



Appeal of ARD

Advocates for Responsible Development

Daniel L. M. Kennedy



Residential

Residential

UST North
Campus

Residential

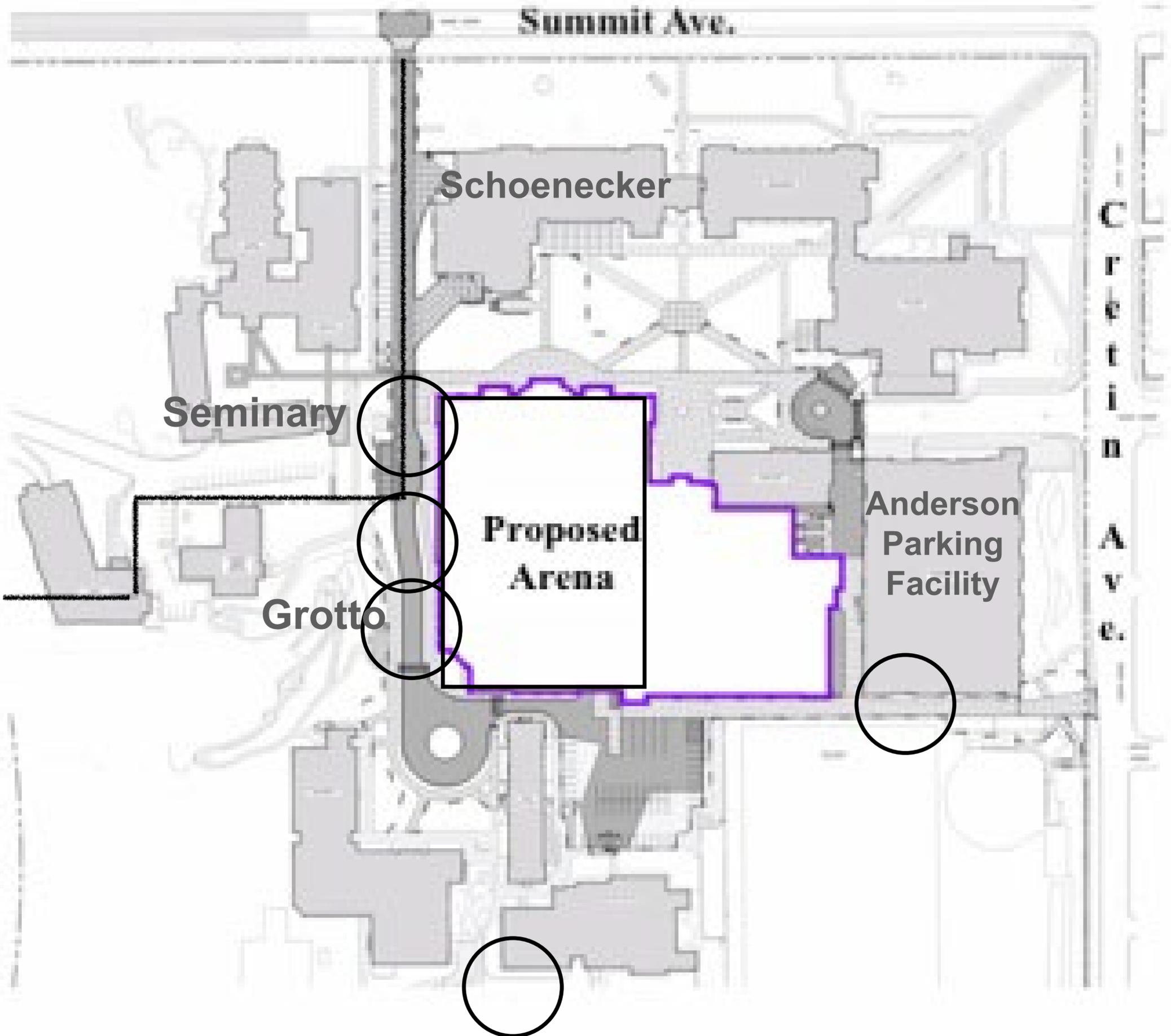
Semi
nary

UST owns

UST South
Campus

Residential

Residential



Summit Ave.

Schoenecker

Seminary

Proposed
Arena

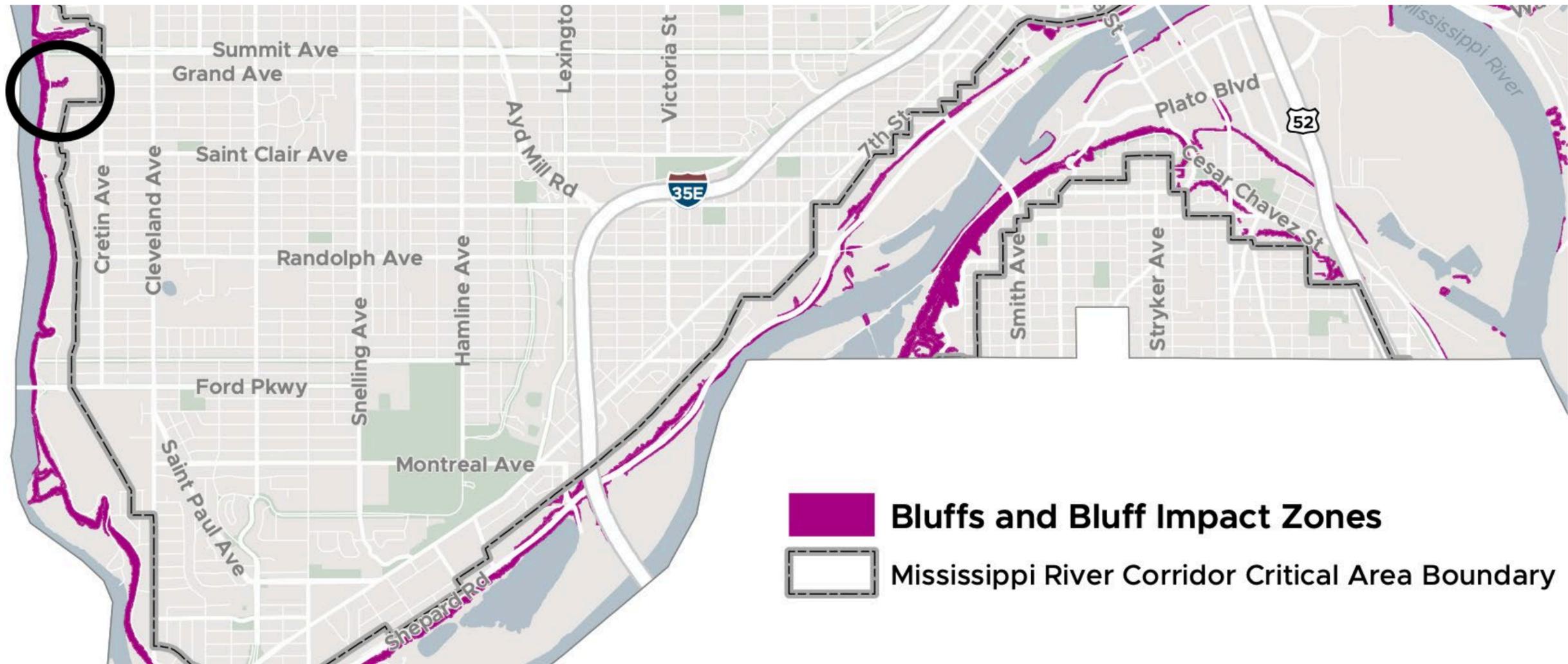
Grotto

Anderson
Parking
Facility

Creighton
Ave.



Fig. 1



“Bluff development shall take place at least forty (40) feet landward of all blufflines”

Leg. Code §68.402(b)(4)

Transportation, utility and other transmission service facilities and corridors shall avoid:

- g. Soils susceptible to erosion
- h. Areas of unstable soils
- i. Areas with high water tables

Leg. Code § 68.402(b)(5)



Figure 5

In RC3 River Corridor Urban Open Overlay District:

- Maximum building height is 40 feet

“Buildings shall be set back a minimum of fifty (50) feet from every property line, plus an additional two (2) feet for every foot the building's height exceeds fifty (50) feet.”

Leg. Code § 65.220(b)

“No building or grading permit shall be issued for any project subject to this section until a TDMP has been prepared.”

Leg. Code § 63.122(c)

“No use shall be permitted which is likely to cause pollution of water, as defined in Minnesota Statutes, Section 115.01, unless adequate safeguards, approved by the state pollution control agency, are provided.”

Leg. Code § 68.233(d)

Ethylene Glycol leaks

- The Ralph Engelstad Arena, Grand Forks, ND, December 13, 2023 (500 gallons)
- Northbrook Park District, Northbrook, IL, September 27, 2021
- Folsom Ice Rink , Sacramento, CA, November 21, 2021
- “Patsy” Di Lungo Veterans Memorial Ice Rink, East Haven, CT, March 2020
- Crystal Fieldhouse Ice Arena, Burton, MI, July 10, 2018
- Seymour-Hannah Sports and Entertainment Center, Niagara Falls, May 1, 2016
- Pelham Civic Complex, Shelby County, Alabama, September 20, 2016
- Huron County Expo Center, Bad Axe, MI, Aug 12, 2008
- Ice Palace, Spokane, WA, October 19, 2007

Anhydrous Ammonia leaks

- Oyster Bay Ice Skating Center, Nassau, NY, January 28, 2024
- Centennial Sports Arena, Circle Pines, MN, December 1, 2023, latest of “3-4” leaks
- Leddy Ice Arena, Burlington, VT, July 7, 2023
- Reno Ice, Reno, NV, April 10, 2023
- Falmouth Ice Arena, Falmouth, MA, November 18, 2022
- Tewsbury Ice Rink, Tewksbury, MA, August 30, 2022 (1 hospitalization, neighbors evacuated)
- Capital Clubhouse Ice Rink, Waldorf, MD, March 9, 2021
- Loring Arena, Framington, MA, March 2, 2021
- Fernie Memorial Arena, Fernie, B.C., October 18, 2017 (3 fatalities)
- Ashburn Ice House, Leesburg, VA, June 27, 2017
- Canal Park Ice Rink, Washington, D.C., January 6, 2016
- Prospect Park Ice Rink, New York, NY, October 15, 2015 (2 hospitalizations)
- Louis Astorino Ice Rink, Hamden, CT, August 25, 2015

Section 61.503 of the Legislative Code requires a new conditional use permit when a change (as defined below) occurs:

A change to a conditional use requires a new permit when one (1) of the following conditions occurs:

....

(b) The floor area of a conditional use expands by fifty (50) percent or more. For a conditional use existing on October 25, 1975, expansion is the sum of the floor area of all the expansions since then.

For a conditional use established after October 25, 1975, expansion is the sum of the floor area of all the expansions since being established. Floor area does not include floor area which is accessory to a principal use and which does not result in the expansion of a principal use.

New Construction at St. Thomas Since 2004

South Campus

Anderson Multipurpose Arena	270,000.....	TBD
Schoenecker STEAM Center	130,000.....	2024
Facilities and Design Center	40,000	2018
Anderson Parking Facility	170,000	2009
TOTAL	590,000	

North Campus

St. John Vianney Seminary Addition	20,000.....	2023
Tommie North Residence Hall	210,000.....	2020
Frey Residence Hall	139,300.....	2020
Iverson Center for Faith	25,000	2020
Anderson Student Center	258,000.....	2012
Anderson Athletic and Recreation Complex	180,000.....	2010
McNeely Hall	75,000.....	2006
Flynn Residence Hall	96,000.....	2005
Center for Well Being	19,500.....	2005
TOTAL	1,002,800	

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JUST SAY NO
TO UST's

5,500 SEAT ARENA

*Protect the Mississippi River Gorge
Prevent Traffic & Parking Congestion
Promote Neighborhood Livability*

Advocates for Responsible Development
www.Advocates4RD.org

