

Summit Center for Arts and Innovation
Comments on (draft) Conditions on Approval of Historic Use Variance

1. Condition: to better define the proposed uses and/or their hours of operation in order to limit the neighborhood impact, especially by future operators. Proposed wording to be provided by staff at the Planning Commission meeting.

The primary uses of the Summit Center for Arts and Innovation are as follows:

1. To offer high quality presentations by performing artists and arts institutions to the public in unique ways, with some incorporating matched food and beverage dinner offerings
2. Music education and associated offerings customarily associated with a music school,
3. Community meetings and gatherings of various kinds
4. Programs on arts and/or current events before or after these concerts, or as independent presentations (lectures, panel discussions, etc.)
5. Spiritual/church related activities; weddings & receptions; and memorial services
6. Fund raising events of various kinds for the various uses
7. Rehearsals and recording sessions during business hours.

Revised Hours of Operation:

- Events inside the church building - Conclude by 10 PM Friday and Saturday; 9:30 PM Sunday-Thursday ---- Doors locked an hour later.
- Events in the fenced garden: Conclude by 9 PM – and garden vacated by 10 PM
- Weddings/Receptions: Doors are locked at midnight at the latest on Fridays and Saturdays and 10 PM other days.

Concern was expressed that current or future owners might operate the facility as a Night Club. A nightclub is typically a restaurant and drinking establishment that operates into the early morning hours. Most often it is a dance venue for the patrons with a live dance band or more typically these days a DJ. This is distinctly not the type of activity the Summit Center for Arts and Innovation will be offering, and the Summit Center will not operate as a “night club” now or in the future. If the Summit Center is sold, language will be included in the sale prohibiting ANY future use as a night club.

2. Condition: to potentially require a parking study if parking is found to be a problem. Proposed wording to be provided by staff at the Planning Commission meeting.

Permission has been obtained to use the Laura Jeffery Academy adjacent to the Summit Center (20 spaces) Sherwin Williams parking lot on Snelling and Grand (20 parking spaces); the FedEx parking lot on Snelling and Grand (15 spaces); the public lot on Grand (45 spaces). Request to use the Macalester lot on Grand (20 spaces) is pending. If this is granted, and adding 12 spaces at the Summit Center, the total is 132 off street parking spaces which will greatly reduce the on-street parking need. Written confirmation of these agreements are expected by the end of September.

The Summit Center will support and assist in any parking study conducted after the Summit Center has begun operation if such a study is deemed necessary. The Summit Center will comply with any recommendations from the study that do not in effect prevent the Center from being used as approved by the City of Saint Paul.