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## **PROJECT DESCRIPTION**

The project site is at the south east edge of the Macalester Groveland Neighborhood in Saint Paul. It is located one block north of the Trader Joe's Grocery Store on Randolph and Lexington Avenue, on James Avenue between Lexington and the exit from highway 35E. The proposed project will replace six different properties which are existing today on the south side of James Avenue starting at the south east corner of the Lexington and James Avenue crossing.

The main lobby of the building and resident amenity areas will line the façade along Lexington Avenue and turn the corner to James Avenue where the main entrance to the building will be. Due to a major elevation change along James Avenue, the building first level and main entrance will be approximately forty feet away from the intersection, which is the top of the hill, to prevent residential units from being below grade. Down the hill on James Avenue will be the entrance to the first level of parking garage, this will also be the north east corner of the building facing James Avenue. The site presents two different slopes, the first along James Avenue and the parallel Alley on an east west axis, and the second slope along Lexington Avenue on a north south axis. The north entrance to the alley from Lexington Avenue leads to approximately seven surface parking spaces along the south facing side of the building and present the entrance to the second level of the parking garage on the east side of the building. This will also be the lowest access point to the building according to building code.

The proposed building will have four and a half levels totaling in ninety-three (93) residential units. The first four levels will be all residential units and an additional fifth half level will have eight residential units and some common areas. Access to a roof deck that would be a shared common space for the buildings tenants is from the fifth level. There are two additional parking garage levels with two different entries, one from the alleyway and the other from James Avenue. The combined parking total will have approximately eighty-eight (88) covered parking spaces and seven (7) additional surface parking. Large windows will be provided for all units. Landscape improvements will include a sidewalk along James Avenue and the Alleyway as well as the east side of the alley leading back to James Avenue.

As this project is seeking for a 10% affordable housing it will take advantage of an increase of FAR to 2.75. It also seeks for a front and rear setback variance as well as a Conditional use permit for height in meaning to achieve a more desirable scale of the building that would allow more density to and urban and transit-oriented neighborhood.