



City of Saint Paul Department of Safety & Inspections, 375 Jackson Street, Suite 220, Saint Paul MN 55101

SITE PLAN REVIEW APPLICATION

Date Application Received:

RECEIVED IN D.S.I.

FEB 22 2019

Staff Use Only	
SPR File #	19-015066
Application Fee \$	2045.00
Staff Meeting Date:	3/12/19
City Agent:	AMS

Project Name: Luther Seminary - South Campus	
Site Address: 2481 Como Avenue, St. Paul, MN 55108	Property Identification Number: 202923130118, 202923130122, 202923420126
Project Description: Site modifications: pavement(sidewalk/parking), storm, landscape, and minor building improvements. Project also involves a related significant building remodel for the Olson and Gullixson campus buildings.	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including certificate of survey, civil site plan, exterior architectural plan, and landscape plan.

Project Summary

Est. Project Cost: \$ 15 million total (exclusive of land value) (2+ million for site)	Est. Construction Start May/June 2019	Proposed Land Use:
Parcel Area [sq. ft.] 468,270 sf (10.75 ac)	Disturbed Area [sq. ft.] 130,700 sf (3 ac)	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Institutional <input type="checkbox"/> Parking Only <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other
Floor Area Ratio Ex. Campus Bldgs	Building Gross Floor Area Existing Campus Bldgs	# Off-Street Parking Spaces 180+ (South Campus)
<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

Residential Project Details

# Residential Units	# Affordable	% AMI for Affordable
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Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner Michael Morrow VP Finance and Administration Luther Seminary 2481 Como Avenue St. Paul, MN 55108 651.523.1660	Project Contact [PM, architect] Paul Schroeder Senior Associate / PM SRF Consulting Group 1 Carlson Parkway N, Suite 150 Plymouth, MN 55447 763.249.6796	Construction Contact Patrick Sims Pre-Construction Manager Adolfson & Peterson 6701 West 23rd Street Minneapolis, MN 55426 952.607.4663
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mmorrow001@luthersem.edu	pschroeder@srfconsulting.com	psims@a-p.com
<u>Michael J Morrow</u>		<u>1-29-2019</u>
Signature		Date

Staff Use Only			
Zoning District T1	Overlay Zoning District	District Council 12-Saint Anthony Park	
Ward 4	Watershed District CPWD	MnDOT or County HWY 280	
<input type="checkbox"/> Parkland Dedication	<input type="checkbox"/> IDMP	<input type="checkbox"/> CUP Required 1980-Existing	Previous SPR