

**From:** [ERIC&JOE NEUMANN PLANT](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985  
**Date:** Thursday, June 6, 2024 10:35:22 PM

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Dear St. Paul City Council:

We are writing in support of the University of St. Thomas's intention to develop the Lee and Penny Anderson Arena on its St. Paul campus.

We have been residents of the City of St. Paul since the early '80s, and owning our current home at 388 Warwick St.(St. Paul, 55105), since 1989. We have intentionally decided to live in the city, and in particular the Macalester-Groveland area, in large part because of the strength, beauty, vitality and offerings of our college neighbors, principally St. Thomas, Macalester and St. Catherine's. We love the energy, hope and positive impact they bring to our community. And yet we are convinced that a small but vocal minority is constantly badgering these colleges and universities, particularly St. Thomas, in ways that are overreaching and could have long-term detrimental affects to these schools and their economic impact and value to the city.

The Anderson Arena, to us, represents so much more than just a venue for sports at St. Thomas. We see it as a great community asset that could also support many youth sports activities, neighborhood gatherings (such as home improvement fairs) and generate a reasonable but much needed source of visitors who could patronize our area restaurants, shops and other businesses. And by keeping the arena on the St. Thomas campus, they're not taking off-line another tax-generating piece of real estate elsewhere.

We do not understand why the project was interrupted so late in the process, but it seems totally unfair to St. Thomas and will only add to the overall cost of the project, funds that could have been deployed with more beneficial impact. .

St. Thomas has consistently designed its facilities in a manner that elevates the beauty and distinction of our city. We are immensely proud to take friends and family visiting the area to see our wonderful institutional neighbors. We see St. Thomas seeking a positive relationship with the community and doing so much to invest in the neighborhood; I just wish that same support was more reciprocated. We don't want to see more investment by St. Thomas move elsewhere, as they did in the 90's and 2000s to Minneapolis.

Please support on the on-going development of the Anderson Arena on the St. Thomas St. Paul campus...we sure do!

Joe Plante and Eric Neumann  
388 Warwick St.  
St. Paul, MN 55105

**From:** [Jerry Friedmann](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Fwd: University of St. Thomas Arena - 2260 Summit Avenue  
**Date:** Thursday, June 6, 2024 9:51:12 PM

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----- Forwarded message -----

**From:** Jerry Friedmann <[pjfriedmann@gmail.com](mailto:pjfriedmann@gmail.com)>  
**Date:** Wed, Jun 5, 2024 at 4:38 PM  
**Subject:** Fwd: University of St. Thomas Arena - 2260 Summit Avenue  
**To:** Friedmann Jerry <[pjfriedmann@gmail.com](mailto:pjfriedmann@gmail.com)>

Sent from my iPhone

Begin forwarded message:

**From:** Jerry Friedmann <[pjfriedmann@gmail.com](mailto:pjfriedmann@gmail.com)>  
**Date:** June 5, 2024 at 4:33:09 PM CDT  
**To:** [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us)  
**Subject:** RE: University of St. Thomas Arena - 2260 Summit Avenue

File # 24-039-050; Site Plan File #23-079-985

St. Paul City Council Members:

I recently wrote to the University of St. Thomas administrators expressing my thoughts regarding the proposed campus arena under consideration. I respectfully reiterate my thoughts to City Council members.

As a proud 1959 St. Thomas graduate and four year letter winner, I wish to comment on the apparent delayed construction of the Lee and Penny Anderson Arena on the UST campus. The University has demonstrated its commitment over many years to the City of St. Paul, that it possesses the financial ability and technical know-how to build new structures while creating excellence in its mission to educate men and women in our community. Many graduates continue to live and work in this community, contributing to the excellent quality of life we enjoy. I trust that the resulting financial impact on our great community is significant. I attended the College of St. Thomas when there were few buildings and some students and families lived in quonset huts after serving our country in combat service. Considering this legacy, it is especially disheartening to read in the daily newspapers that a relatively small number of neighbors have the ability to delay arena construction that promises to benefit the University as well as the City and broader community. It is suggested that there may be increased traffic at selected times. I understand that the University has promised to accommodate this prospect and if the past is a predictor, UST will fulfill its promise to commit

necessary resources to manage increased traffic issues, if any.

I suggest that a few considerations in this matter may be overlooked by dissenters. UST is now competing in Division 1 athletics and has been imminently successful as reported by the media. As a former senior human resources officer for leading Twin Cities employers and board member for several non-profit organizations (United Way, Courage Center and American Red Cross, to name a few) I know and understand the importance of attracting and retaining a diverse number of employees to contribute to the success of our community. Without the necessary bricks and mortar and supporting infrastructure, UST will not be successful in recruiting quality student athletes to be educated and to compete. St. Thomas will lose and the community will lose. These opportunities to grow and excel do not present themselves often. I trust that the St. Paul City Council will recognize this opportunity in its thoughtful decision making.

Last, up until 2023, I had the privilege of serving as Chair of the Lilydale Planning Commission. Lilydale is admittedly not highly populated, but it borders entirely on the Mississippi River. While discerning on requests for proposals for new structures, it was readily apparent to our Planning Commission and City Council, that new construction necessarily requires strict adherence to public sector statutes and regulations that serve to improve the quality of life in our community. It is axiomatic to state that there are many benefits that construction of an arena in the Mississippi River corridor will bring to UST as well as to our great city.

Thank you for allowing me to bring my opinions to your attention and for your discernment in this matter.

Sincerely,

Jerry Friedmann  
825 Mount Curve Boulevard  
St. Paul, Minnesota, 55116

**From:** [Andrew](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** In Support of St. Thomas Arena - University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985  
**Date:** Thursday, June 6, 2024 4:08:15 PM

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Good Afternoon-

I am reaching out in support of the arena at the University of St. Thomas. As an 8-year resident of St. Paul who participates in our wonderful city's politics, I do not wish that the late protests of a small group of neighbors stalls this project.

St. Thomas' transition to Division I athletics provides a unique opportunity to find a market in college athletics for St. Paul. As Minnesota's 2nd Division I school, this arena is a perfect size and at a perfect school to open hosting events at the facility as well as bringing a high level of college athletics to St. Paul.

Further, as I understand it, this project is privately paid for and wholly on St. Thomas property, with them so far meeting all city requirements -including 17 public meetings so far! There has been no asking for a variance and this project would bring untold millions to the community.

As with the bike lane project on Summit, it is unfortunate that this cadre of residents feels they can restrict an opportunity/enhancements for the entire city because they feel it might inconvenience them.

Please do not allow them to delay or hold up the Lee and Penny Anderson arena project at St. Thomas!

Best,

Andrew Nelson  
1555 Race St.  
St. Paul, MN 55102

University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985

**From:** [Sarah & Andrew Nelson](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** In Support of Lee and Penny Anderson Arena at St. Thomas! Appeal File #: 24-039-050 Site Plan File #: 23-079-985  
**Date:** Thursday, June 6, 2024 4:01:35 PM

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Hello-

I am contacting you as a lifelong resident of St. Paul and graduate of Highland High School to allow the University of St. Thomas to move forward with this once in a lifetime opportunity to build a multipurpose arena wholly on its campus. The net effect of the University of St. Thomas on St. Paul - \$500 million to the city annually and \$125 million to adjoining neighborhoods - cannot be understated. As they move to Division I, being only the 2nd school in the state to participate in athletics at that level, the building of an on-campus arena will provide numerous exposure and hosting opportunities for our community as well as further raising the profile of St. Paul as a host to world class athletic events much in the manner Excel Energy Center does.

With the donations from their private donors, this project is privately paid for by St. Thomas and exclusively on their private property. Additionally, I believe there have been extensive public forums and meetings surrounding the project without the University asking for a variance.

It is frankly shocking that this project would be stopped at such a late junction due to the unhappiness of a small group of residents with no real reasons to delay at this point.

I hope that the city will not let this group ruin this project, much like they didn't let them ruin bike lanes on Summit Avenue - please allow St. Thomas to move forward with building their arena!

Thank you for your time and please see the Zoning Information and address below!

Sarah Nelson  
1555 Race Street  
St. Paul, MN 55102

- 2260 Summit, St. Thomas Multipurpose Arena Appeals, Appeal File #: 24-039-050 Site Plan File #: 23-079-985

June 4, 2024

Ms. Nelsie Yang, Councilmember  
Saint Paul City Council  
320-B City Hall  
15 Kellogg Blvd.  
Saint Paul, MN 55102

Dear Ms. Yang:

The City Council will consider the St Thomas (UST) arena Site Plan on June 12 and I would like you to be aware of its citywide impacts. This is beyond a typical case of a neighborhood being overwhelmed by traffic and parking problems.

When this project was reviewed by City Planning last summer the arena was planned to seat a maximum of 5,500 people for sports and 6,000 people for events. However, UST asserted, and the Planning Department credulously accepted, that the arena would "typically" seat only 2,100 people for sports. UST said it would also host events, but their estimate of attendance was accepted as zero people. The project Environmental Assessment Worksheet (EAW) included a Transportation Study (Study) which relied upon these grossly underestimated attendance figures. Within two weeks of the EAW's approval UST said that most sporting events would have thousands more fans than stated in the EAW. In May UST joined a more competitive hockey conference and again stated more fans will attend. The result is that traffic and parking will be at least twice what the Study predicted from sports alone with still no estimate of events. In less than one year since the Study UST's attendance changes have made it worthless.

The increased attendance will have major impacts on traffic, parking and greenhouse gases. Each of these impacts is contrary to current City policies. The amount of traffic the Arena will bring into the neighborhoods is at significant variance with the Comprehensive Plan LU-54 which provides the City must "ensure institutional campuses are compatible with their surrounding neighborhoods by managing traffic demand and supply, maintaining institution-owned housing stock, minimizing traffic congestion, and providing for safe pedestrian and bicycle access."

Also dramatic increases in car trips is contrary to the 2019 Climate Action and Resilience Plan. Neither UST nor the City has made an assessment of the Arena's full greenhouse gases. UST made a half-hearted attempt of looking at the building itself, while omitting several key factors. However, academic studies show that fan transportation to sports arenas accounts for more than half of emissions from athletics competitions. There is still no complete greenhouse gas study of the impact of the Arena. For sports events alone the

Arena will bring more than 100,000 car trips to St Paul, and this number is using USTs' numbers. Of course, UST still assumes zero car trips for events such as concerts, conventions and even commencement. It is likely that, adding new estimates for fans and events with the arena St Thomas will be the largest generator of auto emissions in the city outside of downtown. In its report to the Planning Commission, city planners stated the arena was "generally consistent" with the Climate Plan. This is despite the fact that the Transportation Study showed 77% of fans would travel by car and, of course, using the old minimal numbers. We repeat, it is highly likely there will be more than 100,000 new car trips in the city per year due to the arena.

Why are these violations of policy significant for the City of Saint Paul? Because if the City ignores its own policies they become worthless. There is no process to follow and decisions become arbitrary. If the City decides it must approve the UST arena it should articulate the reasons it is ignoring its adopted policies. Otherwise, City policy is worthless.

Best Regards,

A handwritten signature in blue ink, appearing to read "Donn Waage". The signature is stylized and cursive.

Donn Waage  
2229 Fairmount Ave.  
Saint Paul, MN 55105