Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: 500 Broadway Street Rezoning (PEDREZ-000200-2025)

Location	500 Broadway Street
Application Type	Rezoning
Applicant	Baillon Company
Request	Rezone four I1 parcels to B5.
Staff Recommendation Summary	Approval
District Council Recommendation	The Dayton's Bluff District Council has not submitted a letter of recommendation at the time of this writing.
Public Hearing Date	12/18/2025
Deadline for Action	1/23/2026
Staff	Stefan Hankerson, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us

Parcel Information

PIN	31-29-22-41-0012, 31-29-22-41-0013, 31-29-22-41-0014, 31-29-22-41-0015
Legal Description	Lots 1-8 and vacated alley accruing, Block 4, Kittson's Addition
Parcel Size	1.06 acres
Existing Land Use	Surface parking lot
Zoning	I1
Surrounding Land Use	North: Multifamily residence (B5) East: Warehouse (I1) South: Warehouse (I1) West: Interstate Highway (I1)
2040 Future Land Use Designation	Mixed-Use
History	The site has been zoned I1 light industrial since the 1975 citywide rezoning. The property was acquired by the applicant in 2004.

Figure 1. Aerial map of Subject Parcel

Application Request

The application requests the rezoning of four I1 parcels to B5 zoning district at 500 Broadway Street.

Zoning Analysis

Rezoning Findings of Fact:

1. The proposed zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of the parcels as Mixed-Use, the same as other properties south of Grove Street in this vicinity. The main distinguishing characteristic of Mixed-Use areas are a balance of jobs and housing within walking distance of one another. The proposed B5 zoning permits a mix of uses that are compatible with the future land use designation.
2. The rezoning contributes to orderly and predictable development. The B5 central business-service district permits a range of uses in proximity to the central business district, including wholesaling and certain manufacturing, that are compatible with the surrounding multifamily housing, office/warehouse, medical office, and parking uses. The proximity to dense areas of housing and employment, and to the central business district, make the B5 zoning district appropriate for the property proposed to be rezoned.

   Additionally, there is B5 zoning directly north of the site, two blocks south, and across from the two highways. Rezoning to B5 at this location is an orderly way to implement the Comprehensive Plan.

Action

Recommended Motion

Move to adopt the staff recommendation to approve rezoning of four (4) I1 parcels to B5.

Additional Options

- Deny the rezoning
- Lay over

Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

Attachments

SUBMITTAL SUMMARY REPORT (PEDREZ-000200-2025) FOR CITY OF SAINT PAUL

SAINT PAUL
MINNESOTA

PERMIT ADDRESS:	500 BROADWAY ST St. Paul, MN 55101			**PARCEL:**	312922410014
APPLICATION DATE:	11/24/2025	**SQUARE FEET:**	0	**DESCRIPTION:**	Rezone all parcels to B5.
EXPIRATION DATE:		**VALUATION:**	$0.00		

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Mike Hudson		
	Willy Boulay		550 Broadway Street St. Paul, MN 55101
Stated Property Owner	Paul Baillon	Baillon Company	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS

v.

PROJECT NARRATIVE

500 Broadway Street, St Paul, MN 55101

SUMMARY

This rezoning request proposes to rezone 4 separate parcels located at 500 Broadway Street from I1 to B5 for a proposed multifamily or mixed use development. These parcels are all a part of one contiguous site approximately 1 acre in size.

This project is being proposed by Broadway Street Development (fka LS Black Development). Broadway Street recently completed a redevelopment at the site next door; a 1-acre, 6-story, 128-apartment home mixed use project completed in December 2024. That project, called The Balsam on Broadway, is 100% affordable to tenants between 30% and 80% of Area Median Income (AMI); the project is also host to Broadway Street Development's new headquarters in an approximately 5,200 square foot commercial office space. The project achieved LEED Gold status, and was rezoned to B5 in 2021.

500 Broadway is proposed to be a sister development to The Balsam on Broadway. 100% of the housing units are planned to be proposed between 30% and 80% AMI and would offer a similar suite of in-unit and common area amenities to residents, which are detailed below. Broadway Street Development is excited to continue to build out the eastern edge of downtown through B5 zoning as contemplated in St. Paul's Comprehensive Plan; this rezoning proposal would result in additional high quality affordable housing options and continue to build a cohesive, walkable, and pedestrian scale neighborhood that was previously dominated by surface parking and obsolete commercial buildings.

POTENTIAL UNIT AMENITIES

Each apartment home is planned to have the following amenities:

Quartz countertops	Stainless Steel Appliances	Side by side Washer & Dryer
Balcony or Patio	Keyless electronic fob access	Kitchen island or peninsula
Master walk-in closets	LVT Flooring	LED Lighting

POTENTIAL COMMON AMENITIES

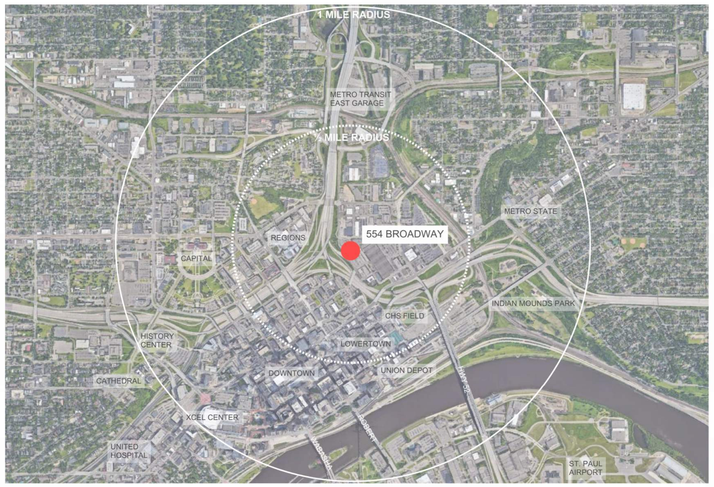
The community is planned have a full suite of amenities to offer tenants. The common amenities will include a clubroom, kitchen and 6th floor sky deck, fitness room with on demand fitness classes, a year-round interior kids playroom, work from home spaces, on site management and maintenance staff, and secured access to buildings.

Residents of 500 Broadway Street will also be able to enjoy access to multiple transit options via the Green Line, high frequency bus service, and a future separated bike lane on Broadway Street. The site, adjacent to both downtown St. Paul and Payne-Phalen, has excellent access to employment from Region's Hospital, Health Partners, and numerous employers across the 9th Street bridge in downtown St. Paul.

PHASE 2
THE BALSAM ON BROADWAY

500 BROADWAY ST
SAINT PAUL, MN 55101

SITE LOCATION



NARRATIVE

PROJECT TEAM

DEVELOPER

Broadway Street Development
550 BROADWAY STREET
SAINT PAUL, MN 55101

WILLY BOULAY	WILLY@BROADWAYSTREETDEV.COM
MICHAEL HUDSON	MIKE@BROADWAYSTREETDEV.COM

ARCHITECT

TUSHIE MONTGOMERY ARCHITECTS
7645 LYNDALE AVE SOUTH SUITE 100 — 612-861-9636
RICHFIELD, MN 55423

DAN PELLINEN	DANP@TMIARCHITECTS.COM 612-389-9485
EVAN JACOBSEN, AIA	EVANJ@TMIARCHITECTS.COM 612-389-9489

CIVIL ENGINEER

LANDSCAPE ARCHITECT

DEVELOPMENT SUMMARY

LEGAL DESCRIPTIONS

SITE REGULATIONS

ZONING

SITE AREA

44,341 S.F (1.02 ACRES) (VERIFY WITH SURVEY)

BUILDING INFORMATION

BUILDING AREA

GARAGE - 1ST FLOOR	26,440 SF
TOTAL GARAGE SF	**26,440 SF**
1ST FLOOR	39,634 SF
2ND FLOOR	29,544 SF
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6TH FLOOR	29,129 SF
TOTAL FINISH SF	**160,499 SF**
TOTAL GROSS SF	**186,939 SF**

UNITS

UNIT MIX

1 BED	21 (17%)
2 BED	55 (45%)
3 BED	46 (38%)
TOTAL UNITS	**122 UNITS**

(?? TYPE A UNITS REQUIRED)

UNITS PER FLOOR

1ST FLOOR	03 UNITS
2ND FLOOR	24 UNITS
3RD FLOOR	24 UNITS
4TH FLOOR	24 UNITS
5TH FLOOR	24 UNITS
6TH FLOOR	23 UNITS

PARKING

STANDARD	75 SPACES
COMPACT	3 SPACES
ACCESSIBLE	4 SPACES
TOTAL NEW PARKING	**82 SPACES**

DRAWING INDEX

CS	COVER SHEET

CIVIL

LANDSCAPE

ARCHITECTURAL

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A2	2ND FLOOR PLAN
A3	3RD-5TH FLOOR PLAN
A4	6TH FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	ELEVATIONS
A8	ELEVATIONS
A9	PERSPECTIVES

PLUMBING

TUSHIE MONTGOMERY ARCHITECTS

PROJECT
BROADWAY - PHASE 2

ADDRESS
500 Broadway Street
St. Paul, MN 55101

PHASE
SCHEMATIC DESIGN

PREPARED BY
TUSHIE MONTGOMERY ARCHITECTS
7645 Lyndale Avenue South
Suite 100
Richfield, MN 55423

PREPARED FOR
Broadway Street Development
550 Broadway Street
Saint Paul, MN 55101

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COVER SHEET

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1 1ST FLOOR PLAN
SCALE 1" = 10'-0"

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St. Paul, MN 55101

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1ST FLOOR PLAN

A1

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1 2nd Floor Plan
SCALE 1" = 10'-0"

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2ND FLOOR PLAN

A2

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1 3rd - 5th Floor Plan
SCALE 1" = 10'-0"

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3RD-5TH FLOOR PLAN

A3

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1 6th Floor Plan
SCALE 1" = 10'-0"

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BROADWAY - PHASE 2

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St. Paul, MN 55101

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6TH FLOOR PLAN

A4

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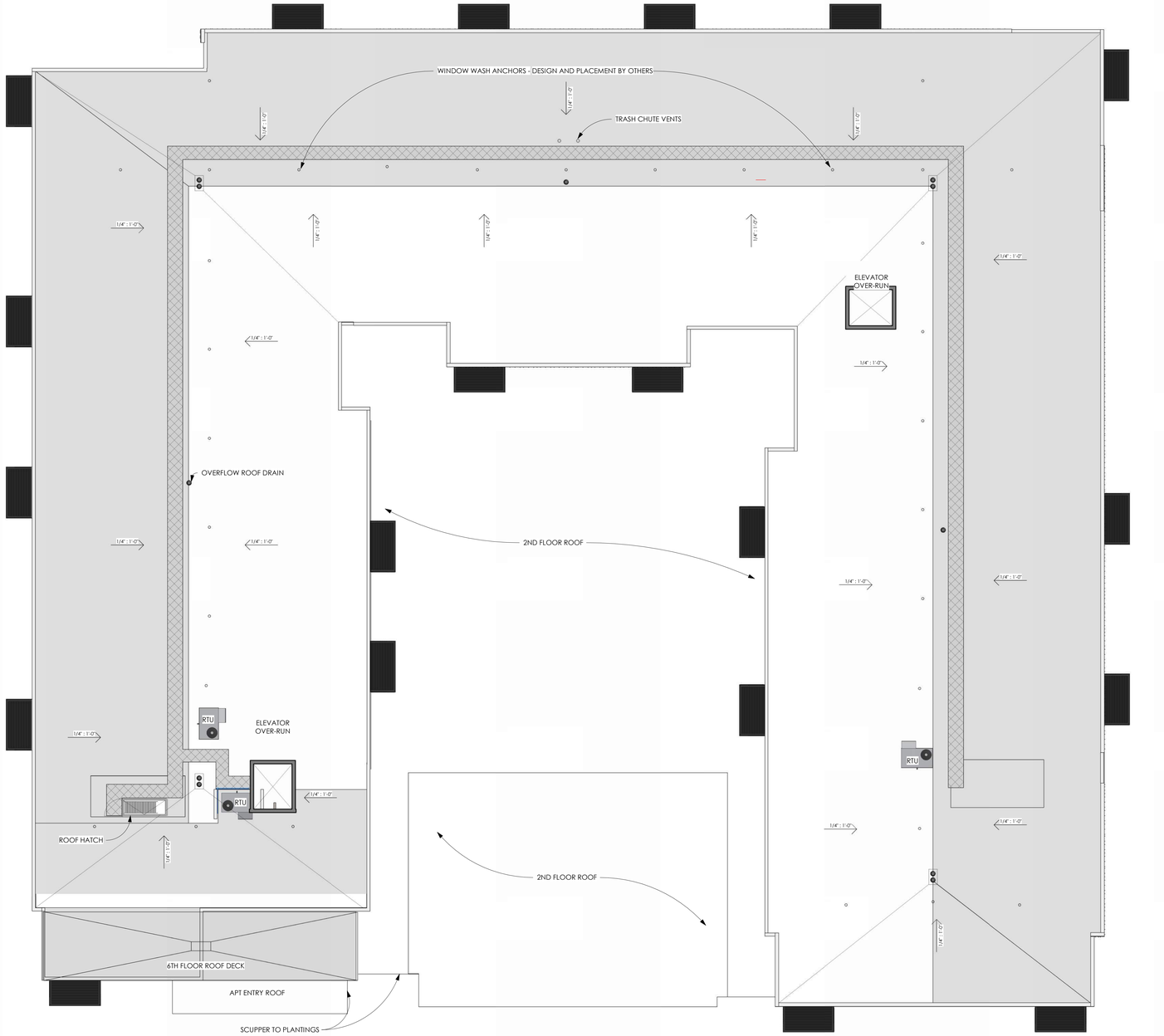

1 Roof Plan
SCALE 1" = 10'-0"

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PROJECT

BROADWAY - PHASE 2

ADDRESS

500 Broadway Street
St. Paul, MN 55101

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ROOF PLAN

A5

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1 Southwest Elevation (Broadway)
SCALE 1/8" = 1'-0"

16 8 4 0

2 Northeast Elevation (Pine)
SCALE 1/8" = 1'-0"

16 8 4 0

Southwest (Broadway) Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Northeast (Pine) Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Overall Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

1 Brick #1 (Glen Gery Cloudscape - Utility)

2 Metal Panel #1 (Stone White - Standing Seam - Random Offset)

3 Metal Panel #2 (ACM - Focus Black II)

4 Metal Panel #3 (ACM - HWH Bio White)

5 Fiber Cement Lap Siding (Iron Gray - 6" Exposure)

6 Nichiha VintageWood Fiber Cement Siding (Cedar - 6" Exposure)

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ELEVATIONS

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1 Southeast Elevation (Balsam)
SCALE 1/8" = 1'-0"

16 8 4 0

2 Northwest Elevation (Spruce)
SCALE 1/8" = 1'-0"

16 8 4 0

Southeast (Balsam) Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Northwest (Spruce) Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Overall Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

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ELEVATIONS

A7

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1 Southeast Courtyard Elevation
SCALE 1/8" = 1'-0"

2 Northwest Courtyard Elevation
SCALE 1/8" = 1'-0"

3 Northeast Courtyard Elevation
SCALE 1/8" = 1'-0"

Southeast Courtyard Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Northwest Courtyard Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Northeast Courtyard Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Office Back/Sides Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

Overall Material Percentages

Brick	xx%
Metal Panel (Standing Seam)	xx%
Metal Panel (ACM)	xx%
Fiber Cement Lap Siding	xx%
Nichiha VintageWood Siding	xx%
Glazing	xx%

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ELEVATIONS

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1 SOUTHWEST PERSPECTIVE (BROADWAY ST)
SCALE

2 NORTHEAST PERSPECTIVE (PINE ST)
SCALE

3 3D View 48
SCALE

4 3D View 50
SCALE

5 SOUTH - AERIAL
SCALE

6 EAST - AERIAL
SCALE

7 NORTH - AERIAL
SCALE

8 WEST - AERIAL
SCALE

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TUSHIE MONTGOMERY ARCHITECTS

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PERSPECTIVES

A9

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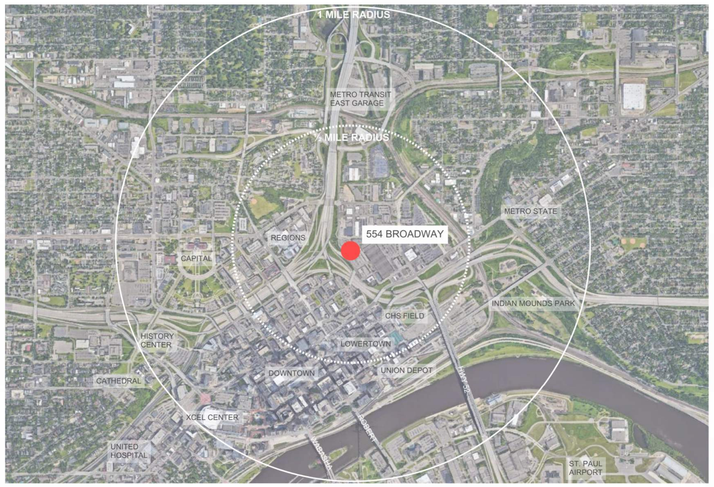
PHASE 2
THE BALSAM ON BROADWAY

500 BROADWAY ST
SAINT PAUL, MN 55101

SITE LOCATION



NARRATIVE

PROJECT TEAM

DEVELOPER

Broadway Street Development
550 BROADWAY STREET
SAINT PAUL, MN 55101

WILLY BOULAY	WILLY@BROADWAYSTREETDEV.COM
MICHAEL HUDSON	MIKE@BROADWAYSTREETDEV.COM

ARCHITECT

TUSHIE MONTGOMERY ARCHITECTS
7645 LYNDALE AVE SOUTH SUITE 100 — 612-861-9636
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EVAN JACOBSEN, AIA	EVANJ@TMIARCHITECTS.COM 612-389-9489

CIVIL ENGINEER

LANDSCAPE ARCHITECT

DEVELOPMENT SUMMARY

LEGAL DESCRIPTIONS

SITE REGULATIONS

ZONING

SITE AREA

44,341 S.F (1.02 ACRES) (VERIFY WITH SURVEY)

BUILDING INFORMATION

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5TH FLOOR	29,544 SF
6TH FLOOR	29,129 SF
TOTAL FINISH SF	**160,499 SF**
TOTAL GROSS SF	**186,939 SF**

UNITS

UNIT MIX

1 BED	21 (17%)
2 BED	55 (45%)
3 BED	46 (38%)
TOTAL UNITS	**122 UNITS**

(?? TYPE A UNITS REQUIRED)

UNITS PER FLOOR

1ST FLOOR	03 UNITS
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STANDARD	75 SPACES
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ACCESSIBLE	4 SPACES
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DRAWING INDEX

CS	COVER SHEET

CIVIL

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ARCHITECTURAL

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A3	3RD-5TH FLOOR PLAN
A4	6TH FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	ELEVATIONS
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A9	PERSPECTIVES

PLUMBING

TUSHIE MONTGOMERY ARCHITECTS

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BROADWAY - PHASE 2

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Aerial Map (Land Use: Mixed Use; Zoning: I1)

11/25/2025 7:49 AM

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0 0.01 0.03 0.05 mi

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Land Use Map (Mixed Use)

11/25/2025 7:50 AM

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0 0.01 0.03 0.05 mi

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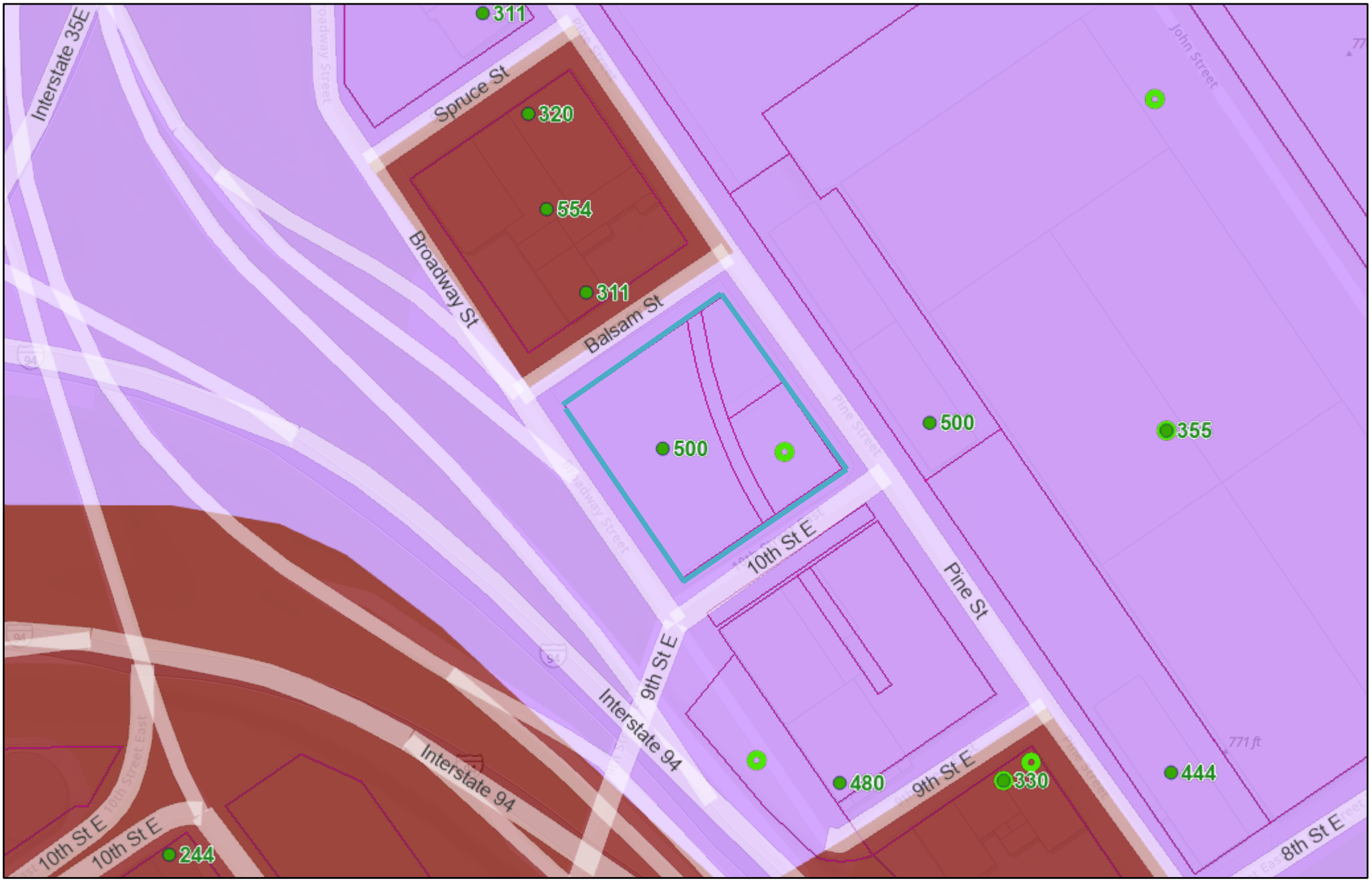
Zoning Map (I1)

11/25/2025 7:50 AM



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