

May 31, 2022

VIA ELECTRONIC MAIL

Mr. Peter Musty, Zoning Administrator
Capitol Area Architectural and Planning Board
204 Administration Building
50 Sherburne Avenue, Suite 204
Saint Paul, MN 55155

Re: Application of Fairview Health Services for Redevelopment of 559 Capitol Boulevard Site

Dear Mr. Musty:

Enclosed with this letter is Fairview Health Services' ("Fairview") Application to the Capitol Area Architectural and Planning Board ("CAAPB") for zoning approvals related to the proposed redevelopment of the site located at 559 Capitol Boulevard, formerly known as Bethesda Hospital (the "Project"). On behalf of Fairview, we thank the CAAPB Staff for your ongoing engagement in the pre-application process and are excited to submit our formal Application materials.

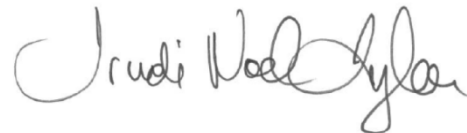
The parcel currently located at 559 Capitol Boulevard has been the site of a hospital use for over 90 years. Fairview plans to continue this tradition with the construction of a new mental health care facility to serve the mental health care needs of St. Paul and the surrounding metro area. Because the Project will have a smaller footprint than the existing Bethesda Hospital, our Application includes a request for a variance to certain setback requirements, which would otherwise require the new structure to be built right up to the street. As described in our Application and accompanying materials, the larger setback area, if approved, will allow for the inclusion of a stormwater feature and other landscaping improvements to retain the traditional "healthcare campus" nature of this property.

As discussed in pre-application meetings with CAAPB Staff, Fairview is not requesting a conditional use permit ("CUP") for the hospital use in the Application because inpatient hospital use is a valid nonconforming use that predates the existing CAAPB Rules and has not been discontinued or abandoned. Therefore, under state law and the CAAPB Rules, the nonconforming hospital use that will continue in the mental health care facility can be continued and replaced without need for a new CUP. With respect to historic review, the Project site does not currently have any local or federal historical designation, and Fairview has concluded that Section 106 of the National Historic Preservation Act does not apply because there is no federal involvement in the Project. In addition, as discussed, Fairview conducted a detailed analysis and

determined there is no ability to reuse the existing structure for a modern mental health care facility, given current building regulations and optimal patient care needs.

On behalf of Fairview, we thank the CAAPB Staff again for your assistance to date and for your thoughtful consideration of the enclosed Application. We look forward to discussing the Project with the full CAAPB in the near future.

Sincerely,

A handwritten signature in black ink that reads "Trudi N. Trysla". The signature is fluid and cursive, with the first name being the most prominent.

Trudi N. Trysla
Chief Administrative Officer
Fairview Health Services

Enclosure

