



April 4, 2024

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RE: **Approval of Site Plan 23-079985** – UST Multipurpose Arena at 2260 Summit Ave – Civil and Landscape Plans prepared by Ryan A+E, Inc with revisions through 03/01/2024, and Architectural Elevations prepared by Ryan A+E, Inc with revisions through 01/19/2024.

James Brummer, Anthony Adams, Ben Bourgoin,

The site plan referenced above is Approved subject to the following conditions:

1. **Site improvements** – The proposed University of St Thomas' Lee and Penny Anderson Multipurpose Arena including a multipurpose competition venue for UST's hockey and basketball programs with capacity for approximately 4,000 to 5,500 spectators and all other site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences, and walls.
 - A new conditional use permit (CUP) is not required when a university or seminary adds a school building or an off-street parking facility within its approved campus boundary. The development is subject to the existing Campus CUP including maximum heights and minimum setbacks.
 - This property is within a locally designated historic district. The Heritage Preservation Commission reviewed and approved the North facade within the West Summit Avenue Historic District on Nov 9, 2023. Work shall be completed in accordance with submitted application and plans to the HPC.
 - The project shall implement the strategies identified in the Travel Demand Management Plan as approved by MoveMN, the City's designated Transportation Management Organization. The TDMP is a zoning code requirement intended to implement comprehensive plan policies calling for balance and choice in transportation options in order to reduce motor vehicle travel.
 - The developer is responsible for the construction of bumpouts in the northeast and southeast corner at the Cretin Ave and Goodrich Ave intersection as depicted in the plans. Obtain an ordinance permit for final approval and construction of this improvement.
 - The developer is responsible for traffic signal improvements at the Cretin Ave / Grand Ave intersection. As a result of the required improvements the Cretin Ave / Grand Ave traffic signal will need to be reconstructed in coordination with the site improvements and prior to building occupancy. The developer is required to enter into a construction and cost share agreement with the city for the reconstruction of the traffic signal. Continue to coordinate the agreement with the City's Traffic Engineer.



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- The developer shall be required to implement an alternative access solution to the arena from the Anderson Parking Facility if event operations are determined to be problematic due to Anderson Parking Facility vehicle and pedestrian conflicts.
2. **Environmental Assessment Worksheet (EAW)** - The City of Saint Paul prepared a mandatory EAW for the University of St. Thomas Multipurpose Arena. The EAW was signed and completed on Sept 26, 2023, and submitted to the MN Environmental Quality Board (EQB). The City as the RGU determined that an environmental impact statement is not required for the proposed project.
 - Mitigation measures identified in the EAW for the proposed project include creation of an Event Traffic Management Plan to tie specific strategies to event size and timing for sporting and other large events. Once completed, provide a copy of the Plan for the site plan review file.
 3. **Tree Protection** – Prior to land disturbance for construction of this project, the contractor shall contact the City Forester (651-632-2436), City Forestry, to inspect and verify that tree protection measures are in place.
 4. **Erosion and Sediment Control** devices must be installed per the approved site plan. They shall be inspected by the building inspector prior to excavation. Control devices must be maintained until final approval of the project.
 5. **Transportation Safety** - A Temporary Pedestrian Access Route (TPAR) and Temporary Traffic Control (TTC) plan is required as part of the Right-of-Way permitting process. The developer shall contact Right of Way inspector Dan Brady (651-485-4398), two weeks prior to beginning work to discuss traffic control, pedestrian safety and coordination of all work in the public right-of-way.
 6. **Metro Transit** –Contact Metro Transit’s Street Operations – Assistant Managers (transit-busops-streetsup-assistmanagers@metc.state.mn.us) if construction requires temporary bus stop, lane, or street closures that would impact Metro Transit operations.
 7. **Permits and Fees** listed below are required for the work shown on the approved Site Plan:
 - **Building permits** are required for full building construction (BPR file #24-019466) from the Department of Safety and Inspections (DSI-BuildingPlanReview@ci.stpaul.mn.us). To date, permits are issued for site preparation activities including demolition, grading and utility infrastructure (BPR file #23-101005) as well as Footings and Foundation (BPR file #23-106453).
 - **Parkland Dedication Fee** is not required for an institutional development.
 - **Obstruction or Excavation permit** must be obtained from Public Works (651-266-6151) if trucks/equipment will drive over curbs or if construction will block City streets, sidewalks or alleys.
 - **Summit Ave** is a parkway under the joint jurisdiction of Public Works and Parks and Recreation. Any impacts to the parkway must be approved by both departments. Any damage to parkway from construction must be restored to pre-construction condition following construction.
 - **Ordinance permit** from Public Works is required to construct bump-outs in the public right of way at Cretin and Goodrich Avenues. Contact Jary Lee of Public Works Street Construction at 651-266-1107.



- **Sidewalk permit** is required for work on curbs, driveways and sidewalks in the public right-of-way and must be done by a contractor licensed to work in the City right-of-way under a permit from Public Works Sidewalk Section (651-266-6120).
 - **Sewer permits** from Public Works Sewer Division (651-266-6234) are required. These permits are issued only to licensed house drain contractors. Any sewer revisions to approved plans must be approved by the City before construction. All sewer permits are to be requested before 2:00 pm the day prior to when the work is scheduled to begin. Requests for sewer inspections must be made no later than two hours before installation of the pipe is completed. Upon completion of the project, submit project As-Builts (PDF signed by the Engineer of Record, and AutoCAD) to the Sewer Utility.
 - **Water permit** from Saint Paul Regional Water Service (1900 Rice Street) is required.
 - **Forestry Tree Work Permit** from the City Forester (651-266-6400) is required for the removal, pruning, and/or planting of trees on public property. Any work must be completed by a licensed tree contractor and requires an approved permit prior to work starting. There is no charge for this permit.
 - **Sign permit** for any business or identification sign is required from the Department of Safety and Inspections. In an HPC district, sign plans require HPC review and approval. Contact the Department of Safety and Inspections Zoning Division at 651-266-9008.
 - **NPDES permit** has been obtained from the MPCA.
 - **Watershed permit** (CRWD permit #23-023) has been obtained from the Capitol Region Watershed District.
8. **Appeals** – A Final Site Plan approval decision may be appealed within ten days after the date of the decision (the date of this letter) per Leg. Code Sec. 61.701 – *Administrative Appeals, to the Planning Commission*. An Appeal of a Site Plan shall be filed with the Zoning Administrator. If the Site Plan decision is appealed, then per Sec. 61.703. - *Permits suspended upon appeal*. Building permits shall not be issued after an appeal has been filed. If permits have been issued before an appeal has been filed, then the permits are suspended and construction shall cease pending a final decision on the appeal.
9. **Time limit** – Work covered by this Site Plan shall be completed within 2 years from the date of the decision (the date of this letter) per Leg. Code Sec. 61.105. - *Period of decision*. City Zoning staff will conduct site inspections based on this date. The Zoning Administrator may grant an extension if requested, up to an additional year.

If you have questions, please contact me at 651-266-9086 or tia.anderson@ci.stpaul.mn.us.
Thank you for choosing to do business in Saint Paul.

Tia Anderson
Principal City Planner

cc: File, Site Plan Review Committee, HPC, MoveMN, CRWD, Metro Transit, City Council Ward 4 Office, Macalester-Groveland Community Council