

## Bill Dermody

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**From:** Tom Moss <tom@psg.us>  
**Sent:** Friday, January 3, 2025 7:40 PM  
**To:** Bill Dermody; Josh Williams  
**Cc:** Daniel Kennedy  
**Subject:** Comment on Planning Commission issue 24-078-362 University of St Thomas Review of CUP / Review of a conditional use permit (ZF #04-054-501)

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Bill and Josh:

This is a Comment on 24-078-362 University of St Thomas Review of CUP / Review of a conditional use permit (ZF #04-054-501 for noncompliance of Planning Commission conditions at the University of Saint Thomas, 2260 Summit Ave, Saint Paul MN 55105 — between Mississippi River Blvd. and Cretin Avenue S.  
H2, District Council 14, Ward 4

### **Comment -- The City of Saint Paul should enforce the removal of the Binz driveway at the south campus of the University of Saint Thomas.**

My name is Tom Moss. My wife Susan and I have lived at 175 Woodlawn Avenue since 1992, and we raised our family here, and we intend to keep living here for many years to come.

From 1994 to 2004 I served on the Macalester Groveland Community Council, representing the grid immediately south of University of Saint Thomas' (UST) south campus. I was intimately involved in the process that led up to the 2004 Conditional Use Permit that included UST's commitment to remove the Binz driveway at such time as the Binz refectory were to be remodeled.

***The concern at that time was UST's stated intention to extensively redevelop its south campus at some point in the future.***

Marc Manderscheid's submission to the Zoning Commission about the Binz driveway accurately described the neighbors' concern in 2004 about UST's future redevelopment. He also correctly noted UST's concurrence that such a redevelopment project should trigger the driveway's removal, in order to mitigate any impacts on the adjacent residential neighborhood. At that time the UST intention was to add housing for "hundreds" more students, while presumably adding sufficient parking for their needs.

***Now in 2024 UST's planned Arena will have a far greater impact on the neighborhood than their originally conceived redevelopment would have had.***

UST's recent testimony has implied that because they are not pursuing the type of housing-focused development they imagined in 2004, the original rationale for removing the Binz Driveway is not relevant. In fact, the opposite is true. Instead of adding housing for "hundreds" of students, they are creating a sports entertainment complex that will attract **thousands** of people from outside the neighborhood on a regular basis, while removing 264 parking spots from the south campus.

The arena's impact on the neighborhood next to UST's south campus will be far greater than what was imagined in 2004. Therefore, the reasons for removing the Binz driveway are even more compelling now than they were then.

***The City of Saint Paul has already allowed UST to do virtually everything it wanted on its campus regarding the arena development. Now the City should act to enforce the 2004 SCUP agreement and help protect the bordering residential neighborhood in this small, but significant way.***

Respectfully,

Tom Moss  
175 Woodlawn Avenue  
St. Paul, MN