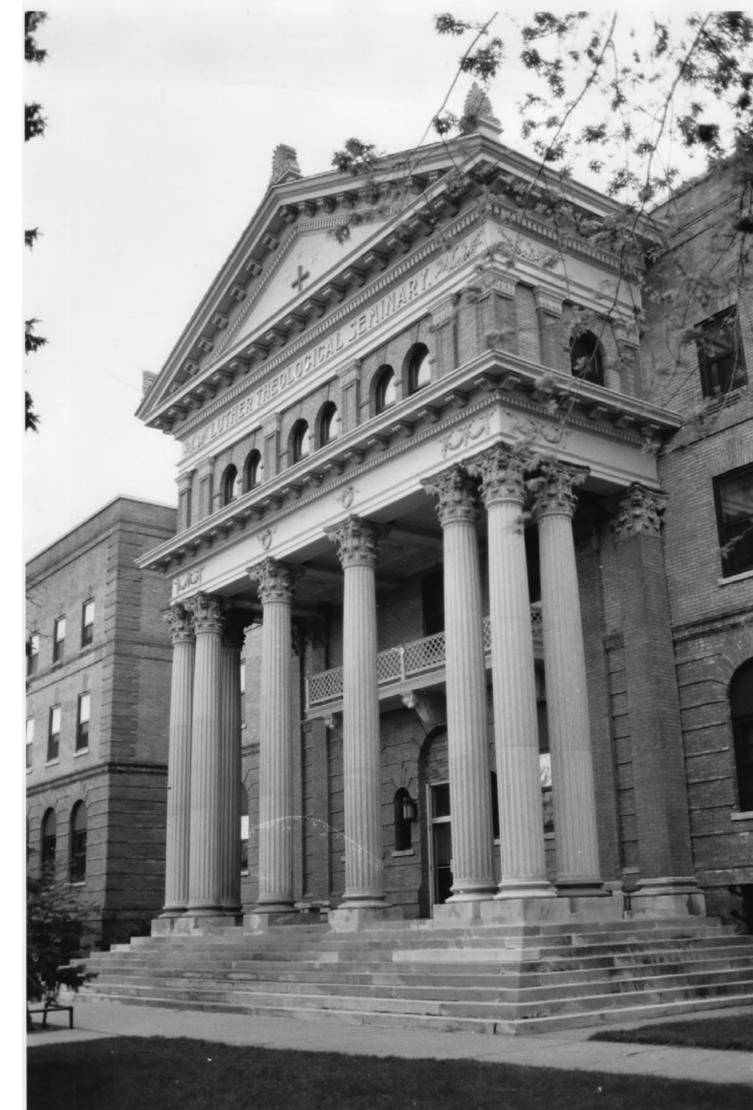
title Historic Sites Survey of St. Paul and Ramsey County

has this property been determined eligible? yes no

date 1980-82 federal state county local

depository for survey records Ramsey County Historical Society, 75 W. 5th St., #323

city, town St. Paul state Minnesota 55102



Bockman Hall

DATA SHEET

Form 10-300 (Rev. 6-72) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: **Minnesota**
 COUNTY: **Ramsey**
 FOR NPS USE ONLY
 ENTRY DATE: **MAY 12 1975**

1. NAME
 COMMON: **Muskego Church**
 AND/OR HISTORIC: **Muskego Church**

2. LOCATION
 STREET AND NUMBER: **2375 Como Avenue West**
 CITY OR TOWN: **St. Paul** CONGRESSIONAL DISTRICT: **4th**
 STATE: **Minnesota** CODE: **22** COUNTY: **Ramsey** CODE: **123**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

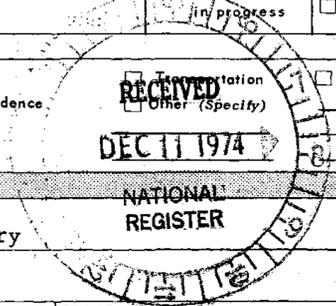
PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Comments
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	

4. OWNER OF PROPERTY
 OWNER'S NAME: **Luther Theological Seminary**
 STREET AND NUMBER: **2375 Como Avenue**
 CITY OR TOWN: **St. Paul** STATE: **Minnesota** CODE: **22**

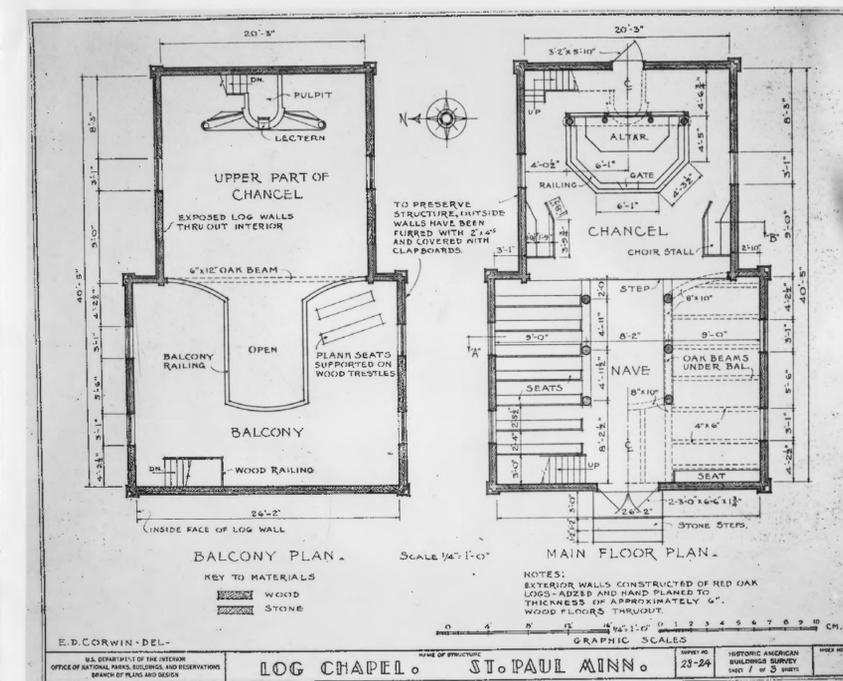
5. LOCATION OF LEGAL DESCRIPTION
 COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Ramsey County Courthouse**
 STREET AND NUMBER: **15 West Kellogg Blvd.**
 CITY OR TOWN: **St. Paul** STATE: **Minnesota** CODE: **22**

6. REPRESENTATION IN EXISTING SURVEYS
 TITLE OF SURVEY: **Historic American Buildings Survey/Statewide Historic Sites Survey**
 DATE OF SURVEY: **1934/1963** Federal State County Local
 DEPOSITORY FOR SURVEY RECORDS: **Minnesota Historical Society**
 STREET AND NUMBER: **Building 25, Fort Snelling**
 CITY OR TOWN: **St. Paul** STATE: **Minnesota** CODE: **22**

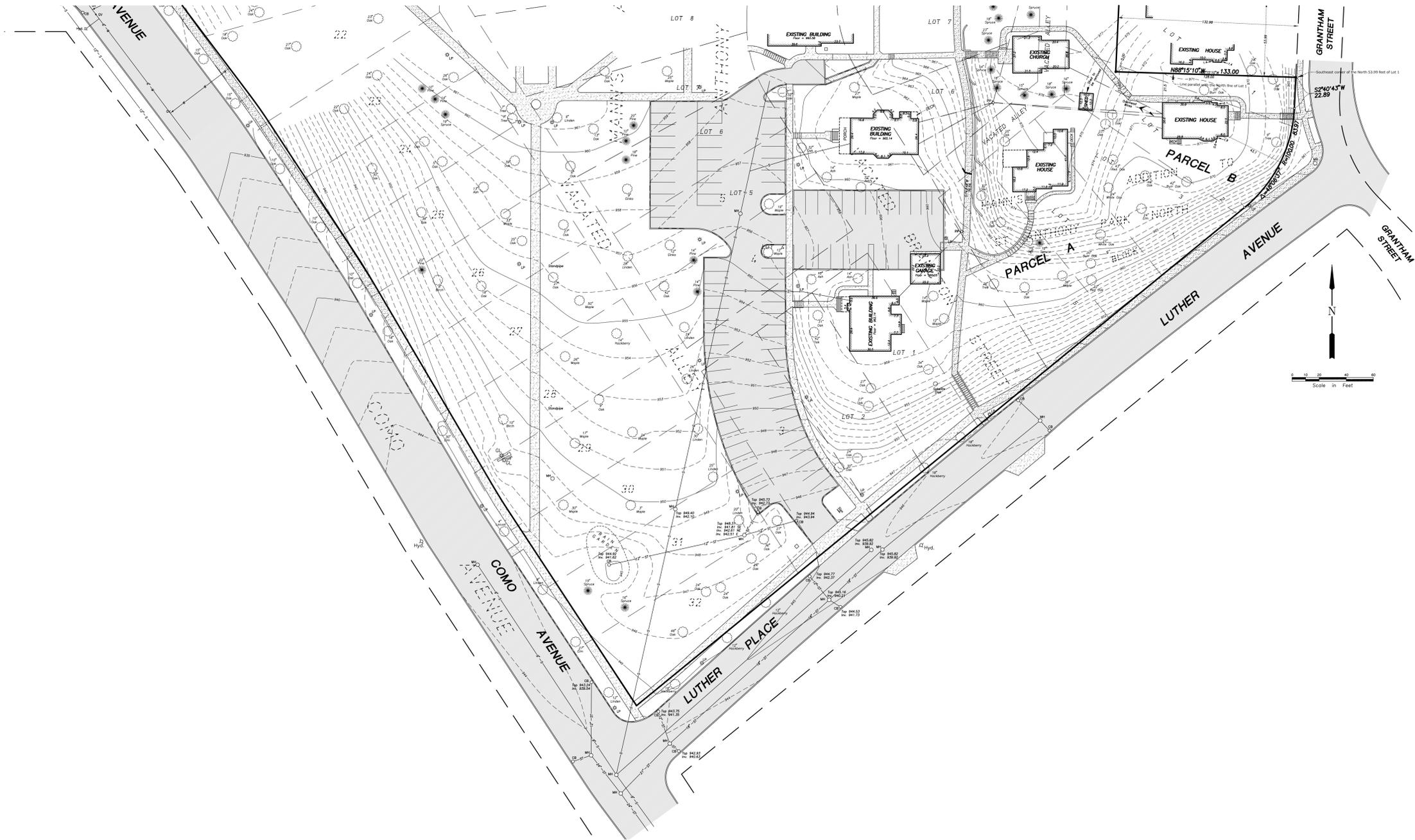


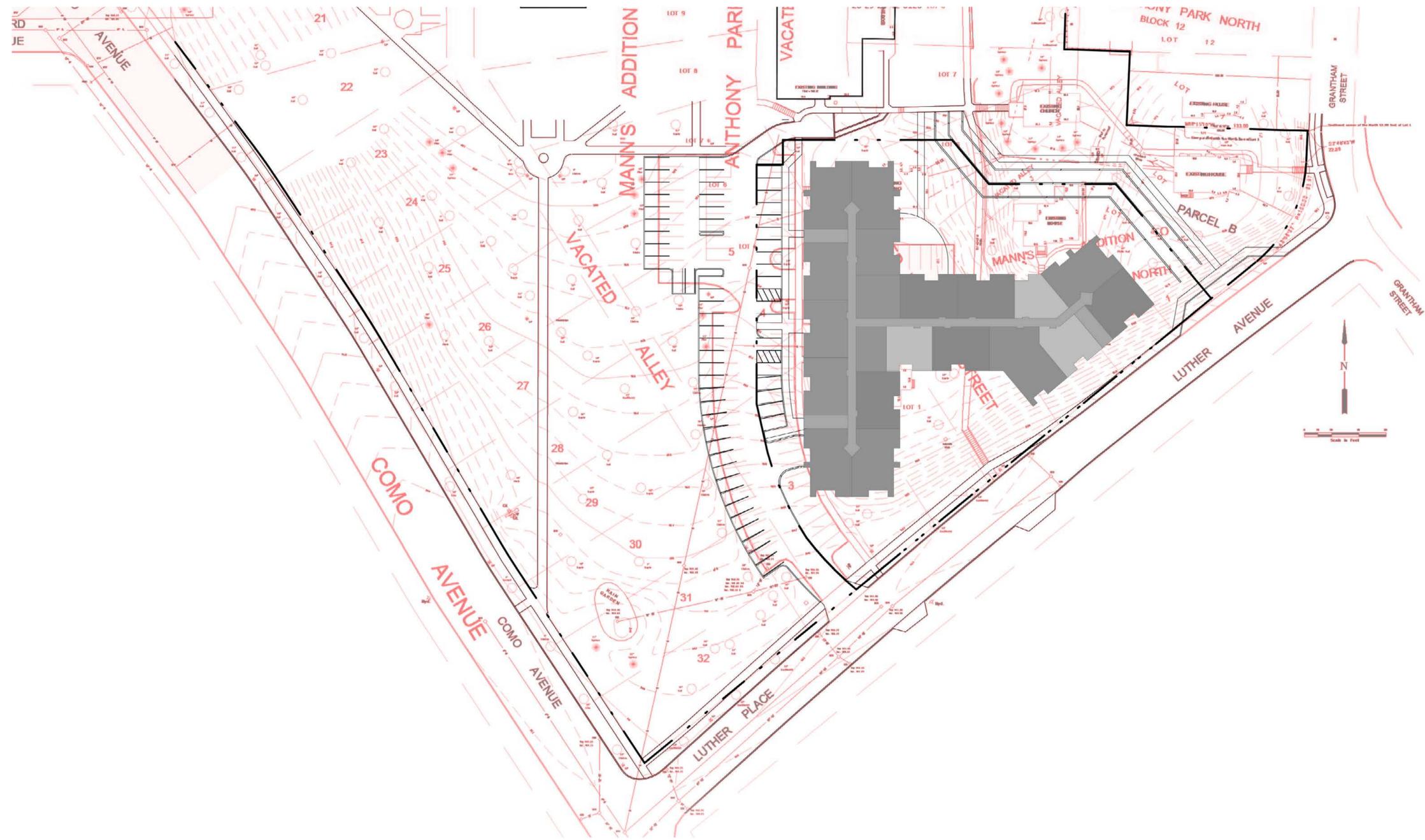
SEE INSTRUCTIONS

STATE: **Minnesota**
 COUNTY: **Ramsey**
 ENTRY NUMBER: **MAY 12 1975**
 FOR NPS USE ONLY
 DATE



Muskego Church



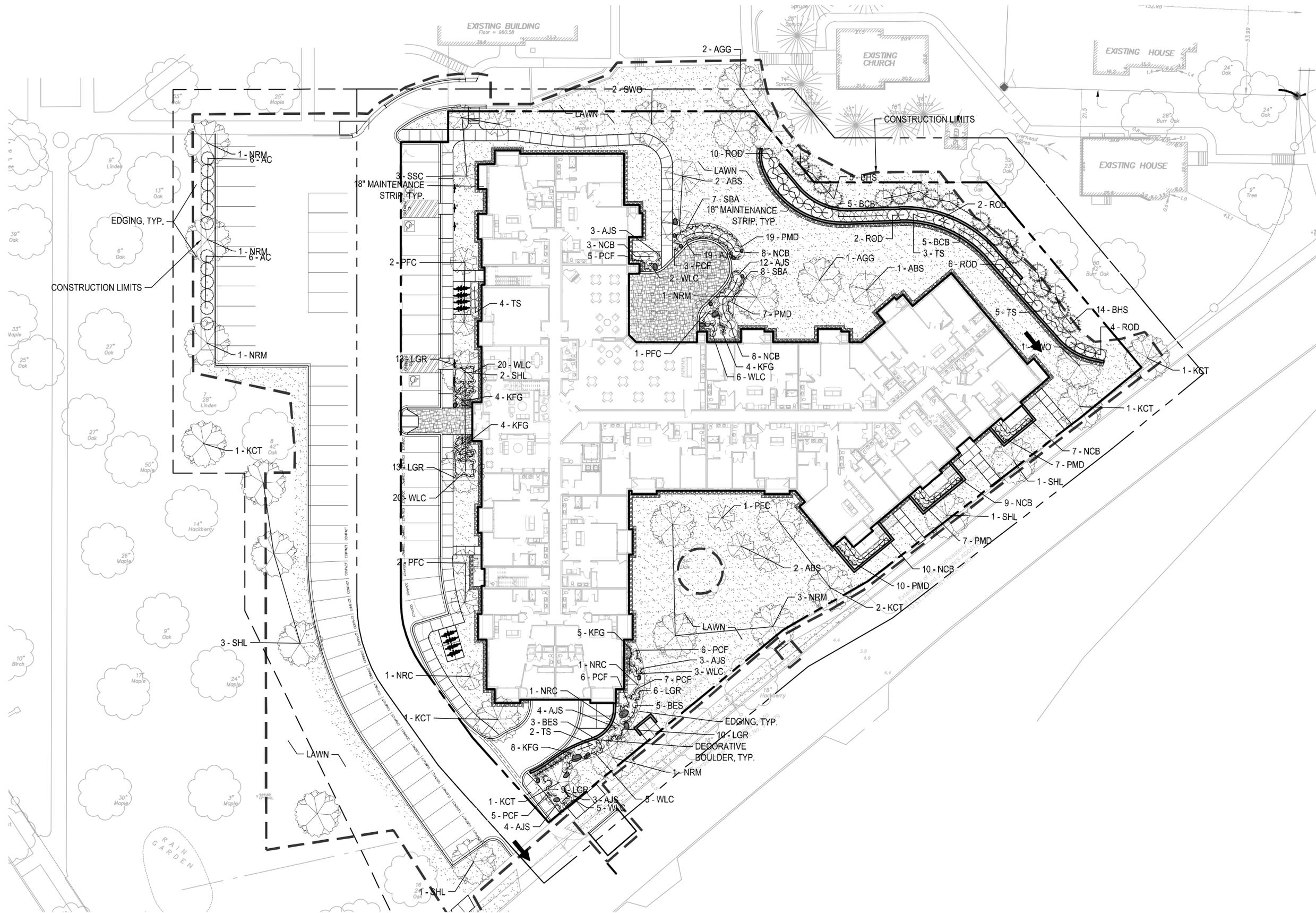




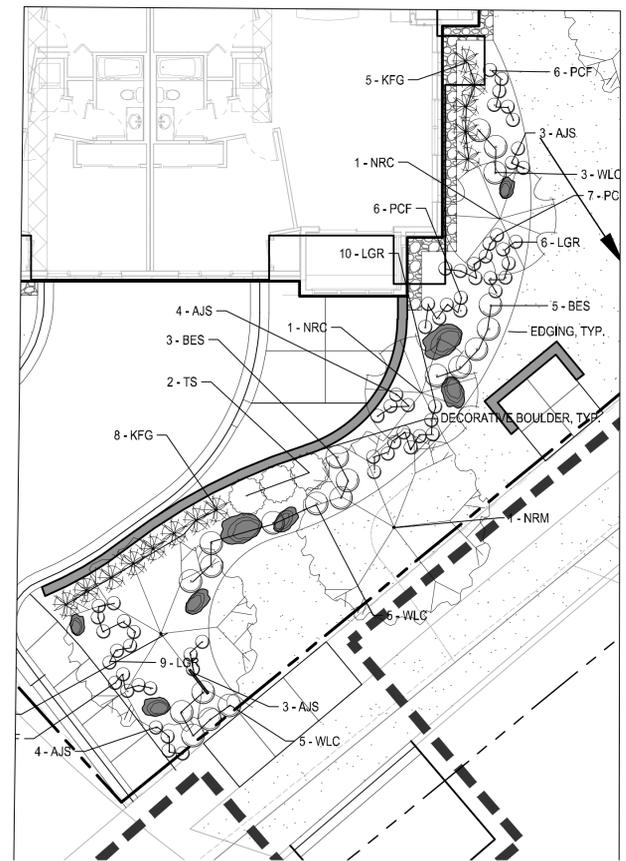
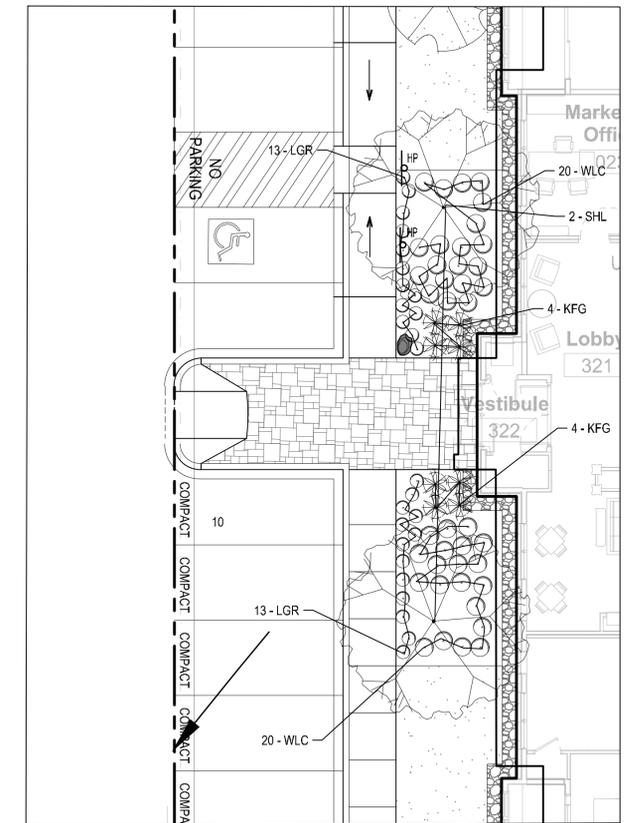
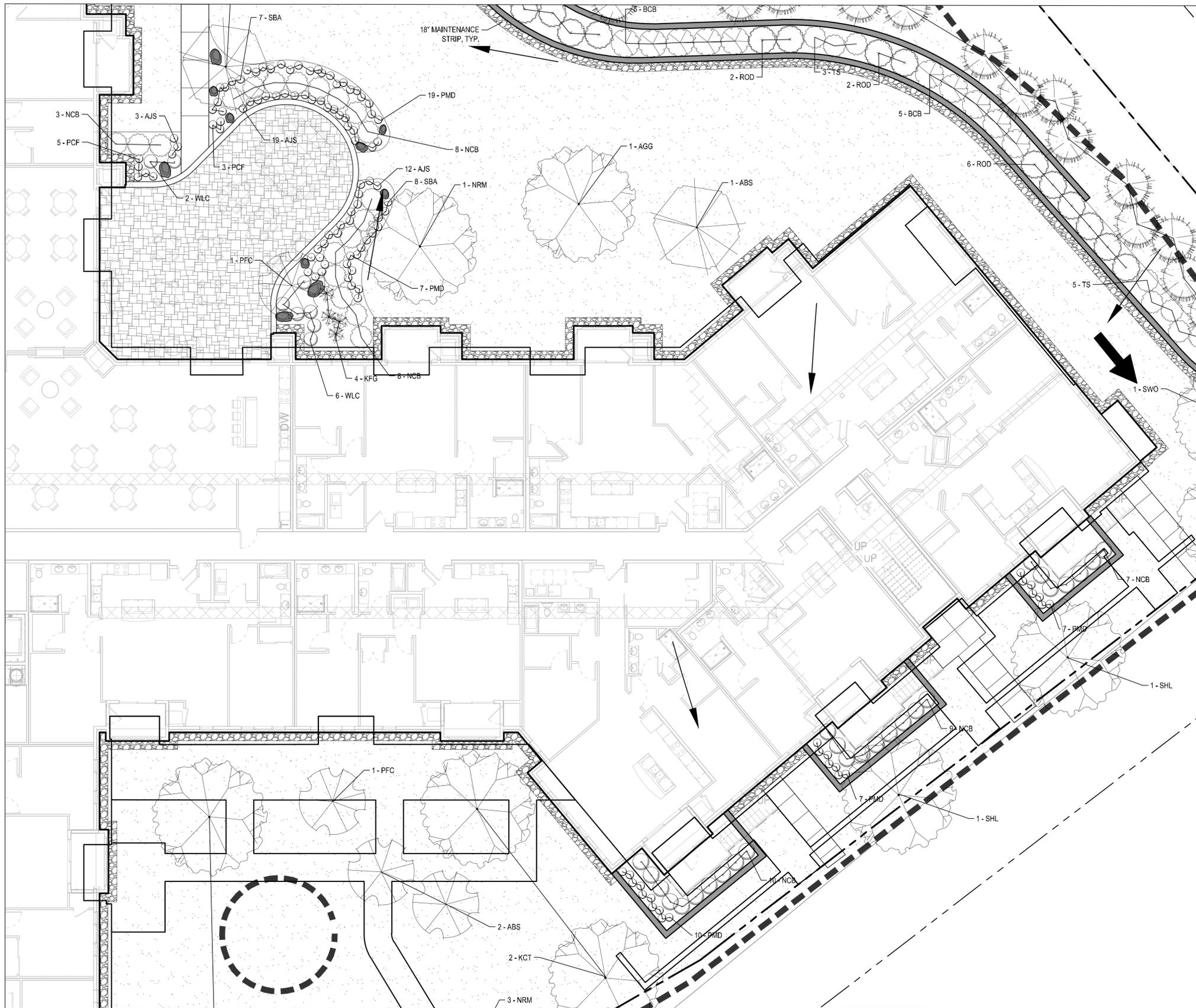
GUIDELINE 3

GREEN SPACE

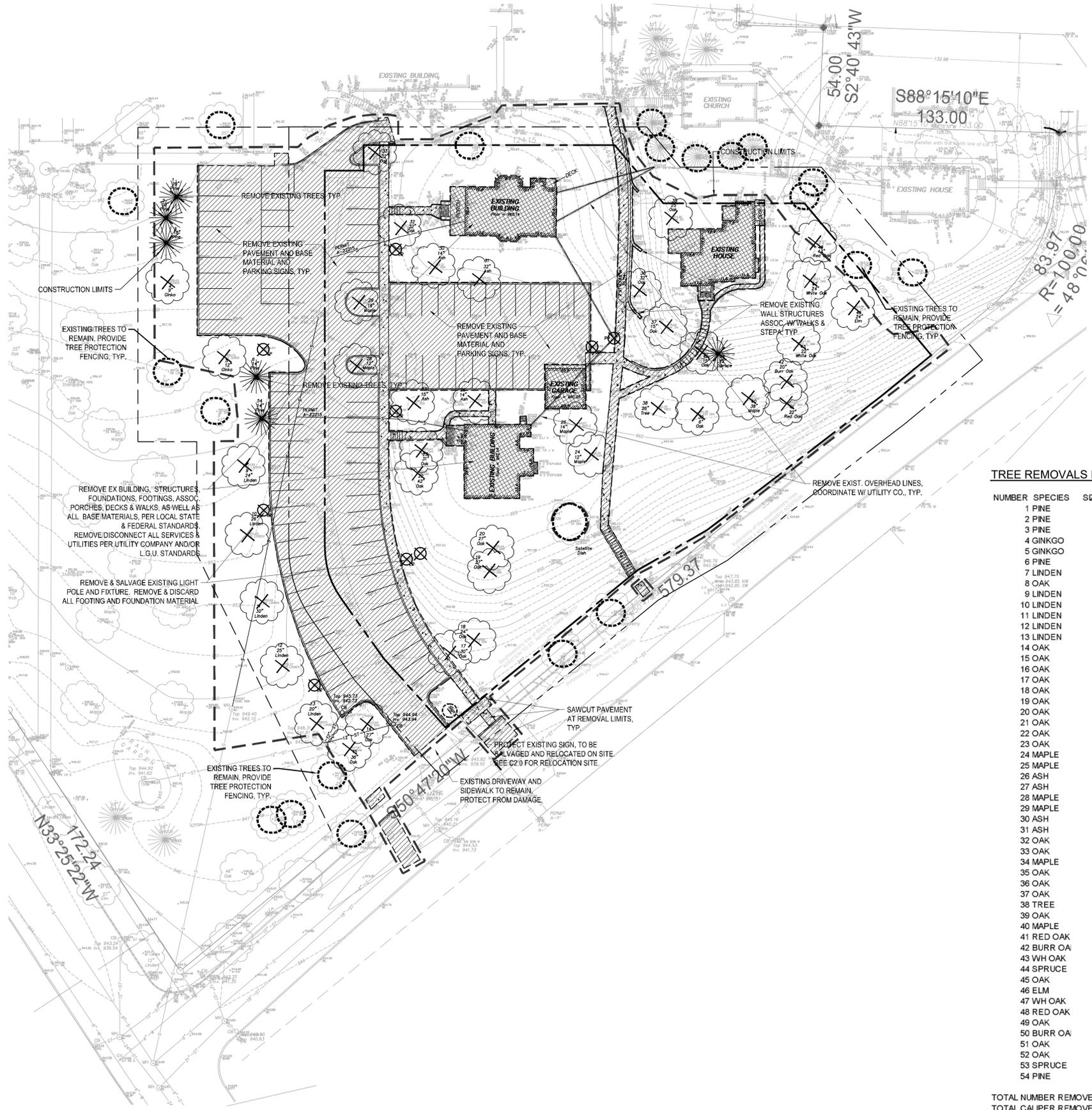
Maintain, enhance, and if possible, create green space on a developed parcel. We encourage going beyond City landscaping and site requirements. As green space gets more precious in our neighborhood, it is increasingly important that existing spaces be maintained and any chances to create more be taken. This should go beyond city landscaping standard and may encourage green roofs, additional plantings, or off-site plantings to mitigate loss of green space.



Landscape Plan



Landscape Plan



REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

CITY OF ST. PAUL REMOVAL NOTES:

- THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES A PERMIT FROM THE CITY FORESTER (651-632-6129).

TREE REMOVAL NOTES:

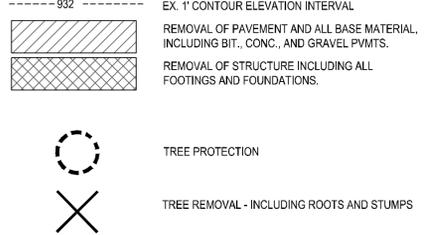
SEE LANDSCAPE PLAN FOR TREES TO BE PLANTED ON-SITE

TREE REMOVALS INVENTORY:

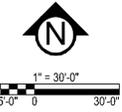
NUMBER	SPECIES	SIZE	REMOVE
1	PINE	20	X
2	PINE	10	X
3	PINE	18	X
4	GINKGO	9	X
5	GINKGO	12	X
6	PINE	14	X
7	LINDEN	28	
8	OAK	42	
9	LINDEN	24	X
10	LINDEN	26	X
11	LINDEN	30	X
12	LINDEN	25	X
13	LINDEN	20	X
14	OAK	27	X
15	OAK	36	X
16	OAK	24	
17	OAK	30	X
18	OAK	24	X
19	OAK	27	X
20	OAK	27	X
21	OAK	34	
22	OAK	42	X
23	OAK	31	X
24	MAPLE	12	X
25	MAPLE	14	X
26	ASH	14	X
27	ASH	15	X
28	MAPLE	12	X
29	MAPLE	19	X
30	ASH	14	X
31	ASH	32	X
32	OAK	32	X
33	OAK	32	X
34	MAPLE	27	X
35	OAK	25	X
36	OAK	32	X
37	OAK	15	X
38	TREE	26	X
39	OAK	6	X
40	MAPLE	38	X
41	RED OAK	22	X
42	BURR OAK	20	X
43	WH OAK	22	X
44	SPRUCE	12	X
45	OAK	15	X
46	ELM	24	X
47	WH OAK	24	X
48	RED OAK	43	X
49	OAK	19	
50	BURR OAK	42	
51	OAK	23	
52	OAK	23	
53	SPRUCE	14	
54	PINE	14	X

TOTAL NUMBER REMOVED 45
TOTAL CALIPER REMOVED 1013

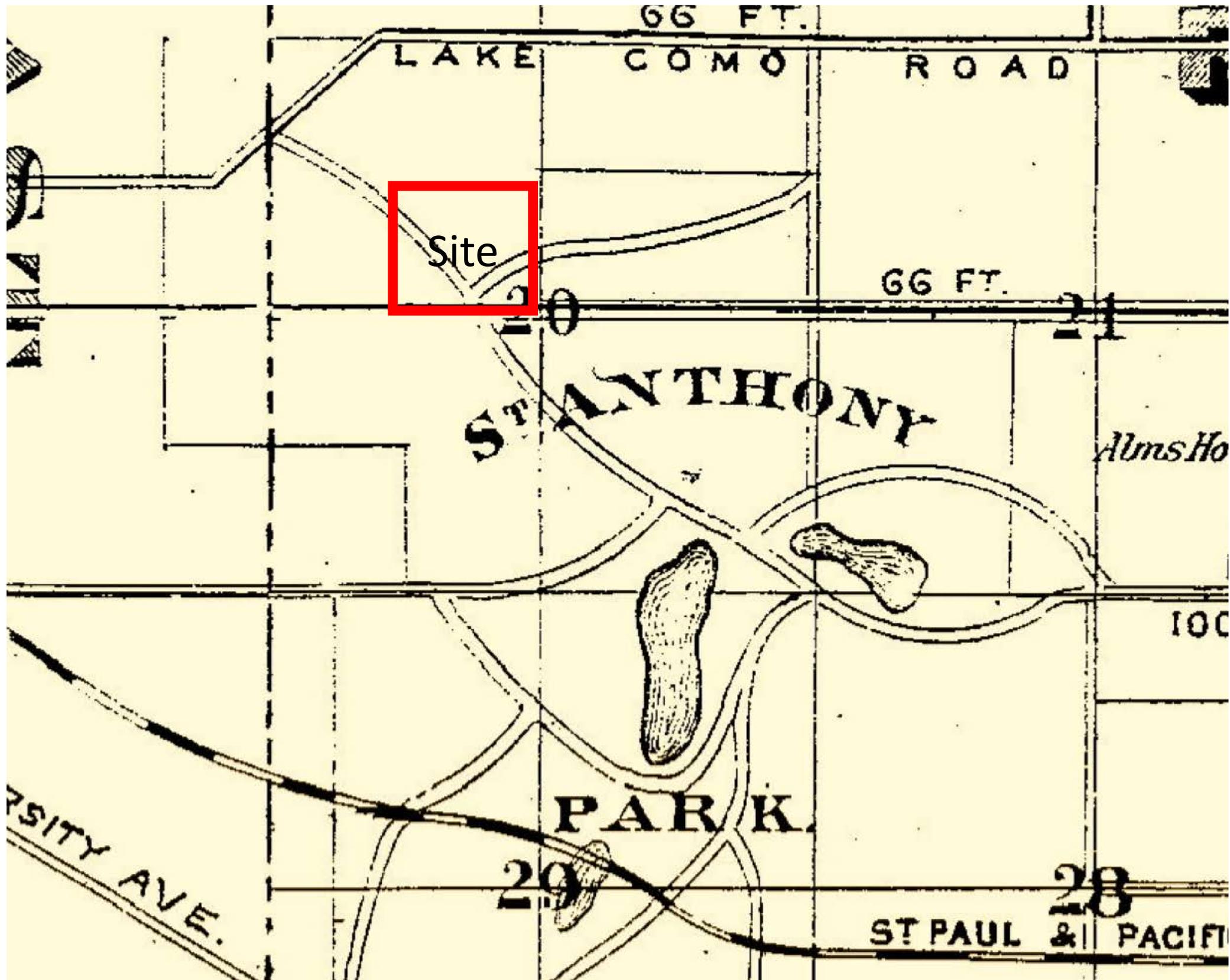
REMOVALS LEGEND:



GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0032 LOCAL



Tree Removal Plan



Horace Cleveland Plan



3. Green Space

GUIDELINE 4

SUSTAINABLE DESIGN

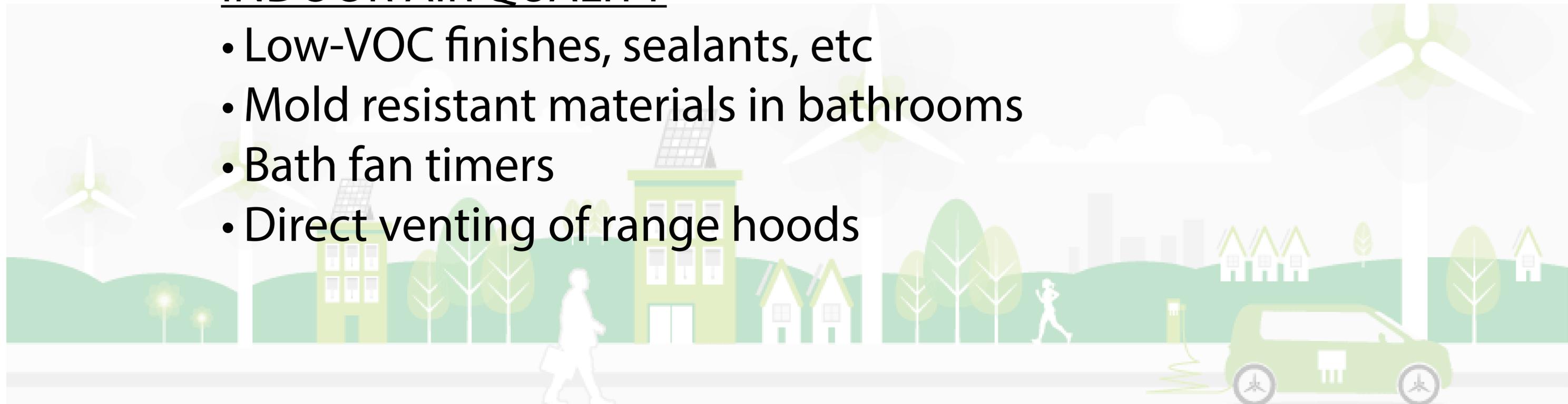
Design to the principles of a generally accepted green building standard (e.g., Enterprise Green Communities, B3, or LEED Silver) to promote water and energy conservation, and the use of safe, durable, and renewable building products. We encourage inclusion of a renewable energy generation system (e.g., solar, geothermal, etc.)

ENERGY EFFICIENCY

- Highly insulated exterior walls
- Energy-efficient windows
- Highly-reflective roof (if flat)
- Construction waste recycling
- LED lighting
- Occupancy sensors for lighting
- Energy Star appliances and HVAC equipment

INDOOR AIR QUALITY

- Low-VOC finishes, sealants, etc
- Mold resistant materials in bathrooms
- Bath fan timers
- Direct venting of range hoods



RECYCLING

- On-site storage and collection of recyclables
- Specifying regional materials and/or materials with high recycled content

WATER CONSERVATION

- Water-efficient landscaping
- Water-conserving plumbing fixtures
- Stormwater management
- Minimizing surface paving
- Heat island reduction through landscaping

SUPPORTING SUSTAINABLE LIFESTYLES

- Access to local transportation, neighborhoods, and walkability of the site
- Bicycle storage

GUIDELINE 5

STREETSCAPES

Promote the walkability of the neighborhood with design that relates to the pedestrian, bike, and transit traffic.







EXISTING VIEW - LUTHER PLACE AND COMO AVE INTERSECTION



CONCEPTUAL SITE RENDER

MASSING VIEW - LUTHER PLACE AND COMO AVE INTERSECTION



EXISTING VIEW - OUTSIDE LUTHERAN CHURCH



CONCEPTUAL SITE RENDER MASSING VIEW - OUTSIDE LUTHERAN CHURCH



EXISTING VIEW - FROM BOCKMAN TOWARDS COMO AVE