

**New Behavioral Health Hospital**  
**Acadia Healthcare : Fairview Health Services**  
559 North Capitol Boulevard  
St. Paul, MN 55103

**RE: MEMORANDUM**  
**Addendum to 05.09.2022 Adaptive Reuse Evaluation**  
**CAAPB Zoning Application – Section II, Items ‘O’ and ‘P-2’**

15 June 2022

**SHA.AHC2122**

As an Addendum to our 05.02.2022 Adaptive Reuse Evaluation (ARE) for the Capitol Boulevard Site formerly known as Bethesda Hospital, this document is intended to address supplemental comments regarding the potential incorporation of the existing tower element of the 1931 Original Hospital in the design of the New Behavioral Health Hospital proposed for this site.

Reference the “PARTIAL DEMOLITION + ADDITION ADAPTIVE REUSE SCENARIO” Section (page 6) of the Adaptive Reuse Evaluation (ARE) for a detailed explanation of why the 1931 Original Hospital cannot be reused in its entirety as part of the New Behavioral Health Hospital.

#### POTENTIAL INCORPORATION OF EXISTING TOWER ELEMENT IN NEW HOSPITAL DESIGN

The potential incorporation of only the existing tower element of the 1931 Original Hospital as a component of the New Behavioral Health Hospital design is evaluated as follows:

1. The existing tower element has the same floor-to-floor height issues as the rest of the 1931 Original Hospital – namely 10’-9” floor-to-floor heights versus 14’-0”+ floor-to-floor heights required for the New Hospital. These height differentials mean that – if the First Floors of the existing and new structures are aligned, the Second Floors would be off by 3’-3”+ and the Third Floors would be off by 6’-6”+. Floor alignment differentials of this magnitude can typically only be addressed via front-back elevator systems – i.e. – the distances required for ramping are too large and thus not feasible.
2. The existing tower element is too small in area to be useful in the program of the New Hospital. Specifically, the floor area of the existing tower is ~1,100 gross square feet – of which 500 square feet consists of horizontal (corridor) and vertical (stair/elevator) circulation and 100 sf consists of structure and walls. This leaves ~500 net square feet per floor x 6 floors = 3,000 net square feet of usable area. This would result in an extremely inefficient use of space as well as cumbersome vertical travel for staff.
3. Preservation of the existing tower element would require that the Nursing Unit Addition for the New Hospital be pushed west to provide a building separation of ~25’-0” to provide exterior windows for all new patient rooms. As described in the “PARTIAL DEMOLITION + ADDITION ADAPTIVE REUSE SCENARIO” Section (page 6) of the Adaptive Reuse Evaluation (ARE), there is not sufficient area on the west (Park Street) side of the existing tower element to accommodate the required Nursing Unit Addition.

4. From a purely aesthetic standpoint, the differential in height between the existing tower element and the New Hospital is architecturally awkward. The existing tower element is twice the height of the highest point of the New Hospital as delineated in the graphic overlay below. Making the New Hospital taller to compensate for this differential is not viable since no additional programmatic area is needed, and a reduction in the size of the New Hospital floor plate would not provide the area required to accommodate clinically efficient nursing unit sizes.



*East Building Elevation with 1931 Original Hospital Tower Overlay (view from North Capitol Boulevard)*

For these reasons, incorporation of the existing tower element of the 1931 Original Hospital as a component of the New Behavioral Health Hospital design is not viable.

#### POTENTIAL SALVAGE/REUSE OF BUILDING DETAIL ELEMENTS AND SITE MONUMENT

The façade of the 1931 Original Hospital contains several carved building detail elements of note at the top of the existing tower element. Acadia Healthcare and Fairview Health Services intend to work with the demolition contractor to salvage building detail elements of note for potential use on site as feature elements along walking paths. Additionally, construction of an exterior monument narrating the legacy of the former Bethesda Hospital in a prominent and public location on site will be pursued.

#### SUMMARY AND CONCLUSIONS

Incorporation of the existing tower element of the 1931 Original Hospital is not feasible due to significant floor-to-floor height differences between the new and existing buildings, a lack of usable space within the tower, a lack of available site area to accommodate the required displacement of the Nursing Unit Addition, and an architecturally awkward height differential between the existing tower element and New Behavioral Health Hospital.

Acadia Healthcare and Fairview Health Services intend to work with the demolition contractor to salvage building detail elements of note for potential use on site and will pursue the construction of an exterior monument narrating the legacy of the former Bethesda Hospital in a prominent and public location.

A handwritten signature in black ink, appearing to read 'CHILL', with a stylized, cursive script.

Charles A. Hill, AIA, LEED AP  
Principal

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