

Twin Cities German Immersion School – Supporting Documents for Zoning Committee Public Hearing

- TCGIS Renderings
- TCGIS Comparison Photos
- TCGIS Building Project Survey Results
- TCGIS Design Survey Summary
- Warrendale 1921 - No St. Andrews
- Public meeting on future of former Sholom Home site to be held March 7 Park Bugle
- Lawsuit filed by SHSA
- TCGIS Opposition to Historic Designation







CURRENT GYM



POOR STORAGE

OBSTRUCTED COURTS

SMALL COURTS

ONLY ONE GYM CLASS AT A TIME

HARD WALLS

POOR ACOUSTICS

POOR INSULATION

NEW GYM



DEDICATED STORAGE

CLEAR COURTS

REGULATION SIZE COURT

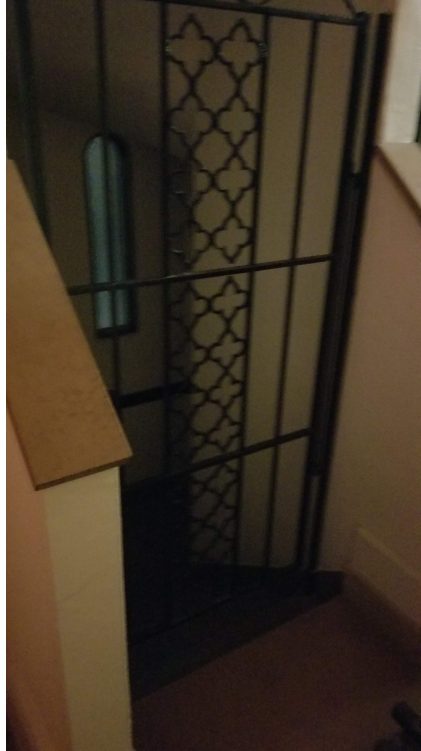
PARTITION FOR TWO CLASSES AT A TIME

PADDED WALLS

GREAT ACOUSTICS

ENERGY EFFICIENT AND ENVIRONMENTALLY FRIENDLY

CURRENT GYM STORAGE



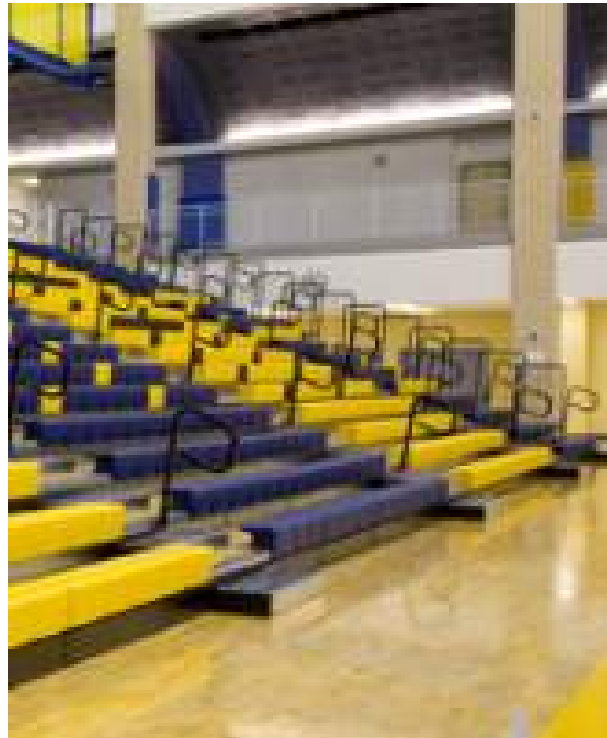
STORAGE SPACES OPEN TO CHILDREN

DARK, UNSAFE SPACES

NO ROOM FOR BLEACHERS

INSUFFICIENT ROOM FOR GYM EQUIPMENT

NEW GYM STORAGE



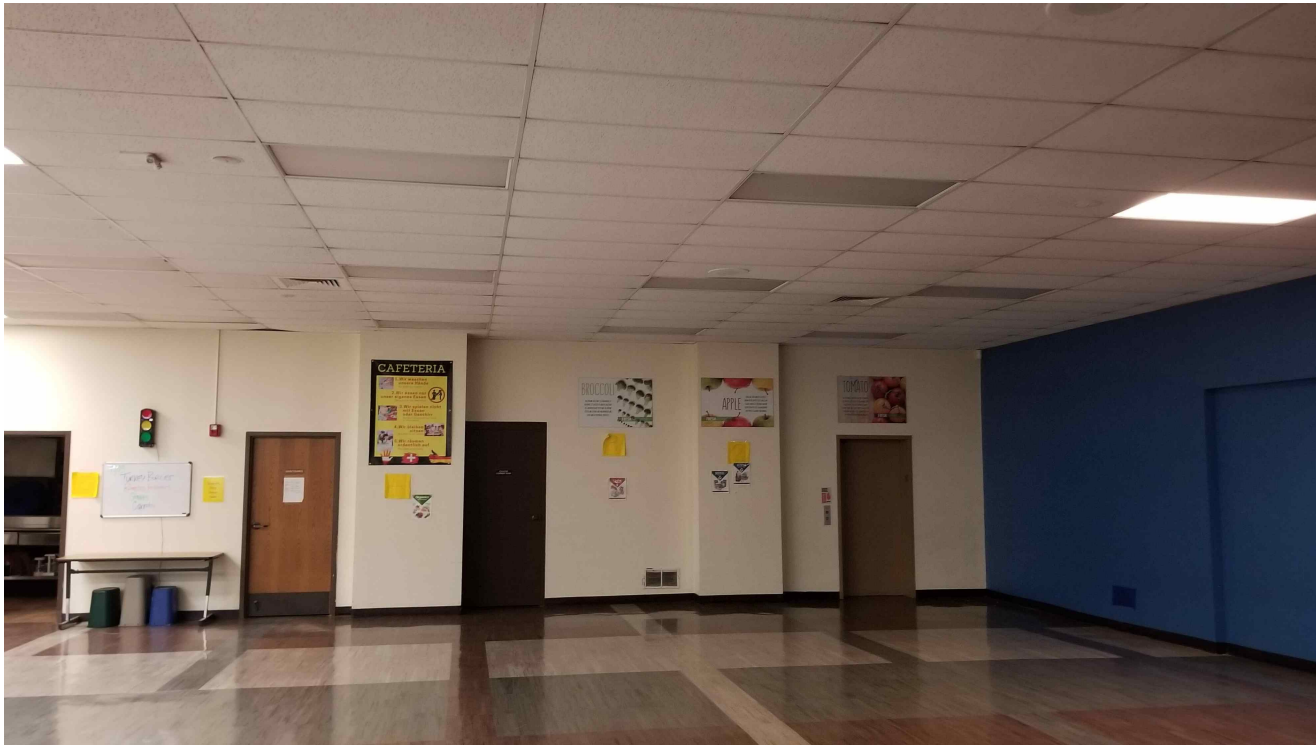
LOCKED STORAGE ROOMS

WELL LIT, SAFE SPACES

BUILT-IN BLEACHERS

DEDICATED EQUIPMENT STORAGE ROOM

CURRENT LUNCHROOM



NO WINDOWS

NO ACCESS TO PLAYGROUND

DIFFICULT ACCESS FOR
HANDICAPPED STUDENTS

HAND-WASHING SEPARATED
FROM FOOD LINE

INSUFFICIENT SPACE FOR
EATING

SMALL KITCHEN

NEW LUNCHROOM



GREAT NATURAL LIGHT

DIRECT ACCESS TO
PLAYGROUND

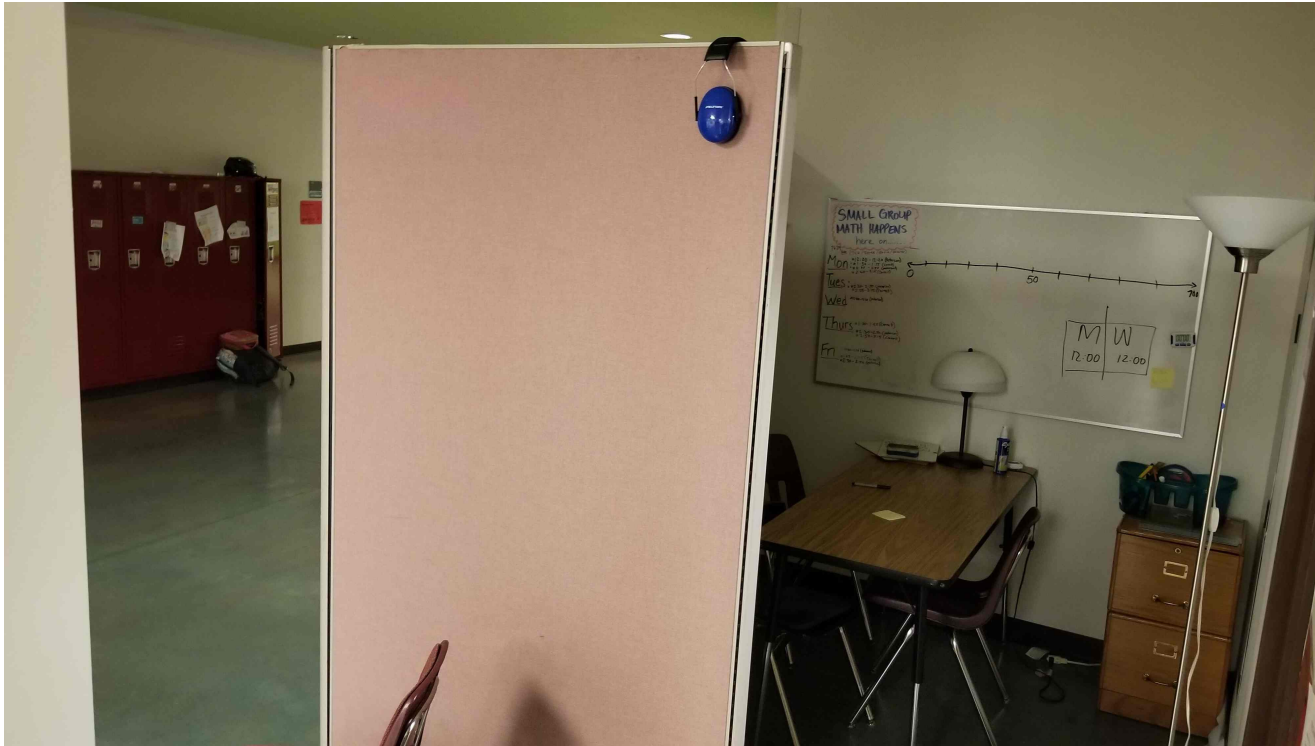
ALIGNED WITH MAIN LEVEL -
NO RAMPING REQUIRED

HAND-WASHING IN-LINE WITH
FOOD SERVICE

ENLARGED EATING SPACE

ENHANCED, EXPANDED
KITCHEN

CURRENT SMALL-GROUP CLASSROOMS



CLASSROOMS ARE LOCATED
IN HALLWAYS

HEADPHONES ARE REQUIRED
FOR NOISE

POOR LIGHTING

LACK OF PRIVACY

DIFFICULTY LEARNING

NEW SMALL-GROUP CLASSROOMS



DEDICATED ROOMS FOR
SMALL GROUPS

QUIET SPACES FOR LEARNING

TASK-SPECIFIC LIGHTING

PRIVATE ROOMS

GREAT LEARNING
ENVIRONMENT

CURRENT SPECIAL ED ROOM



SHARED SPACE DUE TO LACK OF CLASSROOMS

TEMPORARY PARTITIONS TO SEPARATE CLASSES

NO PRIVACY

SOUND ISSUES

ADAPTED SPACE

NEW SPECIAL ED ROOM



DEDICATED ROOM FOR SPECIAL ED

ONE CLASS PER ROOM

PRIVACY

QUIET

PURPOSE-BUILT SPACE

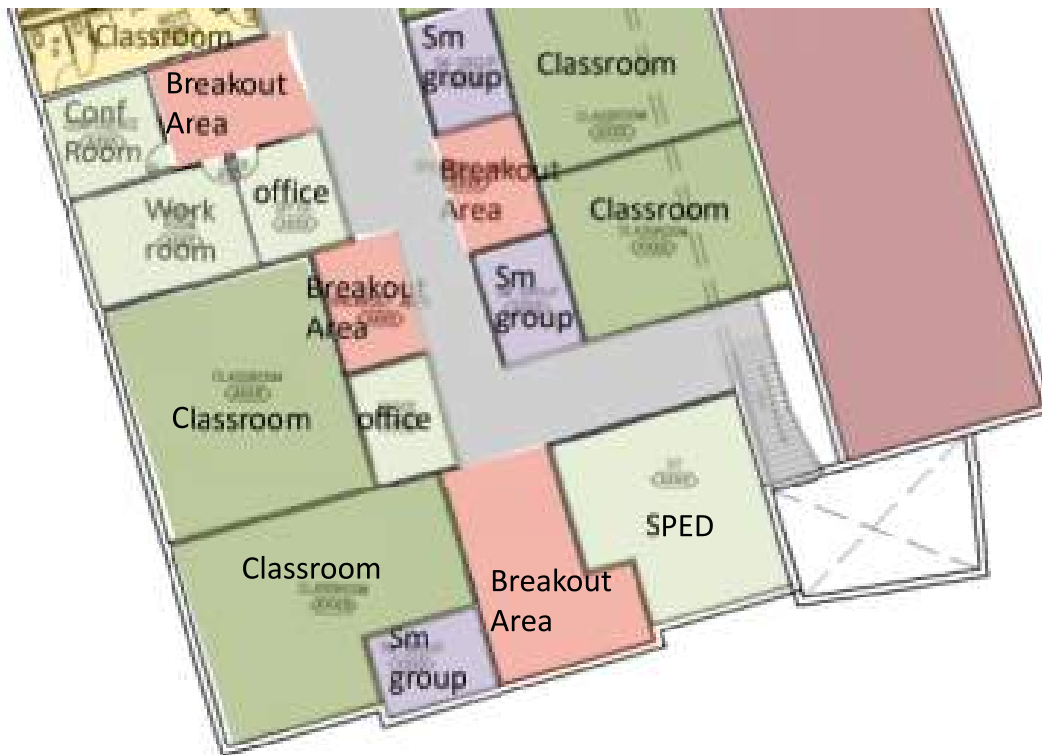
CURRENT OFFICE SPACE



CLOSET-SIZED OFFICES

DYSFUNCTIONAL SPACES

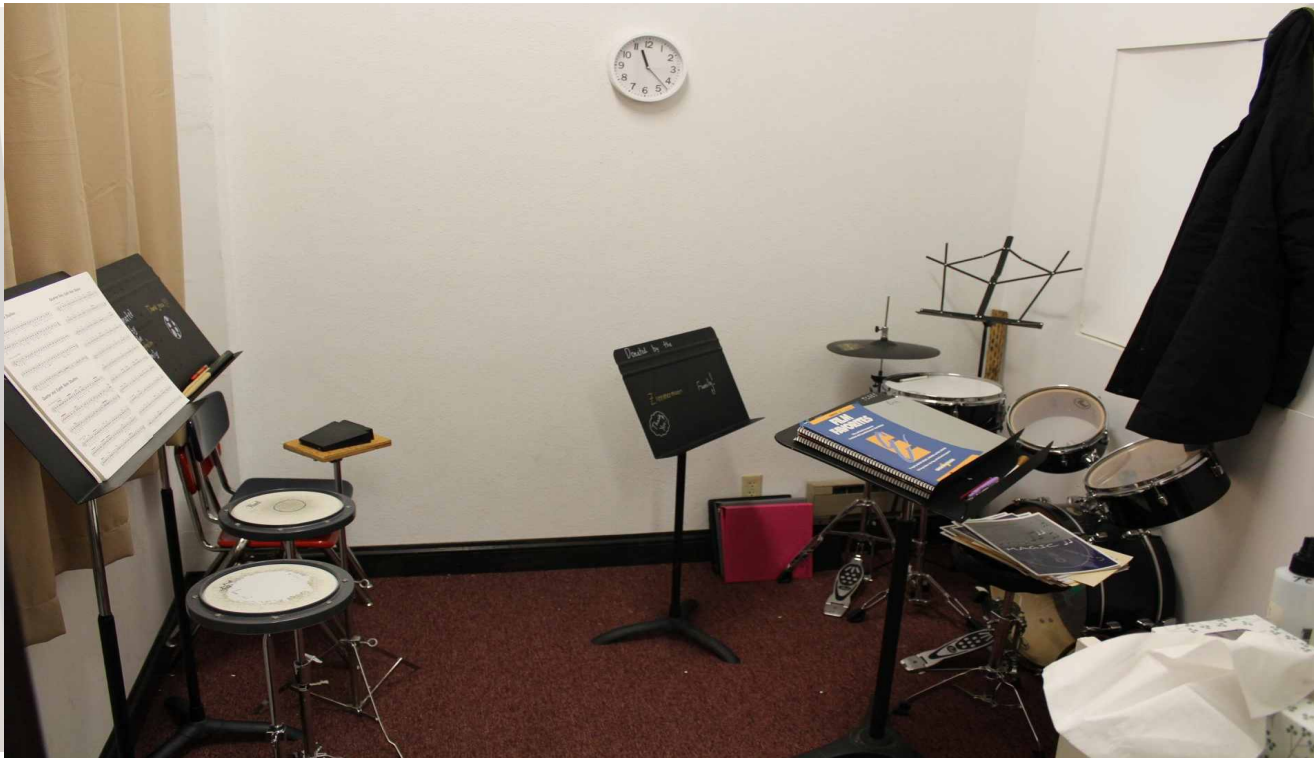
NEW OFFICE SPACES



APPROPRIATE SIZED OFFICES

PURPOSE-BUILT SPACE

CURRENT BAND SPACE



CLOSET SIZED

POOR ACOUSTICS

CAN'T HAVE A BAND

NO ROOM FOR INSTRUMENTS

PRIVATE LESSONS ONLY

NEW BAND SPACE



LARGE ROOM

GOOD ACOUSTICS

ENOUGH ROOM FOR A BAND CLASS

SPACE FOR INSTRUMENT STORAGE

FULL BAND CAN PLAY AT ONCE

CURRENT DISREPAIR



CRACKED STRUCTURE WITH
PIECES FALLING OFF

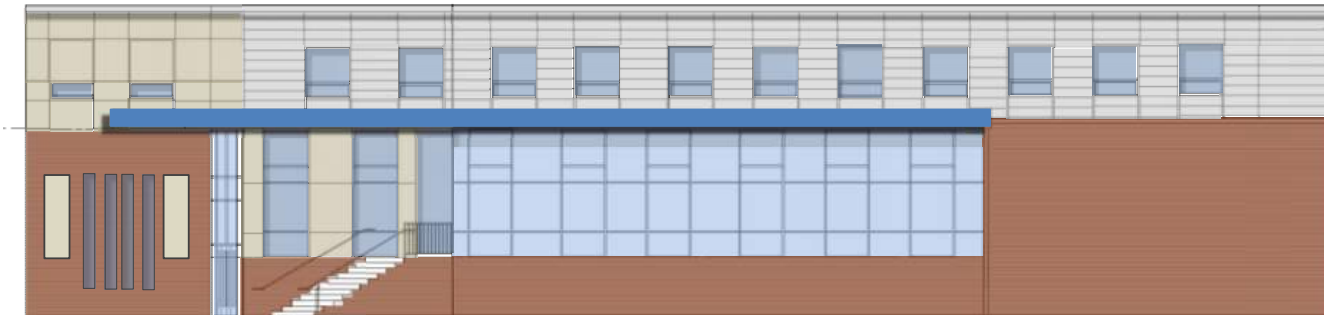
MAINTENANCE NIGHTMARE

BUILDING LOOKS BAD

CHILDREN SAFETY

EXPENSIVE TO MAINTAIN

NEW CONSTRUCTION



NEW-LOOKING BUILDING

LOW MAINTENANCE

PRISTINE EXTERIOR

SAFE

LOW COST OF UPKEEP

TCGIS Building Project Survey

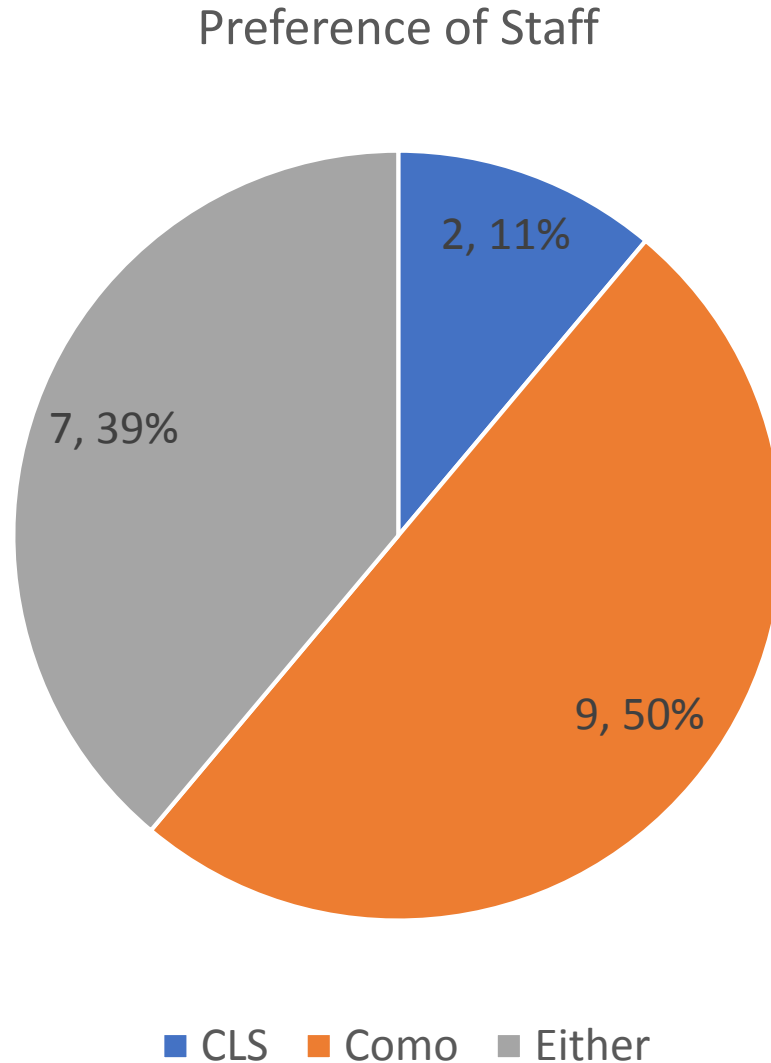
Feedback as of July 29, 2018

Compiled by Julie Alkatout
TCGIS Board of Directors

Methodology

- Analyzed feedback from Building Project Survey & Emails to Board
 - This summary includes feedback received since website went live on July 19th
 - Doesn't include feedback associated with March/April listening sessions
- Survey comments were read and categorized
 - Support CLS move
 - Support staying at Como (and replacing the aula)
 - Support either decision
 - Support the search for a new site
 - Undecided
- Respondents were categorized into stakeholder groups
- Note: some respondents belong to more than one group
 - TCGIS Staff (Teachers, Admin, EAs, Former Interns)
 - TCGIS Parents
 - TCGIS Students
 - All Neighbors
 - Como Neighbors
 - TCGIS parents in Como Neighborhood
- Preferences were counted and graphed

Feedback from TCGIS Staff

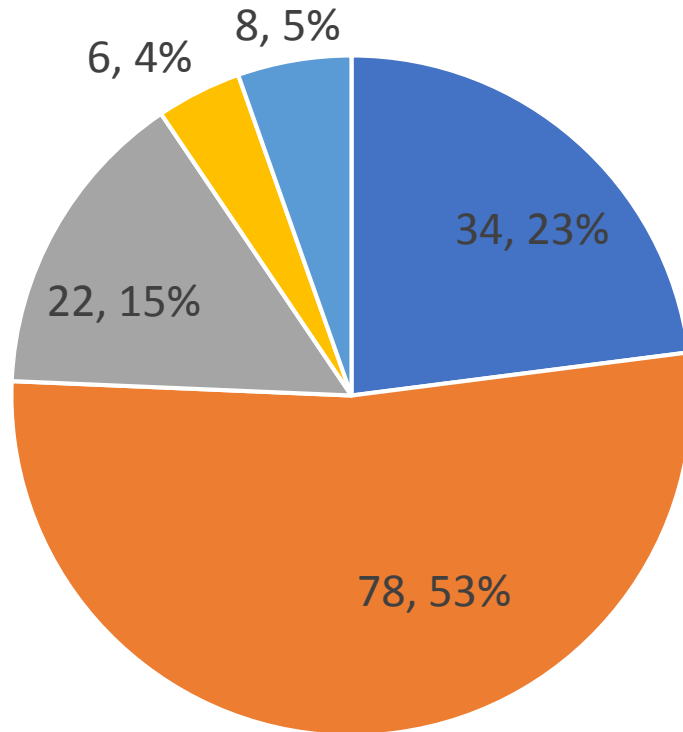


- 28 staff responded
- 18 stated a clear preference or acceptance of either option
- Some others emphasized the need for more functional space without stating a preference
- ~90% staff support the Como option

TCGIS Parent Feedback

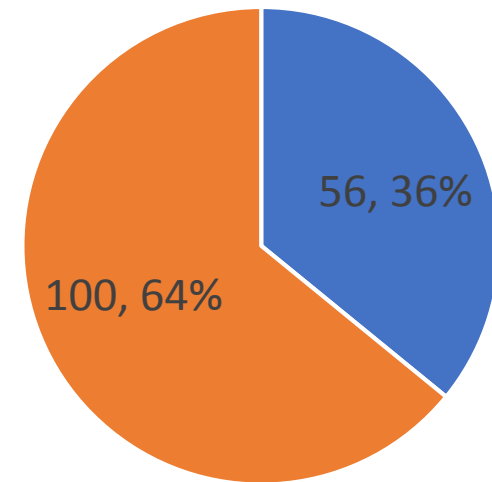
- 196 parents responded
- 146 expressed a clear opinion
- ~64% parents support the Como option

Preference of Parents



■ CLS ■ Como ■ Either ■ Search for new Site ■ Undecided

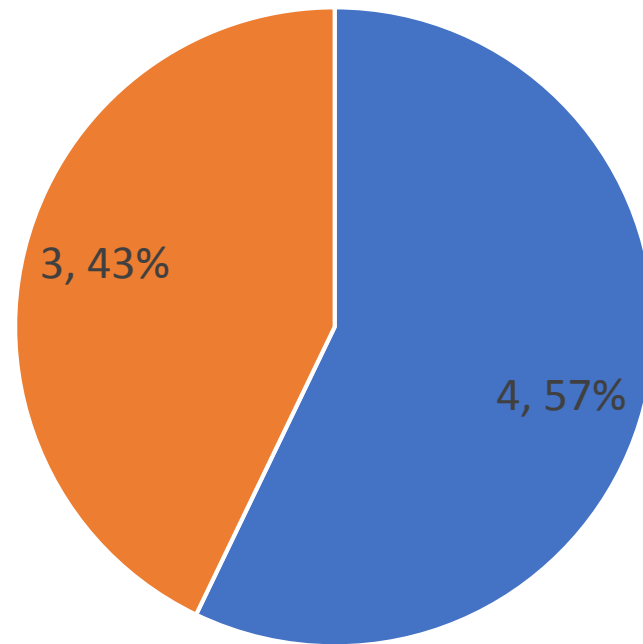
Support of Parents



■ CLS ■ Como

Feedback from Students

Student Preference

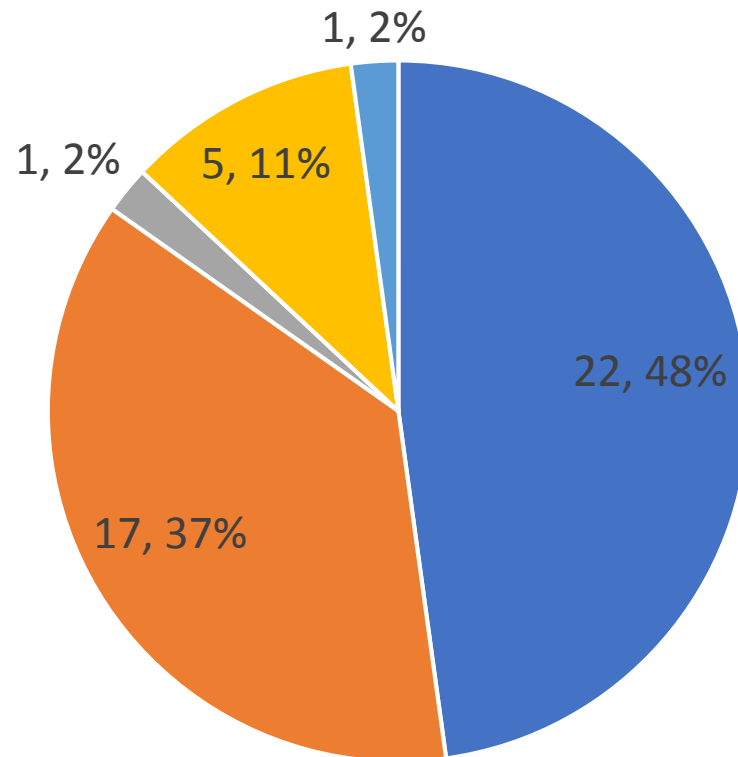


■ CLS ■ Como

- 7 TCGIS Students responded
- ~57% preferred the CLS option

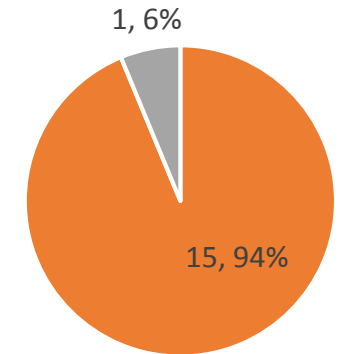
Feedback from Como Residents

Preference of Como Residents (All)



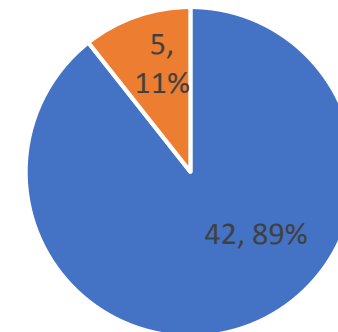
■ CLS ■ Como ■ Either ■ Search for new Site ■ Undecided

TCGIS Families that live in Como



■ CLS ■ Como ■ Either

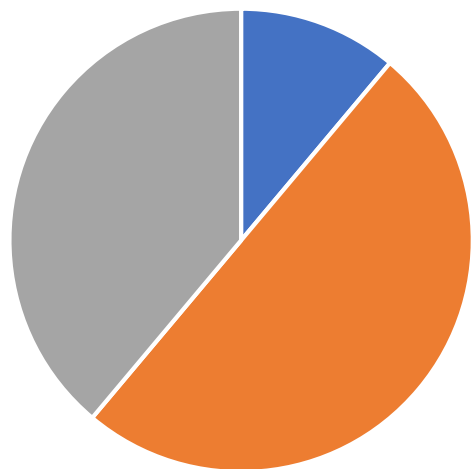
Como Neighbors



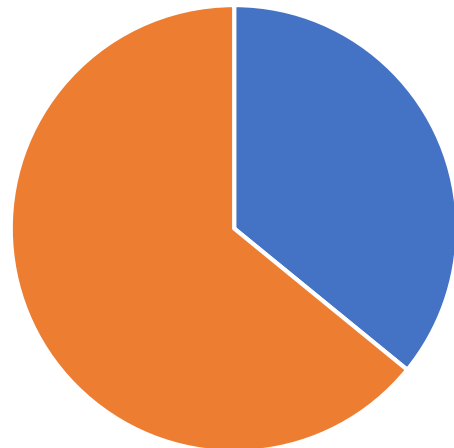
■ CLS/Other ■ Como

Stakeholder Comparison

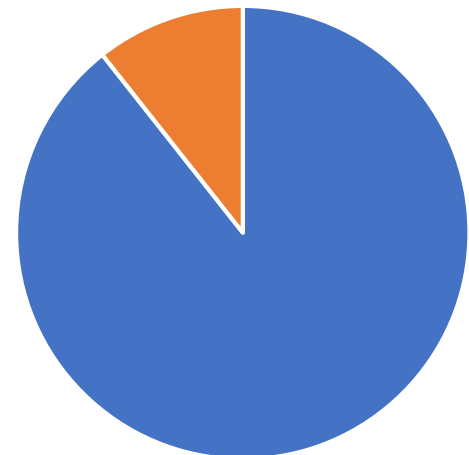
TCGIS Staff



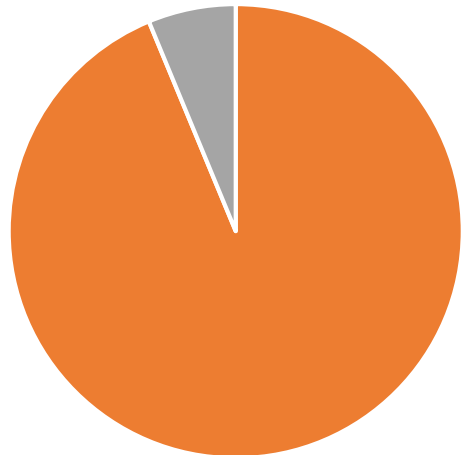
TCGIS Parents



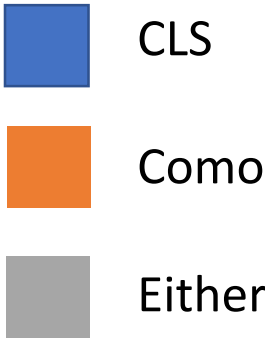
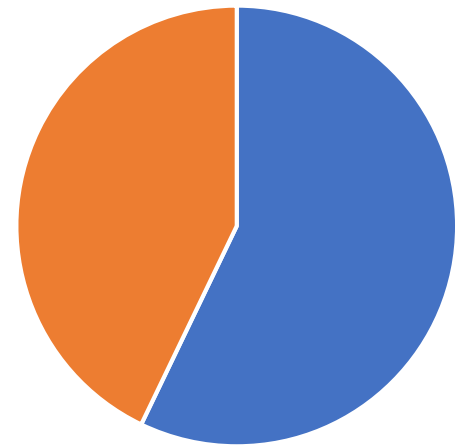
Como Neighbors



TCGIS Families in Como



TCGIS Students



Observations

- Some neighbors seem motivated to respond because they have other frustrations with the school (traffic/parking/noise), not due to historical preservation concerns.
- Staff members expressed frustration with current situation, indicating short-term solutions are needed in our current building.
- Some TCGIS parents supported replacing the aula, despite expressing sympathy with those in the neighborhood who oppose it.
- Como was the preferred option for TCGIS Staff and Parents.

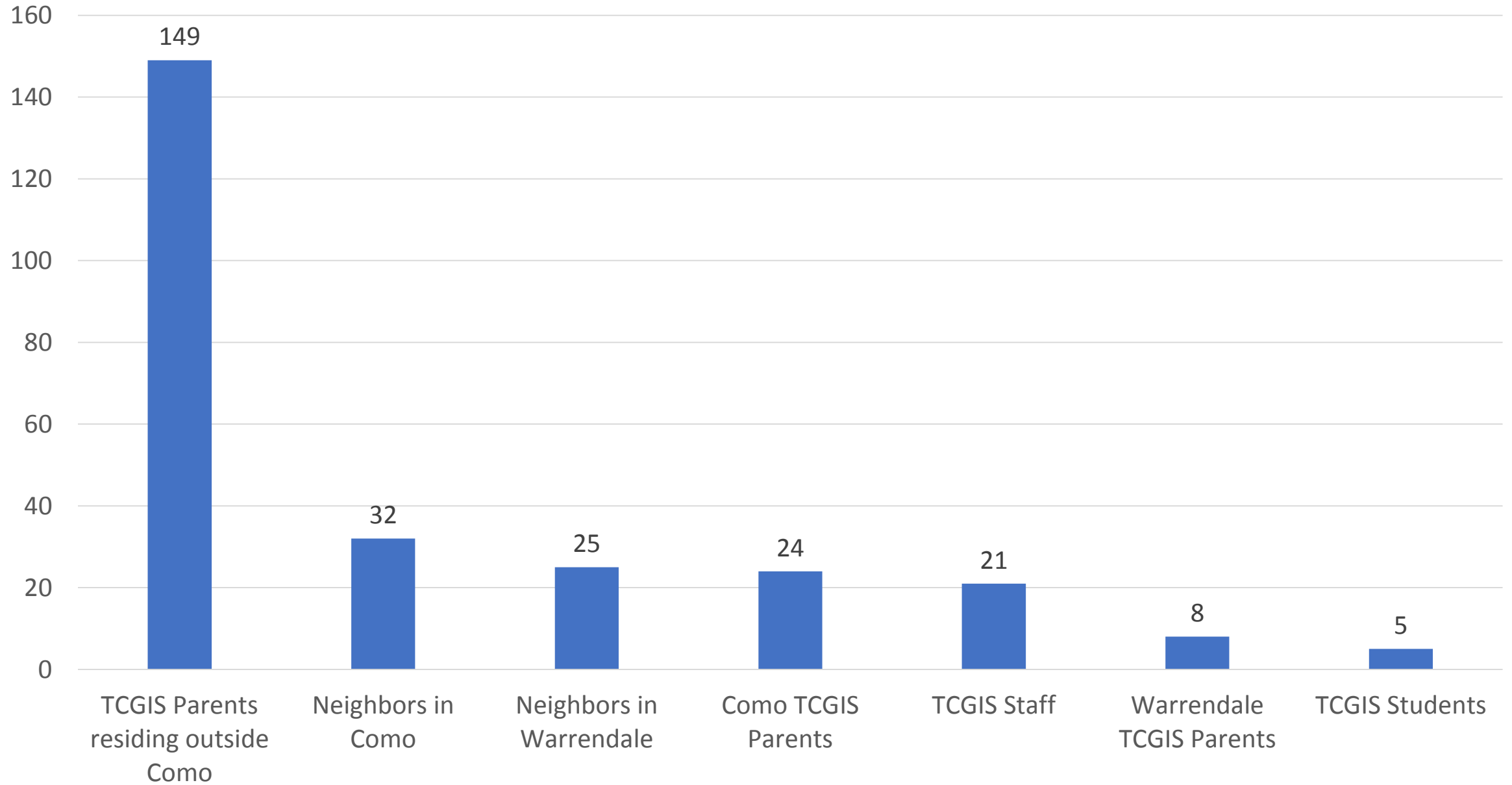
TCGIS Design Survey Summary of Feedback

Compiled by Julie Alkatout
TCGIS Board of Directors, Vice-Chair
August 28, 2018

TCGIS Design Survey

- Purpose: To gather exterior design input from interested people to use as inspiration for the architect and design team.
- Survey was open Aug. 7- Aug. 28, 2018
- Link shared via email in Elternbrief, on Building Website, and FB pages: Como Neighborhood, Class Pages, Friends of TCGIS page
- 261 responses received

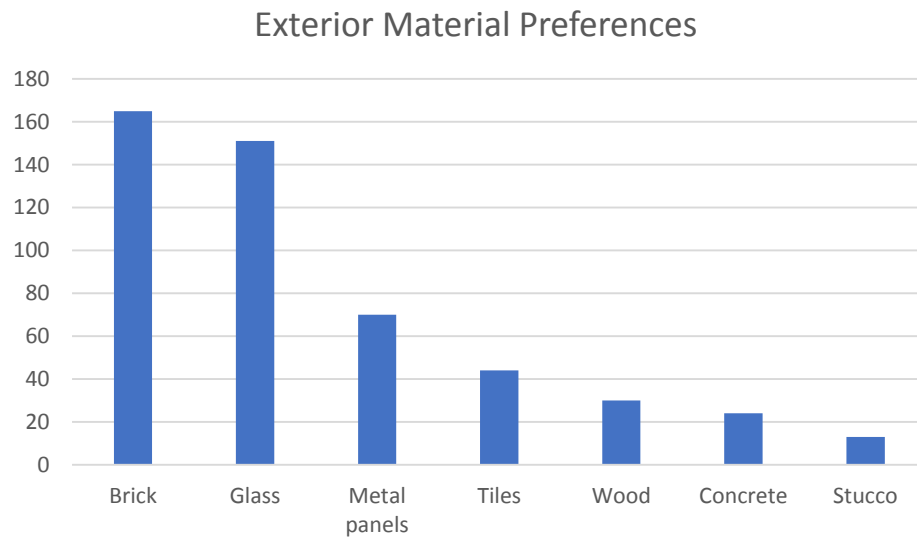
Who Responded?



Summary of Feedback

- Most respondents prefer brick and glass for building materials
 - Eco-friendly and green materials were also commonly suggested in the comments
- Minority (29%) of respondents think it is important to reuse aula components in the design
- Minority (12%) of respondents said they could help fundraise to reuse aula components
- Regarding aula components to reuse, the rose window was mentioned most often
- Overall, 60% of respondents indicated the new design should either incorporate elements from all 3 buildings or look more like the 2013 addition.
- Overall, 24% of respondents indicated the design should look more like the aula
- Preferences differed slightly among stakeholders
 - TCGIS Staff had greater preference for a building like the 2013 addition (48%)
 - WD neighbors had greater preference for a building like the aula (44%)
 - Como neighbors had a greater preference for a building like the aula (37%)
 - TCGIS parents equally preferred the 2013 addition or elements of all 3 buildings (>60% total)
- Minority of respondents thought it is important to create tributes to the aula (33%) or to Hausler (11%).

Which building materials would you prefer to see on the exterior of the new building?

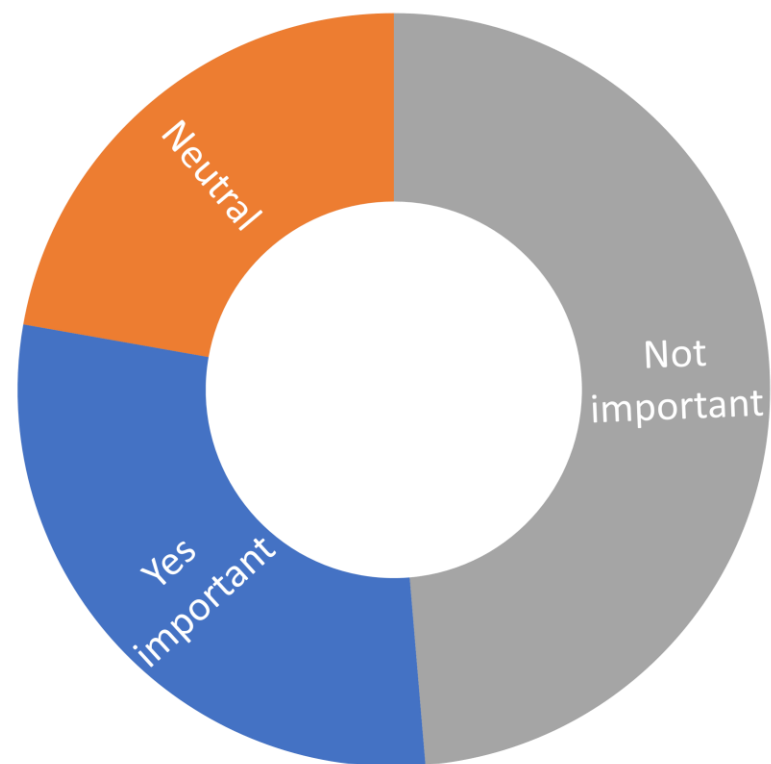


Word cloud is based on the comments made along with the multiple choice selections chosen for this question.



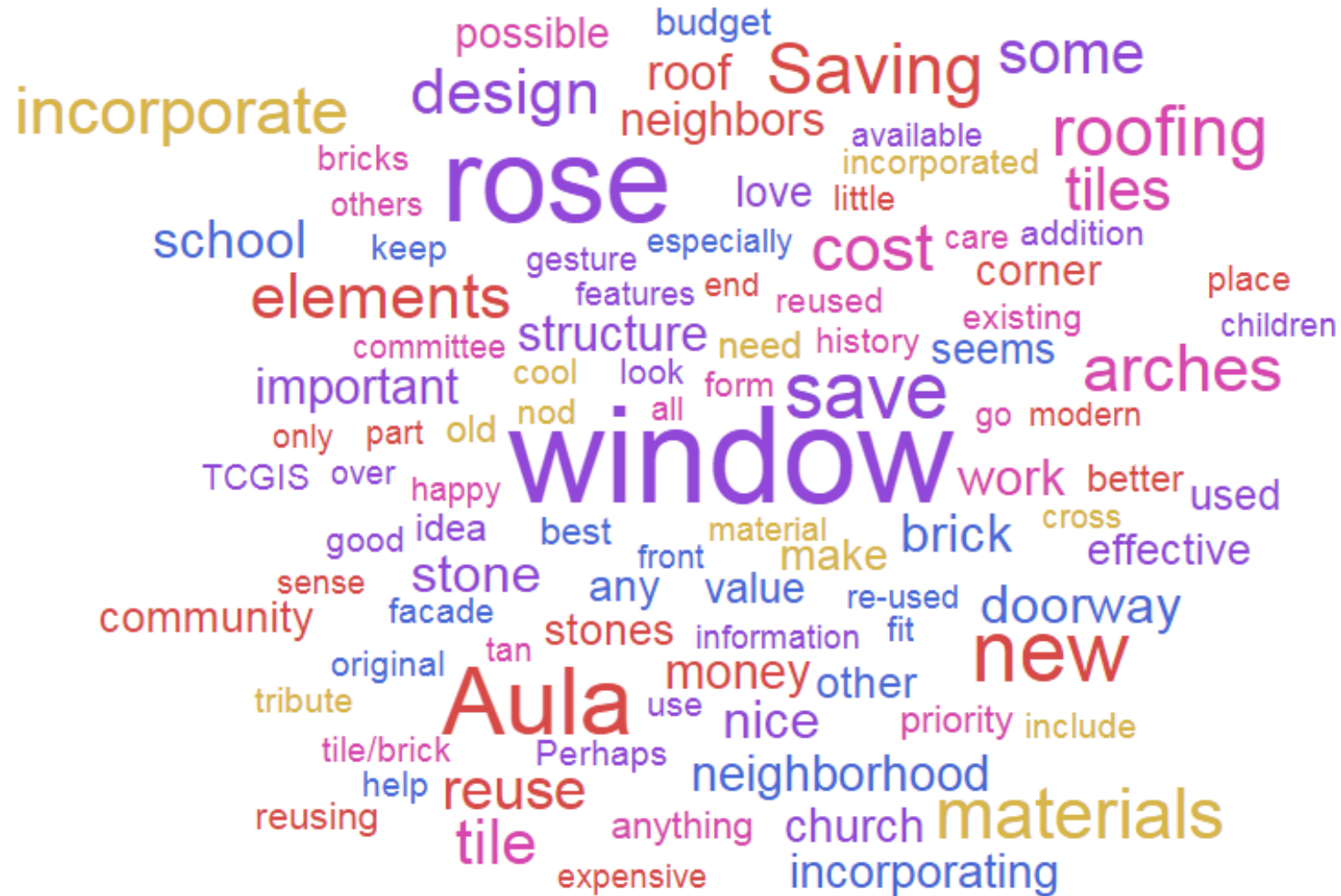
How important is it to reuse aula materials in the design?

Importance of reusing aula materials in design

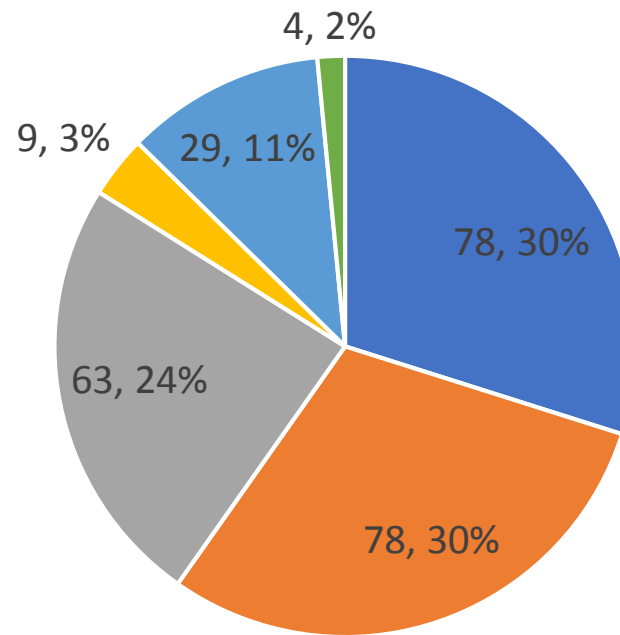


Yes important	76
Neutral	58
Not important	127

If Aula building materials are re-used in the new design, how would you like to see them incorporated into the new addition?

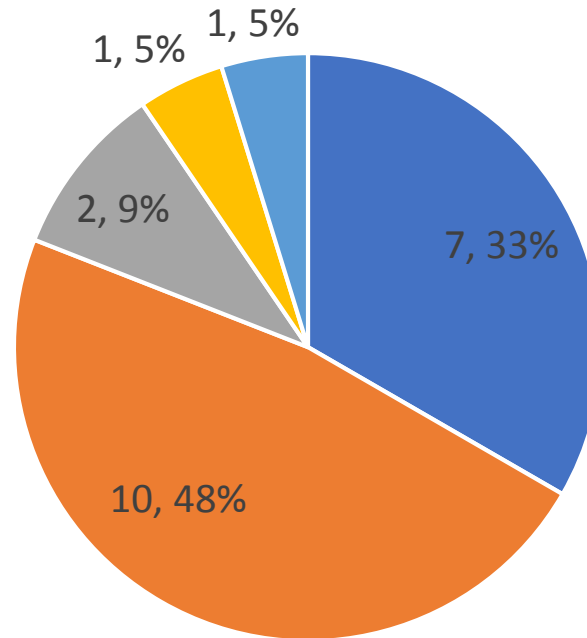


Design Preference- All Respondents



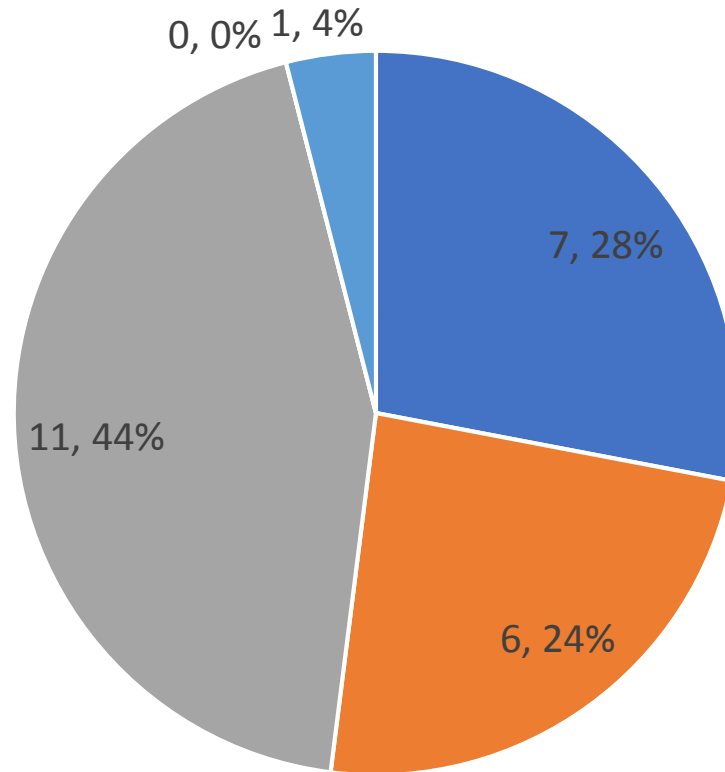
- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion
- Like none of existing buildings

TCGIS Staff Design Preference



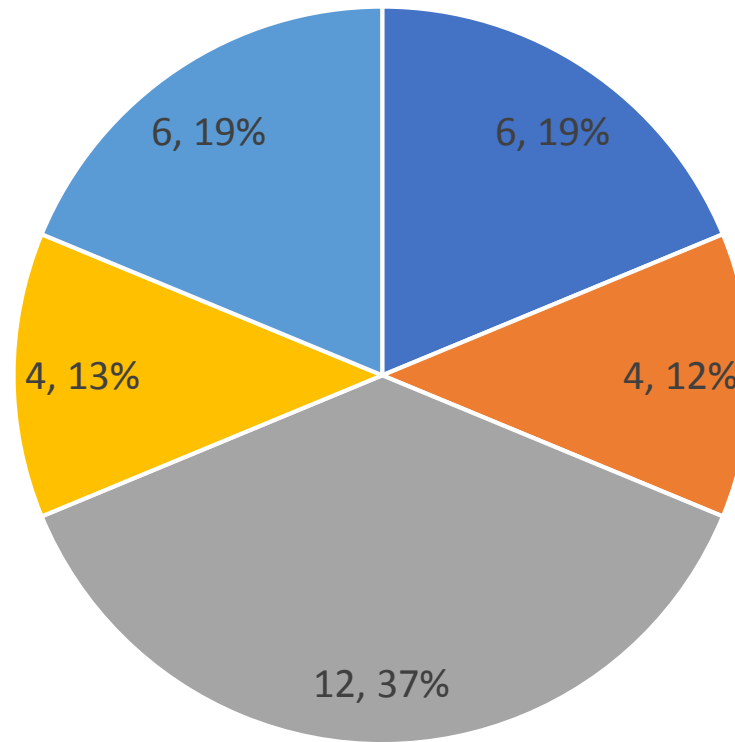
- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion

WD Neighbor Design Preference



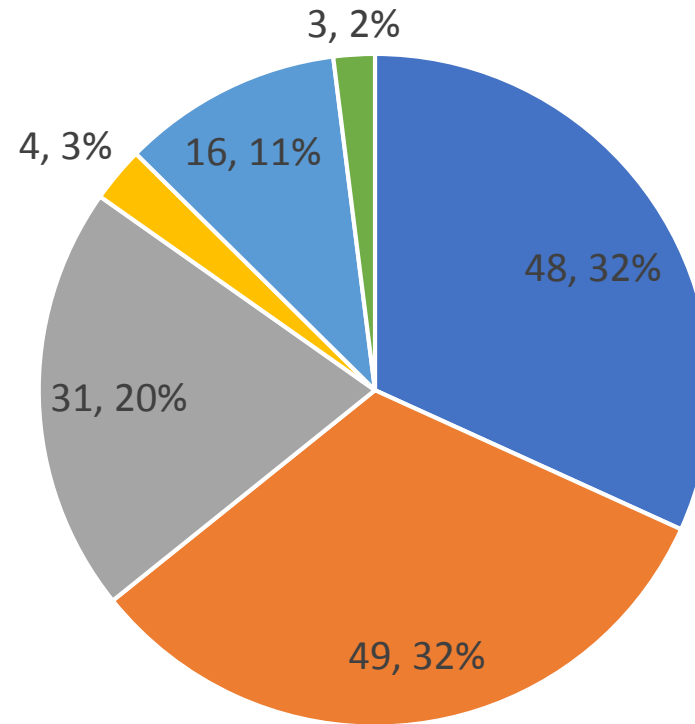
- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion

Como Neighbor Design Preference



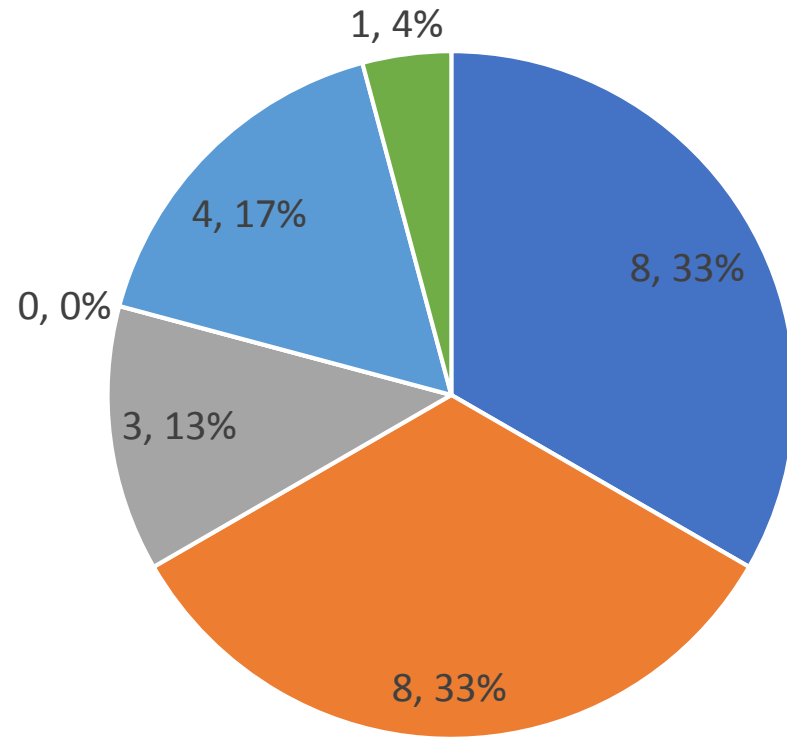
- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion

Design Preference of TCGIS Parents outside Como



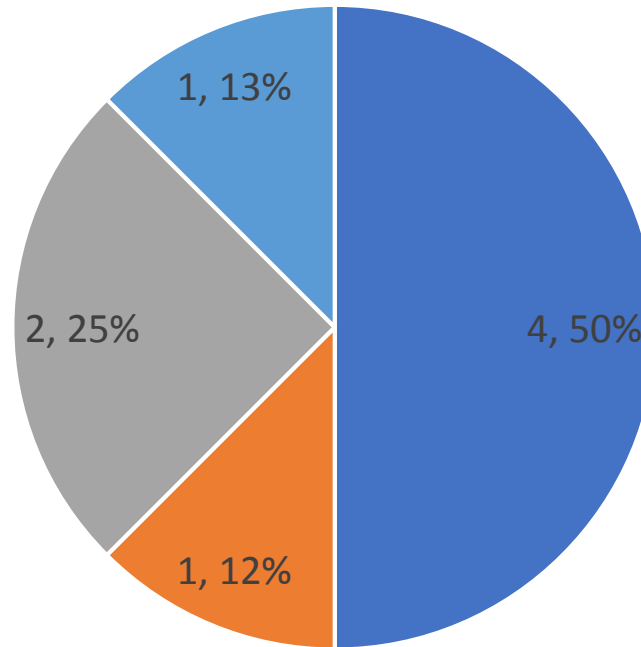
- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion
- Does not resemble any of the current buildings

Design Preference of Como TCGIS Parents



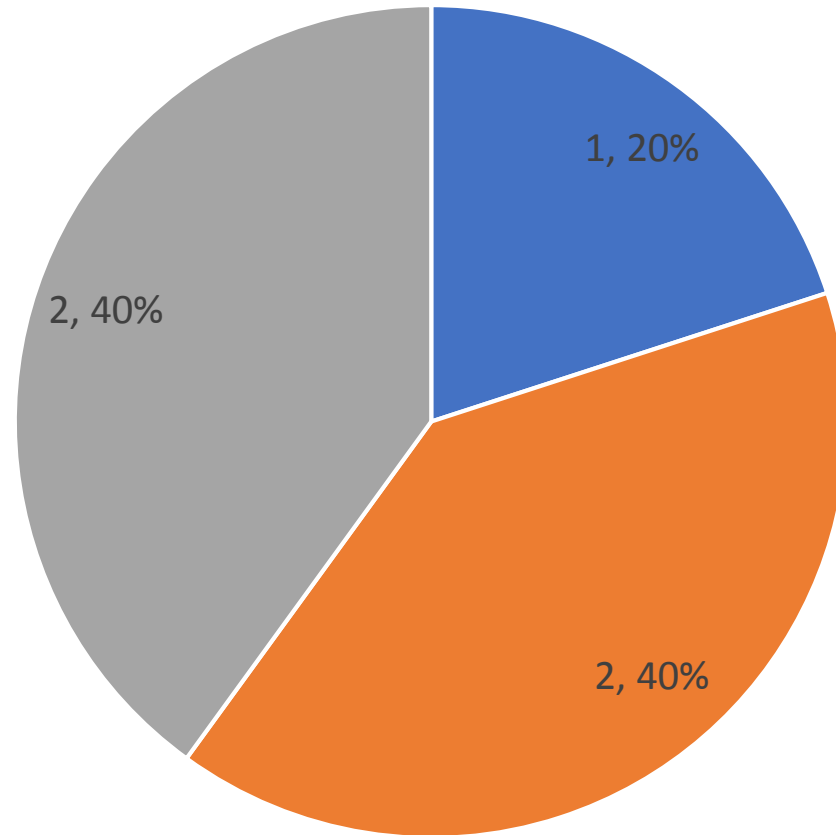
- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion
- Does not resemble any of the current buildings

Design Preference of WD TCGIS Parents



- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion
- Does not resemble any of the current buildings

TCGIS Student Design Preference



- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula

How important is an art installation or tribute using aula building materials?

Importance of aula tribute

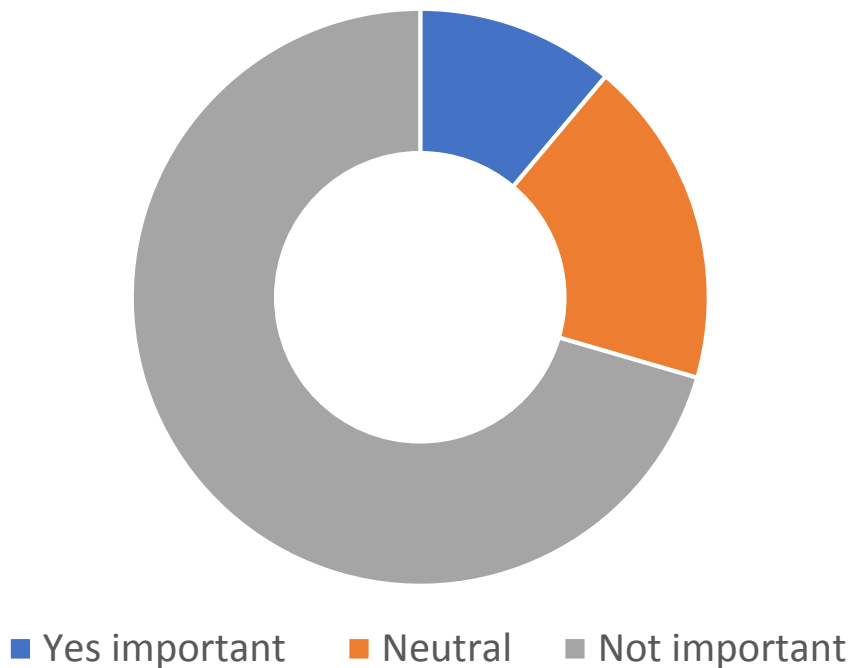


■ Yes important ■ Neutral ■ Not important

Yes important	86
Neutral	49
Not important	126

How important is a tribute to Charles Hausler?

Importance of Hausler tribute



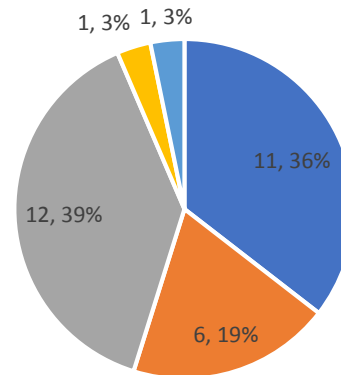
Yes important	29
Neutral	48
Not important	184

Fundraising Volunteers

31 respondents (12%) said they could help with fundraising to reuse Aula components

- 4 Como neighbors
- 3 Warrendale neighbors
- 2 Como TCGIS parents
- 22 TCGIS parents from outside the neighborhood

Design Preference of Fundraising Volunteers



- Incorporate elements from the three current buildings
- More closely resembles the new classroom addition (built in 2013)
- More closely resemble the Aula
- More closely resemble the school building (which faces Van Slyke Ave)
- No opinion

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Aerial view of Como Park area. circa 1921. Minnesota Historical Society



*St. Anthony Park
Falcon Heights
Lauderdale
Como Park*

Park Bugle

Public meeting on future of former Sholom Home site to be held March 7

[Roger Bergerson](#)
[27 Feb 2018](#)



Graffiti appeared on the former Sholom Home building shortly after the fencing was removed in February.

By Roger Bergerson

After yet another setback, there is a real possibility that a vacant senior care center in the Como neighborhood will be razed.

But whatever the next step is for the former Sholom Home East facility at 1554 Midway Parkway, it won't come easy, quick or cheap.

The property across Snelling Avenue from the State Fairgrounds has been unoccupied for nearly a decade, and the current owner recently acknowledged failing to obtain redevelopment funding after two years of trying.

David Grzan, a principal with the CRE Group, did not respond to the *Park Bugle's* repeated requests for comment. But he told the District 10 Como Community Council newsletter, "We haven't thrown in the towel, but our backs are up against the wall."

Grzan also acknowledged that CRE owes money to a lot of people, including its former partner, Graham Construction.

A particular sore point with neighbors over the years has been vandalism, squatters and suspicious activity on the site, most of which ceased when Graham installed perimeter fencing. So when that fencing was removed recently, it was a sure sign that something had changed, and not for the better.

"Within a day, graffiti appeared," said Sue Anderson, a frustrated nearby resident. "The neighborhood has been fighting the city and owners for years to do something about this property, to no avail."

The facility first came on the market in 2008, as Sholom prepared to depart for a new campus after 85 years on Midway Parkway. Its former complex consists of the original building and two subsequent additions.

Early on, the Lyngblomsten Care Center to the east expressed interest in acquiring the land—but not the buildings—for its own eventual expansion. Patricia Montgomery, director of marketing communications, said Lyngblomsten remains interested, although it is looking at other property, as well.

In the fall of 2008, RS Eden, a social service agency, proposed converting the facility into a housing project for clients going through drug rehabilitation. In the face of the neighborhood's heated opposition, it backed out.

Subsequently, there were other plans to redevelop the site as an apartment/retail complex and then a senior housing facility, but lenders were unconvinced.

When CRE took over in December 2015, Grzan said he and his partners were seeking \$20 million in financing to gut and remodel the property as a 168-unit assisted-living facility.

Again, no funding sources were found and the project's price tag apparently kept growing. By the time the city of St. Paul's Housing and Redevelopment Authority turned down CRE's application for \$18 million in tax-exempt bonds a year ago, the company was saying that the sum would provide about half the money needed.

"Given their financial challenges, the way forward probably involves the owners selling to another party with the wherewithal to make something positive happen, either in the existing buildings or through new construction," said Russ Stark, who served as Fourth Ward City Council member representing the area until February, when he departed the post to join Mayor Melvin Carter's administration.

If the property became a public nuisance, Stark said, the city could order the buildings demolished. If the owners did not comply, the city could raze the buildings and assess the cost to the property tax bill. But should the property then be tax-forfeited, the city would have to absorb the cost.

Local developer Steve Wellington has toured the former Sholom property and says it represents a formidable redevelopment challenge.

"It is common that the cost of a major renovation and the cost of new construction are equivalent and a new building there would be designed to be more functional over the long

term,” Wellington said. “I expect that starting over would be a more prudent course of action.” In the meantime, the City of St. Paul’s Department of Safety and Inspections will inspect the property twice a week to make sure it is secure and will conduct night checks as well, according to the department’s deputy director, Travis Bistodeau.

He said anyone with a complaint about a nuisance at the site, such as graffiti, snow on the sidewalk or garbage, should call the department hotline at 651-266-8989. Criminal activity or illegal occupancy should be reported to the St. Paul Police Department by calling 911 or the nonemergency number, 651-291-1111.

“In the longer term, the city is pulling together a team from various departments to better manage the site going forward,” Bistodeau said. Besides Safety and Inspections and police, the city’s Planning and Economic Development Department will be involved.

District 10’s Land Use Committee will devote its March 7 meeting to a discussion of the matter and has asked city officials to attend. The meeting will convene at 7 p.m. in Buchanan Hall at Holy Childhood Church, 1435 Midway Parkway. Attendees are asked to enter the building from the parking lot on Pascal Street.

State of Minnesota
Ramsey County

District Court
Second Judicial District

Court File Number: **62-CV-18-6824**

Case Type: Civil Other/Misc.

TWIN CITIES GERMAN IMMERSION
SCHOOL BUILDING COMPANY
1031 COMO AVENUE
ST PAUL MN 55104

**Notice of Case Filing and
Assignment**

**Friends of Warrendale and Save Historic St. Andrews, LLC vs Twin Cities German
Immersion School Building Company**

Date Case Filed: **October 10, 2018**

Court file number **62-CV-18-6824** has been assigned to this matter. All future correspondence must include this file number, the attorney identification number, and must otherwise conform to format requirements or they WILL BE RETURNED. Correspondence and communication on this matter should be directed to the following court address:

**Ramsey County Court Administration
15 West Kellogg Boulevard Room 600
St Paul MN 55102**

Assigned to: **Judge Robyn A. Millenacker**

If ADR applies, a list of neutrals is available at www.mncourts.gov (go to Alternative Dispute Resolution) or at any court facility. Please direct all scheduling inquiries on this matter to Assignment at 651-266-8307.

Dated: October 11, 2018

Michael F. Upton
Court Administrator
Ramsey County District Court

cc: MICHAEL BRADY PADDEN



62-CV-18-6824

BERENS & MILLER, P.A.

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ADMITTED IN MINNESOTA,
U.S. DISTRICT COURTS OF MINNESOTA
AND WESTERN DISTRICT OF WISCONSIN

December 12, 2018

TELEPHONE
(612) 349-6171

FAX
(612) 349-6416

By Hand Delivery

St. Paul City Council
310 City Hall
15 Kellogg Blvd. West
St. Paul, MN 55102

St. Paul City Planning Commission
1400 City Hall Annex
25 Fourth Street West
St. Paul, MN 55102

Re: *The Property Owner's Objections to the Proposed Designation of a Portion
of the Twin Cities German Immersion School as a St. Paul Heritage
Preservation Site.*

Dear Council Members and Commissioners:

We represent the Twin Cities German Immersion School ("TCGIS") and the Twin Cities German Immersion School Building Company ("Building Company"). Recently a portion of TCGIS's school building, a deconsecrated church, has been the subject of a neighborhood group's efforts to have that portion of the building designated as an historical structure. TCGIS and the Building Company, which owns the property, object strongly to the designation for a number of reasons.

The building is inadequate for TCGIS's growing student body and needs and it has already been substantially altered without objection. Nonetheless, on November 5, 2018, the St. Paul Heritage Preservation Commission ("HPC") voted to recommend historical designation and forwarded its nomination to the St. Paul Planning Commission and the Minnesota State Historic Preservation Office for review and recommendation.

Our clients are concerned that the information they shared at the HPC public hearing, via comments made at the meeting, as well as emails, letters, and hand-delivered packets, will not be considered by you in making your determination.

The St. Paul Planning Commission and its Comprehensive & Neighborhood Planning Committee ("Committee") have refused to act on HPC's recommendation at

BERENS & MILLER, P.A.

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this point in time. The St. Paul Planning Commission has referred the matter back to the Committee. The Committee has requested additional information from city staff about the potential impact the designation could have.

We understand that Committee members are concerned that they do not have the full background of the relevant issues raised in this matter. We further understand that Committee members are concerned about the implications of designating a property historic over a property owner's strong objection.

The full Planning Commission is scheduled to revisit the issue on December 14, 2018, and the St. Paul City Council is expected to determine whether to grant historic designation in March 2019.

We concur with the Committee's concerns and urge you to consult with legal counsel regarding the potential risks of granting historical designation in a situation like this, where the property owner strongly objects. Such an action would give rise to a viable inverse condemnation claim under Minnesota law as well as a claim of illegal spot zoning.

TCGIS and the Building Company considered a number of alternatives before reaching the conclusion that the school building should be torn down and replaced with a modern, purpose-built school building that would provide substantially improved space for the school's children. In reaching this decision, our clients considered, among other things, the substantial deterioration of the aging building and the costs needed to repair and maintain it; the unsuitability of the building for the needs and safety of the children; the projections regarding the school's continued growth and success; and the lack of available classroom, gym, and cafeteria space for the students. As a result, our clients concluded they had no feasible or prudent alternative available.

In 2011, when the Archdiocese abandoned the church building, there were no efforts to designate the property as historical, nor were there any efforts to do so when the Building Company later purchased the property for the school's use and substantially altered the structure.

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Despite our clients' repeated efforts at communication and reconciliation, a community group then filed a putative legal action against the Building Company in Ramsey County District Court. *See Friends of Warrendale and Save Historic St. Andrews, LLC v. Twin Cities German Immersion School Building Company*, Court File No. 62-cv-18-6824 (Ramsey County District Court).

Ultimately, the Building Company, as the property owner, owns the development rights to the property, not the neighbors. The neighborhood group has, as the Comprehensive & Neighborhood Planning Committee characterized it, tried to weaponize the potential historical designation process to prevent the development necessary for the education and health of the school's students.

Based on the foregoing, our clients ask the Commission and City Council to reject the HPC's designation recommendation.

Very truly yours,

A handwritten signature in cursive script that reads "Barbara P. Berens".

Barbara P. Berens

BPB:clz

cc: St. Paul City Attorney Peter Warner