



Capitol Area Architectural and Planning Board

204 Administration Building

50 Sherburne Avenue

Phone: 651.757.1500

www.mn.gov/CAAPB

Date: Updated March 25, 2022

To: The Capitol Area Architectural and Planning Board (CAAPB)

From: Peter Musty, CAAPB Principal Planner and Administrator of the *Rules Governing Zoning and Design in the Minnesota State Capitol Area*

Subject: **Vision for New Hospital at site of former Bethesda Hospital** (*Memo for 04.05.22 CAAPB mtg*)

Update on Ramsey County's Temporary Shelter and COVID Respite

Many of you are already familiar; MHealth Fairview (Fairview Health Services) purchased Bethesda Hospital as HealthEast several years ago and continued operations as a specialty hospital well into 2020, working in partnership with State as a COVID-care facility. In fall of 2020, the hospital turned towards service of those experiencing homelessness, when Ramsey County opened the doors at [Bethesda Shelter](#). The facility has continued to provide 100+ beds for those experiencing homelessness along with 24/7 services. The facility is also permitted for an additional 60 beds for COVID respite, but the demand has remained low for respite care, with between 1-5 people nightly. Ramsey County partners with The Salvation Army to lead day-to-day operations and management. **Ramsey County's lease with site owner Fairview, and CAAPB's temporary permit for the shelter both expire in May 2022 and the facility is on schedule to close at that time.** According to County leads, the shelter has been a successful tool in addressing the ongoing regional housing crisis in our region and community. The [Bethesda Good Neighbor Group](#) including Shelter staff, Fairview reps, County leads, public safety staff, community reps and neighbors has continue to meet as necessary and has their final meet-up scheduled tentatively for Tuesday April 12th at noon out at the Gazebo.

The visioning begins for a new Fairview Mental Health Hospital

In December of 2021 Fairview stepped forward to announce a renewed direction for the site, [outlining a vision to build a new hospital](#) replacing the former Bethesda Hospital building – proposed to be shorter in height, with fewer beds, and designed within the footprint of the old facility. In fall of 2021, Fairview began a long range partnership with [Acadia](#) (a national mental/behavioral health care provider) to design, develop and deliver the new vision for the mental health hospital.

Winter 2021-22 began the planning and design process for the new facility. As called for in CAAPB Zoning and Design Rules and CAAPB Comprehensive Plan, the process requires collaborative review meetings with CAAPB staff and advisors, involvement of community stakeholders and representatives of neighbor properties, updates for neighborhood groups and pre-application meetings with City and other agencies on

infrastructure, traffic, parking, site planning and stormwater, etc. Fairview, CAAPB and other agencies are moving through the following milestones in the process:

Pre-Application Stage (All Activities To Date):

- December 1st, 2021 – [informational update Board memo and Fairview’s announcement of new vision at CAAP Board Meeting](#)
- December 2021 – start of regular coordination meetings of Fairview/Acadia (F/A) design and development team with CAAPB staff and advisors
- January 10, 2022 – informational presentation by Fairview @ Capitol Heights Block Club January meeting
- February & March – development of Advisor’s Building and Site Summary (still in development)
- February – assembling by CAAPB Planner and Zoning Administrator of [Advisor’s Design Review Group](#)
- February 15 – Fairview pre-application consultation with City of Saint Paul Department of Safety and Inspection (Site Plan Review process)
- February & March – consultations with State Historic Preservation Office
- March 1st – meeting #1 of [Advisor’s Design Review Group](#)
- March 8 – pre-application consultation with Capitol Region Watershed District
- March 29 - Meeting #2 of [Advisor’s Design Review Group](#)
- April 1 – Building and site tours with F/A team, CAAPB staff and advisors
- April 1 – Site Planning Brainstorm with F/A team, CAAPB, and reps from Move Minnesota and Capitol Region Watershed District

Application Stage (Ahead):

- Spring 2022 – application for CAAPB permits, formal review of proposed plan and design
- Spring – Early Summer 2022 – application for City permitting (integrated with CAAPB planning, zoning, site planning and building design process)

KEY to AERIAL MAP (last page)

A - Bethesda Hospital

- A1 Bethesda South Entry
- A2 Bethesda Parking Ramp
- A3 Bethesda Empty Lot (former Bank)
- A4 Bethesda Skyway Entry (from Ramp)
- A5 Bethesda Surface Parking Lot
- A6 Bethesda Park (Private w/ Public Use)

B - 590 Park Apartments (Now Leasing)

C - Office Building (KA Realty)

D - Office Building (and parking)

E - State Parking Lot AA

F - State Parking Lot C

G - Capitol Rice LRT Station

H - Leif Erickson Park

I - Minnesota State Capitol Building

J - Minnesota Senate Building

K - Christ on Capitol Hill Lutheran Church (CCHLC) and parking (K1)

L - Ford Building (State of MN)

M – Administration Building (State of MN)

N – Education Minnesota

O – Cass Gilbert Memorial Park

P – Residential Blocks of Capitol Heights Neighborhood

Q – State Parking Lot Q

So where are the drawings?

You may see the very latest on April 5th. They are coming along based on a second round of reviews from a stakeholder groups, neighboring landowners and community reps ([Advisor's Design Review Group](#)) on **March 29th**, and from an **April 1st** building and site tour and site planning session. See the timeline above. Drawings will be released by the owner for wider publication as soon as practical. *

➤ At the April 5th Board meeting, CAAPB Advisor Michael Bjornberg will present summary information on the building and site, including preview of some Advisor and staff homework on historic resources and demolition, and CAAPB staff (Musty) will outline the pre-application neighborhood review process underway. * **We will also host representatives from Fairview/Acadia team, who may have information regarding the latest plans.** There will be some time for Board member questions on the current building, process, or the evolving vision.

Please stay tuned; in the coming days preceding the meeting you may receive supplemental information. For more information or questions before or after the Board Meeting, please contact Peter Musty at 612-743-5994 | peter.musty@state.mn.us.

