

June 15, 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: Response to item P.1. in CAAPB Approval Process memo

Dear Mr. Musty:

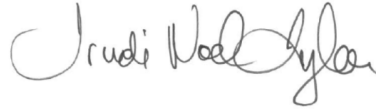
Thank you for your continued assistance in processing the application of Fairview Health Services (“Fairview”) to the Capitol Area Architectural and Planning Board (“CAAPB”) for approvals related to the proposed redevelopment of the site located at 559 Capitol Boulevard, formerly known as Bethesda Hospital (the “Project”). Based on community inquiries, you have requested that Fairview provide information on how Fairview has considered whether a portion of the old hospital building could be used for residential, office or whether the Project could otherwise have a mix of uses.

While Fairview appreciates that mixed uses can be very valuable in an urban setting, we have carefully concluded that the significant mental health needs of patients in the St. Paul area and the region will be best served by a dedicated Behavioral Health Care Facility. The unique patient needs of a mental health facility do not blend well with other uses. This conclusion is driven by care, privacy and security issues. As a health care provider we are focused on providing services that best meet the significant needs of mental health patients. It is not feasible to integrate housing within the health care campus. Housing projects are outside of our health care services and the current uncertainty in the St. Paul multi-family housing market due to regulatory issues negatively impacts the immediate timing needs to deliver vital mental health services.

It is important to also note that this has been the site of a hospital use for over 90 years. Fairview plans to continue this use with the construction of the new Behavioral Health Care Facility. The services to be offered are well-within the core expertise of Fairview. The existing facility, formerly known as Bethesda Hospital, is a valid nonconforming use and the site’s re-use to address significant mental healthcare concerns is a valid use that does not require any revisions to CAAPB’s comprehensive plan or zoning categories. Based on those existing rights, Fairview also intends to reserve additional areas on the site for potential healthcare expansions in the future consistent with the Behavioral Health Care Facility.

On behalf of Fairview, we thank the CAAPB Staff again for your assistance to date and we appreciate the opportunity to present this portion of the rationale for the Project.

Sincerely,

A handwritten signature in black ink, appearing to read "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

