

ZONING COMMITTEE STAFF REPORT

FILE NAME: University of St Thomas Review of CUP

FILE # 24-078-362

APPLICANT: n/a

HEARING DATE: November 21, 2024

TYPE OF APPLICATION: Review of a Conditional Use Permit

LOCATION: 2260 Summit Ave; Goodrich Ave between Mississippi River Blvd. and Cretin Avenue S.

PINS & LEGAL DESCRIPTION: 05.28.23.41.0004, 05.28.23.41.0014, 05.28.23.41.0016, and 05.28.23.41.0070 through 0092; Groveland Addition to St. Paul, Block 1, W 32-93/100 ft. of Lot 13 and ex. W 21-45/100 ft., Lot 14, and Lots 24-26; Moses Zimmerman's Rearrangement; Lots 1-30, Summit Wood

PLANNING DISTRICT: 14

PRESENT ZONING: H2

ZONING CODE REFERENCE: §§ 65.220, 61.501, 61.108

STAFF REPORT DATE: November 13, 2024

BY: Josh Williams

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- A. **PURPOSE:** Review of a conditional use permit (ZF #04-054-501) for noncompliance with Planning Commission conditions.
- B. **PARCEL SIZE:** 6.0 acres (total property subject to the 2004 conditional use permit)
- C. **EXISTING LAND USE:** University campus
- D. **SURROUNDING LAND USE:**
North: University campus (H2)
East: University campus, residential (H2)
South: Residential (H2)
West: University campus (H2)
- E. **ZONING CODE CITATION:** § 61.501 lists general conditions that must be met by all conditional uses. § 65.220 requires a conditional use permit (CUP) to establish or expand university campus boundaries in residential districts. § 61.108 establishes the process for Planning Commission notification and review when a permit is not in compliance with its conditions.
- F. **HISTORY/DISCUSSION:** A CUP for the University of St. Thomas (UST) was issued in 2004 (ZF #04-054501) that allowed the expansion of the UST campus to include the two blocks bounded by Cretin, Grand, Cleveland, and Summit Avenues and added a number of conditions. A supplemental CUP (ZF#10-123489) was issued in 2010 to address parking for the UST football stadium when a large surface lot was removed for the construction of the Anderson Student Center.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 14 Macalester-Groveland Community Council has not provided a recommendation.
- H. **FINDINGS:**
1. The University of St. Thomas (UST) received conditional use permit (CUP) approval in 2004 to expand its campus boundary to include the "East and West Blocks" – two blocks bounded by Cretin, Grand, Cleveland and Summit Avenues and connecting the existing North and South Campus areas (ZF #04-054501). The final CUP conditions were established by City Council resolution upon appeal of the initial Planning Commission approval and City Council acceptance of a negotiated settlement of a lawsuit. The City Council resolution included Condition 16:
Goodrich Ave. Access. *At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.*
 2. On May 9, 2024, a complaint ("the Complaint") was received by the Department of Safety and Inspections (DSI) alleging non-compliance by UST with the terms the 2004 CUP, specifically Condition 16. The Complaint cites building permits issued by the City of Saint Paul in June between roughly June 2022 and the end of 2023 for minor interior remodeling work to Binz Refectory for addition of a classroom, offices, "dry" locker rooms, and several bathrooms. Per

UST, the facilities are intended to temporarily accommodate student athletes and athletics staff during construction of the proposed arena. The Refectory continues to serve as a dining facility for seminary students. The Complaint asserts that these improvements to the building trigger the mandatory removal of the drive-access from Goodrich Avenue, and that failure to remove the drive-access constitutes a violation of the Condition 16 of the 2004 CUP.

3. On July 1, 2024, DSI notified UST by letter (“Enforcement Letter”) that the failure to remove the drive-access was a violation of the 2004 CUP and ordered its removal by July 31, 2024. In a letter dated July 5, 2024, representatives of UST acknowledged receipt of the Enforcement Letter, and requested a stay of enforcement and that the matter of the violation be heard by the Planning Commission. DSI staff wrote the Chair of the Planning Commission on July 25, 2024 notifying her of the violation and conveying the request for a public hearing.
4. Per Zoning Code Sec. 61.108, the Planning Commission “*may, at a public hearing, following notice to the owner of subject property and other adjacent property owners as specified in section 61.303, and upon determination that the conditions imposed by such approval are not being complied with, revoke the authorization for such approval and require that such use be discontinued. The commission or the board, in lieu of revoking the permission, may impose additional conditions, modify existing conditions, or delete conditions which are deemed by the commission or the board to be unnecessary, unreasonable, or impossible of compliance.*”
5. Sec. 61.501 of the Saint Paul Zoning Code lists five general findings that must be made for the Planning Commission to issue a conditional use permit. The following analysis addresses the necessity of removing the vehicular access drive from Goodrich Avenue to continue to meet those findings.
 - a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the City Council.* This finding can be met without removing the access drive. Policy LU-54 of the 2040 Comp Plan states: **Policy LU-54. Ensure institutional campuses are compatible with their surrounding neighborhoods by managing parking demand and supply, maintaining institution-owned housing stock, minimizing traffic congestion, and providing for safe pedestrian and bicycle access.** The drive-access in question predates the 2004 CUP, and allowing it to remain is also consistent with the broad objectives stated in the Policy LU-54, provided the CUP is amended to resolve the noncompliance.
 - b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This finding can be met without removing the access drive. Per the permit holder, truck access to the dock for deliveries averages in the range of 2-3 times per week, with additional usage of the drive-access and parking in the dock area by University maintenance vehicles and similar. Other campus traffic has adequate ingress and egress via other circulation, and so does not require this access drive to remain, but minimizing traffic congestion also does not rely on removal of this access drive.
 - c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This finding can be met without removing the access drive, provided that the access drive continues to function in its current role of serving only deliveries, maintenance, and emergency vehicles rather than general traffic. The access drive has been in place since prior to the 2004 CUP, and, particularly as suggested by the low level of usage, it does not appear on balance to have been detrimental to the character of the existing

immediate neighborhood, nor has it resulted in endangerment of the public health, safety, or general welfare.

- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This finding can be met without removing the access drive. The drive-access is part of a bundle of uses allowed on the University of Saint Thomas campus, subject to a conditional use permit. Neither removal of the drive-access nor permitting it to remain in place will present an impediment to the normal and orderly development of allowed uses in the district.
- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This finding is met regardless of the status of this access drive.

6. Sec. 65.220(d)(6) establishes four additional criteria to be used in evaluating a CUP for a campus expansion, including one that is potentially relevant to the issue in this review: *(ii) Potential parking sites identified in the plan are generally acceptable in terms of possible access points and anticipated traffic flows on adjacent streets.* This criteria can be met without removal of the access drive. The access drive does not serve a parking lot, does not serve student/faculty/visitor traffic, and is very lightly used only for deliveries, maintenance, and similar uses.

7. Based on the forgoing analysis, removal of the drive access in order to comply with Condition 16 of the 2004 CUP is unnecessary.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends deleting Condition 16 and replacing it with the following condition:
 - 1. ***Goodrich Ave. Access.*** *The loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be used only for deliveries to Binz Refectory, maintenance vehicles, and emergency vehicles. It may not be used for student, employee, or visitor vehicle traffic and it may not be connected to parking spaces accessed by those users.*

Complaint ID#: 24 035572

PIN: 052823420004

Status: Open

In Date: 05/09/2024

Ward: 4

Zoning: H1

Sub: Zoning

Dist Council: 14

Owner: Entered By: Jones, Ashli

Complaint Location:

Census Tract: 43002

St Paul Seminary

2260 SUMMIT AVE

Census Block: 1017

2260 Summit Ave St Paul MN 55105-1010

Homesteader:

Tax Owner:

Legal Desc: ST. PAUL SEMINARY ADDITION PART OF LOT 2 BLK 1 DESC AS BEG ON WL OF ...LOTS 1 & 2 & ALL OF LOT 1 BLK 1

Complainant:

Details: UST was required to remove a service driveway from Goodrich Avenue to a building then called the Binz Refectory when it remodeled the building. UST remodeled both floors in 2022-23, yet still has not removed the service drive

Prob Prop

Other Depts:

DSI Zoning Response - Scheduled Date: 05/09/24

Comment:

Previous Results	Entered By	Comment

Inspector: Please circle inspection result and write comments below:

Transfer to Checklist Dept: Add Checklist Depts

No Violation/In Compliance No Violation Observed, Will Monitor Extension Granted Administrative Review P Orders Issued Closed with Comments Violation Tag issued Violation Corrected Court Pending

Initial: _____ Date: _____

Comments: _____



ENFORCEMENT NOTICE

July 1, 2024

To: University of St. Thomas Office of General Counsel
Mail AQU 104
2115 Summit Avenue
St. Paul, MN 55115

RE: 2260 Summit Ave. – Conditional Use Permit (#04-054501)

University of St. Thomas Office of General Counsel,

This property was inspected on June 28, 2024 in response to a complaint (24-035572) about a violation of a condition of approval of the above referenced Conditional Use Permit (CUP) granted on August 16, 2004. The subject condition, listed on the CUP as condition number 16 states:

“Goodrich Ave. Access. At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.”

According to the City's records, the following building permits were obtained after the CUP approval to remodel the Binz Refectory:

- Permit: 23-103724: Remodel lower level into dry locker rooms and laundry closet to be used temporarily until a new area is constructed.
- Permit: 22-074023: Remodel of a portion of the Binz Building to accommodate athletic offices, team rooms, and addition of unisex restrooms.
- Permit: 22-066784: Interior demo work only: Remodel of a portion of the Binz building to accommodate athletic offices, tram rooms, and addition of unisex restrooms.

Despite the remodeling that has taken place, the loading drive between Goodrich Ave. and the Binz Refectory has not been removed, resulting in a violation of the CUP. Accordingly, you are hereby ordered to bring this property into compliance with the approved CUP by removing the loading drive between Goodrich Ave. and the Binz Refectory by July 31st, 2024.



Failure to comply with this order will result in the Department of Safety and Inspections submitting a request to the Planning Commission to review your conditional use permit under [Section 61.108](#).

An [appeal](#) may be taken by any person, firm or corporation, or by any office, department, board or bureau affected by a decision of the planning or zoning administrator within ten (10) days after the date of the decision. The appeal shall specify the grounds of the appeal. The planning or zoning administrator shall forthwith transmit to the board or commission all of the papers constituting the record upon which the action appealed from was taken. An administrative appeal shall stay all proceedings, including criminal proceedings, in furtherance of the action appealed from unless the zoning administrator certifies to the board or commission, after notice of appeal has been filed, that by reason of facts stated in the certificate a stay would cause imminent peril to life or property, in which case the proceedings shall not be stayed otherwise than by a restraining order granted by a court of competent jurisdiction.

Please contact me at 651-266-9080 or matthew.graybar@ci.stpaul.mn.us in the Department of Safety and Inspections for any questions regarding this matter.

Respectfully,

Matthew Graybar

Matthew Graybar

DSI Zoning Inspector III



July 5, 2024

VIA E-MAIL

City of Saint Paul
Department of Safety and Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55102

City of Saint Paul
Department of Planning & Economic Development
Zoning Section
1400 City Hall Annex, 25 W 4th Street
Saint Paul, MN 55102-1634

RE: Response to Enforcement Notice regarding Conditional Use Permit #04-054501 (City File #24-035572)

Dear Zoning Administrator:

This letter is submitted on behalf of the University of St. Thomas (“**St. Thomas**”) in response to the Enforcement Notice dated July 1, 2024 (the “**Enforcement Notice**”) from the Zoning Section of the Department of Safety and Inspections (“**DSI**”) of the City of Saint Paul (the “**City**”). The Enforcement Notice requires the removal of the Goodrich Avenue loading drive and vehicle access on or before July 31, 2024 in order to comply with a condition contained in the conditional use permit (#04-054501), issued to St. Thomas in 2004 (the “**CUP**”). Specifically, CUP condition 16 requires that the loading drive and vehicular access from Goodrich Avenue be removed “at such time as the University remodels or replaces the Binz Refractory or replaces Grace Hall.”

St. Thomas acknowledges receipt of the Enforcement Notice and looks forward to working with the City to resolve this matter. St. Thomas respectfully disagrees with DSI’s determination that a violation of the CUP exists. The work done to the Binz Refectory between 2022-2023 and referenced in the Enforcement Notice, includes minor, interior improvements. St. Thomas does not view this type of interior improvement as the type of “remodel” contemplated by the CUP that would require a change in building access. Requiring St. Thomas to remove the Goodrich Avenue drive as a result of these interior updates is unnecessary and unreasonable. The Goodrich Avenue drive allows access for emergency services to three buildings and is also required for business-related deliveries to South Campus facilities.

Despite the ambiguity of the phrase “remodel” in the CUP, and St. Thomas’ position that the 2004 condition has not been violated, St. Thomas is willing to forego its right to appeal DSI’s

determination subject to the understandings and request below. St. Thomas understands that the City intends to notify the Planning Commission of this finding and is willing to submit the issue of the Goodrich Avenue access to the City's Planning Commission for review. City Code Section 61.108 permits the Planning Commission to consider modification or removal of existing conditions pursuant to a finding that such conditions are unnecessary, unreasonable or impossible. St. Thomas would like an opportunity to meet with the Planning Commission and discuss the modification or removal of this 20+ year old condition from its CUP.

In addition, St. Thomas asks that the City agree to stay enforcement of its July 31, 2024 deadline and instead allow the access to remain in place until October 31, 2025. In the event the Planning Commission does not approve an amendment to the CUP related to Goodrich access, this timeline will allow St. Thomas to work with appropriate City departments to ensure appropriate alternative access to South Campus for emergency, safety and business purposes.

We look forward to working with you to schedule a hearing before the Planning Commission regarding this matter. We request that you confirm by the end of the day on July 9, 2024 – prior to our appeal deadline of July 11 - your willingness to schedule the Planning Commission hearing and also to stay the enforcement of the Extension Notice as set forth above.

Very truly yours,

Abigail S. Crouse
University of St. Thomas
General Counsel and Secretary

Cc: Robert Vischer (via email only)
Jerome Benner (via email only)
Amy McDonough (via email only)
Tammera R. Diehm (via email only)

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PLANNING COMMISSION NOTIFICATION

July 25, 2024

To: Kristine Grill, Planning Commission Chair
c/o Yasmine Robinson, Director of Planning
25 West 4th Street, Suite 1400
St. Paul, MN 55102

RE: 2260 Summit Ave. – Conditional Use Permit (#04-054501)

Chair Grill,

The Planning Commission approved the above referenced Conditional Use Permit (CUP) for the University of St. Thomas (UST) on August 16, 2004, subject to conditions including:

16. Goodrich Ave. Access. At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.

This property was inspected on June 28, 2024, in response to a complaint (24-035572) about a violation of this condition of approval of the above referenced CUP. According to the City's records, the following building permits were obtained after the CUP approval to remodel the Binz Refectory:

- Permit: 23-103724: Remodel lower level into dry locker rooms and laundry closet to be used temporarily until a new area is constructed.
- Permit: 22-074023: Remodel of a portion of the Binz Building to accommodate athletic offices, team rooms, and addition of unisex restrooms.
- Permit: 22-066784: Interior demo work only: Remodel of a portion of the Binz building to accommodate athletic offices, tram rooms, and addition of unisex restrooms.

Despite the remodeling that has taken place, the loading drive between Goodrich Ave. and the Binz Refectory has not been removed, resulting in a violation of the CUP. Accordingly, the Department of Safety and Inspections (DSI) ordered UST on July 1, 2024, to bring this property



into compliance with the approved CUP by removing the loading drive between Goodrich Ave. and the Binz Refectory by July 31, 2024.

On July 5, 2024, DSI received a response from UST that they are declining to proceed with the removal of the loading drive. Though UST acknowledges receipt of the enforcement notice and expresses willingness to work with the City to resolve the matter, it respectfully disagrees with DSI's determination of a CUP violation. UST contends that the work done on the Binz Refectory between 2022-2023 involved minor interior improvements, which UST does not consider a "remodel" that necessitates a change in building access. UST argues that the Goodrich Avenue drive, used for emergency services and business deliveries to the South Campus facilities, should not be removed due to these updates. While UST believes the 2004 condition was not violated, they are open to submitting the issue to the City's Planning Commission, which can modify or remove conditions deemed unnecessary, unreasonable, or impossible.

Accordingly, DSI is notifying the Planning Commission of this noncompliance pursuant to [Legislative Code 61.108](#) which states:

The zoning administrator shall notify the planning commission or the board of zoning appeals when a development covered by a site plan, permit, variance, determination of similar use, or other zoning approval is not in compliance with any of the conditions imposed upon such use approval. The commission or the board may, at a public hearing, following notice to the owner of subject property and other adjacent property owners as specified in section 61.303, and upon determination that the conditions imposed by such approval are not being complied with, revoke the authorization for such approval and require that such use be discontinued. The commission or the board, in lieu of revoking the permission, may impose additional conditions, modify existing conditions, or delete conditions which are deemed by the commission or the board to be unnecessary, unreasonable, or impossible of compliance.

DSI will stay any enforcement action until the Planning Commission makes its decision or, if appealed, until the City Council makes its final decision. The City's Planning staff will coordinate with UST and the Planning Commission to schedule a hearing before the Zoning Committee.

Included with this letter is the complaint that was submitted to DSI for the remodeling work, the records of building permits obtained for the remodeling work to the Binz Refectory, The Planning Department's Staff Report for the CUP, the Zoning Committee and Planning Commission Minutes for the CUP, the Mutually Accepted Compromise Agreement, the City



Council's affirmation of the Planning Commission's decision to approve the CUP, DSI's enforcement letter dated July 1, 2024, and UST's response to DSI's enforcement letter dated July 5, 2024.

Please contact me at 651-266-9080 or matthew.graybar@ci.stpaul.mn.us in DSI for any questions regarding this matter.

Respectfully,

Matthew Graybar

Matthew Graybar
DSI Zoning Inspector III

**RESOLUTION
CITY OF SAINT PAUL, MINNESOTA**

Presented by Joy Bentzen ✓
Referred To _____ Committee Date _____

1 University of St. Thomas, Macalester Groveland Community Council,
2 Merriam Park Community Council, and the Summit Avenue Residential Preservation Association
3 Mutually Accepted Compromise Agreement

4 **WHEREAS**, the University of St. Thomas (hereinafter "UST"), in zoning file No.04-054-501, applied for
5 a Conditional Use Permit for the purpose of expanding its campus boundary pursuant to Leg. Code §65.220 for on
6 property located on the two blocks bounded by Summit, Cleveland, Grand, and Cretin Aves., Parcel Identification
7 Number (PIN) 05-28-23-41-0004, 05-28-23-41-0014, 05-28-23-41-0016, and 05-28-23-41-0070 thru 0092, and
8 legally described as GROVELAND ADDITION TO ST PAUL, BLOCK 1, W 32 93/100 FT. OF LOT 13 AND EX.
9 W 21 45/100 FT., LOT 14, AND LOTS 24-26; MOSES ZIMMERMAN'S REARRANGEMENT; SUMMIT
10 WOOD, LOTS 1-30; and

11 **WHEREAS**, on May 27, 2004, the zoning committee of the planning commission, having provided notice
12 pursuant to Leg. Code § 64.300, duly conducted a public hearing on the said application at which all persons present
13 were given an opportunity to be heard; and

14 **WHEREAS**, on June 4, 2004, the Saint Paul Planning Commission, based upon all the evidence presented
15 to its zoning committee at the said public hearing, together with the report of staff, approved UST's CUP
16 application, subject to seven conditions, based upon the findings as set forth Planning Commission Resolution No.
17 04-58 which is adopted and incorporated herein by reference; and

18 **WHEREAS**, pursuant to the provisions of Leg. Code § 61.702(a), the Merriam Park Community Council
19 (hereinafter, "MPCC"), the Macalester Groveland Community Council (hereinafter, "MGCC") and the Summit
20 Avenue Residential Preservation Association (hereinafter "SARPA"), each duly filed separate appeals from the
21 Planning Commission's decision to approve the UST's CUP application and requested a hearing before the City
22 Council concerning the CUP approval; and

23 **WHEREAS**, UST, also pursuant to the provisions of Leg. Code § 61.702(a), duly filed an appeal from the
24 decision of the Planning Commission and requested a hearing before the City Council concerning the conditions
25 imposed by the Planning Commission on UST's CUP approval; and

26 **WHEREAS**, on July 28, 2004, the City Council, pursuant to Leg. Code § 61.702(b), conducted a public
27 hearing on all of the said appeals where all interested parties were given an opportunity to be heard; and

1 **WHEREAS**, at the close of the July 28, 2004 public hearing, the City Council moved to lay the respective
 2 matters over to August 4, 2004 for the purpose of allowing the said parties to meet to determine whether the parties
 3 could reach a mutually acceptable compromise in this matter; and

4 **WHEREAS**, on August 4, 2004, the City Council received information that as a result of meetings between
 5 the said parties to these appeals, the parties have crafted mutually acceptable compromise agreements as to their
 6 respective appeal points, which both revises and adds conditions to the CUP approved by the City's planning
 7 commission on June 4, 2004; and

8 **WHEREAS**, the City Council, having received the information of the compromise agreement and upon the
 9 transmission of the terms of the said agreements and acting pursuant to its authority granted under Legislative Code
 10 § 61.704; **DOES HEREBY**

11 **RESOLVE**, to deny all the appeals of UST, MPCC, MGCC and SARPA and to affirm the Planning
 12 Commission's approval of UST's CUP application, as set forth in Planning Commission Resolution No. 04-58;
 13 dated June 4, 2004, and to adopt the Planning Commission's resolution as its own by reference hereto, except to
 14 the extent modified as noted herein below, such modifications being premised upon the mutual agreements reached
 15 between UST, MPCC, MGCC and SARPA and reported to the City Council; **AND**,

16 **BE IT FURTHER RESOLVED**, upon the mutual agreements as recommended by UST, MPCC, MGCC
 17 and SARPA, that Planning Commission Resolution No. 04-58 shall have its conditions set forth therein modified
 18 to read as follows:

- 19 1. **Campus Boundary.** The campus boundary for the University of St. Thomas shall be
 20 expanded to include the following properties:

21 **East block** (bounded by Summit, Cleveland, Grand and Finn): 2067 and 2085 Grand Ave.;
 22 2110 Summit Ave.

23 **West block** (bounded by Summit, Finn, Grand, and Cretin): 2123, 2125, 2129, 2139, 2143,
 24 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150,
 25 2154, 2156, 2166, 2170, and 2174 Summit Ave.

26 **East of Cleveland Ave.** : The four properties located at 2055 Summit Ave., 2045 Summit
 27 Ave., 44 N. Cleveland Ave., and 2057 Portland Ave.

28 Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions
 29 for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well. This
 30 property will automatically be included within the boundary upon purchase.

31 Consistent with the University of St. Thomas Campus Boundary Plan amendment to the Saint Paul
 32 Comprehensive Plan Land Use Chapter, adopted on May 3, 1990, the boundaries set forth herein,
 33 with the addition of 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057
 34 Portland Ave., are to be considered as the definitive, long-term campus for the University of St.
 35 Thomas. Expansion beyond this area shall be considered contrary to City policy. St. Thomas agrees
 36 not to purchase additional property in the neighborhood within one mile of the campus or along the
 37 entire length of Summit Avenue, with the exception of a home used as a residence for any future ex-

1 president or chancellor, and excepting property purchased as part of a purchase/rehabilitation initiative as
 2 described in Condition 10. Further, St. Thomas agrees to sell, within 5 years from the date of permit
 3 approval, the properties it owns south of Grand Ave., including 2076, 2080, and 2084 Grand Ave. St.
 4 Thomas further agrees to apply to rezone 2076 Grand Ave. to a residential zoning
 5 classification, and sell the three properties with a restrictive covenant that they be used only for owner-
 6 occupied, non-student residential uses. If property is bequeathed to St. Thomas, it shall dispose of the
 7 property and return it to a conforming use within two years.

- 8 2. **Building Heights and Setbacks.** Building heights and setbacks within the two-block development
 9 area shall be as follows:

10 **Setbacks**

11 **Summit Ave. frontage** - A 50 ft. setback is established for the west block to match the setback of
 12 the existing residential structures, six of which would remain. On the east block, a 100 ft. setback
 13 is established for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One
 14 and two-story elements of the academic buildings, designed to soften the building height, can extend
 15 into the 100 ft. setback and must have a minimum setback of 80 ft. for the two-story portion and 50
 16 ft. for the one-story portion.

17 **Cleveland Ave. frontage** - For the academic building, a 75 ft. setback to the three-story portion is
 18 established, with a minimum setback of 65 ft. to the two-story portion and 25 ft. to the one-story
 19 portion that would extend into the 75 ft. setback area. For the residential building located at the
 20 Cleveland and Grand corner, a 25 ft. setback from Cleveland is established.

21 **Grand Ave. frontage** - A 25 foot setback from Grand is established for the Cleveland/Grand
 22 residential building at the corner. A 25 ft. setback is established for all of the other residential
 23 buildings along Grand Ave. in both the east and west block. This matches the existing setback of
 24 the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that
 25 would remain under the proposed development plan.

26 **Cretin Ave. frontage** - The buildings along this frontage, the 2175 Grand apartment and 2174
 27 Summit Ave. house, are proposed to remain. The existing setbacks should be maintained. If the
 28 apartment building at 2175 Grand is replaced by a newly constructed building, a 25 ft. setback from
 29 Cretin Ave. shall be required.

30 **Finn St. frontage** - A 25 ft. setback is established for the new building on the west side, and a 30
 31 ft. setback for the academic building on the east side.

32 **Building Heights**

33 The maximum height for the academic buildings shall not exceed 59 ft. to the ridgeline at the top of
 34 the buildings. The maximum height of the residential buildings, including the child development
 35 center/apartment building, shall not exceed 40 ft. to the top of the buildings. These heights shall be
 36 considered an absolute maximum, including all mechanical equipment.

- 37 3. **Size of Academic Buildings and Prohibition on Auditorium Uses.** A maximum of two academic
 38 buildings may be built on the east block. The size of the first academic building shall not exceed
 39 75,000 sq. ft. in size. The size of the second academic building shall not exceed 65,000 sq. ft. in
 40 size. No auditorium, performance hall, or athletic facility with the capacity of more than 250 persons
 41 shall be constructed on the east or west blocks.

4. **EAW Mitigation Measures.** St. Thomas shall be required to implement the following mitigation measures as recommended in the Revised EAW, dated October 13, 2003 (pp. 84-85):

- Retain residences at 2120, 2130, 2170, and 2174 Summit Avenue and two more Summit Avenue houses to be designated. The apartment buildings at 2171 and 2175 Grand may be retained or removed.
- Enroll in the Voluntary Petroleum Investigation Cleanup Program (VPIC) with the Minnesota Pollution Control Agency for the clean up of soil contamination related to the gas station and other LUSTs (leaking underground storage tanks).
- Complete soil boring investigations in construction areas prior to excavation activities.
- Conduct a demolition survey of each building to be removed from the site prior to demolition.
- Coordinate with the Heritage Preservation Commission (HPC) regarding the historic district design guidelines and design the new buildings in keeping with the character of the historic district. Apply for the appropriate permits from the HPC.
- Cooperate in preparation of an appropriate environmental review (e.g., EAW) for the future student center or other developments proposed within the historic district.
- Review any changes to the two-block development project or future phased actions (developments elsewhere on campus analyzed in the EAW) with the City to determine if changes result in different environmental impacts (the City will determine the appropriate level of analysis required to evaluate such changes).
- Provide emergency vehicle access on the west block via the mid-block sidewalks.
- Obtain necessary City permits and implement the Pedestrian Management Plan for the Summit Avenue Parkway between Cretin and Cleveland by the completion of Stage 1 of the two-block development project.
- Provide the City with the funding to complete the traffic signal adjustments required as mitigation for the two-block development project as recommended in the EAW.
- Report to the City on the status of the search for remote parking and establishment of shuttle buses to supplement on-campus parking.
- Move the bus stop on Summit to the east to minimize conflicts with buses and pedestrians using the crosswalks.
- Further modify parking fees to maximize the use of on-campus parking areas (such as the Morrison Hall ramp).
- Prepare a storm water management plan that complies with the City discharge rate restrictions.
- Control construction and demolition dust via watering, street sweeping, rock entrance, and other Best Management Practices.
- Provide temporary barriers around the portions of the site under construction for safety.
- Provide information as needed to assist the City in better managing on-street parking restrictions around the St. Paul campus.
- Conduct a student transportation survey to determine student parking and transportation needs and develop a parking and transportation plan for St. Thomas. (The survey should be conducted when classes are in session. Postcard surveys or random student interviews could be conducted. Focus groups could also be held.)
- Control student housing through the Campus Living Office and enforce the City's noise ordinance.
- Install a bus shelter (suggested by Metro Transit) on westbound Summit at the Metro Transit layover area, if approved by the HPC, and coordinate with Metro Transit and ACTC (Associated Colleges of the Twin Cities) to determine if other improvements to bus service can be made.

- 1 5. **2133 Grand Ave. (residential property not owned by St. Thomas).** All campus buildings
2 developed adjacent to this property must be set back a minimum of 50 feet from the west side
3 property line and 25 ft. from the east side property line. Alley access to the property must be
4 maintained. St. Thomas shall work with the owner of 2133 Grand to develop appropriate means of
5 mitigating the impact of increased student residents and a child development center adjacent to the
6 property, and shall consider measures such as: fencing, special landscaping, or other screening;
7 lighting that does not spill over the property line; window placement that enhances privacy; design
8 and placement of child care drop-off and pick-up areas to minimize the potential for blocking alley
9 access; and education of nearby student tenants to respect the property and privacy of the residents of 2133
10 Grand. The appropriate mitigation measures that will be required by the City will be determined during the
11 site plan review process. These requirements shall no longer be in effect if 2133 Grand is subsequently
12 purchased by St. Thomas and the property automatically included in the campus boundary.

- 13 6. **Enrollment Growth Increases.** St. Thomas agrees that total enrollment at the Saint Paul campus
14 shall not exceed 8,750 students, including full-time, part-time, and audit students. Upon such time
15 enrollment exceeds 8,000 students, St. Thomas shall report to the Planning Commission for
16 additional review and conditions. The review shall consist of analyzing the impact of the additional
17 enrollment on areas such as parking, traffic, student housing, and other related impacts on the surrounding
18 residential area. St. Thomas shall propose a plan to mitigate negative impacts resulting from the additional
19 enrollment, and the Planning Commission may impose additional conditions on this permit to address those
20 impacts. Any additional conditions imposed by the Planning Commission may be appealed to the City
21 Council.

- 22 7. **Number of Residential Beds.** The total number of residential beds on the east and west blocks shall
23 not exceed 450, unless 2133 Grand Ave. is acquired, in which case the total shall not exceed 475
24 beds. In no event shall there be more than 100 beds in residences on Summit Avenue. Those
25 persons living on the east and west blocks shall include a mix of undergraduate juniors and seniors
26 and graduate students, with resident advisors, faculty and staff.

- 27 8. **West Block Development.** No new academic buildings shall be constructed on the west block.
28 New construction shall be for residential uses only. St. Thomas shall agree to preserve six of the
29 existing single-family houses on the Summit Ave. frontage not including the garages. Any
30 residential structures built to replace any single-family homes which are moved or demolished shall
31 be designed to look like single-family or "mansion" style homes of diverse designs, such that the
32 Summit Ave. side of the west block shall always appear to be a single-family residential block. For
33 demolition and construction work within the historic district, St. Thomas shall follow the established
34 review procedures of the Heritage Preservation Commission.

- 35 9. **Finn St.** For a period of no less than 30 years from the date of permit approval, St. Thomas agrees
36 not to petition to close Finn St. between Summit and Grand Aves. and that Finn St. in this block shall
37 remain a public street open to two-way traffic.

- 38 10. **Community Development Corp.** St. Thomas shall capitalize a CDC or establish a similar initiative
39 whose purpose would be to purchase, rehabilitate, and sell to non-student owner-occupants an
40 average of at least 2.5 houses per year within the boundaries of the Merriam Park and Macalester-
41 Groveland neighborhoods. The average will be calculated over a twelve year time period, so that
42 30 houses will be done over the 12 years. For properties sold through this effort, restrictive
43 covenants shall be added at time of sale to require use of the properties for non-student, owner-
44 occupied residential uses only.

- 1 11. **University/Community Advisory Council.** St. Thomas agrees to participate, at the level of senior
2 management and the board of trustees, in an advisory council charged with resolving
3 university/community problems, and providing a channel for communications on campus master
4 planning and development, and to enhance university/community relations. The composition of the
5 advisory council would include representatives of the St. Thomas board of trustees, senior
6 management and students, and neighborhood representatives from the Merriam Park Community
7 Council and the Macalester Groveland Community Council, the Summit Ave. Residential
8 Preservation Association, and Neighbors United. The scope of the advisory council's work would
9 include all issues affecting local residents, including but not limited to: the creation and management of a
10 CDC or similar initiative to purchase and rehabilitate housing in the neighborhood; parking; St. Thomas
11 construction impacts, including the building of parking lots, athletic fields; student housing (both on and off-
12 campus); and neighborhood quality of life issues such as the impact of student party houses. This group
13 would meet at least quarterly and report to the St. Paul Planning Commission and the St. Paul City Council.
- 14 12. **Parking Issues.** St. Thomas agrees to explore and implement policies, such as reducing parking
15 permit fees, that will increase the use of its on-campus parking spaces on evenings and weekends for the
16 2004-2005 school year. St. Thomas also agrees to explore ways to further increase use of on-campus parking
17 and use of bus passes for all students in the 2005-2006 school year and succeeding years.
- 18 13. **Parking Ramps.** Parking for the east and west blocks shall be developed as proposed by St.
19 Thomas, with a maximum of 590 spaces constructed in underground parking ramps on both blocks,
20 and with access from Finn St. A small number of surface parking spaces, for uses such as drop-
21 off/pick-up, or loading, shall be permitted. If St. Thomas is unable to develop 590 total spaces on
22 the two block development site, because of site and design constraints, such as those related to
23 retaining six of the existing houses on Summit, then the balance of the spaces may be developed on
24 the south campus.
- 25 14. **Student Addresses.** St. Thomas agrees to require all enrolled students to declare a bonafide local
26 address, as a condition of registration, and will improve its computer tracking of student housing data
27 to assist in enforcement of local City rental occupancy ordinances.
- 28 15. **Community Contribution.** St. Thomas agrees to commit a total of \$30,000 annually for use by the
29 Merriam Park and Macalester Groveland Community Councils and the newly-established
30 University/Community Advisory Council. The university would have discretion to award \$10,000
31 per year to each community council. The University/Community Advisory Council shall be awarded
32 \$10,000 per year to be used at its discretion to address neighborhood issues related to the presence
33 of the campus.
- 34 16. **Goodrich Ave. Access.** At such time as the University remodels or replaces the Binz Refectory or
35 replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz
36 Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any
37 of the University's buildings on the south campus.

38 **WHEREAS**, the compromise agreement also included an agreement by SARPA to drop its pending lawsuit against
39 the City regarding an environmental assessment worksheet prepared for the UST expansion along with a further
40 agreement that SARPA and its existing board members would not appeal to City Council or sue the City in the
41 future regarding any approvals by the City's Heritage Preservation Commission for the removal of the five houses
42 UST owns on Summit Avenue and for the construction of new residential structures under the campus expansion
43 that are consistent with the conditions of the permit; **AND**

04-792.

- 1 BE IT FURTHER RESOLVED, that the clerk shall mail a copy of this resolution to UST, MGCC, MPCC,
- 2 SARPA, the zoning and planning administrators and the planning commission.

Mail to
 UST
 MGCC
 MPCC
 SARPA
 Zoning
 planning Admin
 + Comm.

	Yeas	Nays	Absent
Benanav	✓		
Bostrom			✓
Harris	✓		
Helgen	✓		
Lantry	✓		
Montgomery			✓
Thune	✓		
	5	0	2

Requested by Department of:

By: _____

Form Approved by City Attorney

By: _____

Approved by Mayor for Submission to Council

By: _____

Adopted by Council: Date August 11, 2004

Adoption Certified by Council Secretary

By: Mary Erickson

Approved by Mayor: Date 8-16-04

By: James H. Huber

ZONING COMMITTEE STAFF REPORT

FILE # 04-054-501

1. **APPLICANT:** University of St. Thomas **HEARING DATE:** May 27, 2004
 2. **TYPE OF APPLICATION:** Conditional Use Permit
 3. **LOCATION:** Two blocks bounded by Summit, Cleveland, Grand, and Cretin Aves.
 4. **PIN & LEGAL DESCRIPTION:** Groveland Addition to St. Paul, Block 1, W 32-93/100 ft. of Lot 13 and ex. W 21-45/100 ft., Lot 14, and Lots 24-26; Moses Zimmerman's Rearrangement; Lots 1 - 30, Summit Wood
 5. **PLANNING DISTRICT:** 14, 13 **PRESENT ZONING:** R-2, B-2, RM-2
 6. **ZONING CODE REFERENCE:** §65.220; §61.501; §61.502; §61.107
 7. **STAFF REPORT DATE:** May 20, 2004 **BY:** Donna Drummond
 8. **DATE RECEIVED:** March 5, 2004 **DEADLINE FOR ACTION:** June 18, 2004
-

- A. **PURPOSE:** Conditional Use Permit to allow for expansion of the campus boundary.
- B. **PARCEL SIZE:** 262,191 sq. ft. (total of property requested to be added)
- C. **EXISTING LAND USE:** Single-family and multi-family residential; gas station
- D. **SURROUNDING LAND USE:**
 - North: North campus of the University of St. Thomas.
 - East: Gas station; single-family and multi-family residential.
 - South: Neighborhood commercial; single-family and multi-family residential.
 - West: South campus of the University of St. Thomas.
- E. **ZONING CODE CITATION:** §65.220 lists standards and conditions for colleges and universities; §61.501 lists general standards that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings; §61.107 authorizes the planning commission to impose reasonable additional conditions and limitations in granting approval of a permit.
- F. **HISTORY/DISCUSSION:** The University of St. Thomas is proposing to redevelop the two blocks bounded by Summit, Cleveland, Grand, and Cretin Aves. with a combination of academic and residential uses on the east block, and residential uses with a child development (day care) center on the west block. Both blocks would be served by underground parking.

An initial two-block development concept was first proposed by St. Thomas in 2000. This development concept included five academic buildings along the Summit Ave. frontage, closing Finn St., and developing student apartments along the Grand Ave. frontage. Through discussions with the community, the development concept was changed to reduce the number of academic buildings to four, and keep Finn St. open. The City completed a draft environmental assessment worksheet (EAW, dated October 15, 2001) on the development concept submitted by St. Thomas in the spring of 2001. A 30-day public comment period on the draft EAW was held in October-November, 2001, during which time the Neighborhood and Current Planning Committee held a public hearing. During the process of preparing written responses to the comments received, City staff became aware that St. Thomas was rethinking its development concept as part of a community mediation process. As a result, the EAW process was put on hold until St. Thomas was ready to submit a revised plan to the City.

The mediation process was initiated by Councilmember Jay Benanav and facilitated by an independent consulting firm called Public Strategies Group. This process concluded in December, 2002, with no formal agreement. In June, 2003, St. Thomas announced a revised concept for development of the two blocks, which included reducing the number of academic buildings on Summit Ave. from four to two, and creating a residential village on the west block.

Attachment C of St. Thomas' Anticipated Growth and Development Statement documents the changes to the proposed development that have occurred from May 2000 to June, 2003.

City staff, assisted by the consulting firm URS Corp., prepared a revised EAW and draft Findings of Fact document that updated the EAW work to reflect the changes in the project. The document was sent to the state Environmental Quality Board (EQB) for announcement of another 30-day public comment period that ran from October 13 to November 12, 2003. The Neighborhood and Current Planning Committee held a public hearing on the revised EAW document during that period on November 10, 2003. Written or verbal comments were received from two state agencies, the Summit Ave. Residential Preservation Association, the University of St. Thomas, and 60 individuals or couples. A draft Record of Decision was prepared, which included responses to all the comments received. The Planning Commission reviewed the draft and on February 13, 2004, recommended to the PED director that the EAW was sufficient and a more extensive EIS (environmental impact statement) was not needed. On March 1, 2004, PED director Martha Fuller concurred with the Planning Commission recommendation and signed the EAW on behalf of the City, making a negative declaration on the need for an EIS. Notification of this decision was sent to the state EQB, the required EAW distribution list, and everyone who commented on the draft EAW. On March 5, 2004, St. Thomas submitted its application for the campus boundary conditional use permit. On March 30, 2004, the Summit Ave. Residential Preservation Association filed a lawsuit in Ramsey County District Court, alleging that the City should have ordered that an EIS be completed. The City Attorney's Office has advised the planning staff that the City should continue its consideration of St. Thomas' conditional use permit application.

Within this staff report, attachments that are part of the application submitted by the University of St. Thomas are labeled with letters, such as Attachments A through F. Attachment G is a four-page project overview or summary prepared by St. Thomas and submitted on May 10, 2004. In this project overview, St. Thomas explains that it has decided to move the proposed child development center/apartment building from the east to the west block (this is further described in Finding 2 below). A subsequent letter, dated May 20, 2004, requests a slightly different Finn St. setback for this building and reduces the number of beds from 36 to 17. This letter is labeled Attachment H. Attachments that are part of the staff report are labeled with numbers, such as Attachments 1 through 7.

G. DISTRICT COUNCIL RECOMMENDATION: The two block development area is located in the Macalester Groveland Community Council area, which is south of Summit Ave. However, the north campus of the University of St. Thomas is located in the Merriam Park Community Council area. Both community councils have recommended approval of the conditional use permit with conditions. The conditions that the Merriam Park Community Council is recommending are attached. A letter from the Macalester Groveland Community Council with its recommended conditions had not yet been received by the time this staff report was finalized.

H. FINDINGS:

1. **Existing Permit.** The campus boundary for the University of St. Thomas was first established in a special condition use permit approved by the City on May 22, 1990. The current campus boundary is illustrated on Attachment 2. The existing permit also includes requirements for parking and building heights and setbacks.
2. **Development Proposal.** The University of St. Thomas has proposed to redevelop the two blocks bounded by Summit, Cleveland, Grand, and Cretin Aves. with two academic buildings and student apartments on the east block, and student apartments plus a child development (day care) center on the west block. Both blocks would be served by underground parking. A site plan showing the two block development concept is shown on Attachment D.

The development would be completed in three main phases. The first phase would include demolition of the Christ Child building on the southwest corner of Summit and Cleveland Aves., and construction of a new three-story, 75,000 sq. ft. business education building on that site with 160 spaces of underground parking. Because the Christ Child building includes the University child development center, St. Thomas would also build a new 17-bed student apartment residence with a child development center on the first floor on the northwest corner of Grand Ave. and Finn St. Construction of the child development center/apartment building is proposed to begin in the fall of 2004, and construction of the business education building would begin in the spring of 2005.

The second phase would include construction of a "residential village" on the west block with up to eight additional new student apartment buildings with 356 beds, along with up to 250 underground parking spaces. The new housing would be integrated with six existing structures that would remain - two apartment buildings at 2171 and 2175 Grand Ave., and four houses at 2120, 2130, 2170, and 2174 Summit Ave. An additional one or two apartment buildings, with up to 68 additional beds, would be added if 2133 Grand Ave. is subsequently acquired by St. Thomas. The second phase is proposed to begin construction between 2005 and 2010.

The third phase, which would begin after completion of Phase 2, would be on the east block. This phase would include a second academic building of up to 75,000 sq. ft. on the site of the current McNeely Hall and the duplex at 2110 Summit Ave., plus up to five student apartment buildings with 198 beds on the Grand Ave. side of the block. This phase would include up to 180 underground parking spaces.

In addition to the two-block redevelopment project, St. Thomas has identified several possible building projects on the north and south main campuses. These buildings are identified in a *Campus Plan Studies* report prepared by St. Thomas with the assistance of Richard Dober, an internationally-known campus planner from Cambridge, Massachusetts. St. Thomas' Board of Trustees accepted the report in October, 2003, with the understanding that it will be used as a guide in planning future projects and not as approval for any specific project. These future projects could include: an aquatics and recreation center on the tennis courts west of Grand and Cretin Aves.; new residence halls to replace three older halls (Ireland, Cretin, and Grace); and a new campus center and parking ramp at Summit and Cretin Aves. The Board of Trustees in February approved one project identified in the *Campus Plan Studies* report, which is a new student residence hall and underground parking ramp on the north campus near Selby Ave. and Finn St. The City is currently reviewing site plan and building permit applications for this project, which is scheduled to begin construction in May, 2004. The facility is scheduled to open in September, 2005.

3. **Environmental Assessment Worksheet.** An environmental assessment worksheet (EAW) was completed by the City on the proposed two-block development concept and other campus projects that could begin construction within the next five years (initial EAW, October 15, 2001, and revised EAW, October 13, 2003). The EAW identifies the environmental impacts of the proposed development and recommends mitigation measures to address the impacts identified. The EAW was approved by the City on March 1, 2004, which included a negative declaration on the need for an environmental impact statement (EIS). The Planning Commission has relied on the findings and recommended mitigation measures of the EAW to provide significant factual information and analysis in its consideration of and decision on this application.

The Summit Ave. Residential Preservation Assoc. (SARPA) has filed a lawsuit against the City in Ramsey County District Court, alleging that the City should have ordered completion of an EIS on the proposed developments. The lawsuit is currently pending.

4. **St. Thomas Property Ownership.** The University of St. Thomas owns all the properties within the two block development area, with the exception of 2133 Grand Ave. St. Thomas has indicated its desire to eventually purchase that property from the current owner. However, the proposed site plan for the west block shows how development would occur without that property. St. Thomas also owns six additional properties that are outside its requested boundary (see Attachment 3). These properties include:
 - a.) **2055 Summit Ave.** - The archdiocese or the university has owned this residence since 1943, and St. Thomas has used it over the last six decades as a home for undergraduate music programs, the Conservatory of Music and, since early 2003, the Center for Catholic Studies. St. Thomas spent \$1.6 million in 2002 to renovate the residence, now known as Sitzmann Hall. This property is zoned R-2 (single-family residential) and use of the property for university purposes is a legal non-conforming use.
 - b.) **44 N. Cleveland Ave.** - St. Thomas has owned this residence since 1979. It housed offices for the graduate business programs and the English Department until St. Thomas' international education programs moved there in the 1990s. This property is zoned RT-1 (two-family residential). Use of this property for college administrative and faculty offices was approved by Planning Commission through the issuance of a special condition use permit in 1982.
 - c.) **2057 Portland Ave.** - St. Thomas has owned this residence since 1977. It has been used for student housing, the graduate international management programs, and the Center for Catholic Studies until 2003, when the Dept. of Art History faculty moved in. This property is zoned RT-1 (two-family residential). Use of this property for college administrative and faculty offices was approved by Planning Commission through the issuance of a special condition use permit in 1982.
 - d.) **2076 Grand Ave.** - St. Thomas purchased this former automotive garage in 1976 as part of the acquisition of Christ Child Hall, and it since has been used as a machine shop and storage garage for lawn mowers, snow blowers, and other equipment. The property is zoned B-2 (community business). College and university uses are permitted uses in this zoning district.
 - e.) **2080 Grand Ave.** - St. Thomas purchased this residence in 1976, also part of the acquisition of Christ Child Hall, and has leased it to students. The property is zoned RM-2 (multi-family residential). Rental of a housing unit to 4 or fewer unrelated individuals is permitted in any zoning district.
 - f.) **2084 Grand Ave.** - St. Thomas purchased this residence in 1983-84 and has leased it to students or administrators. The property is zoned RM-2 (multi-family residential). Rental of a housing unit to 4 or fewer unrelated individuals is permitted in any zoning district.

St. Thomas has indicated it may be in a position over the next year to obtain use of the residence at 2045 Summit Ave., directly east of Sitzmann Hall, as a home for the Rev. Dennis Dease, the university's president. A member of the St. Thomas Board of Trustees has purchased the residence and may give it to or lease it to the university. St. Thomas has stated publicly for several years that it was looking for a new residence for the president, who currently lives at 2130 Summit Ave. Other than the residence at 2045 Summit Ave., St. Thomas has publicly committed to not acquire additional properties outside its requested campus boundary for a period of at least ten years.
5. **Summit Ave. West Heritage Preservation District.** The Summit Ave. half of the two block development area is in the Summit Ave. West Heritage Preservation District. The City's Heritage Preservation Commission (HPC) considers applications for demolition and new construction permits within the district. There are two existing academic buildings (Christ Child

and McNeely) and twelve existing single-family or duplex houses in the two-block development area that are within the historic district. St. Thomas has proposed to retain four of the houses on the west block (the two at either end of the block), and seeks to eventually demolish the other structures. St. Thomas has applied to the HPC for a demolition permit for the Christ Child building and a new construction permit for the proposed business education building. The HPC public hearing on these permits is scheduled for May 20th. It is the responsibility of the HPC, rather than the Planning Commission, to determine if structures within the historic district can be demolished and replaced by new structures.

6. **Standards and conditions for colleges and universities in residential districts.** §65.220 lists six standards and conditions for colleges and universities in residential districts. These address requirements related to: a) parking for employees, dormitory beds, and off-campus students; b) parking for theaters, auditoriums, and sports arenas on a campus; c) campus location on a major thoroughfare; d) building setbacks; e) maximum building heights related to campus size; and f) definition of campus boundaries.

7. **Parking for employees, dormitory beds, and off-campus students:**

(a) *When an institution is established it shall provide the minimum number of off-street parking spaces required by this code. The institution shall be required to provide additional parking spaces only when the minimum number of parking spaces will have to be increased due to a more than ten (10) percent or three hundred (300) gain in the total number of employees, staff and students, whichever is less. Thereafter, additional parking spaces will have to be provided for each subsequent gain of more than ten (10) percent or three hundred (300) in the total number of employees, staff or students. To determine compliance with parking requirements, the institution must file an annual report with the planning administrator stating the number of employees, staff and students associated with the institution.*

This condition is met. The Zoning Code parking requirement for colleges, universities, and seminaries is one space for every two employees, plus one space for every three dormitory beds, plus one space for every three full-time students living off-campus or part-time students, whichever is greater.

According to data submitted for Fall, 2003, St. Thomas had the following:

Fall, 2003

Employees	1,303 (27 employees living on-campus have been subtracted as they are accounted for under dormitory beds)
Dormitory Beds	2,199
Full-time Students	
Living Off-Campus	<u>2,682</u>
Fall 2003 Total	6,184

Total on-campus parking provided - 2,244 spaces

For every college and university in the city, the planning administrator establishes a baseline total of employees, dormitory beds, and off-campus students, and monitors increases in that number from year to year to determine if additional parking is required. St. Thomas' current baseline number is 7,186 (established in the 1990-1991 school year), and an increase of 300 in that number would equal 7,486. The baseline number did not increase by more than 300 (6,184 is less than 7,486), so no additional off-street parking was required for the 2003-2004 school year. Enrollment at St. Thomas has declined significantly over the past decade, therefore there have not been increases in the baseline requiring additional parking.

St. Thomas' parking requirement for the previous school year (2002-2003) was 2,014 spaces, which was how much parking the university had when the most recent baseline of 7,186 was established in 1991. Spaces provided in excess of required parking may be "saved" for up to three years for surface parking and for up to six years for structured parking to meet a future parking requirement. If unused in three years or six years, these spaces are used to decrease any legal non-conformance (as required by §63.209 of the Zoning Code).

St. Thomas currently has spaces in excess of the required parking due to construction of the Morrison Hall parking ramp, which received site plan approval in April, 1997. These spaces have been unused for six years to meet an increase in the parking requirement due to enrollment and staff increases, therefore they will be used to reduce St. Thomas' legal non-conformance with the parking requirement. In addition, the new Selby residence hall, which is adding 422 new beds to the campus, requires 141 additional parking spaces. Therefore, the new baseline number will be 6,606 (the 2003-2004 total of 6,184 plus 422), and total required parking is 2,385 (2,244 spaces currently provided plus 141 new spaces associated with the Selby hall).

With the new Selby Hall parking, St. Thomas would need to provide an additional 35 spaces (without its legal non-conformance) to be in full compliance with Zoning Code parking requirements. In the future, additional parking will be required if the new baseline number of 6,606 increases by 300 or more (however, parking for additional new dormitory beds will be required at time of construction).

8. Parking for theaters, auditoriums, and sports arenas on a campus:

(b) See §65.220 (b).

This condition is not applicable. No new theater, auditorium, or sports arena is proposed as part of this development project. Any future such facility proposed will need to meet the requirements as specified in §63.207.

9. Campus location on a major thoroughfare:

(c) *The campus boundary as defined under subparagraph (f) below at some point shall be adjacent to a major thoroughfare as designated on the major thoroughfare plan.*

This condition is met. §60.221 defines a major thoroughfare as an minor, intermediate, or principal arterial as defined in the comprehensive plan. Summit, Cretin, and Cleveland Avenues adjacent to the St. Thomas campus are all classified as minor arterials.

10. Building setbacks:

(d) *Buildings shall be set back a minimum of fifty (50) feet from every property line, plus an additional two (2) feet for every foot the building's height exceeds fifty (50) feet.*

This condition is not fully met. In the proposed two-block development area bounded by Summit, Cretin, Grand, and Cleveland Aves., St. Thomas has proposed the following building setbacks:

Summit Ave. frontage - A 50 ft. setback is proposed for the west block to match the setback of the existing residential structures, four of which would remain. On the east block, a 100 ft. setback is proposed for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, would extend into the 100 ft. setback and have a minimum setback of 80 ft. to the two-story portion and 40 ft. to the one-story portion.

Cleveland Ave. frontage - For the academic building, a 75 ft. setback to the three-story portion is proposed, with a minimum setback of 65 ft. to the two-story portion and 24 ft. to the one-story portion that would extend into the 75 ft. setback area. A 0 ft. setback is proposed for the residential building that would be located at the Cleveland and Grand corner, to match the setback for the existing Davanni's building on the southwest corner.

Grand Ave. frontage - A 0 ft. setback is proposed for the Cleveland/Grand residential building at the corner. A 25 ft. setback is proposed for all of the other residential buildings along Grand Ave. in both the east and west block. This matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan.

Cretin Ave. frontage - The buildings along this frontage, which are the 2175 Grand apartment and 2174 Summit Ave. house, are proposed to remain. The existing setbacks would be maintained.

Finn St. frontage - For the second academic building on the east side of Finn, a 30 ft. setback to the three-story portion is proposed. On the west side, the building at 2120 Summit would remain. For the new child development center/apartment building behind 2120 Summit, a 0 ft. setback from Finn St. is proposed.

In summary, the proposed setbacks along the Grand Ave. and Finn St. frontages, and along portions of the Cleveland Ave. and Summit Ave. frontages are less than the required 50 ft. A modification of this condition is addressed in Finding 15.

11. Maximum building heights related to campus size:

- (e) *On a campus of five (5) acres or more, no building shall exceed ninety (90) feet in height; on a campus smaller than five (5) acres, no building shall exceed forty (40) feet in height.*

This condition is met. The St. Thomas campus is larger than five acres, and no building is proposed to exceed 90 feet in height. In the two-block development area, the new buildings proposed would be three stories in height. The academic buildings are proposed to be built in the Collegiate Gothic-style and have a height of 59 ft. to the ridge. The residential buildings would be 35-40 ft. high with slightly-pitched roofs.

12. Definition of campus boundaries:

- (f) *The boundaries of the institution shall be as defined in the permit, and may not be expanded without the prior approval of the planning commission, as evidenced by an amended conditional use permit. The campus that is defined by the boundaries shall be a minimum of three (3) acres, and all property within the campus boundaries must be contiguous.*

The applicant shall submit an "anticipated growth and development statement" for approval of a new or expanded campus boundary, which statement shall include but not limited to the following elements:

(1) Proposed new boundary or boundary expansion.

The campus boundary for the University of St. Thomas was first established in a special condition use permit approved by the City on May 22, 1990. The current campus boundary is illustrated on Attachment 2. It includes the north and south main campus areas, plus most of the property in the east block of the proposed two-block development area. The following three properties on the east block are not within the current boundary: the gas station/convenience store at 2067 Grand Ave., the apartment building next to it at 2085 Grand Ave., and the duplex at 2110 Summit Ave.

St. Thomas proposes to include the remainder of the east block, and all of the west block (with the exception of 2133 Grand Ave.) within the campus boundary. The properties proposed to be added are:

East block - 2067 and 2085 Grand Ave.; 2110 Summit Ave.

West block - 2123, 2125, 2129, 2139, 2143, 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150, 2154, 2156, 2166, 2170, and 2174 Summit Ave.

Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well, and desires to have that property automatically included within the boundary upon purchase. The maps labeled Attachments 4 and 5 illustrate the new properties proposed to be included within the campus boundary.

(2) Enrollment growth plans that include planned or anticipated maximum enrollment by major category (full-time, part-time, undergraduate, graduate) over the next ten (10) years and also the anticipated maximum enrollment over the next twenty (20) years.

Attachment A of the St. Thomas application is a table with St. Paul campus enrollment history for the past five years and enrollment projections for the next ten years by the categories of undergraduate/graduate, full-time/part-time, and commuter/resident. Attachment B provides a history of total enrollment since 1975, and a breakdown of enrollment by St. Paul and Minneapolis campuses since 1987.

The special condition use permit approval by the City in 1990 included a commitment by St. Thomas to limit total enrollment at the St. Paul campus to 10,000 students. St. Thomas' historical high enrollment at this campus was 8,712 students in 1991. Enrollment fell in subsequent years because of the development of the Minneapolis campus and the decision to move most of the graduate business, education, and psychology programs to that campus. The three year-old School of Law is also located on the Minneapolis campus. A fourth building will be constructed in 2004-2005, and there is room for two additional buildings on the Minneapolis campus.

St. Paul campus enrollment reached its post-1990 permit low in the fall of 2003 with 6,975 students, the lowest number since 1985. The 2003 enrollment included 5,035 undergraduate students and 1,940 graduate students.

St. Thomas projects annual enrollment increases of up to 1.7 percent between 2004 and 2013 for a total enrollment increase of 7.6 percent, to 7,509 students.

St. Thomas indicates that it is difficult to project enrollment farther out than 10 years, but believes a 0.5 percent annual increase is possible for the years 2014 to 2023. That would bring St. Paul campus enrollment to 7,892 students in 2023 - a 5.1 percent increase from 2013, but still 9.4 percent less than the 1991 peak, and 21 percent less than the 10,000 enrollment cap, which St. Thomas has pledged to maintain.

(3) Plans for parking facilities over the next ten (10) years, including potential locations and approximate time of development.

As part of the two-block development project, St. Thomas proposes to construct up to 590 underground parking spaces in one-level garages under each of the blocks (an additional 40 spaces could be added if 2133 Grand is acquired). This would approximately double the number of spaces that currently exist on the two blocks. The east block has 167 surface parking spaces, all on lots or in garages maintained by St. Thomas. The west block has 106 surface spaces, mostly behind homes and apartment buildings off the alley. There are also about 30 on-street parking spaces on Finn St. between Summit and Grand.

The underground garages would be developed on an incremental basis as each academic building on the east block and housing on the west block are developed. Spaces would likely be assigned to resident students living on the site and would be open for use by employees and students using the new academic buildings.

Entrances and exits for the parking garages would be off Finn between Summit and Grand. As the garages open, St. Thomas would agree to a City ban of parking on Finn to allow for easier access and better sight lines for motorists and pedestrians.

There will also likely be several surface parking spaces next to the child development center at Grand and Finn for use by parents dropping off or picking up their children.

Elsewhere on campus, St. Thomas will construct a 365-space ramp under the new residence hall beginning construction in the summer of 2004 on Selby Ave. east of the baseball field. This ramp will replace 223 existing surface spaces, plus add 142 new spaces to meet the parking requirement for the 422 new beds being added there.

Two above-grade parking ramps are also envisioned, one in connection with new student housing and an aquatics center on the south campus, and the other with a new campus center on the surface parking lot on the northeast corner of Summit and Cretin. These ramps will replace all surface parking spaces lost to construction, plus meet requirements for additional parking if a net increase in beds or spectator seating results from these projects.

(4) Plans for the provision of additional student housing, either on-campus or off-campus in college-controlled housing.

As part of the two-block development project, St. Thomas proposes to construct student apartment buildings on the east block (five buildings) and the west block (nine or more buildings).

These new apartment buildings, constructed during three phases over more than a decade, and the existing apartment buildings at 2171-2175 Grand Ave., would provide housing for up to 635 resident students (up to 703 if 2133 Grand is acquired). St. Thomas expects that at least 75 percent of the housing would be reserved for undergraduate juniors and seniors, with the remainder rented by graduate students and employees.

The first phase (2004-2005) would involve construction of one apartment building (17 beds) on the northwest corner of Grand and Finn. This building would also house the new child development center. The second phase (2005-2010) would involve development of the remainder of the west block with student apartment buildings (356 beds in eight buildings), creating a "residential village." An additional one or two apartment buildings with up to 68 additional beds could be added if 2133 Grand is eventually purchased by St. Thomas. The third phase (after 2010) on the east block

calls for construction of five apartment buildings (198 beds). All of these buildings would be three stories (35-40 ft. high) or less, with slightly-pitched roofs.

Most of the housing units would be four-bedroom suites for four students, with kitchen and living room space. St. Thomas has indicated these kinds of "quad" units are popular with junior and seniors in Morrison Hall on the north campus, and expects they will be just as successful on Summit and Grand. The housing is also expected to appeal to a growing number of full-time graduate students, most of whom take law and business classes on the Minneapolis campus.

Elsewhere on campus, St. Thomas will begin construction in the summer of 2004 of a new 422-bed residence hall on Selby Ave. east of the baseball field. This building, combined with the opening of the apartment building at Grand and Finn, will allow St. Thomas to increase the number of undergraduate students living on-campus from 40 percent today to 48.6 percent in 2005.

The development of the residential village on the west block later this decade would increase the number of undergraduate students living on-campus to 55 percent. The subsequent development of the additional housing on the east block would bring this percentage close to 60 percent and help St. Thomas achieve its long-term goal of housing six of ten undergraduate students on campus.

St. Thomas also envisions the eventual replacement of three older residence halls - Ireland on the north campus, and Cretin and Grace on the south campus. St. Thomas has indicated there will likely be more beds in the replacement halls because new construction would be more efficient.

(5) *Plans for use of land and buildings, new construction and changes affecting major open space.*

As noted above, St. Thomas plans to create a mixed-used project on the two-block development site, with academic buildings, housing and parking.

The first building, on the Christ Child Hall site on the southwest corner of Summit and Cleveland, would be for the College of Business. Most of the existing classrooms and offices for the College of Business on the St. Paul campus are currently located in McNeely Hall, which is west of Christ Child Hall on Summit. The new three-level, 75,000-square-foot building would include 22 classrooms, conference rooms, and faculty and administrative offices. The three-story portion of the building would be 59 feet high at the ridge, with a 100-foot setback from Summit and a 75-foot setback from Cleveland. The visual impact of the buildings would be softened with one- and two-story elements in the setbacks.

The second academic building on Summit would also be three stories and up to 75,000 square feet, and would be constructed during the project's third phase on the site of the existing McNeely Hall and a private residence at 2110 Summit, which St. Thomas has purchased. The building has not been designated for use by any particular academic department, but is expected to contain mostly classrooms and offices.

Both academic buildings would be designed in the Collegiate Gothic architecture-style that has become a St., Thomas signature on its St. Paul and Minneapolis campuses, with Mankato-Kasota stone and steeply pitched roofs.

As noted under (4) above, the rest of the two blocks would be set aside for mostly new housing. Fourteen apartment buildings are envisioned at this time (five on the east block and nine to eleven on the west block), with setbacks comparable to those that now exist on Grand and Summit. The buildings would be constructed out of brown or

red brick and would be designed to fit the architectural and historic character of each street. On the west block, the buildings would be integrated carefully with four existing Summit houses and two Grand apartment buildings that would be retained.

St. Thomas' plan to put virtually all parking underground on the two-block development site would remove more than 270 surface parking spaces from the two blocks and allow more green space both in the Summit setbacks and in quadrangles on the west block residential village.

A final component of the two-block development plan proposes pedestrian management improvements on the Summit median and boulevard between Cleveland and Cretin. The purpose of the pedestrian management plan is to make improvements that better manage the pedestrian traffic crossing Summit from the north campus to the two block area and the south campus. St. Thomas proposes to retain an east block crosswalk to the new business education building, replace two diagonal crosswalks on the east block near Finn and add a west block crosswalk near Finn. This new crosswalk, combined with low-level landscaping on the median and boulevards and possible low-level fencing on the boulevards, would discourage students from jaywalking anywhere along the west block and instead channel them toward the crosswalk.

Elsewhere on campus, the Campus Plan Studies report accepted by the Board of Trustees in October, 2003, identifies the potential for several new buildings or the renovation of existing buildings. The trustees accepted the report with the understanding that it will be used as a guide in planning future projects and not as approval for any specific project. The university's administration will return to the board for approval of individual projects, which could include:

- A new residence hall and underground parking ramp on Selby (as identified in (4) above. When the board accepted the Campus Plan Studies report in October, plans for the Selby hall were still being prepared. The board approved those plans in February, 2004.).
- An aquatics and recreation center on the tennis courts west of Cretin at Grand. It is possible the facility could be constructed before 2009 if trustees authorize it and if sufficient funds are raised.
- New residence halls to replace Ireland Hall on the main campus and Cretin and Grace halls on the south campus. There is no timetable for these projects, although construction of the south campus halls could occur before 2009.
- A new campus center and parking ramp on the surface parking lot on the northeast corner of Cretin and Summit. The existing Murray-Herrick Campus Center would be renovated as administrative and academic space. There is no timetable to begin the project; it is expected to be after 2009.
- Renovation or expansion of Binz Refectory for dining and support services on the south campus. There is no timetable for this project.
- All-weather playing surfaces in O'Shaughnessy Stadium and on the north (baseball) field. The O'Shaughnessy Stadium surface will be replaced in the summer of 2004; no timetable exists for replacing the north field.

St. Thomas has indicated it has no interest in developing additional open space on the main campus, such as the residential quadrangle west of the chapel or the academic quadrangle north of the Arches. The south campus also has little space that can be developed. The prime open parcel is the wooded glen on the northeast corner of the

Mississippi River Boulevard and Goodrich. The open space on the southeast corner of Mississippi River Boulevard and Summit is owned by the St. Paul Seminary, which has no development plans.

(6) An analysis of the effect this expansion (or new campus) will have on the economic, social and physical well-being of the surrounding neighborhood, and how the expansion (or new campus) will benefit the broader community.

St. Thomas has stated its belief that the Summit project will benefit the university, the immediate neighborhood, the broader community and city of St. Paul.

Archbishop John Ireland founded St. Thomas in 1885 and the St. Paul Seminary in 1894 on farmland donated by William Finn, a soldier who received the parcels as compensation for injuries suffered in a shooting incident at Fort Snelling. As the campus developed during the 20th century, so did the residential neighborhood around it.

St. Thomas has taken extreme pride and care in developing and maintaining the campus, and has received wide recognition for its distinctive use of Collegiate Gothic architecture and Mankato-Kasota stone. Along with a quality education, the physical beauty on the campus is a primary “selling” point in recruiting undergraduate students.

St. Thomas’ decisions to admit women as undergraduate students in 1977 and to add a series of graduate programs in the 1970s and 1980s put significant pressure on the physical campus. The university responded in several ways:

- It affiliated with the St. Paul Seminary in 1987, gaining access to most of the former seminary campus (now known as the south campus) and most of its buildings.
- It decided to develop a Minneapolis campus, which has become the home of several graduate programs. Consequently, the St. Paul campus enrollment dropped from a high of 8,712 students in 1991 to 6,975 students in 2003.
- It began to construct academic, residential and recreational buildings to meet the needs of a larger number of students and to replace outmoded and substandard facilities. Virtually all construction in the last two decades has kept these goals in mind - Schoenecker Arena and Coughlan Field House (1980), Dowling and Brady Hall expansions (1985), Murray-Herrick Campus Center addition (1989), O’Shaughnessy-Frey Library Center addition (1991), Frey Science and Engineering Center (1997), Morrison Hall apartment residence and parking ramp (1998), and John R. Roach Center for the Liberal Arts (originally Albertus Magnus Hall) renovation (2000).

Continued development and modernization are what spur the Summit Avenue project. A number of academic departments still are housed in substandard facilities, most notably undergraduate business. The first academic building on the Summit site will address its needs. St. Thomas also wants to provide more housing for students and more parking for students, employees and visitors.

Over the last several years, a number of area homeowners have posted yard signs saying, “Stop Campus Sprawl.” St. Thomas believes the two-block Summit project is the antidote to campus sprawl, allowing it to provide better academic facilities in a defined area, encourage more students to live on-campus, and bring more cars off residential streets onto the campus.

Some signs also say, “Save Our Neighborhood.” St. Thomas has stated it is committed to doing just that. It believes a strong, vibrant neighborhood is in the university’s best interest in terms of recruiting and retaining students. St. Thomas

contributes financially to a number of neighborhood improvement projects, and most notably the two community councils' residential "fixit" programs. Classes, student clubs, and alumni are involved in service-learning or volunteer projects. Senior citizens in the area can take classes and seminars for minimal fees, and neighbors use the libraries and recreational facilities as well as take advantage of free lectures and performances by music and theater groups.

St. Thomas also works actively to reduce parking, party house and noise problems by collaborating on solutions with the community councils and police and by supporting programs such as "Zero Adult Providers" (ZAP) in an effort to clamp down on underage drinking in off-campus rental housing. City officials have held up St. Thomas' neighborhood outreach as a model for other colleges to emulate.

A strong St. Thomas is vital to the economic well-being of the neighborhood, the city and the broader Twin Cities area. Highly educated students leave St. Thomas, enter the workforce and become active in civic and community activities, and many of them also buy houses in this area. Thousands of alumni and hundreds of employees live in the western half of the city, including more than 3,000 in the 55105 and 55104 ZIP codes alone.

St. Thomas has a 119-year history of serving this region in a variety of ways. It believes the Summit Avenue project as well as other building improvements on the campus will greatly enhance the university's ability to continue this service in the years ahead.

13. **Zoning Code Criteria for Approval.** §65.220 of the zoning code describes the criteria to be used in evaluating an application for an expanded campus boundary. The criteria are as follows:

Approval of a new or expanded campus boundary shall be based on an evaluation using the general standards for conditional uses found in section 61.501 and the following criteria:

- (i) ***Anticipated undergraduate student enrollment growth is supported by plans for student housing that can be expected to prevent excessive increase in student housing demand in residential neighborhoods adjacent to the campus.***

This condition is met. St. Thomas' historical high enrollment at the St. Paul campus was 8,712 students in 1991. St. Paul enrollment reached its post-1990 permit low in the fall of 2003 with 6,975 students, the lowest number since 1985. The 2003 enrollment included 5,035 undergraduate students and 1,940 graduate students.

St. Thomas projects modest annual enrollment increases of up to 1.7 percent between 2004 and 2013 for a total enrollment increase of 7.6 percent, to 7,509 students.

Although St. Thomas has indicated that it is difficult to project enrollment farther out than 10 years, it believes a 0.5 percent annual increase is possible for the years 2014 to 2023. That would bring St. Paul campus enrollment to 7,892 students in 2023 - a 13 percent increase from 2003, but still 9.4 percent less than the 1991 peak, and 21 percent less than the 10,000 enrollment cap.

Despite these modest increases in enrollment, St. Thomas plans to construct significant additional student housing on-campus, on both the two-block Summit site and on the north campus. There is also a potential for additional beds on the north and south campuses in conjunction with the rebuilding of Ireland, Cretin, and Grace Halls. St. Thomas' goal is to increase the number of undergraduate students living on-campus from the current 40 percent to 60 percent. The new student residences on the Summit site are planned to be apartment-style. Most of the units would be four-

bedroom suites for four students, with kitchen and living room space. St. Thomas has indicated these kinds of “quad” units are popular with junior and seniors in Morrison Hall on the north campus, and expects they will be just as successful on Summit and Grand.

The development of this kind of apartment-style housing will decrease the demand for off-campus student rental housing in the surrounding neighborhood. As a result, the current problems the neighborhood experiences off-campus with regard to “party” houses, conversion of homes to rental properties, parking by students on residential streets, and traffic from students in the neighborhood should decrease.

St. Thomas acknowledges that approximately 40 percent of its undergraduate students will continue to live off-campus, many in the surrounding neighborhood. There will always be a certain percentage of students who will want to live off-campus, where rent is often cheaper and there are fewer restrictions. However, St. Thomas believes there is a demand for additional apartment-style housing on-campus, and City staff anticipate that this will decrease the demand for off-campus student rentals and decrease the resulting economic incentives to convert additional single-family and duplex houses to student rentals. This will be a benefit to the surrounding neighborhood.

(ii) *Potential parking sites identified in the plan are generally acceptable in terms of possible access points and anticipated traffic flows on adjacent streets.*

This condition is met. As part of the two-block development project, St. Thomas proposes to construct a total of up to 590-630 underground parking spaces in one-level garages under each of the blocks. This would approximately double the number of spaces that currently exist on the two blocks. The underground garages would be developed on an incremental basis as each academic building on the east block and housing on the west block are developed. Spaces would likely be assigned to resident students living on the site and would be open for use by employees and students using the new academic buildings.

Entrances and exits for the parking garages would be off Finn between Summit and Grand. As the garages open, St. Thomas would agree to a City ban of parking on Finn to allow for easier access and better sight lines for motorists and pedestrians.

On the north campus, St. Thomas proposes to construct a 365-space ramp under the new residence hall scheduled to begin construction in the summer of 2004 on Selby Ave. east of the baseball field. This ramp will replace 223 existing surface spaces, plus add 142 new spaces to meet the parking requirement for the 422 new beds being added there.

Both of these locations for additional parking spaces were studied for traffic impacts as part of the EAW completed by the City. The traffic analysis was completed by the consulting firm URS Corp., working with the City’s traffic engineers in the Dept. of Public Works. The EAW recommends minor signal timing adjustments at Cleveland/Summit and Cretin/Summit after build-out of the underground parking on the east and west blocks. No traffic control changes are recommended for the Selby Ave. residence hall.

Because of the high-level of concern about traffic issues in the neighborhood, and the many questions about the traffic analysis that was completed, the EAW Record of Decision includes a 19-page section (pp. 24-43) explaining in detail how the traffic analysis was completed, and responding to questions about average daily traffic numbers, background traffic, the number of intersections studied, how student enrollment growth was accounted for, average trip rates, construction traffic impacts,

etc.

In addition to the parking discussed above, two above-grade parking ramps are also envisioned, one in connection with new student housing and an aquatics center on the south campus, and the other with a new campus center on the surface parking lot on the northeast corner of Summit and Cretin. These ramps would replace all surface parking spaces lost to construction, plus meet requirements for additional parking if a net increase in beds or spectator seating results from these projects. For any significant net increase in the parking spaces at either of these locations, the City will require completion of a traffic impact analysis. The traffic impact analysis for a potential new student center ramp would be completed as part of the EAW that will be required for the student center project. An EAW will be required for this project because of its location in the historic district.

(iii) Plans for building construction and maintenance of major open space areas indicate a sensitivity to adjacent development by maintaining or providing adequate and appropriately located open space.

This condition is met. The land uses proposed for the two block development area are very similar to what exists on the two blocks now - two obsolete academic buildings would be replaced by two new academic buildings in the same location; an existing commercial use at Grand and Cleveland would be removed; and existing residential uses along Grand Ave. and along Summit Ave. on the west block would be redeveloped with new residential uses. In addition, St. Thomas office uses in residential structures on the Grand Ave. side of the east block would be relocated elsewhere on campus. The major difference between the existing uses and the proposed new uses on the two blocks is the density of development.

Listed below are the square footages of the current uses by block compared to the proposed uses:

<u>Use</u>	<u>East Block Existing</u>	<u>East Block Proposed</u>
Academic/Admin.	91,206	150,000
Commercial	2,040	0
Residential	23,532	79,200
Child Develop. Center	4,000	0
	<u>West Block Existing</u>	<u>West Block Proposed</u>
Academic/Admin.	6,277	6,277
Commercial	0	0
Residential	91,569	192,655
Child Develop. Center	0	6,000
Totals - both blocks	218,624 sq. ft. existing	434,132 sq. ft. proposed

*If 2133 Grand Ave. is acquired and developed, an additional one or two apartment buildings of 68 beds or 27,200 sq. ft. would be added to the west block.

In terms of density, it is instructive to note that the level of residential density proposed for the Grand Ave. half of each block does not exceed what would be permitted for multi-family residential development under the current RM-2 (multi-family residential) zoning. However, the residential density proposed for the Summit Ave. side of the

west block would exceed the density normally permitted under the current R-2 (single-family residential) zoning.

Despite the increase in density, the proposed development for the two blocks would decrease the amount of impervious surface by one-half acre compared to existing conditions. This is largely due to removing the surface parking lots and placing virtually all parking underground. Most of this added green space will be in the increased building setbacks proposed for the academic buildings on the east block. Currently, the Christ Child building has a setback of 45 ft. from Summit Ave. and 12 ft. from Cleveland. McNeely Hall has a 38 ft. setback from Summit. The building setbacks proposed for the new academic buildings are 100 ft. from Summit and 75 ft. from Cleveland. The visual impact of the buildings would be softened with one- and two-story elements that project into the setbacks. This is an attempt to create a better transition between the taller academic buildings on Summit and the lower-scale residential uses on Grand.

For the west block, the setbacks proposed for the new buildings would match the existing setbacks of the structures that would remain (an existing 50 ft. setback for the four houses on either end of the Summit Ave. frontage, and an existing 25 ft. setback for the apartment buildings at 2171-2175 Grand Ave.).

In summary, the proposed building setbacks will mirror the setbacks of existing development on the west block, and increase the Summit and Cleveland setbacks from what exists currently on the east block. This will result in an increase in open space.

- (iv) ***The proposed new or expanded boundary and the “anticipated growth and development statement” are not in conflict with the city’s comprehensive plan.***

This condition is met as explained below.

Land Use Plan

In 1990, the City Council adopted an amendment to the Land Use Plan Chapter of the Comprehensive Plan entitled “College of St. Thomas Campus Boundary Plan.” The plan amendment recognizes the two blocks bounded by Summit, Cleveland, Grand, and Cretin, that was not already in the campus boundary, as an “appropriate area for future expansion of the campus.” This Land Use Plan amendment was part of a City Council-approved package that included the 1990 special condition use permit that established the current campus boundary of St. Thomas. The complete Land Use Plan amendment is Attachment 6 of the staff report.

The policy statement from the amendment is given below:

“Property in the two-block area south of Summit Avenue, east and west of Finn Street not presently included within the official boundary of the campus of the College of St. Thomas is appropriate area for future expansion of the campus. Further modifications of the campus boundary to include portions of this area shall be made on the basis of specific development plans. These shall include provisions, including appropriate building setbacks and other buffering, to protect the residential character of any substantial remaining non-college residential uses in the area.”

This amendment was carried forward into the new Land Use Plan adopted by the City Council in February, 2002, with an explanatory update. The update states, “The 1990 policy regarding the campus boundary of the University of St. Thomas is being carried forward into the new plan because the Planning Commission and the City Council have not yet restudied the whole issue or made any changes to the policy. The continuation of this policy in the Comprehensive Plan of 2001 is not to be interpreted as a new

action by the City Council or an endorsement of the proposal for campus expansion that the University of St. Thomas announced in 2000, which has been the subject of an Environmental Assessment Worksheet during 2001.”

Summit Ave. Plan

The *Summit Avenue Plan (1986)* has six pages devoted to institutional uses on Summit. The first sentence of this section (p. 24) reads “Summit Avenue is a street of institutions as well as residences.” The next paragraph states, “The institutions have benefitted Summit over the years. The churches and colleges have created some of Summit Avenue’s most notable architecture. Their presence has contributed to Summit Avenue’s renown.”

The plan further acknowledges both the benefits and problems created by the institutions, and includes several recommendations related to St. Thomas that address parking and expansion issues. Recommendation 15 (p. 24) references the concept of the two-block expansion area that was identified in the College Zoning Study, conducted by the Planning Commission in 1985. The study identified the two blocks bounded by Summit, Cleveland, Grand, and Cretin as the appropriate area for future expansion by St. Thomas, subject to zoning requirements.

14. **General Standards for All Conditional Uses.** §61.501 lists five general standards that all conditional uses must satisfy:

- (1) ***The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.*** This condition is met, as explained in Finding 13 (iv.) above.
- (2) ***The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.*** This condition is met, as explained in Finding 13 (ii) above.
- (3) ***The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*** This condition is met, as explained in detail below. Throughout the community discussion about St. Thomas’ campus expansion and development proposal over the past four years, a number of concerns have been raised by some residents in the surrounding neighborhood. Many of these concerns, such as those related to vehicular traffic, density of development, impacts on open space, and additional student housing to support enrollment are addressed above. In addition to these concerns, a number of other concerns have been raised regarding impacts on the neighborhood related to: (a) pedestrian impacts to Summit Ave.; (b) on-street parking problems; and (c) neighborhood quality-of-life impacts for longer-term residents. These concerns are addressed in turn below:

(a) Pedestrian Impacts to Summit Ave.

A number of concerns have been raised relative to the proposed Pedestrian Management Plan and the increased number of pedestrians resulting from the proposed residential village on the west block. Information is included below to address the following issues and questions that have been raised:

- Increased pedestrian activity could result in the eventual closing of Summit.
- Consideration of other alternatives to mid-block crossings.
- Consideration of pedestrian plans at Marquette University as an example to emulate.

- Increased number of proposed crosswalks having negative impacts on traffic and pedestrian safety.

Summit Avenue Impacts

Concerns regarding the potential closure of Summit Ave. to non-campus traffic due to excessive campus pedestrian movements have been expressed. The Revised EAW (October 13, 2003) concluded that the projected campus pedestrian crossings will not significantly impede traffic flows nor will they be so heavy as to essentially “close” Summit to traffic or neighborhood pedestrian use. Summit Ave. is an important thoroughfare, and is classified as a minor arterial in the City’s street system. In addition, both St. Thomas and the City recognize the value of the parkway and its preservation as a pedestrian/recreational corridor and connection to the Mississippi River. St. Thomas’ proposed Pedestrian Management Plan is designed to minimize campus pedestrian conflicts with traffic, as well as to protect and enhance the existing landscaping within this two-block section of the parkway. Neither the City nor St. Thomas has plans or interest in physically, or through congestion, closing Summit Ave. to non-campus use.

Alternatives to Mid-Block Crossings

Bridges and underground tunnels were considered in lieu of mid-block pedestrian crossings. The general consensus was that neighbors and the Heritage Preservation Commission would not support a pedestrian bridge over Summit, and it would be difficult to design such a structure that would be in compliance and in character with the historic district. A 90-inch storm sewer line under Summit prohibits boring an underground tunnel, and costs for the tunnel were estimated to be in excess of \$3 million not including a solution for the storm sewer. In addition, pedestrian management studies have shown that it is difficult to coax able-bodied students to use a tunnel when their natural inclination is to walk the shortest distance to their destination. There would also be significant personal safety issues involved with the use of a 360-foot-long underground tunnel.

Marquette University Example

A Marquette University project for improved pedestrian crossings on Wisconsin Ave. in Milwaukee was mentioned at the EAW public hearing as an example for St. Thomas to emulate. The project is called the “Campus Identity and Beautification Plan.” Implementation of the Marquette plan will involve repaving the streets, replacing curbs, gutters and sidewalks, installing new crosswalks, and reconstructing the center median. An additional phase of the project will involve adding pedestrian lighting, putting up new campus markers and signs, planting trees, and implementing a low metal fence on the median to discourage jaywalking. The intent of the improvements is to force students to use designated crosswalks, and to create more of an identity that will alert motorists they are driving through a college campus, making them become more aware of pedestrians.

The proposed St. Thomas Pedestrian Management Plan has very similar elements to the Marquette Plan, reflective of a campus of around the same size (both campuses are 80 to 85 acres in size). St. Thomas proposes the use of identified pedestrian crosswalks, utilization of the median, and implementation of plantings and low fencing elements to guide students to crosswalks and minimize jaywalking. One difference is that St. Thomas would not be installing fencing on the median itself, as it is heavily used by runners and other recreational users. The St. Thomas situation also differs from Marquette in that Summit has a 100-foot median separating single-lane

eastbound and westbound traffic.

Crosswalks

St. Thomas has been working with local community representatives and neighborhood residents on the proposed Pedestrian Management Plan for Summit for several years. The plan that has resulted would help preserve the Summit median and would provide safer pedestrian crossings. Many alternative concepts were developed and numerous reviews were undertaken to arrive at the present proposed alternative.

Currently, there are five crosswalks connecting the two-block area and St. Thomas' north campus. There are currently three crosswalks extending across the Summit median between Finn and Cleveland, along with crosswalks at Cretin and at Cleveland.

The two existing crosswalks leading from the east block to the St. Thomas arches across Summit would be consolidated into one crosswalk. An additional crosswalk would be constructed on the west block, where several dirt paths exist now, to serve the proposed residential village. St. Thomas is not proposing to increase the number of crosswalks, but would essentially be relocating one existing crosswalk from the east to the west block.

The St. Thomas Pedestrian Management Plan proposes to stripe and identify the three proposed mid-block crossings between Cleveland and Cretin, making them clear to motorists and pedestrians. Various plantings and ornamental fencing on campus property would also be used to channel pedestrians to designated locations, minimizing jaywalking and thereby improving driving conditions and pedestrian safety. Channeling pedestrians would also help to preserve the existing parkway landscaping. The details of the plan with regard to specific plant and fence material will be prepared by St. Thomas and then reviewed with City staff from the Public Works and Parks Departments, and with the Heritage Preservation Commission.

The EAW documents the expected traffic operations and pedestrian safety with respect to the proposed two-block development concept and pedestrian management plan. Four pages (pages 53-56, Revised EAW, October 13, 2003) were dedicated to discussing these issues and presenting data to support the conclusions previously made in the 2001 EAW document. St. Paul Traffic Engineering staff, URS traffic engineering professionals, and independent technical reviewers have concurred that the Pedestrian Management Plan is expected to increase crossing safety with minimal impact to vehicle mobility.

(b) On-Street Parking Problems

Parking has been a long-standing concern in the neighborhood, and issues and questions have been raised about:

- Impact of St. Thomas' on-campus permitting system on the parking situation in the neighborhood.
- Ability of the current campus parking system to accommodate 7,000 students plus faculty.
- Implementation of a St. Thomas policy prohibiting freshman students from having cars.
- Enforcement of permit parking restrictions by the City.
- Increasing transit use to reduce parking demand.

Parking Permits

St. Thomas issues permits on a full-year, semester, and January-term basis.

In the 2002-2003 academic year, 5,853 permits were issued to students, faculty and staff. These included 3,787 full-year, 1,842 semester, and 224 January term permits. The 5,853 total included 554 permits for Minneapolis campus students and employees; the permits are primarily used on the Minneapolis campus but holders also can park on the St. Paul campus.

There were 2,244 parking spaces in the fall, 2003, on the St. Paul campus. Because of the varied schedules of students and employees, this number of spaces is judged to be generally sufficient according to the City's zoning code parking requirements. Parking lot counts show there are open spots even at peak times (9 AM to 3 PM on weekdays), depending on the location of the lot. See Attachment 7 for a summary and City staff analysis of Spring 2003 parking lot counts taken by St. Thomas Parking Services staff.

Freshman students are not allowed to have on-campus parking permits. This is intended to limit the number of cars present on or generated by the St. Thomas campus, and reduce the demand for parking. However, many freshman still have cars while they are at college. It is likely that they park in the surrounding neighborhood. St. Thomas has taken positive steps to control the number of cars, however, St. Thomas feels it is not completely possible to ban a student from having a car, freshman or not.

The proposed two-block development project would result in a net increase of on-campus parking spaces of approximately 300 spaces. Many of these spaces would be used by the resident students on those blocks. These would be students who are likely living and parking in the surrounding neighborhood now. By moving these students on-campus, demand for on-street parking in the neighborhood should be reduced.

Residential Permit Parking

The City has implemented a residential permit parking system and time-restrictive parking zones in an extensive area around St. Thomas. This system was implemented to limit commuter student parking on neighborhood streets. While permit parking is a burden for neighborhood residents, it has generally been judged to be better than allowing unrestricted street parking. Current permit parking restrictions are illustrated on Figure 11 of the Revised EAW (October 13, 2003). Neighborhood residents have complained about the lack of enforcement of permit parking restrictions. The City should explore ways to increase enforcement of parking restrictions around the St. Thomas campus.

Transit Use

St. Thomas provides transit subsidies to students and employees in a number of different ways. It offers a free inter-campus shuttle that commutes between its Minneapolis and St. Paul campuses. St. Thomas has indicated it is looking for off-campus parking areas that can be connected to the inter-campus shuttle to reduce parking demand around the campus. St. Thomas is also a supporting member of the Associated Colleges of the Twin Cities (ACTC) transit shuttle, which provides free service between five colleges including St. Thomas, the College of St. Catherine, Macalester College, Hamline University, and Augsburg College in Minneapolis. St. Thomas is also enrolled in Metro Transit's TransitSchools program. About 60 employees and 30 students regularly purchase passes. However, St. Thomas is working with Metro Transit to improve transit usage by implementing a Metropass

program for students and employees for the 2004-2005 school year. The projected cost of a monthly pass for students would be reduced from \$64 to \$32. Semester-long passes would also be available. St. Thomas advertises alternative commuting options at its Commuter Center and on the Commuter Center website, which provides information on shuttle services, reduced-price bus passes, bus schedules, and other options for commuting.

In summary, regarding parking and transit issues, the EAW recommends as a mitigation measure that St. Thomas conduct a student transportation survey to determine parking and transportation needs and develop a coordinated parking and transportation plan for the campus.

(c) Neighborhood Quality of Life Impacts

A number of neighborhood residents have suggested that the character of the neighborhood surrounding the St. Thomas campus will change as a result of the proposed campus expansion and future St. Thomas projects, and that the increase in the number of students living on-campus will result in increased crime and noise problems in the surrounding neighborhood.

The intent of the proposed campus development plan is to increase the number of on-campus residents which will in turn decrease the pressure for the surrounding neighborhood to house these students. As a result, the current problems the neighborhood experiences off-campus with regard to “party” houses, conversion of homes to rental properties, parking by students on residential streets, and traffic from students in the neighborhood should decrease.

Police Calls/Increased Crime

A list of police calls was obtained from the St. Paul Police Department for December 1, 2002 through December 10, 2003 for 50–54 Cretin (privately owned apartments, primarily rented by St. Thomas students) and 2171 through 2175 Grand (owned by St. Thomas). These properties are across the street from each other. The number of housing units is comparable, with 39 units for the two St. Thomas-owned buildings, and 45 units for the privately-owned buildings.

The privately-owned apartments on Cretin had 35 police calls in one year, while the St. Thomas-owned apartments had only six. The types of calls to the Cretin apartments were also much more diverse. While this is only one example, it does support the assertion that students living in St. Thomas-controlled housing are less likely to cause disturbances requiring police enforcement or investigation. On-campus housing is highly regulated by St. Thomas, resulting in fewer incidents or complaints than for non-St. Thomas regulated housing. By creating more on-campus housing, St. Thomas can exercise greater control over student activity.

Off-Campus Partying

To address the issue of students attending off-campus parties, St. Thomas has also taken an active role in coordinating with the neighborhood and the police department to decrease these activities and to get students to congregate responsibly and with as little impact to the neighborhood as possible. John Hershey has been St. Thomas’ neighborhood liaison since June 1998. Previously, Andrea Albrecht held the position from 1990 to 1997, either on a full-time or part-time basis. The position exists specifically to address community issues as they relate to student presence in a residential neighborhood. The neighborhood liaison staff person has aligned himself closely with the Public Safety and Dean of Student Life Offices and has been largely

responsible for coordinating and strengthening St. Thomas' official presence in the immediate (and not so immediate) neighborhood. The neighborhood liaison has also fostered strong working relationships with the staffs and boards of the two local community councils and has used that to the neighborhood's advantage. He also is a member of the Grand Avenue Business Association board and is involved in neighborhood programs such as Meals on Wheels and the Block Nurse Association. The neighborhood liaison regularly receives complaint calls from neighbors regarding "party-related" issues. Far and away the primary complaint does not have to do with the party itself but rather with the "coming and going noise" created by the event. This is a difficult issue to monitor because, by nature, it is short-lived.

Though fall and spring are more active seasons, the neighborhood liaison deals with an average of 10 party-related phone call complaints a month. The total has dropped significantly in the past five years because of firmer police response to party situations, sterner response to underage consumption by the community court system, and the police-sponsored Zero Adult Providers (ZAP) program. Although problems do exist, the existence of "chronic party houses" with repeat offenses has mostly ended because of the neighborhood liaison's efforts in coordinating a broad range of community responses to specific neighborhood concerns.

A very cooperative relationship exists between St. Thomas and the St. Paul police. There is an established mechanism for sharing information regarding party disturbances. The neighborhood liaison and the St. Thomas' Public Safety Office deal with an average of five reports a month where police have responded to disturbance calls.

Students who are cited on disturbance cases are dealt with both by the court system and St. Thomas' disciplinary system. For example, court penalties related to underage consumption include a monetary fine, 24 hours of community service under the supervision of a parole officer, alcohol assessment, and payment of court fees. St. Thomas disciplinary measures include monetary fines and possible probation or suspension, depending on the circumstances. This two-fold approach (courts and St. Thomas) sends a stern message both to the offenders and others that inappropriate behavior will not be tolerated.

Density of Students

Some neighborhood residents have also expressed concerns about the proposed density of students who would live in the two-block development area. Under the proposed plan, the total number of beds would increase by 571 to a total of 635 beds (703 beds if 2133 Grand is acquired) on the two blocks. Macalester College, the other major institutional use on Summit Ave., has higher residential densities in a comparable setting. There are nearly 1,000 Macalester students living on the two blocks bounded by Summit, Snelling, Grand, and Cambridge.

- (4) ***The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*** This condition is met. Opponents of St. Thomas' proposal have voiced concerns about: (a) the loss of property tax revenue; (b) the perceived negative impact on property values; (c) a continuing concern about the conversion of owner-occupied single-family homes to student rentals; and (d) over-occupancy in student rentals. These issues are addressed in turn below:

(a) Property Tax Impact

An analysis of property taxes paid in 2003 for properties in the two-block development area shows that a total of \$76,555 was paid in taxes (not including assessments and fees) to all taxing jurisdictions. The City portion was approximately 29 percent of this. Although St. Thomas owns all but one of the properties on the two blocks, it must pay property taxes for a property if it is not being used for an institutional use. Most of the east block has been in institutional use for many years. If the two blocks are redeveloped as proposed, and all property becomes tax-exempt, the loss to the City would be approximately \$22,200 in annual property tax revenue. The total amount that the City receives in property taxes annually is approximately \$63.8 million, so this would represent about a 0.0003 percent decrease in property tax revenue. In addition, it is interesting to note that property taxes provide the City with only about one-third of its annual revenue, with the balance coming from revenue sources such as franchise fees, utility charges, special assessments and other fees. Tax-exempt property must pay these fees, and it is likely the proposed new development on the two-block area will pay more in these types of fees, although the exact amount is difficult to quantify at this point.

(b) Property Values

Property values continue to grow in the residential neighborhood surrounding St. Thomas. Data collected from Ramsey County show that single-family homes surrounding St. Thomas have experienced high rates of property value increase in the past 10 years, equaling some of the highest property value growth in St. Paul and Ramsey County. U.S. Census data showing rental housing by block in 1990 and 2000 show general growth in the number of rental housing units in the neighborhood, however this does not seem to be related to a drop in property values.

For example, the blocks along Cleveland between Summit and Selby, right across from the St. Thomas campus, contained 41 rental units in 1990, and 50 rental units in 2000. This is a 22 percent increase in rental housing. However, those same blocks experienced growth in single-family home property values that were in the 80th or 90th percentile of Ramsey County. This is a consistent trend in the neighborhood, with an average of property value growth in the 75th percentile for census blocks immediately surrounding St. Thomas, despite a 23 percent increase in rental housing in the same blocks. An increase in rental housing or the on-going development of the St. Thomas campus does not appear to be affecting single-family residential property values in the neighborhood.

(c) Conversion of Owner-Occupied Housing to Student Rentals

The city is home to seven residential colleges and universities, including St. Thomas, Macalester College, College of St. Catherine, Concordia University, Hamline University, Luther Northwestern Seminary, and the St. Paul campus of the University of Minnesota. Student rental housing in the neighborhoods surrounding these campuses create problems for the longer-term residents in those neighborhoods. These problems generally fall into two categories: 1) negative student behavior; and 2) poor property maintenance.

In an effort to address the property maintenance problems, the City Council in fall 2003 considered a series of three proposed ordinances that would better regulate student rental housing and rental housing in general. Proposed ordinances to give more authority to the City's Department of Neighborhood Housing and Property Improvement for interior inspections of rental properties and assessment of excessive inspection fees for all rental properties were approved by the City Council in November 2003. It is

anticipated these changes will allow the City to better enforce housing code requirements and help reduce some of the problems related to student rentals and other rental property as well.

In order to better track off-campus student behavior problems, St. Thomas' neighborhood liaison has identified specific rental properties that students traditionally occupy. He estimates that 1,500 students live in single-family houses, duplexes, and apartment buildings within one mile of St. Thomas' St. Paul campus. The neighborhood liaison has instituted several proactive and ongoing renter education initiatives to address student behavior problems, and carries them out with the cooperation of the Public Safety and Dean of Student Life Offices as well as student government. He also has identified a large number of rental property owners and has developed a series of positive and cooperative relationships with most of them. Landlords, for example, are asked to require that their new tenants attend the neighborhood liaison's renter education seminar, which informs students about how to be good neighbors. The neighborhood liaison also monitors property ownership changes in the area.

As stated earlier in this staff report, St. Thomas acknowledges that 40 percent of students will continue to live off-campus, many in the surrounding neighborhood. There will always be a certain percentage of students who will want to live off-campus, where rent is often cheaper and there are fewer restrictions. However, both St. Thomas and City staff believe that by building additional apartment-style housing on-campus, the demand for off-campus student rentals will decrease, thereby decreasing the resulting economic incentives to convert additional single-family and duplex houses to student rentals. This will be a positive factor, rather than a negative or neutral factor, in helping to address the problems associated with off-campus student rentals.

(d) Over-Occupancy in Student Rentals

There is a City ordinance that allows a maximum of four unrelated adults to live in a single unit of off-campus housing. This maximum occupancy limit is sometimes exceeded, especially in larger single-family houses. St. Thomas has been active in advising commuter students of this City ordinance. Information about the ordinance is available in the Commuter Center and is provided as part of a renter's packet that St. Thomas provides every fall to commuter students. St. Thomas staff members regularly remind commuter students about the ordinance, and it also has been the subject of significant media coverage (fall 2003) in the student newspaper as well as papers such as the Pioneer Press and Highland Villager.

It is the City's responsibility to enforce the ordinance, and St. Thomas does not get directly involved. The recently approved ordinance that gives more authority to the City for interior inspections of rental properties (as mentioned above) will also allow the City to become aware of over-occupancy and assess appropriate penalties. Aggressively enforcing the occupancy limit is key to reducing the economic incentive to convert larger single-family and duplex houses to student rentals.

(5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

This condition will be met. The permit with the additional conditions recommended will be in conformance with this requirement.

15. **Modification of Conditions.** The planning commission, as authorized under §61.502, may approve modifications of special conditions when specific criteria are met, as follows: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship*

to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.

The University of St. Thomas has requested a modification of the 50 ft. setback requirement in four areas, as described in Finding 10 above.

Summit Ave. - On the east block, a 100 ft. setback is proposed for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, would extend into the 100 ft. setback and have a minimum setback of 80 ft. to the two-story portion and 40 ft. to the one-story portion. The one-story elements would not meet the 50 ft. setback requirement, but this is offset by the increased setback proposed for the main portions of the buildings.

Cleveland Ave. - For the academic building, a 75 ft. setback to the three-story portion is proposed, with a minimum setback of 65 ft. to the two-story portion and 24 ft. to the one-story portion that would extend into the 75 ft. setback area. These one and two-story elements are designed to soften the appearance of the building's height and provide a better transition to the lower-scale residential uses around it. The one-story portion would not meet the 50 ft. setback requirement, but this is offset by the increased setback proposed for the main portions of the buildings. The existing Christ Child building has a 12 ft. setback from Cleveland Ave. For the apartment building proposed for the corner of Cleveland and Grand, a 0 ft. setback has been proposed. The Grand/Cleveland intersection has commercial uses on the other three corners, and a 0 ft. setback would match the existing setback of the Davanni's building on the south side of Grand.

Grand Ave. - St. Thomas has proposed a 0 ft. setback for the apartment building at the corner, consistent with the 0 ft. setback proposed for the Cleveland Ave. side, for the reasons stated above. St. Thomas has proposed a 25 ft. minimum setback for all of the rest of the residential buildings along Grand Ave. in both the east and west block. The 25 ft. setback matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan. Requiring the new buildings along Grand to have a 50 ft. setback would not be in keeping with the 25 ft. setbacks of the existing residential structures that would remain and would create a hardship for St. Thomas by restricting the amount of buildable space on the block, which would unreasonably limit use of the property.

Finn St. - For the second academic building on the east side of Finn, a 30 ft. setback to the three-story portion is proposed. On the west side, the building at 2120 Summit would remain. For the new child development center/apartment building south of it, a 0 ft. setback from Finn St. is proposed. These setbacks would not meet the 50 ft. setback requirement. However, the primary purpose of the 50 ft. setback requirement is to protect adjacent non-campus uses. With the proposed change in the campus boundary, Finn St. between Summit and Grand would have campus uses on both sides. A 50 ft. setback requirement here is not needed to protect adjacent uses, and would again create a hardship for St. Thomas by restricting the amount of buildable area on these lots adjacent to Finn, which would unreasonably limit use of the property.

In conclusion, these setback modifications will not impair the intent and purpose of such special condition and are consistent with health, morals and general welfare of the community and are consistent with reasonable enjoyment of adjacent property.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit to allow for expansion of the campus boundary, subject to the following additional conditions:

1. **Campus Boundary.** The campus boundary for the University of St. Thomas shall be expanded to include the following properties:

East block (bounded by Summit, Cleveland, Grand and Finn): 2067 and 2085 Grand Ave.; 2110 Summit Ave.

West block (bounded by Summit, Finn, Grand, and Cretin): 2123, 2125, 2129, 2139, 2143, 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150, 2154, 2156, 2166, 2170, and 2174 Summit Ave.

Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well. This property will automatically be included within the boundary upon purchase. The maps labeled Attachments 4 and 5 illustrate the properties to be included within the campus boundary.

2. **Building Heights and Setbacks.** Building heights and setbacks within the two-block development area shall be as follows:

Setbacks

Summit Ave. frontage - A 50 ft. setback is established for the west block to match the setback of the existing residential structures, four of which would remain. On the east block, a 100 ft. setback is established for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, can extend into the 100 ft. setback and must have a minimum setback of 80 ft. for the two-story portion and 40 ft. for the one-story portion.

Cleveland Ave. frontage - For the academic building, a 75 ft. setback to the three-story portion is established, with a minimum setback of 65 ft. to the two-story portion and 24 ft. to the one-story portion that would extend into the 75 ft. setback area. For the residential building located at the Cleveland and Grand corner, a 0 ft. setback from Cleveland is established.

Grand Ave. frontage - A 0 ft. setback from Grand is established for the Cleveland/Grand residential building at the corner. A 25 ft. setback is established for all of the other residential buildings along Grand Ave. in both the east and west block. This matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan.

Cretin Ave. frontage - The buildings along this frontage, the 2175 Grand apartment and 2174 Summit Ave. house are proposed to remain. The existing setbacks should be maintained.

Finn St. frontage - A 0 ft. setback is established for the new building on the west side, and a 30 ft. setback for the academic building on the east side. Finn St. on this block will become an interior street to the campus.

Building Heights

The maximum height for the academic buildings shall not exceed 60 ft. to the ridgeline at the top of the buildings. The maximum height of the residential buildings, including the child development center/apartment building, shall not exceed 40 ft. to the top of the buildings.

3. **Deviations from Development Plan.** Development of the two-block area bounded by Summit, Cleveland, Grand, and Cretin Aves. shall be consistent with the proposed development plan described in Finding 2 above. Minor deviations (a 10 percent or less change in building square footage, land use, number of parking spaces or access points) from this development plan may be reviewed and approved by the planning administrator if determined to have a negligible impact on surrounding non-campus land uses. Major

deviations (more than 10 percent) from this development plan shall be reviewed by the Planning Commission. The building height maximums and building setback minimums may only be changed by the Planning Commission.

4. **EAW Mitigation Measures.** St. Thomas shall be required to implement the following mitigation measures as recommended in the Revised EAW, dated October 13, 2003 (pp. 84-85):
- Retain residences at 2120, 2130, 2170, and 2174 Summit Avenue; and apartment buildings at 2171 and 2175 Grand.
 - Enroll in the Voluntary Petroleum Investigation Cleanup Program (VPIC) with the Minnesota Pollution Control Agency for the clean up of soil contamination related to the gas station and other LUSTs (leaking underground storage tanks).
 - Complete soil boring investigations in construction areas prior to excavation activities.
 - Conduct a demolition survey of each building to be removed from the site prior to demolition.
 - Coordinate with the Heritage Preservation Commission (HPC) regarding the historic district design guidelines and design the new buildings in keeping with the character of the historic district. Apply for the appropriate permits from the HPC.
 - Cooperate in preparation of an appropriate environmental review (e.g., EAW) for the future student center or other developments proposed within the historic district.
 - Review any changes to the two-block development project or future phased actions (developments elsewhere on campus analyzed in the EAW) with the City to determine if changes result in different environmental impacts (the City will determine the appropriate level of analysis required to evaluate such changes).
 - Provide emergency vehicle access on the west block via the mid-block sidewalks.
 - Obtain necessary City permits and implement the Pedestrian Management Plan for the Summit Avenue Parkway between Cretin and Cleveland by the completion of Stage 1 of the two-block development project.
 - Provide the City with the funding to complete the traffic signal adjustments required as mitigation for the two-block development project as recommended in the EAW.
 - Report to the City on the status of the search for remote parking and establishment of shuttle buses to supplement on-campus parking.
 - Move the bus stop on Summit to the east to minimize conflicts with buses and pedestrians using the crosswalks.
 - Further modify parking fees to maximize the use of on-campus parking areas (such as the Morrison Hall ramp).
 - Prepare a stormwater management plan that complies with the City discharge rate restrictions.
 - Control construction and demolition dust via watering, street sweeping, rock entrance, and other Best Management Practices.
 - Provide temporary barriers around the portions of the site under construction for safety.
 - Provide information as needed to assist the City in better managing on-street parking restrictions around the St. Paul campus.
 - Conduct a student transportation survey to determine student parking and transportation needs and develop a parking and transportation plan for St. Thomas. (The survey should

be conducted when classes are in session. Postcard surveys or random student interviews could be conducted. Focus groups could also be held.)

- Control student housing through the Campus Living Office and enforce the City's noise ordinance.
 - Install a bus shelter (suggested by Metro Transit) on westbound Summit at the Metro Transit layover area, if approved by the HPC, and coordinate with Metro Transit and ACTC (Associated Colleges of the Twin Cities) to determine if other improvements to bus service can be made.
5. **2133 Grand Ave. (residential property not owned by St. Thomas).** All campus buildings developed adjacent to this property must be set back a minimum of 50 feet from the side property lines. Alley access to the property must be maintained. St. Thomas shall work with the owner of 2133 Grand to develop appropriate means of mitigating the impact of increased student residents and a child development center adjacent to the property, and shall consider measures such as: fencing, special landscaping, or other screening; lighting that does not spill over the property line; window placement that enhances privacy; design and placement of child care drop-off and pick-up areas to minimize the potential for blocking alley access; and education of nearby student tenants to respect the property and privacy of the residents of 2133 Grand. The appropriate mitigation measures that will be required by the City will be determined during the site plan review process. These requirements shall no longer be in effect if 2133 Grand is subsequently purchased by St. Thomas and the property automatically included in the campus boundary.
 6. **Purchase of Additional Properties.** St. Thomas shall agree not to purchase additional properties in residential areas within one mile of the campus, with the exception of a new residence for the president, for a period of at least 10 years.
 7. **Enrollment Growth Increases.** Any increases in enrollment resulting in a total enrollment at the St. Paul campus of more than 8,000 students (a maximum of 7,892 students over 20 years has been projected by St. Thomas) shall be reviewed by the Planning Commission to determine if the conditions of this permit need to be revised in response to the increases.

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes of June 4, 2004

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 4, 2004, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Donnelly-Cohen, Faricy, Zimmer Lonetti, Lu, McCall, Morton, Porter and Trevino; and Messrs. Alexander, Alton, Anfang, Coletta, Dandrea, Fotsch, Gordon, Johnson, Kong, Kramer, and Mardell.

Commissioners Absent: Messrs. *Mejia, and *Scott.
*Excused

Also Present: Larry Soderholm, Planning Administrator; Allan Torstenson, Nancy Homans, Donna Drummond, Patricia James, Yang Zhang, Lucy Thompson, Casey MacCallem, and Mary Bruton, Department of Planning and Economic Development staff.

I. Approval of minutes of May 21, 2004

MOTION: *Commissioner Trevino moved approval of the minutes of May 21, 2004. Commissioner Donnelly-Cohen seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Johnson stated that the Phalen Corridor held a meeting and tour on June 3rd, and asked Commissioner Trevino to comment on the tour.

Commissioner Trevino reported the tour started at the west end of the corridor at the Williams Hill site and extended to the east end of the corridor at Ames Lake, near Phalen. The tour lasted one hour and covered all of Phalen Boulevard from the first phase (Mississippi Street to Payne Avenue), which is complete, and now they are in the second phase (Payne to Arcade Street), which is expected to be finished in November, 2004, and the final phase (Arcade to Johnson Parkway), which is not yet fully funded. They saw all the new housing developments, the senior housing, townhouses, new homes, and the sites for future commercial and industrial development. It was a very impressive tour and the project is going along very well.

III. Planning Administrator's Announcements

Mr. Larry Soderholm reported that last Saturday, May 29, 2004, the new Zoning Code went into effect; Allan Torstenson worked diligently on getting it to print. Commissioners will be receiving their copies during the month of June.

City Council business on 6/2/2004:

- The Planning Commission recommended, because of the 60-day ruling, that we change the appeals periods to 10 days from the date of action by the Commission. That had a public hearing last Wednesday; there was no testimony and it will probably be adopted next Wednesday, June 9, 2004.
- The alley vacation for the new library at Dale and University was laid over.
- All of the zoning cases are moving ahead.

State legislation about nonconforming uses was adopted by this session. It makes the Planning Commission's power to regulate nonconforming uses much weaker than before. Mr. Soderholm stated the bill allows nonconforming uses to be demolished and rebuilt within a year. This bill weakens the authority of our 40-Acre Zoning Studies to try to change a neighborhood's character. It goes into effect 8/1/04 and conflicts with our existing zoning regulations, so we are going to have to prepare some code amendments soon.

IV. Zoning Committee

Commissioner Morton gave the Zoning Committee report.

#04-082-904 T-Mobile (Merriam Park) - Conditional Use Permit for a cellular telephone antenna on a freestanding pole. 2000 St. Anthony Ave., SE corner at Wilder.
(Yang Zhang, 651/266-6659)

Commissioner Morton stated District 13 - Merriam Park recommends denial. No one spoke in support. Three parties spoke in opposition, 8 letters received in opposition. The public hearing was closed. The Zoning Committee recommended approval with conditions on a vote of 5-1 (Faricy).

MOTION: *Commissioner Morton moved the Zoning Committee's recommendation to approve with conditions the conditional use permit.*

Commissioner Faricy stated she voted against this because of 3-C. She thinks the use will be detrimental to the existing character and development of the immediate neighborhood and she thinks will endanger the public health. Commissioner Faricy said the Commission has granted for one of these antenna television towers in another park and several years ago they also granted permission for many billboards to be placed on the fences in the public parks and she feels that we have gone far enough with our public parks.

Commissioner Fotsch stated he has lived in the area for 40 years and said the park doesn't have enough space in it for a neighborhood as it is and this is just an unneeded intrusion into the public space and there is no reason that we should sell any of that space to anyone else. Right across the freeway from this park there are all kinds of places they can place it. There is no reason this public agency should approve this kind of a private benefit for the intrusion of the neighborhood and strongly urged the Commissioners to vote against this.

Commissioner Anfang stated the land is being leased not sold and said as it currently stands there

is a light standard which this pole will replace and stand above that light standard and would be no less intrusive to the area of that park. If there is a health and safety issue at Merriam Park it is the terrain of the field that is sitting there that needs work. He doesn't believe this will cause any problem with the usage of that field.

Commissioner Alton stated that Commissioners Faricy's and Fotsch's comments are appropriate, however he stated he looked at this as a land use issue and as a land use issue it seems that the application met all the requirements. The issues that have raised in opposition are those that relate to a policy question of whether we should be using our public parks for this purpose and that is an issue that should be raised with the Department of Public Works as to whether they should enter into the lease with T-Mobile.

Commissioner McCall asked how long the leases last and Commissioner Anfang stated at the Zoning Committee hearing the representative from T-Mobile suggested that it would be a 5 year lease with options out to 20 years.

Commissioner Kramer said that one of the conditions that the Zoning Committee did add which had not originally been proposed by the staff was that at any time during the period that the lease with T-Mobile exists, if the City wants the pole moved within the site or removed entirely that the cost has to be borne by T-Mobile.

Commissioner Johnson stated there was a letter from the Merriam Park Community Council in opposition to this. Also, there was a petition of 65 nearby residents signed in opposition to this. However, there is a motion for approval from the Committee with a vote of 5-1 in favor with conditions.

The motion passed on a vote of 11-7 (Fotsch, Lu, Gordon, Faricy, Johnson, Coletta, McCall).

#04-082-901 T-Mobile (Margaret Playground) - Conditional Use Permit for a cellular telephone antenna located on a freestanding pole. 1109 Margaret, NW corner at Frank.
(Yang Zhang, 651/266-6659)

Commissioner Morton stated District 4 recommends approval. No one spoke in support, 1 letter received in support. No one spoke in opposition. The public hearing was closed. The Zoning Committee recommended approval with conditions on a vote of 5-1 (Faricy).

MOTION: *Commissioner Morton moved the Zoning Committee's recommendation to approve with conditions the conditional use permit.*

Commissioner Faricy stated she voted against this for the same reasons as the previous case.

The motion carried on a vote of 15-3 (Faricy, McCall, Lu).

#04-082-898 Phalen Village Housing - Conditional Use Permit for a multi-family dwelling development. 1365 Magnolia Ave., between Johnson Pkwy. and Barclay St.
(Nancy Homans, 651/266-6557)

Commissioner Morton stated District 2 recommends approval. No one spoke in support. Two

parties spoke in opposition. The public hearing was closed. The Zoning Committee recommended approval with condition on a vote of 6-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve with condition the conditional use permit. The motion carried unanimously on a voice vote.

#04-082-263 W. Roger Mollet - Establishment of legal nonconforming use status for a triplex. 1418 Breda, between Albert and Pascal. (Yang Zhang, 651/266-6659)

Commissioner Morton stated District 10 made no recommendation. No one spoke in support. No one spoke in opposition, 2 letters were received in opposition. The public hearing was closed. The Zoning Committee recommended denial on a vote of 6-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to deny the establishment of legal nonconforming use. The motion carried unanimously on a voice vote.

#04-083-415 Hamline University - Sign area variance for 2 signs (288 sq. ft. total) on new Klas Center and stadium. 1495 Taylor Ave., NE corner at Snelling. (Yang Zhang, 651/266-6659)

Commissioner Morton stated District 11 made no recommendation. One party spoke in support. No one spoke in opposition. The public hearing was closed. The Zoning Committee recommended approval on a vote of 6-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve the sign variance. The motion carried unanimously on a voice vote.

#04-083-531 Wilfrido Hernandez - Conditional Use Permit for outdoor food concession trailer. 940 Rice, between Litchfield and Front. (Yang Zhang, 651/266-6659)

Commissioner Morton stated District 6 made no recommendation. No one spoke in support. No one spoke in opposition. The public hearing was closed. The Zoning Committee's recommended approval with conditions on a vote of 6-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve with conditions the conditional use permit.

Commissioner Trevino asked if there was an ordinance that prohibits those types of businesses on sidewalks and Ms. Patricia James, PED, stated that if it is on the sidewalk they can get a mobile food cart license that limits their location, and she thought it was for a maximum of 21 days and then you have to move, and they can do that on the public right-of-way. She said if they are on private property then they have to comply with the zoning regulations.

Commissioner Kramer said that in the resolution we used the term sidewalk, he thinks it is really private property that is going to be used, a sidewalk that is on private property as opposed to the one that is in the public right-of-way.

The motion carried unanimously on a voice vote.

#04-083-530 Xcel (Island Station) - River Corridor Conditional Use Permit for a temporary dock in the inlet to the Mississippi River. 501 Shepard Rd., area of inlet to the Mississippi east of the Island Station power house. (Allen Lovejoy, 651/266-6576)

Commissioner Morton stated that District 9 took no position. No one spoke in support or opposition. The public hearing was closed. The Zoning Committee recommended approval on a vote of 7-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.

#04-083-827 Steven Basco - Rezone from RT-1 Two family Residential to RT-2 Townhouse Residential. 821 Conway, NE corner at Arcade. (Penny Simison, 651/266-6554)

Commissioner Morton stated District 4 made no recommendation. One person spoke in support. No one spoke in opposition. The public hearing was closed. The case was laid over indefinitely on a vote of 7-0.

#04-083-513 Illuminated Signs of St. Paul LLP - Reestablishment of a nonconforming use as a wholesale sign manufacturing shop. 571 Cypress St., NW corner at 4th St. (Penny Simison, 651/266-6554)

Commissioner Morton stated District 4 recommends approval. No one spoke in support. No one spoke in opposition, 1 letter was received in opposition. The public hearing was closed. The Zoning Committee recommended approval on a vote of 6-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve the reestablishment of a nonconforming use. The motion carried unanimously on a voice vote.

#04-073-175 Grand Sub Station, Inc. - Conditional Use Permit for a fast food restaurant. 2121 University Ave. W., between Transfer Rd. and Vandalia St. (Patricia James, 651/266-6639)

Commissioner Morton stated District 12 recommends approval provided that the applicant provides 15% landscaping on the Subway portion of the lot and that the City enforces the current requirements for the existing taxi repair business. No one spoke in support. No one spoke in opposition, 1 letter was received in opposition. The public hearing was closed. The Zoning Committee recommended approval with conditions on a vote of 6-0.

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve with conditions the conditional use permit.

Commissioner Zimmer Lonetti asked Commissioner Morton if the requirements included the district comments and Commissioner Morton stated they were addressed as part of the condition.

The motion carried unanimously on a voice vote.

04-054-501 University of St. Thomas - Conditional Use Permit for expansion of the campus boundary. Two blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues.

(Donna Drummond, 651/266-6556)

Commissioner Morton stated District 14 (Macalester Groveland Community Council) and District 13 (Merriam Park Community Council) recommended approval with conditions. 18 people spoke in support. 18 people spoke in opposition, 12 letters were received in opposition. The public hearing was closed. The Zoning Committee recommends approval with conditions on a vote of 7-0.

MOTION: *Commissioner Morton moved the Zoning Committee's recommendation to approve the permit, with amendments at the Zoning Committee to Condition #6, "St. Thomas shall agree not to purchase additional properties in residential areas within one mile of the campus, with the exception of a new residence for the president, for a period of at least 10 years after completion of construction of the two-block development area; and if property is bequeathed to St. Thomas, it shall dispose of the property and return it to a conforming use within two years. And #7, "For any enrollment growth increases resulting in total enrollment at the Saint Paul campus of more than 8,000 students, but less than 8,800 students, St. Thomas shall report to the Planning Commission on the status of its enrollment and plans to accommodate it. Total enrollment shall not exceed 8,800 students at the Saint Paul campus.*

Commissioner Faricy stated she made the motion related to Condition #6, regarding purchase of additional properties, and placed the limit on it to be 10 years after the completion of this expansion plan. She indicated she made the motion because this is one of the biggest and most extensive building projects that has ever been attempted in this particular neighborhood. Commissioner Faricy stated the neighborhood needs some kind of a rest in between building projects. She said St. Thomas has come a long way and done a good job in trying to pacify the neighborhood since it brought the first project before the Planning Commission, but she feels very strongly that the Commission should require this condition, and urged the Commission members to vote for it.

Commissioner Anfang stated he made the motion on Condition #7 as a way of managing the growth of the enrollment at the University, but said the last line that states "total enrollment shall not exceed 8,800 students at the Saint Paul campus" is not consistent with the motion he made. He explained that St. Thomas' permit right now has a cap of 10,000 students, and enrollment growth projections of the University out to 2013 indicate a total expected enrollment of 7,509. What he wants to do is to allow for monitored growth within that time period. If the University gets a significant increase in enrollment at some point, he doesn't want to have an enrollment cap at 8,000 students, but that when enrollment is somewhere between 8,000 and 10% more than that to 8,800, St. Thomas would have to come forth with its plan for accommodating the projected number of students it expects, up to the 10,000 student enrollment cap that was originally approved in the 1990 permit.

MOTION: *Commissioner Anfang moved to change the total enrollment to say shall not exceed 10,000 at the Saint Paul campus pending approval from the Planning Commission after further review. Commissioner Mardell seconded the motion.*

Commissioner Alton stated it shouldn't be a motion but is simply a correction of the motion that was made at the Zoning Committee meeting. Mr. Larry Soderholm agreed that it should be a

correction of the motion, but that the correct language should be drafted by Commissioners Anfang and Alton. Commissioner Anfang said it should read that “future enrollment at the Saint Paul campus shall not exceed 10,000 students.”

Commissioner Gordon questioned what would happen if St. Thomas’ total St. Paul campus enrollment went over 8,000 but was less than 8,800; and also what would happen if total enrollment went over 8,800 and but was less than 10,000. Commissioner Anfang stated St. Thomas would not be permitted to have an enrollment over 8,800 until it came to the Planning Commission and obtained approval to go to that 10,000 enrollment. If enrollment was expected to be between 8,000 and 8,800, it is not his intent to prohibit St. Thomas from accepting applications and limiting enrollment to 7,999, but to then have St. Thomas come to the Planning Commission to discuss how St. Thomas was planning to accommodate the additional students over 8,000.

Commissioner Alton stated that the last sentence of Condition #7 should be deleted and said it would also be appropriate to consider incorporating a sentence from the original Condition #7 in the staff report, perhaps as modified.

Commissioner Anfang stated that what his motion was attempting to do was to allow St. Thomas the flexibility to accept more than 8,000 students in a year, not cap it at 8,102 or anything like that, but to establish a range of enrollment that would then trigger further approval by the Commission for accepting enrollments of up to 10,000 students.

Commissioner Anfang stated Condition #7 should read, “For any increases in enrollment resulting in total enrollment at the Saint Paul campus of more than 8,000 students, but less than 8,800 students, St. Thomas shall report to the Planning Commission on the status of enrollment and plans to accommodate it and total enrollment shall not exceed 10,000 at the Saint Paul campus.

Commissioner Gordon questioned the role of the Planning Commission if St. Thomas goes over 8,000 students, asking if the Commission has the authority to impose further conditions related to parking, etc. as the enrollment goes further up. Commissioner Anfang stated, yes, there would be another opportunity for approval, which is his intent, and suggested the last sentence state total enrollment shall not exceed 10,000 students at the Saint Paul campus.

Mr. Soderholm stated the last sentence should say, “Upon approval of such enrollment plan submitted by the University of St. Thomas, approval by the Planning Commission or on appeal to the Saint Paul City Council, enrollment shall not exceed 10,000 students.” There should also be a sentence referring to the Planning Commissions intent not to change the existing cap of 10,000 students.

Ms. Donna Drummond stated that the discussion on changes would require changes in earlier conditions or portions of the Planning Commission Resolution. Ms. Drummond, at the question of Commissioner Dandrea, stated that in 1990 when the original permit was approved for St. Thomas there was not a condition that said that enrollment shall not exceed 10,000 students at the Saint Paul campus. Rather it was a commitment that St. Thomas made at the time and the Planning Commission resolution approving the permit said something like, “this permit is

approved with these commitments or this understanding of what St. Thomas has committed to do, which is not to exceed 10,000 enrollment at the Saint Paul campus.” So, Ms. Drummond stated it is not an actual condition of the 1990 permit, but it is a commitment St. Thomas made at the time, and was the understanding of the Planning Commission when it approved that permit.

Mr. Soderholm stated Condition #7 should read, “The University of St. Thomas has made a commitment not to have more than 10,000 students at the Saint Paul campus, but for any increase in enrollment resulting in a total enrollment at the Saint Paul campus of more than 8,000 students, but less than 8,800 students, St. Thomas shall report to the Planning Commission on the status of its enrollment and plans to accommodate it.” And the last sentence should read, “Upon approval of such plans by the Planning Commission or on appeals by the City Council, total enrollment shall not exceed 10,000 students at the Saint Paul campus.

AMENDED MOTION: *Commissioner Anfang said Condition #7 should read, “In accordance with the 1990 special condition use permit, enrollment at the Saint Paul campus shall not exceed 10,000 students. Upon such time enrollment exceeds 8,000 students, St. Thomas shall report to the Commission for additional review and conditions.” Commissioner Mardell seconded the motion. The amended motion carried unanimously on a voice vote.*

MOTION: *Commissioner Faricy moved to amend Condition #6 to read, “St. Thomas shall agree not to purchase additional properties in residential areas within one mile of the campus with the exception of a new residence for the President, during the time of construction and for a period of at least ten years after completion of construction of the two block development area. If property is bequeathed to St. Thomas, it shall dispose of the property and return it to its original use within two years. ” Commissioner Morton seconded the motion.*

Commissioner Kramer stated that Condition #6 talks about property that is bequeathed to St. Thomas, that it shall dispose of the property and return it to its original use within 2 years, and that it should say “most recent use”, not “original use”. Chair Johnson accepted that as a clarification.

Commissioner Lonetti asked if this, in effect, was really is a 20 year moratorium on what St. Thomas can or can’t do? Ms. Drummond stated that the proposed development would take place over a period of probably at least 10 years and so Phase 3 is projected to begin sometime after 2010. Commissioner Faricy stated that the motion that she made would mean that this moratorium would last until the completion of this expansion project. She stated this neighborhood needs a rest from all of the development.

Commissioner Anfang asked if there is an expiration on the two years if the property is disposed of? He suggested that the condition on disposing of property state that it should be returned to a “conforming use within two years.” Commissioner Faricy accepted the additional wording.

Commissioner Alton suggested a friendly amendment saying to delete the words, “and return it to a conforming use”. No action taken.

Commissioner Gordon called the question.

The motion that reads, "St. Thomas shall agree not to purchase additional properties in residential areas within one mile of the campus with the exception of a new residence for the president, during the time of construction and for a period of at least 10 years after completion of construction of the two block development area. If property is bequeathed to St. Thomas, it shall dispose of the property and return it to a conforming use within two years", passed on a vote of 18-1 (Porter).

Commissioner Alton stated that the initial agreement with St. Thomas to not acquire additional property for 10 years was a condition that St. Thomas voluntarily agreed to and he is not sure that the Commission has the legal ability to prohibit anybody from buying property anywhere or receiving it by gift or in a will. He also has an issue with the open-ended uncertainty of it, saying he doesn't think it is fair to the neighbors who are opposed to this project or the University of St. Thomas to state that a time period starts from an uncertain date and ends at an uncertain date, being completion of construction. Commissioner Alton stated that St. Thomas submitted a time frame very soon for Phase 1, and then a less certain time frame for starting Phase 2, and then a completely uncertain time frame for starting Phase 3. So it could take a significant amount of time and he thinks it would be best to have a starting date for the moratorium on acquisition of property to begin, and he thinks the appropriate time would be when the CUP is adopted.

AMENDED MOTION: *Commissioner Alton moved to amend Condition #6 to state that, "St. Thomas shall agree not to purchase additional properties in residential areas within one mile of the campus, with the exception of a new residence for the president, for a period of at least 10 years upon approval of the SCUP." Commissioner Mardell seconded the motion.*

Commissioner Gordon stated he would oppose that saying that is a very substantial change in the timeline which takes it down from 20 years to probably more like 10 years or even 5 years, and stated he thinks this neighborhood is entitled to more protection than the amendment would offer. Commissioner Alton stated his intention was to put it back to the original staff recommendation of 10 years, again saying that it was a condition that was agreed to by the University of St. Thomas.

Commissioner Faricy stated she completely opposes this because this is completely changing her motion and will be voting against this motion.

Commissioner Morton stated she will oppose this motion saying it is totally different from what was discussed at the Zoning Committee.

Commissioner Alexander said he supports the motion.

Commissioner Dandrea stated since the Commission is unclear on whether there is any legality to this and essentially this is the University of St. Thomas volunteering that its intent is to try to honor this, and since they can reapply any time in the future as Commissioner Kramer pointed out, he thinks that the Commission's only opportunity here is to make it clear to St. Thomas that we want to protect the neighborhood. He further stated there seems to be a consensus that since St. Thomas said construction would last for 10 years and you add 10 years to that, which seems

like a rest, you come up with 20 years. Commissioner Alton pointed out that a fixed date is more appropriate than an open-ended date, so he thought the 20-year option would be another option.

Commissioner Anfang stated he thinks it is reasonable and a good idea to set a time certain date. He said we have seen the University acquire properties and actually improve them and their presence is not detrimental to the neighborhood. He further stated that just because St. Thomas would acquire a property in a certain period of time does not necessarily mean that it somehow expands the campus or increases enrollment; it may not have anything to do with the operations of the University of St. Thomas outside of housing students.

Commissioner Kramer pointed out that the Commission passes conditions that don't have a time certain, for example a NCUP that expires when the current resident moves out, or various other conditions come into play, and that the Commission imposes conditions like that all the time, and so he doesn't think that is all that unusual. The 10-year time period for St. Thomas is relatively certain, saying St. Thomas would know that if it completes construction within three years then that is when the 10 years starts. Commissioner Kramer said St. Thomas has the ability to reapply at a later time if it needs to shave a year off or pick up some property that it might not otherwise have opportunity to do, and he thinks that the motion that was unanimously passed by the Zoning Committee provides more likelihood that the CUP is going to be passed than if we take this out.

Commissioner Gordon echoed Commissioner Kramer's remarks saying that Condition #7 had no date certain and we can deal with Condition #6 without imposing a date certain and #6 with the 10 year limit is more time certain than #7. He thinks that you can make a strong legal argument that in the context of a CUP it is lawful to impose a condition on acquiring property. This was a product of the Zoning Committee and the Commission shouldn't be changing the length of time. We shouldn't reduce the time period that was agreed on unanimously at the Zoning Committee. This motion should be rejected.

Commissioner Zimmer Lonetti asked if there was a way to compromise by splitting the difference of the time and asked Commissioner Alton to extend it to 12-15 years.

ROLL CALL VOTE: *The amended motion failed on a voice vote of 5-14.*

Commissioner Fotsch stated he has lived in this neighborhood for over 40 years and said he has lived on Selby Avenue across from what used to be the practice field of St. Thomas, then a parking lot, until two weeks ago. His son and family live there now. Commissioner Fotsch stated that in 1968 the neighborhood formed the Merriam Park Community Council and one of the things they were concerned about was the expansion of St. Thomas, having a number of battles over the years. They were concerned about the proposal for the first new dormitory and now St. Thomas has six dormitories. St. Thomas was going to keep the campus open to the community, but the neighbors are told now that it is private property. He stated the Commission doesn't have valid findings here, saying that he was at every hearing on this proposal and said he knows the facts that exist around this campus very well. Commissioner Fotsch said that the alleys are used now as a traffic relief for people to get onto the campus and said the traffic counts that were taken are on the streets and not the alleys. He is concerned

about the children in the alley with all the traffic. The south side of the neighborhood has been destroyed just like the north side of the neighborhood, and that is what has happened. Over 70% of the homes were owner-occupied and now they are less than 50% owner-occupied and that is a destruction because of all the rental houses that are there. Commissioner Fotsch stated that it is not true that the Finding of Fact on Page 2 in the 2nd paragraph, that the Board of Trustees approved one project identified in the campus plan studies report, which is a new student residence hall and underground parking ramp, on the north campus near Selby and Finn. The City is currently reviewing site plan and building permit applications for this project, which is scheduled to begin construction in May 2004. Commissioner Fotsch said May 2004 has passed and that wasn't a true statement, something has now happened. He asked Ms. Drummond if the permits have been issued and a site plan reviewed. Ms. Drummond stated she believes the permits have been issued and construction has started, and site plan review approval is required before the permits can be issued. Ms. Drummond said the site plan review has not been challenged by anyone. Commissioner Fotsch stated there was an agreement that was made 15 years ago when St. Thomas expanded the parking lot there, that there would be a berm and evergreen trees planted. He said those evergreen trees were about 8-10 feet tall when planted and finally reached the height where they sheltered all of the parking, and about a week ago all of those trees were removed, and the whole area now is just dirt. Ms. Drummond stated that when the project is completed there will be another planting of similar screening about 5-6 feet tall, not as tall as the ones that have been removed, but there will be a screen reestablished there to hide the parking lot. The parking lot will be quite a bit reduced and it will be replaced by the new dorm building with parking underneath, and there will be a small surface parking lot between the building and Selby. Commissioner Fotsch stated that the point is that this construction is a major impact, and what is stated here is to just come in and tear up everything and there isn't any attempt to reduce the amount of dust, dirt, or anything else that comes in. When St. Thomas filled that site in 15 years ago it had 100 trucks come in with fill. Can you imagine 100 trucks coming by your house to fill that in? This is the type of impact this project will have on the entire community, and when you are talking about construction, it goes on forever. Commissioner Fotsch talked about Finding #10 where St. Thomas admits it won't meet the setback requirements, but that the buildings would be lined up with the other houses, that makes a difference. He said why do you think we have a 50 ft. setback allowance for a house as opposed to a massive structure 4-5 stories high, well there's a reason for it and that is because you don't want that intrusion on the neighborhood. To say this isn't going to be a major intrusion on the neighborhood, well it's because we are lining it up with the houses, well that's the difference because we have different size buildings there. Page 7 states that entrances and exits for the parking garages would off Finn between Summit & Grand. As the garage is open St. Thomas would agree to a city ban on parking on Finn to allow for easier access and better sight lines for motorists and pedestrians. This would also keep people that live there off the streets. Commissioner Fotsch stated that Selby Avenue was the first street in the City of Saint Paul that had 24 hour permit parking seven days a week, so they have to pay to buy a permit from the City and anytime they had guests they had to buy guest passes. The one time he parked on the street a student hit his car and since then he has cemented his entire back yard so he can park his car. And they are going to add 142 more cars in the neighborhood which is another major impact. On page 10, he took issue with the statement that it is St. Thomas' belief that the Summit project will benefit not only St. Thomas but the immediate neighborhood and said that is a false statement. Also, page 10, St. Thomas works actively to reduce parking, party house, and noise problems by collaborating on solutions. We are now encouraging more people

in the neighborhood who want to drink; what kind of an impact is that going to be on the neighborhood? That is not a true finding of fact.

Commissioner Fotsch stated that with regard to just general comments in all of this, what we find here is that the resolution totally ignores all of the testimony. We don't have any findings in here, a little allusion here and there to comments that were made from people in the neighborhood who observed things, but basically nothing in there with regard to all of the testimony; all of the evidence we got is disregarded except for what St. Thomas has said.

He referred to Page 15, Summit Avenue Pedestrian Impact. Commissioner Fotsch stated he was the only one who voted against accepting the EAW, because he says it is totally fiction and most of this that is written is fiction as far as these findings of fact are concerned. On a typical day when classes are in session, you can't get down Summit Avenue, which is supposed to be a major artery in our city. Page 18, Quality of Life Impacts - Commissioner Fotsch said if he has his window open, he has to sleep with ear plugs. There was an argument about the noise from a crusher, and he stated he would rather have a thousand crushers across the street than St. Thomas College dormitories, with their stereos and everything blasting out the windows and nothing is done about it. Bottom of page 18, Off-Campus Partying - The report states it is difficult to monitor the noise from parties because by nature it is short lived. Commissioner Fotsch stated it lasts until 3:00-4:00 a.m. Page 19, Property Tax Impact - Commissioner Fotsch said the city is only going to lose \$22,000 in annual property tax revenue. What is the impact of the additional fire and police protection that is going to be required by adding all of these different places. How many times are 5-6 fire vehicles called in the middle of the night because of false reports of fire. How much does it cost to send all of those vehicles. What kind of additional impact is that going to be by adding more dormitories on the campus?

Commissioner Fotsch stated we need to go back to the drawing boards. One of the things that was reported was that the Macalester-Groveland and Merriam Park Community Councils recommend approval of this project, but if you look at these two recommendations, the conditions that the community councils say are subject to their approval are not included. For example, they talk about a 20 year moratorium not 10 years. They talk about creating a fund or enforcing these rules that the Planning Commission is imposing; nothing is in the resolution about creating a fund. This debate about whether we can require St. Thomas to do different things, of course we can. Of course we can enforce the requirements of people to do things if we are going to give them a special permit to do it when it's not permitted by ordinances. Of course we can put these limitations on, so why don't we do that?

MOTION: Commissioner Fotsch moved to postpone this indefinitely. Commissioner Alexander seconded the motion.

Commissioner Fotsch stated the reason he is making the motion is that there is litigation that is taking place between SARPA and the City. The City is spending a tremendous amount of money on this already in litigation. Simply going forward with this decision and saying it is out of our hands, all it does is create more litigation. He thinks the litigation is going to say the Planning Commission did not make correct findings, that we disregarded all kinds of facts, we didn't refer to that, and for that reason if we postpone it we can get this thing resolved, get it worked out, so we don't have any problems in the future.

Mr. Larry Soderholm stated that the staff recommends against a layover of this case, because of the time clock set by state law. The City has 60 days and can extend it to 120 days which it has already done, and the University has voluntarily offered an additional extension sufficient for the Planning Commission to act and an appeal to go on to the City Council. If that appeal is decided expeditiously by the Council, by the second week in August, it will be within this time frame. If we run the clock beyond that, the University's application as submitted, automatically becomes approved by state law. For that reason the staff believes that however the Planning Commission wants to decide this issue, the Commission should go ahead and decide and move it on to the City Council. If it is appealed, this will make sure that the City Council has a chance to have a deliberative decision as opposed to an automatic one under state law.

Motion failed on a voice vote of 1-18 (Alexander, Alton, Anfang, Coletta, Dandrea, Donnelly-Cohen, Faricy, Gordon, Johnson, Kong, Kramer, Zimmer Lonetti, Lu, Mardell, McCall, Morton, Porter, Trevino).

MOTION: *Commissioner Fotsch moved Conditions 1-7 on page 22, be amended to incorporate the provisions of the resolution of Merriam Park Community Council of May 12th which are: 1) Cap the enrollment at 8,000 students at the St. Paul Campus; 2) Comply with all requirements of environmental and historic preservation laws and statutes, specifically including the preparation of an Environmental Impact Statement for the proposed expansion; 3) That UST must participate, at least at the Vice President level, in an advisory council of neighborhood interest. The composition of the advisory council would include UST, MAC-Grove Community Council, Merriam Park Community Council, Summit Avenue Residential Preservation Association (SARPA) and Neighbors United, and UST students. The scope would include all issues affecting local permanent residents, including, but not limited to, student parking, UST construction, including the building of parking lots, athletic fields, student housing (both on and off campus), and quality of life issues affecting permanent residents (for example party houses). This group would meet at least quarterly with reports sent to the Saint Paul City Planning Commission and the Saint Paul City Council; and 4) Set up and provide for a fund dedicated to lessening the adverse effects of the UST's presence in the neighborhood. The fund would pay for support of a park and ride system for student commuting, enforcing the permit parking system, enforcing traffic speed laws, and assist in funding the ZAP program; and the recommendations of the Macalester-Groveland Community Council of May 21st listing the community council's criteria that the St. Thomas proposal does not meet, which are: #2) The University's student enrollment, as presently calculated, shall not exceed 8,000 (part time and full time graduate, undergraduate and audit) students on its Saint Paul campus for the next 20 years from the date the CUP revision takes effect; #6) The University must agree that within two years it will sell 50 and 54 South Cretin Avenue. The University shall further agree that it shall not acquire any properties within 1 mile of the campus boundary for a period of 20 years from the date the CUP revision takes effect. If the University is gifted or bequeathed any properties in this area, it shall agree to sell any such properties within two years. (The University wishes to own the President's house nearby the campus on Summit Avenue. Further, the University would only agree to not acquire property within 1 mile of the campus boundary for only 10 years, not for 20 years as the criterion stipulates.); #11) The existing houses facing Summit Avenue on the West Block shall not be demolished nor have their facades significantly altered. (Of the eleven houses on Summit Avenue on the West Block, the University would like to demolish seven, leaving four*

houses.); #12) The Traditional and South Campuses are the only appropriate places for all parking lots, ramps, or garages of more than 250 parking spaces per lot, ramp, or garage. (The University states that it would like to build a 340 space ramp under the East Block.); #13) All new construction on the south side of Summit Avenue between Cleveland and Cretin Avenues shall be set back a minimum of 60 feet from the right-of-way line. (The University plans a “stepped” design for the academic buildings on the East Block. The first floor would be set back 42 feet, second floor would be set back 85 feet, and third floor would be set back 100 feet.); and #14) Residential buildings facing Grand Avenue located on the East Block and West Block shall not contain not more than 100 housing units nor house more than 200 residents. (The University would like to construct 141 units, which would house 430 students on Grand Avenue. There would be quads with a mixture of double units on Grand.).

Commissioner Fotsch stated these are the additional conditions that these two organizations requested that we pass.

The motion failed for lack of a second.

Commissioner Alton stated Commissioner Fotsch spoke very eloquently about conditions that exist in the area and the Zoning Committee members did hear over a period of several hours lots of testimony from persons both pro and against at the public hearing. Those comments by both those in favor and opposed did, for the most part, provide to the Zoning Committee good facts upon which to base its decision. At the end of the public hearing the Committee concluded that the staff report that is very thorough and has been very well written did accurately reflect the Committee’s belief that the findings are supported by the record.

Commissioner Dandrea asked about one of the sub-points that was in Merriam Park’s recommendation, about establishing a fund, and stated that existing regulations should be enforced and that maybe there should be a fund for the University for added enforcement to protect the neighborhood. A comment from the Planning Commission to the Mayor’s Office and the City Council that enforcement and protection of the residents within the existing regulations will be critical to the success of being good neighbors.

Commissioner Kramer stated that Commissioner Dandrea’s comments might be appropriate to be incorporated into a WHEREAS portion of the resolution.

Commissioner Gordon encouraged the Commission to not go there, because he said when you are talking about a fund supplied by St. Thomas, it raises a number of issues including the ability of the Planning Commission to tax the University of St. Thomas or the City to levee a special tax on St. Thomas and he said he didn’t know if we could do that. He said all of the issues are covered by existing law enforcement and city agencies and they can be called on to enforce any violations that may come up.

Commissioner Anfang agreed that perhaps a statement of enforcement needs to be added but to suggest that St. Thomas is somehow responsible for all activities of college-age adults in the City of Saint Paul is ridiculous and should Highland Park and Summit Hill also be included in such a group because there are students that share houses there with University of Minnesota and St. Thomas students. This isn’t St. Thomas’ problem - yes, their students are contributing to it, but

the City needs to enforce the laws we have on the books.

Commissioner Trevino said her understanding is that for every homeowner, property owner, or St. Thomas, there are laws on the books that apply to any place that has too many police calls or whatever, and then it is put on record and they are either fined or their license is taken away and she thinks that again it goes back to enforcement. It seems to her that this conversation came up a long time ago when we talked about enforcing the laws and applying fines against property owners, so she thinks the burden of responsibility lies on the particular homeowners, property owners, or business owners, and that somehow they have to be encouraged that they are responsible.

Commissioner Zimmer Lonetti stated that she thinks the WHEREAS including Commissioner Dandrea's language which would be encouraging the proper enforcement of laws is important and she would support the amendment. Commissioner Kramer stated we should have a general statement encouraging the City Council to work cooperatively with St. Thomas and other universities and community organizations to develop a mechanism to achieve enforcement of complaints related to this. Commissioner Zimmer Lonetti added that this should be in a timely fashion.

Commissioner Fotsch stated that this might be a separate resolution and suggested that they vote on the current motion.

The main motion on the recommendation of the Zoning Committee to approve the CUP permit for the University of St. Thomas with amendments and modifications that have been made previously passed on a vote of 15-3 (Fotsch, McCall, Coletta).

Chair Morton announced the agenda for the Zoning Committee meeting on June 10, 2004.

#04-092-784 Ryan Companies and North American Partners - Site Plan approval for Blocks 5 and 6 of Upper Landing development, removing condition requiring that the interior courtyards for the apartment buildings be open to the public during daytime hours. 360 Spring Street. (Tom Beach, 651/266-9086)

#04-093-165 Michlitsch Builders, Inc. - Rezoning from B2 Community Business and VP Parking to TN2 Traditional Neighborhood for residential or mixed use development. 800 and 806 East Third Street, SE corner at Maple. (Patricia James, 651/266-6639)

V. Comprehensive Planning Committee

Commissioner Donnelly-Cohen stated they had an excellent presentation about walking, biking, and the myth of free parking, at their meeting on Tuesday, May 25, 2004. There are no future meetings scheduled at this time.

VI. Neighborhood and Current Planning Committee

Commissioner McCall stated that last week the Neighborhood & Current Planning Committee held two public information meetings. On May 27th they met on the Bridges of Saint Paul

Alternative Urban Areawide Review, which was presented to the neighborhood. The meeting was well attended and the AUAR was generally well received by area residents and businesses. On June 2nd they held a public information meeting on the Koch Mobil EAW. There were concerns about pollution mitigation and about additional traffic that the project might bring in. Commissioner McCall stated the next meeting will be June 23rd.

VII. Communications Committee

Commissioner Trevino stated she has nothing to report but will be setting up a meeting in the next couple of weeks.

VIII. Task Force Reports

Commissioner Alton reported on the Rice Street Task Force. It's first meeting will be held June 15th, at 5:00 p.m., at the Rice Street Library.

Commissioner Kramer stated the final meeting of the Phalen Corridor Middle Section Task Force will be on June 15th, at the Police East Team.

IX. Old Business

None.

X. New Business

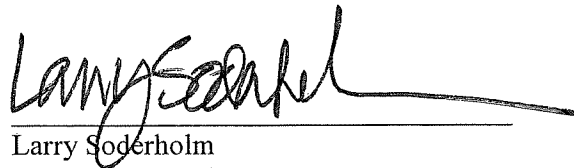
None.

XI. Adjournment

Meeting adjourned at 10:55 a.m.

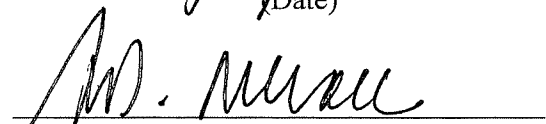
Recorded and prepared by
Mary Bruton, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Larry Soderholm
Planning Administrator

Approved July 16, 2004
(Date)



Sue McCall
Secretary of the Planning Commission

MINUTES OF THE ZONING COMMITTEE
Thursday, May 27, 2004 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Alton, Anfang, Donnelly-Cohen, Faricy, Kramer, Mejia, and Morton

ABSENT: Gordon

STAFF: Donna Drummond, Carol Martineau (Mary Bruton), and Peter Warner

The meeting was chaired by Commissioner Morton.

University of St. Thomas - 04-054-501 - Conditional Use Permit for expansion of campus boundary. Two blocks bounded by Summit, Cleveland, Grand, and Cretin.

Donna Drummond presented the staff report with a recommendation of approval with conditions for the Conditional Use Permit. Ms. Drummond stated that both the Macalester-Groveland and the Merriam Park District Councils recommended approval with different conditions from each community council that were submitted in writing. Nine letters were received in opposition.

Chair Morton read rules of procedure for the public hearing.

The applicant's representative, Doug Hennes, Vice-President for University and Government Relations at the University of St. Thomas, stated this proposal has been in the works for 2 decades. In 1985, the College Zoning Study, conducted by the Planning Commission, identified the two blocks in question as an appropriate area for future expansion. In 1990, an amendment to the City's Land Use Plan also identified the two blocks not already in the campus as an appropriate area for future expansion of the campus. That amendment was carried forward into the new Land Use Plan that was adopted by the City in February, 2002. Mr. Hennes stated that the existing SCUP first approved in 1990 has similar language. As St. Thomas moved through the 1990s it continued to acquire property that became available in the two-block area and finally determined in 1999 that it needed to begin to redevelop the site. Mr. Hennes said St. Thomas has always had three primary goals for redevelopment of these two blocks, which are: 1) to provide better academic facilities, especially for the business education programs, saying it is not feasible to renovate or expand Christ Child Hall or the existing business building, McNealy Hall, and that there are no other feasible sites on the main or south campus for a new business building; 2) to provide more on-campus student housing, with a goal of increasing the number of undergraduate students living on campus from 40% today to 60%, partly as a result of the new housing on the two-block site; and 3) to provide more parking. Mr. Hennes said St. Thomas held its first meeting with the Macalester-Groveland Community Council in October, 1999, and since then St. Thomas has participated literally in dozens of meetings with the Macalester-Groveland Council, the Merriam Park Community Council, and a special task force. St. Thomas was involved in an eight-month mediation session and went through two Environmental Assessment Worksheets. Mr. Hennes stated St. Thomas developed four plans for the two-block site, changing them each time to meet as many neighborhood concerns as possible, and St. Thomas also prepared a Campus Plan studies report examining long-term possibilities for developing the rest of the campus. The current Summit site plan is St. Thomas' best plan in every sense of the word. It reflects St. Thomas' needs, it's superior to preceding plans because of neighborhood input, and it's a plan that enjoys broad support in the St. Thomas community, from the neighborhood at-large, and even from many nearby residents. The plan has not met with everyone's approval, but that's not for lack of trying. The Boards of Macalester-Groveland and Merriam Park Community Councils earlier this month voted to support this project with conditions and while they cannot agree to each and every condition, he pointed out that St. Thomas has met the majority of them. St. Thomas fully agrees with eight of the primary criteria approved by the Macalester-Groveland Community Council, agrees partially with three, and disagrees with four. St. Thomas agrees with two of the conditions approved by the Merriam Park Community Council and disagrees with two. St. Thomas also agrees with the majority of the recommendations from the Zoning Committee staff

report, including the recommended conditions for the conditional use permit. These include the 20 mitigation measures suggested in the EAW and the agreement not to acquire additional property within one mile of the campus, except for the residence for the president, for a period of at least 10 years. St. Thomas' only disagreement with the staff report involves the enrollment cap. The existing SCUP calls for an enrollment cap of 10,000 students. The staff recommendation suggests an enrollment cap of 8,000 students based on St. Thomas' projection that its enrollment will grow to 7,900 over the next 20 years. St. Thomas prefers to stay with the 10,000 cap for several reasons: 1) the cap has worked well since it was instituted in 1990, with the Saint Paul campus enrollment reaching a peak of 8,700 in 1992, then hovering around 8,000 until 1998, dropping to 7,500 just 2 years ago, and again dropping slightly under 7,000 last fall; 2) St. Thomas had developed its plans with the 10,000 cap in mind, including the establishment and the growth of the Minneapolis campus where St. Thomas will break ground next month for the fifth building on the Minneapolis campus, which this fall will be home to more than 3,500 students and 400 employees; and 3) enrollment predictions are very difficult to make, especially when looking beyond five years. Enrollment can easily fluctuate by 5% - 10% over a short period of time depending on the economy and the demand for the University's programs. Thus, St. Thomas respectfully asks the Committee to recommend that the enrollment cap for the Saint Paul campus be maintained at 10,000.

Commissioner Faricy asked Mr. Hennes if St. Thomas has 8,000 students, how much staff would be required. Mr. Hennes stated they have the equivalent of 1,000 full-time employees in Saint Paul. Commissioner Faricy stated that if the enrollment reaches 10,000 students, and then adding on the necessary staff for that number of students, that it results in too many people in a confined area and that she objects strongly to maintaining the cap at 10,000 students. She thinks St. Thomas should be required to have a 8,000 enrollment cap for the 10 year period. Commissioner Faricy also said she hoped that St. Thomas could implement the pedestrian management plan that has been worked on for about 3 years and try to get that constructed immediately as there are masses of students all over. Mr. Hennes said St. Thomas was advised to get approval for the first phase of the Summit Ave. project, particularly from the Heritage Preservation Commission, before it tackled the pedestrian management issues. St. Thomas hopes to take the plan to the HPC this fall or winter and implement it in the summer of 2005. Mr. Hennes said St. Thomas could possibly get some help from the campus police with crossing on the west block in the interim. Commissioner Faricy then referred to Condition #6 which states that St. Thomas has agreed not to purchase additional properties in the neighborhood and asked what St. Thomas would do if property is bequeathed to it. Mr. Hennes said St. Thomas would dispose of the property within a two-year period depending on market conditions, with the exception for a new residence for the president.

The following people spoke in support.

1. William S. Reiling, 2116 Lower Saint Dennis Road, Saint Paul, MN 55116. Mr. Reiling stated he has lived in the city of Saint Paul since 1957. He said he spent 40 years as a commercial real estate services person, owns Towle Real Estate in Minneapolis, and always worked in downtown Minneapolis while in the real estate business until 1995, while living in Saint Paul. He stated he is a long-time trustee of the University of St. Thomas. He said Saint Paul has 12-14 post-secondary educational institutions supporting its neighborhoods, unlike Minneapolis, which has very difficult times in north Minneapolis, where he owns a bank, and in south Minneapolis. It is the post-secondary educational institutions that support the neighborhoods. These institutions are the best in sustaining working neighborhoods, saying their employment is long-term and well-paid. These institutions reach out to the neighborhoods, they are not self-contained, and they are very attractive. The cities, counties, and state spend a lot of effort attracting new employers of lesser significance. We tend to take for granted our long-term successful institutions. He stated he has advised several mayors of the City of Saint Paul that they should have one person on their economic staff that tracks every post-secondary institution, knows their goals, knows their aspirations, and works with them. These institutions are the support of this city and everyone should be proud of it. St. Thomas, as mentioned previously, has continually added on-site parking places and has maintained its property to a very high standard. St. Thomas has

been talking about this two-block project for many years. St. Thomas works hard to serve the urban community with scholarships, with professors, with physical facilities, and it takes a lot of effort on its part. Therefore, the request by the University of St. Thomas is reasonable, it is sensitive, and it should be supported for the good of the city as well as the good of the neighborhoods.

2. John Labosky, 2490 Wells Fargo Place, Saint Paul, MN. Mr. Labosky stated he is the president and CEO of the Capital City Partnership in Saint Paul and stated he is here today to add his organization's support to the St. Thomas expansion plan. He said that Capital City Partnership's mission is to promote the growth and development of downtown Saint Paul, saying the Partnership has 50 CEO's of large companies on its Board of Directors who are dedicated to helping form public/private partnerships that help plan, develop, promote, and market the city. The Partnership strongly supports business, higher education, and governmental partnerships as part of a balanced economic development program for our city and our region. Because of that Mr. Labosky stated the Partnership commissioned an economic study of Saint Paul's higher education institutions. The study, completed in June of 2003, said there are 23 colleges in the Saint Paul area and 12 of them are within the Saint Paul city limits. These universities enroll 65,000 students, employ 11,000 people, and generate 10,000 additional jobs as spin-offs from the operations of the campuses. These institutions spend more than \$900 million dollars per year and they have an economic impact in the Twin Cities of over \$1.3 billion dollars. Sixty percent of that, or over \$800 million, comes from colleges within the City of Saint Paul's boundaries. Capital spending activity of higher-education institutions totaled over \$200 million dollars in terms of new construction in the 2002 calendar year. Federal and state grants are coming in to these institutions and to our area at the rate of about \$140 million dollars per year. Out-of-state students who attend higher education institutions in the Saint Paul area bring \$65 million dollars worth of spending to our Twin Cities economy. But Mr. Labosky thinks the greatest economic contribution that the University of St. Thomas and others make is the enhancement of our workforce in terms of educating and training future workers and that is a great strategic advantage for Saint Paul. Saint Thomas is the largest private university in Minnesota and he stated that this year St. Thomas graduated 1,800 students, 800 of those with bachelors degrees, and 1,000 with graduate degrees. He said that 3 out of 4 of the undergraduates will stay here, will have good jobs, will buy homes, and contribute to Saint Paul. Virtually all of the 1,000 graduate students already live here and will continue to add to the quality-of-life of our community. The reason that Capital City Partnership is here and showing its support is for a number of reasons: 1) preserving and enhancing the University of St. Thomas as one of Saint Paul's most valued institutions is critically important; 2) the Partnership feels that the University has done an excellent job enhancing property values of the surrounding neighborhoods; and 3) St. Thomas is helping to educate and train the workforce for the future. Mr. Labosky said people are coming here for diplomas and are staying for life and contributing to our city tremendously. The Partnership feels the plans that St. Thomas has proposed are a very balanced, reasonable, rational expansion of this institution, and the Partnership strongly supports and recommends that the Commission support St. Thomas' expansion plans.
3. Glen McCluskey, 2016 Marshall Avenue, Saint Paul, MN. Mr. McCluskey stated he is a board member of the Merriam Park Community Council, lives one block east of Cleveland, and is fully immersed in the off-campus St. Thomas housing experience. Mr. McCluskey stated he is speaking for the Merriam Park Community Council and that the Council does support the conditional use permit with some conditions. The Community Council hosted numerous meetings over the past several years regarding this application for campus expansion. The Community Council reviewed the position it took in August of 2001, compared it to the current proposal, and found there had been some significant progress by St. Thomas in reaching the Community Council's goals. Mr. McCluskey stated that two specific areas remain of concern and they are the proposed enrollment cap and increased parking and traffic problems. Therefore on May 12th the Merriam Park Community Council passed a motion of support for the University of St. Thomas CUP application with the following conditions:
 - cap enrollment at 8,000 students at the Saint Paul Campus;

- prepare and fully comply with all requirements of environmental and historic preservation laws and statutes, specifically including the preparation of an EIS for the proposed expansion;
- require St. Thomas to participate, at least at the Vice President level, in an advisory council of neighborhood interests which would be composed of the University of St. Thomas, Macalester-Groveland Community Council, Merriam Park Community Council, Summit Avenue Residential Preservation Association (SARPA), Neighbors United, and UST students. The scope would include all issues affecting local permanent residents, including, student parking, UST construction (including building of parking lots, athletic fields, student housing, etc.); and the advisory council would send quarterly reports to the Planning Commission and the City Council;
- and set up a fund dedicated to lessening the adverse impacts of St. Thomas' presence in the neighborhood. The fund would pay for support of a park and ride system for student commuting, enforcement of the current permit parking system, enforcement of current traffic speed laws, and assist in funding of the ZAP program. Mr. McCluskey thanked the University of St. Thomas for their willingness to participate in the community process and hopes that the Planning Commission will approve a CUP that has these conditions.

Commissioner Anfang asked about the fund they wanted St. Thomas to set up and asked if the thousands of hours that the students of St. Thomas volunteer in the community could be applied to this fund. Mr. McCluskey said he couldn't speak for the council but would certainly be happy to consider that.

Commissioner Alton questioned the second condition, asking if the Community Council was requesting that an EIS be done. Mr. McCluskey said yes, as an EIS is more comprehensive than an EAW and it would be done more currently and timely to today.

Chair Morton stated the EAW or an EIS is not being discussed today and that the only thing before the Zoning Committee for its consideration is the conditional use permit to allow for a campus boundary expansion.

Commissioner Alton asked if the Community Council opposes the application unless these four conditions are included. Mr. McCluskey stated the Community Council supports it because St. Thomas has come a long way from where it was before, and it participated in the community process. The Community Council had these two main concerns and in order to pass a motion in support the Council added these particular conditions and that is the Community Council's position. The only way the Community Council could support it was to bring these conditions to the Planning Commission's attention.

4. Joe LeBlanc, 259 St. Anne's Parkway, Hudson, WI. Mr. LeBlanc stated he is a recent graduate of the University of St. Thomas and is here to speak today about how St. Thomas is desperately in need of this expansion to maintain the level of education it offers. Graduating from the University of St. Thomas in business he spent many hours in McNeely Hall and the standards of this building are very below average compared to most major universities. He stated the building only has 14 classrooms for over 2,000 business majors and St. Thomas cannot even house half of them in that location. There is no technology in any of the classrooms and if instructors want to include technology in any of the classes they have to move the students around to other parts of the campus, which is very hard to do. Currently on the campus there are over five locations the business faculty are housed at, which makes it very challenging for students to find their professors and meet with them. It also makes it hard for the professors to interact together, to exchange ideas and grow. With the new business education building St. Thomas would be able to house all the faculty in one location, making it easier for students to interact with their professors and would also allow professors to use technology in their lectures. This would allow St. Thomas to continue competing and acquiring the highest quality students, as they do now. Without this expansion, McNeely Hall will continue to be a drain on the University, as it doesn't

have handicapped accessibility, and no restroom on the third floor for women. Mr. LeBlanc stated St. Thomas definitely needs this expansion to be approved.

5. Barbara Shank, 425 Mt. Curve Blvd, Saint Paul, MN. Ms. Shank stated her family has lived in the Macalester-Groveland area for 38 years, the last four years at 425 Mt. Curve Blvd. She is a graduate of Macalester College and now is the Dean of Social Work at the College of St. Catherine and the University of St. Thomas. Ms. Shank listed three areas she talked about:
 - What parents say about why they send their children to St. Thomas: Parents say they send their children there because of the quality of the academic programs; the urban environment of the campus, which is in a neighborhood within the city with easy access to cultural, social, employment, internship, and other opportunities; that the campus is located in a safe residential environment where residents watch out for the students; and finally, that the beauty of the campus and the surrounding area is a plus, because St. Thomas constructs buildings that look permanent and fit into the neighborhood, and the neighbors take pride in their environment, which makes the parents more comfortable leaving their son or daughter there.
 - What new faculty say about moving into the neighborhood: Ms. Shank said she has hired over 40 full-time faculty and staff and scores of part-time faculty. She stated that new faculty consistently report that they want to live close to the university campus but they can't afford it. Property values in the Macalester-Groveland and Highland areas are prohibitive for single families or new families with young children. She couldn't move her family with two full-time professional salaries because they can't afford it. Property values don't appear to be eroding due to campus development; they have increased substantially.
 - From a faculty perspective, what St. Thomas is trying to achieve through the Summit Avenue Project: Ms. Shank stated that the School of Social Work and other academic units desperately need additional teaching space. The students want and need more campus housing and they all need additional parking. They want to transition students back to the campus; they want to get student, faculty, and staff cars off the street and into campus parking. They need to remove the inadequate Christ Child Building and build an updated technologically-appropriate facility for the faculty and students they serve. As a member of the College of St. Catherine and the University of St. Thomas communities, as well as the neighborhood, she expects/demands that campus development reflect the values of the neighborhood and preserve the integrity and the beauty of the surrounding residential area. Ms. Shank believes that the proposed changes will enhance the campus and the neighborhood and will help St. Thomas meet its goals of strengthening students educational experience and allowing most students to live on-campus.

Commissioner Anfang asked if the campus could accommodate 10,000 students and Ms. Shank stated it could but she didn't think they would get there and said that as part of the planning and looking at the 20 year enrollment projections she didn't see St. Thomas moving above the 8,000 enrollment figure.

6. Amy Sturdevant, 11112 Hillsboro Avenue, Champlin, MN. Ms. Sturdevant stated she just finished her freshman year at St. Thomas. In that year she stated she wanted to get involved and started attending many meetings with the residents of Merriam Park. She said that a common complaint to the University of St. Thomas is about students who live off-campus in the neighborhood. People were worried that students would ruin the established character of the neighborhood, and they were worried about the noise and other clashes between college students and families. Based on these complaints this expansion would benefit everyone by providing apartment-style housing for students, which would allow them the independence they seek when they move off-campus. This would keep them on-campus instead of sprawling out into the neighborhoods. Ms. Sturdevant sees no down-side to this project. Neighbors get their community back and students are able to reap the benefit of living on-campus. Currently 40% of students live on-campus, and with the proposed expansion approximately 60% would live in university housing. This translates roughly to about 1,500 students living on campus versus elsewhere. This expansion has been debated for years and with the revisions to the Summit Avenue

project, St. Thomas has taken the concerns and complaints of its neighbors and created a plan that allows for more housing that also meets their needs. Both parties benefit here and therefore she urges the Committee to vote in favor of expanding the boundaries.

Commissioner Faricy asked if the majority of students who live on-campus for a year want to stay on-campus for the full four years or if they then want to move off-campus. Ms. Sturdevant said that some students enjoy that atmosphere, but stated she will be staying on-campus next year. Other students crave more independence. She stated that a lot of students have taken the option of the Morrison Hall apartments, which is an apartment-style building on-campus with only area directors instead of residence hall advisors. This provides students with less supervision, and they have a closed-off private bedroom, more bathrooms, a private living space, and kitchens in various areas around the building. St. Thomas is also building the new Selby/Finn Residence Hall on the north campus, which would create more apartment-style housing. There is a demand for independence, as students want to be able to live on their own while they are at college and get that experience before they take another leap into the real world.

7. Ellen Watters, 401 N. Robert Street, Saint Paul, MN. Ms. Watters is Senior Vice-President for Economic Development for the Saint Paul Area Chamber of Commerce. Ms. Watters stated the Chamber represents over 2,200 businesses in Saint Paul and the east metro area. She said the Chamber enthusiastically supports the University of St. Thomas application to expand its campus boundaries because this has everything to do with our community's ability to be competitive in a global economy. She is a Saint Paul resident, employee, taxpayer, and also is a graduate of a Saint Paul college. Ms. Watters stated she is an example of why retaining and allowing these institutions to be viable and welcomed in our community is so important because after coming here to go to college, she stayed and has deep roots in the community, and is contributing to the overall economic well-being of our community. That is the type of experience that St. Thomas provides for numbers of people and those are the people that are the managers and owners of businesses throughout our area. They are building businesses and creating jobs. St. Thomas' renowned entrepreneurship programs are a case in point where St. Thomas is actually creating jobs and building Saint Paul's tax base. She stated the Chamber believes this is critical to the economy and said Minnesota has one of the highest productivity rates in the country when it comes to our workforce, and Minnesota also has some of the highest education levels in the country. Increasingly those are what will fuel the knowledge economy. Ms. Watters said the City needs to accommodate additional students, additional jobs, and additional economic activity at the St. Thomas campus in Saint Paul, which is really what the issue is today. As a citizen of Saint Paul and someone who has spent many years at her local district planning council, she believes there has been a very thorough and very fair process of compromise over the last several years. She believes that we are at the proper point for the Committee to take decisive and positive action on this.
8. Dr. Barbara Gorski, 2142 Lincoln Avenue, Saint Paul, MN. Dr. Gorski stated she is and has been a business professor at the University of St. Thomas for 14 years and a resident in Macalester-Groveland about a block and a half from campus. She stated she wanted to share a perspective about the University that is at times forgotten and that she has the privilege of seeing daily. She stated that she is one of four directors of a community partnership program that provides opportunities for students to partner with communities. Dr. Gorski said that all of the students are required to serve their communities in a non-profit capacity for 40 hours. That means that her students alone provide 32,000 hours a year of service to our communities. When she combines the efforts of her students with all the other individuals on campus, including faculty, staff counselors, tutors in the schools, and campus ministry programs, they provide over 112,000 hours a year of service free to our communities. If these hours were converted to a minimum wage, it would equal over 3/4 of a million dollars that St. Thomas invests annually in making our communities a better place. Dr. Gorski stated a student told her as she was reading his final report that he had never had to do any kind of volunteer work or service in the

community and that he was really hooked on it. He recognized that one of the things he is taking from her course is a commitment to continue to serve the community and encourage his colleagues to do the same when he moves into a leadership role in business. She also said, as a faculty member who works in McNeely Hall, she meets with prospective business students each summer who are coming to campus and looking at the facility to decide whether they are going to come to St. Thomas or another school. Every year she is faced with parents and students who compare McNeely Hall with facilities of competitor colleges and find McNeely lacking because it has no technology and limited accessibility. The bottom line is that she is not able to attract the kind of students she would like to be teaching because of their facility. Dr. Gorski requested that the Zoning Committee support the proposal so that she can continue to attract the kind of students that would best serve our community by volunteering, becoming educators, and being corporate leaders.

9. Gerald Brennan, 2200 Fairmount, Saint Paul, MN. Mr. Brennan lives one block south of the campus and close enough to have permit parking in front of his house, which is one of the trade-offs they make to have an institution like St. Thomas in the neighborhood. Mr. Brennan stated he is in support of the permit and said that he thinks St. Thomas has undergone a greater amount of scrutiny through this process and has cooperated more fully than many other projects that have been approved and moved forward in this city. He said the Gateway Village project in Highland Park removed an entire neighborhood to make room for 562 new housing units and 866 new parking spaces, and an EAW was considered sufficient. He said the Emerald Gardens project removed two blocks of business buildings near Minneapolis' Prospect Park neighborhood to make room for 468 new housing units, and 764 new parking spaces, and an EAW provided enough information for the project to be approved. His point is that projects in St. Paul of greater magnitude have had an easier time moving forward. The needs of St. Thomas for this expansion are so apparent, as stated in previous testimony. This proposed development has been in the works for decades, and is moving closer. St. Thomas' needs are critical to provide greater residential experience to more of its students, which allows the school to influence its citizens and all citizens of the city. He is requesting that the Zoning Committee approve the expansion. Mr. Brennan has been in the neighborhood almost two decades and said St. Thomas does a first rate job in everything it has done, which is very apparent.

Commissioner Alton questioned Mr. Brennan about the fluctuation in parking demand as student enrollment has gone up and down, and asked if he had noticed any difference. Mr. Brennan said the only difference they have noticed when the enrollment has dropped is the increase in the amount of parking on their residential street. Mr. Brennan said it wasn't until this last year that their block went along with the permit parking, and said other than that, parking hasn't been an issue at all.

10. John Kemper, 221 Woodlawn Avenue, Saint Paul, MN. Mr. Kemper stated he has lived approximately 1 ½ blocks from the University of St. Thomas for 19 years and is a professor of mathematics at St. Thomas. For those same 19 years he has walked daily through the neighborhoods on the south side of the campus, including the two blocks in question here, as he goes from his home to his office on campus and back. Based on the observations he has made over this time he will talk about three areas. Mr. Kemper said his family was attracted to the neighborhood in the first place for its charm, the diversity of its architecture, its family friendliness, and its proximity to the University. All of these have remained very strong attractions for them. It has already been mentioned several times how property values in the area have gone up at rates higher than have been experienced in other places in the Twin Cities and in Saint Paul in particular. One of the reasons for those increases is that families like his who live in the neighborhood have invested in their homes, and have spent many thousands of dollars to improve the values of their property. He said he takes that to be a vote of confidence in the long term vitality and attractiveness of the neighborhood. Even so, on the two blocks where this project is proposed, there has been relatively little investment in the 20 years he has been walking through, saying that part of that is accounted for by the fact that St. Thomas has owned some of those properties and has anticipated the kinds of major improvements that are identified in this proposal. On the other

hand, properties on those two blocks which have been in private hands have not shown a great deal of improvement that added to the appeal of the area. Mr. Kemper said for him as a neighbor one of the greatest positive aspects of this proposal is the contribution that the new academic buildings and new student residences will make to the beauty of the area. He is also pleased that the University has revised its plan to include four of the more significant properties on Summit Avenue, which will serve as a link with the remaining and neighboring residential areas. Another positive aspect of this project, from the perspective of someone who walks through this area daily, would be the reduction in traffic congestion as the University is able to house more of its students on-campus. During the past two decades enrollment has grown but so has the use of private cars among students who commute to their classes. The reduction in commuter traffic and the availability of increased off-street parking are two things he would warmly welcome. Finally, he said the overwhelming majority of students that he comes in contact with are principled young people who are working hard to improve themselves and their society. As has already been documented, many participate in local service projects, and many of his mathematics students participate as part of the tutor mentor program, serving at neighborhood schools for many, many hours each year. Others demonstrate their commitment through local, national, and international service opportunities. In his classes there are good students, who are respectful people, and he thinks they would be good and respectful neighbors.

11. Dick Anfang, 506 Harrison, Saint Paul, MN. Mr. Anfang asked the Committee to support this expansion, saying he is a construction worker, and has the privilege of representing the Saint Paul and the Minnesota Building and Construction Trades Council and many thousand unionized construction workers. He said he too is a graduate of an institution of higher education in Saint Paul, the Saint Paul Technical College. Mr. Anfang stated that his organization has been involved with St. Thomas for many years on many projects, saying this one is more significant than some, and said it deserves a longer process. He thinks it's time for a decision for approval, as St. Thomas has done its homework. He is very confident that St. Thomas, because of its process of contractor selection, will hire the highest quality contractors, and that the contractors will hire the best workers available that are trained to do quality work in this kind of environment. These workers will be respectful of the neighborhood, respectful of the community, and they know how to get the work done. Mr. Anfang urged the Committee to move this forward.
12. Gayle Summers, 2258 Goodrich Avenue, Saint Paul, MN. Ms. Summers stated she lives directly across from the south campus of St. Thomas. She said her father went to St. Thomas, and her husband, her brother-in-law, and her youngest daughter graduated from St. Thomas. Ms. Summers stated she was on the Planning Commission years ago and heard the discussions about St. Thomas regarding the south side of Summit and the north side of Grand in the original SCUP. She said when the original SCUP came out she was surprised that both blocks weren't in the campus boundary, and said she thinks the expansion on those two blocks is a reasonable thing, but there are some other things that need to be looked at if St. Thomas is allowed to expand its boundaries. One issue is the number of properties that St. Thomas owns outside the campus boundary. St. Thomas owns properties on the south side of Grand Avenue and one building at 44 N. Cleveland. When St. Thomas came before the Planning Commission in the 1980's the statement was made by a representative of the college that "when we build more buildings on the campus we will transfer offices out of 44 N. Cleveland and put them on the main campus and return that building to the tax rolls and to housing." Ms. Summers believes that St. Thomas should sell every piece of property outside the boundary. If the St. Thomas president has to have a house, build it on the campus. Put it on the corner of Summit and Cretin, which would still anchor that corner with residential use. There is no need for the President to live outside the campus boundary in a house that St. Thomas would purchase. Her strong feeling is that St. Thomas needs to sell every parcel of property. The next thing she wanted to address is the pedestrian problem. She said the students are intelligent people who have been told as children to cross at the corner; we don't need to build new sidewalks for them. They need to have a Saint Paul squad car sit there and write a few jay-walking tickets and then students might learn to cross at the corner. We don't need to

rip up green space to give students, faculty, and staff an opportunity to break the law.

13. Robert Werner, 2240 Goodrich Avenue. Saint Paul, MN. Mr. Werner stated he lives across the street from St. Thomas and he also works there. He talked about the visual impact of the proposed expansion, saying he and his wife love the science buildings that were built on the southwest corner of Cretin and Summit and said they look great. They like the fence the University put up on their street, but don't particularly like the buildings which would be torn down. They certainly think the newer buildings would look a lot better, and so they like the visual impact of the proposal quite a lot. Secondly, Mr. Werner's biggest concern is about traffic, saying he walks to campus almost everyday and walks home. The intersection at Summit and Cretin has a lot of traffic but he thinks it will be improved with what St. Thomas proposed in the EAW. If students cross in proper crosswalks and if the crosswalks are marked, he thinks it will all be safer. Third, they do see the University as a responsive neighbor. When the new science building was built there were some noisy exhaust fans on top of it. St. Thomas met with the neighbors and they built some baffles on top and it certainly cured the problem at his house and down the block. When they see high school students walking down the street at night, they call St. Thomas and campus security will come out right away. They are happy that St. Thomas took the initiative to solve the parking problem on the street and do see them as a good neighbor. Lastly, as a professor, he thinks it's the right strategy to have more students live on campus. If St. Thomas can increase from 40% to 60% the number of students living on campus that the students will participate more in community life on campus and have a better educational experience.
14. Lori Fritts, 2153 Knapp Street, Saint Paul, MN. Ms. Fritts stated she is the President of the Midway Chamber of Commerce and said she is here today to support the expansion plans for the University of St. Thomas. She said the Chamber believes it is a competitiveness issue for the Midway area, saying the success and the presence of the University of St. Thomas and the other private colleges has a direct impact on Midway businesses. The impact comes through the volunteer work that their students do in the local schools, the internships students have done with Midway businesses, and the students, faculty, and visitors who live, shop, and work in the area. Many new businesses have developed over the years to provide services for the University or for their staff and their students. St. Thomas also has a unique Entrepreneur and Small Business Program that has been utilized by many of the Chamber's members. There has been a great deal of time, money, and energy spent on trying to create new industry incubators and the Chamber is very pleased about that, but the colleges and universities are themselves incubators. Ms. Fritts stated we need to do what we can to support them to make sure that the colleges are competitive, because they create activity that provides a stable economy for Saint Paul. The Chamber thinks it is an important asset for Saint Paul and asks that the Committee support the proposed investment by the University so that they can remain competitive in attracting students from across the country.
15. Greg Oxley, 215 Woodlawn Street, Saint Paul, MN. Mr. Oxley stated he has lived two blocks south of the campus since 1988. In that time their property value has tripled. On two occasions they have had to go to the appeal process to try and get the assessed valuation reduced, and he lays this at the feet of St. Thomas. Mr. Oxley stated he is a graduate of St. Thomas (1971), his son goes there now, and he has another son starting next year. He stated he is a pro-St. Thomas guy, saying it is a wonderful place and has not caused him any grief as a neighbor. He said he considers it to be an important part of the ambiance of the neighborhood. The area has tremendous charm and St. Thomas is part of the charm. The campus extension is a natural extension of what has been going on for a number of years. He feels the area in question will be improved as a result of the approval of this amendment to the special use permit. The way St. Thomas does things creates such elegance and style that it can't be anything but an improvement. Mr. Oxley stated he very much supports that as a neighbor and an alumni and as someone who believes in St. Thomas and the mission there. Mr. Oxley stated he is concerned about the limitation of 8,000 students, thinking that would be a mistake. He doesn't know if they would hit that number of students again, but said there are a lot of kids who are on the bubble who may not be able to

attend St. Thomas if enrollment is limited. He said he would have been one of them, who would not be able to enjoy the experience that he and his family have enjoyed. This includes his 5 nephews, a niece, 2 brothers-in-law, and all of his friends. Mr. Oxley hopes this plan will be approved. He said he was a city council member in the city of Coon Rapids and said at the time he was there it was the fastest growing city in the state. He has never seen any organization jump through the hoops that St. Thomas has had to jump through to get this thing done. He has never seen such accommodations of the community to go from five academic buildings to two, to reduce their square footage by as much as they have done, to increase the amount of parking which has been a problem since he was a student there. He thinks St. Thomas has done a lot and it deserves this. St. Thomas is important not only to Saint Paul but to the entire region, saying the school is a real leader and an anchor in the neighborhood and in the state. He said the approval of this is long overdue and hopes the Committee will support it.

16. John Jarpe, 2057 Laurel Avenue, #12, Saint Paul, MN. Mr. Jarpe stated he is the manager of an apartment building and also has worked as a food service supervisor at St. Thomas for the last 14 years. Mr. Jarpe said he is an alumnus of St. Thomas. He stated that in 1993 his boss found himself in charge of several rental properties that St. Thomas had owned that weren't part of the residence life structure and there were some problems at these buildings. The tenants were not always very well-behaved, the buildings were not always very well-maintained. As a result his boss said he would give him a free apartment in exchange for him managing the apartment, and as soon as the leases of some of the bad tenants expired they would replace them with good tenants. They cleaned up the building and he bought a sign for the front door with his name and phone number on it. He went around and introduced himself to the other neighbors in the neighborhood and in a very short time they had gone from being the pariah in the neighborhood to one of the best neighbors. He is very proud of that and still manages that building today. The building was sold 3 years ago. He went on to say Ms. Summers talked about the University not owning buildings to the east of Cleveland and that St. Thomas did sell that building. Mr. Jarpe said it was a building that was given to St. Thomas by the Stewart family who had owned and operated it for some six decades. He said it is a pleasure to be involved in this process where the neighbors and the institution are negotiating. The tool in much of the history of universities in this country has not been negotiations and hearings but the use of eminent domain. This process is going to have to be the model for us going forward because we are all tied into this together. He believes that what is best for St. Thomas is best for his neighborhood. The plan that St. Thomas submitted four years ago has been changed many times, several new drafts, and he thinks the plan we have today is much because of neighborhood involvement. The plan today reflects values that have characterized development in this area. The St. Thomas plan is sensible and seeks to replace the scourge of surface parking with underground parking. It also seeks to dramatically increase the amount of students who are living on campus and are part of the residence life system. St. Thomas maintains very good control of its buildings. The grounds crew does an excellent job with flowers and mowing, and the physical plant staff keep the buildings in top shape. Ultimately, he believes that this is going to be best for everyone.

Commissioner Faricy asked if it was three buildings or houses that St. Thomas owns now that are outside of the boundary? Mr. Jarpe stated that the other buildings that they owned were Cretin Courts on the corner of Cretin and Grand Avenues, but that these had been sold by St. Thomas. He believes everything else is within that 2 block radius that has been discussed.

17. Tom Vandervort, 2013 Sargent, Saint Paul, MN. Mr. Vandervort stated he lives about 6 blocks from St. Thomas and said he has lived there and in the Macalester-Groveland area most of his adult life. Mr. Vandervort stated he respects the work of the neighbors, who have had a huge impact on St. Thomas making all the changes they have made on this project. It is because of how hard they have worked for the last 4 years and because of how St. Thomas has worked so hard with them that he is here today to support the conditional use permit for the boundary changes. The project today is a lot different than it was 4 years ago. The project is better now since they have removed the gas station on Cleveland &

Grand. Green space will be increased, more students will be under control on campus, which will decrease the number of cars on the streets, and there will be better set-backs and better architecture on Summit Avenue. The EAW that was completed is the best EAW anyone has done.

18. Mark Dienhart, 1944 Bayard Avenue, Saint Paul, MN. Mr. Dienhart stated he and his wife have been Saint Paul residents for 25 years, having moved here shortly after he graduated from St. Thomas and his wife from St. Catherines. He is the Executive Vice President and Chief Administrative Officer at St. Thomas and has been employed for 18 years. He stated that statistics show that 3/4 of the 1,800 students who graduated this past weekend will stay in the metropolitan area, many of them here in Saint Paul where they will work and raise their families. It is the private interactions that he has observed over the past three years that have really struck him. In his position he has seen that St. Thomas is and has been an open campus. St. Thomas welcomes and he sees neighbors at lectures, musical events, games, and at their recreational facilities and libraries. St. Thomas has a very active program of education for senior citizens and he often sees neighbors in the classes, or when they apply for jobs, or apply for financial aid for their kids. And then there is the volunteer service that others have spoken about, where sometimes St. Thomas receives an award like from the Merriam Park Keystone Services Area. The two blocks south of Summit Avenue have been a part of the official discussion surrounding campus development for nearly two decades. The Planning Commission recognized this as long ago as 1985, and was recognized again in their first permit in 1990, and has been recognized by the City's Comprehensive Plan since 1990. Mr. Dienhart stated that officials at St. Thomas have felt directed by the City to look at these 2 blocks as areas for campus use and expansion. St. Thomas has responded and compromised regarding the Summit Avenue project and developments elsewhere on campus. Father Dease, the President, and the Board are committed to working hard and responsibly with the neighborhood on this project and on all future issues. He urged the Committee to approve this application.

The following people spoke in opposition.

19. Roger Bromander, 1298 Standford, Saint Paul, MN. Mr. Bromander stated he is a representative of the Macalester-Groveland Community Council and is the Chairman of the Housing and Land Use Committee and was Chairman of the Task Force that developed the 14 criteria that were presented. He stated the Macalester-Groveland Community Council supports the conditional use permit provided that it meets the criteria that the community council came up with. As stated before, a number of these criteria are met by the current proposal but there are still some significant differences. Mr. Bromander gave a summary of how they reached the criteria saying they started meeting with St. Thomas in the fall of 1999 and said the task force for the expansion project was formed with a total of 21 members, 10 from the community council and 11 representing the 11 blocks just adjacent to the proposed area. They had a number of meetings over an 18 month period, including a couple of public meetings where they gathered public input. The first St. Thomas proposal was for 5 academic buildings, and then another proposal was for 4 buildings and that proposal is the one that the 14 criteria was based upon, which were approved by the Community Council in 2001. Some of the issues in the 14 criteria were parking, safety, traffic flow, density, preservation of historic buildings, etc. There was another public meeting held last month and two changes to the criteria were made: 1) the enrollment cap was changed from 10,000 to 8,000 students, and 2) the prior criterion limiting the size of the academic buildings to 50,000 sq. ft. was changed to 75,000 sq. ft., as long as the project was limited to two buildings on that east block. Mr. Bromander said the things the community council still differs with are the enrollment cap of 8,000 and that St. Thomas should not acquire other properties within a mile of the campus for at least 20 years, while the University has agreed to 10 years on that. The criteria also talks about selling anything bequeathed to the University within 2 years. The community council's largest concern with the proposal is that the existing houses facing Summit Avenue in the west block shall not be demolished nor have their facades significantly altered. There was a very strong feeling on the community council that those houses should remain. Another criteria is that the traditional and south campuses are the

only appropriate places for parking ramps or lots that have more than 250 parking spaces and the University proposal calls for 340 spaces under the east block. Another criteria is that all new construction on the north side of Summit, between Cleveland and Cretin, shall be set back a minimum of 60 feet from the right-of-way line rather than 42 feet. The last item the community council differs on relates to the residential buildings facing Grand Avenue. The community council's criteria states that there shall not be more than 100 housing units or more than 200 beds. The proposal calls for 141 units and 430 beds.

Commissioner Anfang stated that in 1990 the Macalester Groveland Community Council suggested that the enrollment be capped at 10,000, and asked what had changed their minds with the suggestion that it be capped at 8,000. Mr. Bromander said he thinks the reason for the change was seeing the impact on the parking and the other issues that have happened in the neighborhood. They were told a number of times by St. Thomas that this proposal was not to expand the number of students but to catch up, so the Community Council thought enrollment should stay at 8,000 and not give St. Thomas the opportunity to keep expanding the numbers.

20. Adina Overbee, 1753 Summit Avenue, Saint Paul, MN. Ms. Overbee stated that she believes that St. Thomas needs more on-campus housing, more parking, and it needs to upgrade its facilities, but urged the Committee not to get caught into that, because that really isn't the point. St. Thomas needs to do that and it will do that. What concerns her is where do we go from here, what is in the future. Ms. Overbee said the ramifications of this proposal are tremendous, stating:

- that if the City accepts these plans, it would result in institutions throughout the city acquiring properties and converting them to institutional uses, which is what is happening here;
- if the City accepts these plans it would show that the City has lost sight of the exorbitant cost its residents pay to make up the revenues lost to non-profits;
- it would show that the City is willing to play with the numbers to support what it wants to achieve, saying in her job she works with numbers and is incredibly disappointed with the way the numbers have been worked here;
- if the City accepts these plans it would show that the City is willing to sacrifice Summit Avenue, one of its principle tourist attractions, for the benefit of big business;
- it would also show that the City cares more for big business than it does for its residents and the long term health of the city;
- it would show that the City is willing to create a student ghetto, not a residential village in what was a stable, attractive, tax-paying residential base, again all for the benefit of big business; and
- it would send a message to everyone in the community that zoning codes, historical preservation rules, etc. only apply to residents, they don't apply to St. Thomas and other big businesses.

All of these things concern Ms. Overbee because this plan is going to impact in all of these ways. She beseeched the Committee to gather its own data rather than to use the data provided by St. Thomas' paid consultants, saying it is far too easy to manipulate and spin data and St. Thomas has been doing this over and over throughout this process. The Committee must find a way to come to an independent decision on this very important matter. This will be the Committee's legacy to the City of Saint Paul, as the Committee will be forever accountable for what happens. She said she is considering moving, as are many others. She has been looking at housing in the area and said there were 16 homes on Summit Avenue that are in the sale process and she thinks it is because of this institutional expansion. She said the neighbors have talked to St. Thomas about other options and St. Thomas has said it has looked at that and doesn't want to do it that way. She said the Committee has to look at the options because it's critical.

21. Richard Broderick, 296 Cecelia Place, Saint Paul, MN. Mr. Broderick stated he has been a resident of Saint Paul since 1985, and said he is here tonight not because he is a neighbor to St. Thomas but as a representative and member of the Macalester-Groveland Community Council. He is here to advocate on behalf of the process by which the Macalester-Groveland Community Council adopted its 14 design

criteria that it is asking the City and the Zoning and Planning Commission to take into account in its decision on this CUP. These 14 design criteria were the result of nearly two years of discussions between neighbors, representatives from St. Thomas, experts, and people on the Community Council. These discussions were inclusive, democratic, they were in effect a picture of grass roots democracy. St. Thomas is to be commended for its willingness to compromise, to reach consensus where possible. However, the exceptions that St. Thomas is taking to the 14 design criteria are represented as merely minor differences, but they represent major discrepancies. If this conditional use permit is accepted and adopted as proposed by St. Thomas it will make a mockery of these inclusive democratic discussions that took place over a two-year period. Mr. Broderick asked the Committee to take this into consideration in their decision on this request.

Commissioner Anfang asked what some of the compromises offered by the district council were as these findings were drafted and developed. Mr. Broderick stated that the chair of the task force would be in a better position to do that.

22. Ardis Niemann Noonan, 339 Summit Avenue, Saint Paul, MN. Ms. Noonan stated she is the immediate past president of SARPA. She stated that SARPA was commissioned by a number of people in the neighborhood who had an interest in Summit Avenue to be kind of the watchdog for residential preservation. She stated that it was in 1986 that Mayor George Latimer asked them to do that. She said she was not a member of the group then but there are many individuals that preceded Ms. Noonan who have given her this ample history. The whole purpose has been to try to keep the balance of residential and institutional occupancy on Summit Avenue. There is no denying that there are significant stretches of Summit Avenue that are already institutional and she said the Committee might ask what difference it makes if a few more blocks are added here and there. Well, it is important because it is a historic street, the entire stretch of it. Ms. Noonan stated she lives directly across the street from the College of Art & Design and they would like to have an expansion plan also, therefore SARPA's concern about trying to maintain the balance between residential and institutional is very valid. She stated the Committee doesn't seem to want to talk about the difference between an EAW and an EIS. This will be an enormous project and she doesn't think there would be almost five hours of testimony if people didn't think this was a huge project that is going to make an enormous difference in this city. Not only will it have a cumulative effect but the City would be doing something that may be very precedent setting. The City needs to be very careful about the choice, and needs to be fully aware of all of the options, and have every question answered as much as possible. The agreement to limit increase and further expansion to ten years is a very modest one, saying ten years goes by very fast. By the time the projects that have been described are finished the next piece will be put into place, it is almost a guarantee. So the City needs to be very concerned about this. The EAW answered many concerns and also documented neighborhood concerns as we individually voiced them. At the same time these concerns were summarily dismissed and kind of waved off. And so SARPA has continued to be very concerned about what is going to happen. SARPA's theme is consistent, saying it wants to follow this process, and it wants to encourage the Committee to do the very best it can on making this decision, because the Committee's decision is going to make a difference in this city. She wants the Committee to vote no on this recommendation.
23. James Toscano, 1982 Summit Avenue, Saint Paul, MN. Mr. Toscano stated he has lived in the neighborhood at Macalester Street and Summit Avenue for the last 40 years. He said he has served as president of SARPA, was on the Macalester-Groveland Task Force, and was part of the negotiations for eight months with St. Thomas. Mr. Toscano stated he has no objection to St. Thomas graduating 1,800 people, and has no objection to having the most marvelous university we can ever get. He thinks St. Thomas is a wonderful place and he said he spent 15 years there teaching in the School of Business. The point, however, is that he is opposed to the site, and the extension of the campus to this area when there is lots of room on the current campus. Why isn't St. Thomas looking at other spots on the current campus, saying there are lots of alternatives. Mr. Toscano said that during the negotiations there was a

cocoon plan. Almost everyone involved in the negotiations agreed to the cocoon alternative, so why doesn't the Committee know about that? He mentioned 3-4 things to show the Committee why it is a bad idea to extend the CUP to these two blocks. First, he is concerned about extending by two blocks the pedestrian crossing problem. He referred to a pedestrian accident at Macalester College years ago, and stated the pedestrian crossing there hasn't changed over the years. Mr. Toscano said the students are being put in harms way, which goes against St. Thomas' principles of safety, and he said this is a serious issue. Secondly, in the fall St. Thomas wants to build a child development school on the corner of Finn and Grand. St. Thomas is going to put 140 kids there and said that there will be construction, dust, etc. for 10 years, and that is a public health issue. Here St. Thomas is violating its own rules about public health. He said that because of all of the traffic on Grand, all of the school buses run on Finn, and that's where they are going to put the entrances to the parking ramps, which he says is incompatible in terms of public safety and public health. St. Thomas is putting another series of people in harms way. They are also putting at risk the Heritage Preservation district that he cares about so much, saying he was the person on the Heritage Preservation Commission in 1980 that started talking about this, and now the Committee is putting the historic district at risk. There are so many other alternatives that to even think about tearing these homes down is just a terrible thing. St. Thomas is also planning, if this plan is approved, to build 5 apartment houses on Summit Avenue. St. Thomas has 6,000-7,000 registered cars right now. The City's parking requirements for students should be changed from 1 space for every 3 students who live in dorms to at least 1 space for every 2 students. Finally, Mr. Toscano asked the Committee to enforce the set-back rule saying that the one story portion of the proposed business education building would only be 40-42 ft. from the street, not 50 ft., which is the real requirement, so there would have to be a variance for that. He urged the Committee not to do that to this plan. First, he asked the Committee not to approve it, but secondly, to think about the alternatives. A little more work might create something everyone can agree to.

24. Marla Murphy Guddal, 2225 Summit Avenue, Saint Paul, MN. Ms. Guddal stated she lives directly across the street from St. Thomas. She stated that she is aware that Mayor Kelly's opinion on any matter dealing with St. Thomas is that it can get anything it wants. Because Mayor Kelly has never lived on her block, nor in the affected neighborhoods, she can only assume that this opinion is based on campaign donation obligations and promises. Chair Morton stated that comment is inappropriate. Ms. Guddal said she would still like to believe that the decision to rezone or not to rezone the blocks in question will be made on intelligent factual data that only an EIS can bring to light and the wishes of the tax-paying residents of the directly affected neighborhoods. Chair Morton told her the Committee was not discussing an EIS today. Ms. Guddal stated that of all the people here today she is one of ten homeowners on Summit Avenue that have the most to lose should the two blocks be rezoned from a residential street, as it was when she purchased her home nine years ago, to a non-profit, non-tax paying institutional development. She said she lives on the last block of Summit Avenue, west of Cretin, and stated that at no time has St. Thomas ever demonstrated or produced a plan to safely and courteously get its students across Summit Avenue. The last plan she saw showed about six crosswalks in the stretch between Cleveland and Cretin. With the hundreds of cars that use Summit Avenue everyday, how can St. Thomas intelligently propose that each one is going to stop six times every time one of several hundred students puts his or her foot in the street. This is only one small issue but it brings her back to her biggest fear, and that is the inevitable closure of Summit Avenue at Cleveland. She was assured by some City officials that this would never happen. Now she said she wants the Committee to show her that Minnesota's most historic and precious avenue will not be taken away from the community by a decision to rezone those blocks. Chair Morton stated the Committee is not considering rezoning, but a CUP so that St. Thomas can expand its boundaries. Ms. Guddal said that the proposal was changing it from residential to institutional use, allows St. Thomas to bring in all of the numbers of people it wants to bring in, and will lead to the closure of Summit Avenue at Cleveland. She asked how desirable the homes west of Cretin will be and how the City can justify charging them taxes when they will be situated in the middle of an institutional development that doesn't pay taxes and uses their street like a driveway and their yards like its campus. She is still young enough to move and

she will if she has to, but she and her husband would take from Saint Paul two tax-paying businesses and 45 employees that pay more money than St. Thomas does in taxes. She was born and raised in Saint Paul and said her husband is a UST alumnus, and said they would like to stay in their home but they won't unless the Committee saves their neighborhood.

25. Tom Moss, 175 Woodlawn Avenue, Saint Paul, MN. Mr. Moss stated he lives down the street from St. Thomas. He said he wanted to address the first 2 criteria of the Macalester-Groveland Task Force report and urged the Committee to carefully consider adding those as conditions to whatever they approve. He stated he has served on the Macalester-Groveland Council representing the grid just south of the south campus for 10 years and spent a lot of time in task force meetings and part of the negotiation task force. The last time he spoke to the Committee was 10 years ago when it was considering the other change to the SCUP to accommodate the movement of the priests residence over on the river road. With all due respect he is fearful that he will be speaking to the Committee again in 10 years about the next SCUP change. He said the Committee has heard that the plans that have been presented will take 10 years to construct. He and his neighbors are concerned that St. Thomas, in spite of all the great things that it provides, and all the volunteer hours, and all the services that it provides for the community, is an aggressive, opportunistic, expansionistic institution that is looking for opportunities to grow. A case in point is the downtown Minneapolis campus. The way St. Thomas has expanded there, neighbors are concerned about what is going to happen next, what will be the next major move St. Thomas will make in the neighborhood. The first of the Community Council's two criteria is the 8,000 enrollment cap. He stated that the per student and per faculty space demands for higher education have been increasing. Mr. Toscano talked about the parking needs of today's students and how those have increased. The fact of the matter is that if St. Thomas were to go from 8,000 to 10,000 students, the 40%-60% improvement of on-campus housing would be blown out of the water. St. Thomas has said that per student space demands on into the future are much higher than they have been in the past. So, St. Thomas' own projected increase in enrollment, to 8,000, would be a prudent cap to put on its future enrollment. He further asked the Committee to consider expanding the 10 year moratorium on purchasing of additional properties. St. Thomas has said it doesn't have plans to go beyond these current boundaries, so why not extend that to 20 years, so that the Planning Commission, with both the enrollment cap and a 20 year moratorium on purchasing new properties outside of the boundary, gives an assurance to all of the neighbors throughout Saint Paul that the City does respect this balance that we talked about between the institutions and the neighborhoods, and that it wishes to make sure that the balance continues on into the future.
26. Marla Kennedy, 2259 Summit Avenue, Saint Paul, MN. Ms. Kennedy stated that 15 years ago the neighbors told St. Thomas it needed more housing on campus and to build underground parking. St. Thomas said that would be too costly, and not what it wanted to do, to construct underground parking and more housing on campus. She said about 10 years ago she suggested St. Thomas look at what Carlton College does, saying that college doesn't allow its students to have cars. St. Thomas responded that it can't attract students if it does that. Now she has been told freshman students at St. Thomas can't take their cars to school. Ms. Kennedy stated they are allowed to bring cars but are not given parking permits on campus and so would have to park on the street. She suggested a campus in downtown Saint Paul. She said maybe this plan is not a good plan and there should have been an EIS done, saying the Frey Building changed groundwater patterns and neighbors have flooding in their basements. Ms. Kennedy asked the Committee to not look at the plan as if they lived in the area but to look at the plan as if they were responsible for Saint Paul.
27. Herman Birnberg, 36 N. Mississippi River Blvd., Saint Paul, MN. Mr. Birnberg stated he lives in the second house off of Cretin facing north and has been a life-long resident, as he inherited the house from his parents. He has been involved in this process since the 1990's for the first SCUP and attends meetings regularly. When the River Boulevard was redeveloped he took on the responsibility of rebuilding a garden that was on the boulevard because it makes the neighborhood attractive. Mr.

Birnberg stated that the seriousness of this is the traffic issue. About a decade ago they wanted to put a bike path on Mississippi River Blvd., which was narrow, and people said they didn't want to lose the parking in front of their homes. They did a survey and asked where are all these cars were coming from. The cars were coming from Burnsville, Apple Valley, and Eagan. They were people that wanted to go to the University of Minnesota and didn't want to get on I-35; they were coming across the Mendota Bridge, getting on the River Boulevard and taking Cleveland to the University, creating tremendous amounts of traffic and long waits on the ramps. He said this traffic has grown every year. Mr. Birnberg stated he has no problem with St. Thomas saying they have lived together very neighborly all these years and has the utmost respect for St. Thomas as a fine educational institution and certainly admires their masters and business administration programs, which are all great achievements. However, he does oppose this form of expansion in this particular area because it is going to change their area, which provides a very strong tax base for the City. We can't afford to let these neighborhoods deteriorate and have more and more people fleeing to the suburbs. He doesn't want to be forced to go the North Oaks, Edina, or Eden Prairie, saying he is very happy where he is. It is convenient, it's beautiful, and he is an inner-city person and a Saint Paulite and he just doesn't want to give that up. But he thinks that putting close to a thousand people in two blocks is not safe for children. Their homes are large and appeal to families with children, and yet it is not safe for children to walk to school, to cross Cretin Avenue or Summit Avenue, as the traffic is very aggressive. He has problems getting out of his alley sometimes, waiting 15 minutes in the morning. Mr. Birnberg said this doesn't seem like the proper way to expand. He said he is disturbed that the City of Saint Paul doesn't have a master plan, saying a master plan is a roadmap to the future for development. The City needs to look at where tax dollars are coming from, as the fire station at University and Vandalia was closed because there wasn't adequate funds to keep it open. We have to be sure that we maintain our strong neighborhoods and that we have tax base and that we develop some kind of plan. The area can't really safely handle the increased amount of traffic in the next decade.

28. Roberto Sobalvarro, 1838 Summit Avenue, Saint Paul, MN. Mr. Sobalvarro stated he and his wife purchased the house 4 years ago, ignorant of what was pending down the block. He said he has spent approximately \$100,000 in repairs and restoration on their property, but had they known that the dissolution of the Summit Historic District was impending, he doubts he would have done this. Mr. Sobalvarro urged the Committee to vote no on this proposal to preserve the neighborhood they elected to live in. They thought they would be in the neighborhood for 20 years, but now he is looking at 10 years of construction debris, noise, pollution, the difficulty of letting his son ride down the block to the river on his bicycle. Mr. Sobalvarro said he loves Saint Paul, has been here since 1975, is an alumnus of Macalester College, and this is the place where he wants to be. Please protect their neighborhood.
29. Patricia Redding, 2164 Princeton Avenue, Saint Paul, MN. Ms. Redding stated she has lived in the neighborhood for approximately 24 years, is raising her children in this neighborhood, and loves this neighborhood. She said she agrees with many of the things that are said in support of the University of St. Thomas expansion. Campus housing is a good thing, better academic facilities are good things, and campus parking is a good thing. Ms. Redding stated her problem is with how these goals are going to be met and who is expected to pay the price and she is not talking about dollars. The University's goals to expand the Saint Paul campus beyond its boundaries by biting off pieces of the neighborhood, decade after decade, just because it has the muscle and the money to do so doesn't make it right. Increasing the density of this two block area by several factors will have a very detrimental impact on the entire Merriam Park area, Macalester-Groveland, and even Highland Park. Ms. Redding addressed Ms. Drummond's comments where she compared the density of this proposed expansion with that of Macalester College, indicating that just because we have that density over at Macalester College that it is somehow going to be ok at the University of St. Thomas. She stated there will be additional cars that will be traveling on Cretin with parents driving and picking up students. In hearing after hearing many suggestions have been offered that would allow the University of St. Thomas to expand without the severe impact on the neighborhood, but they have been dismissed because they are not as convenient

or as palatable. She understands why this is a preferred area for the University to expand to but she thinks there are other options that haven't been given serious consideration such as housing on University Avenue. Ms. Redding urged the Committee to weigh the benefits of the campus expansion against the costs of hundreds of people like herself, and urged the Committee to tell the University of St. Thomas to get creative and to start reconsidering some of these other options. Don't make the Macalester-Groveland neighborhood pay for the price of the expansion; it doesn't have to happen this way. Her experience with party houses that were a block away is that is where the students wanted to get away, drink beer, and wreck some havoc in the neighborhood. The assumption that campus housing is going to mitigate this problem is probably not correct.

30. Dixie Olmstead, 2123 Goodrich Avenue, Saint Paul, MN. Ms. Olmstead stated she lives three blocks away from campus and with the proposed changes it would be two blocks away. She has lived at this address since 1987, for 17 years, and stated St. Thomas has been a good neighbor throughout those years and she enjoys living in a college neighborhood and enjoys living in Saint Paul. Ms. Olmstead believes there must be a limit to the growth of the St. Thomas campus so that it won't affect the existing character of the neighborhood. St. Thomas is the largest private college in the state and she questioned why it should get bigger at the cost of the neighborhood. Bigger will affect their quality of life. The parking ramp will affect their quality of life with traffic and exhaust pollution, and the children who ride their bikes will have their quality of life affected. She stated they all will be affected by the additional congestion of cars and students in these apartments. Ms. Olstead stated she grew up in a town in Michigan that had 1,000 people and it is mind boggling to think of 1,000 students in a two-block area. She stated she hoped the Committee will not vote to support the expansion.
31. Carolyn Nayematsu, 1446 Summit Avenue, Saint Paul, MN. Ms. Nayematsu stated she was also speaking on behalf of Rachel Westermeyer at 1935 Summit Avenue who could not be here. She stated that many of her points have already been brought up, including the crosswalks, parking, and the 8,000 cap on students. She stated that by keeping this cap St. Thomas should reduce the need for housing, parking, and more classroom space. She said they also believe that St. Thomas is a good, valued institution in their neighborhood. She lives near Macalester College and appreciates having the college nearby, however, what the issue is tonight is not that St. Thomas ought to renovate their buildings, they should, or that they ought to build some buildings; they probably should. However, it's options, where should they build them and the neighborhood is saying there are more options to consider. In looking at these options they also are a reflection of values, which option fits who better. Ms. Nayematsu said the neighborhood may like to suggest that the space at Cretin and Selby be utilized, move the football practice field to the south campus where a ball field already exists, or consider moving the upper classmen and staff townhouse plan to nearby University Avenue. Certainly they could use more students and the business that would bring. The neighborhood questions whether a realistic parking plan as has been brought up and asked why not build the underground parking under the football field, as that might have less congestion for Finn and Cretin. She stated these are just ideas that seem to have been dismissed along the way. Finally, they believe it is important to uphold the historic preservation in the district. She said those of us who live on Summit and have had to question whether they can put in a window and have abided by that law, feel that it is critical to have an organization and that it be credible. Bringing in the massive buildings that have been proposed - there is no architect that can restore the charm that will be lost. She asked the Committee to say no to the expansion plan and hopes that the Committee will look at other options in considering St. Thomas' needs as well.
32. Vince Platt, 1446 Summit Avenue, Saint Paul, MN. Mr. Platt stated he was asked to read a short statement by Lester H. Meltzer, President of the Board of Directors of SARPA, who was here earlier and had to leave. Mr. Platt read the letter: Each resident of the community looks to government to provide the guidelines for the quiet enjoyment of his/her home and neighborhood. Perhaps this is emphasized by the nature of our community in Saint Paul. Neighborhood means a lot to us, it provides us with the structure of our social and often economic existence. That is a quality of community that should be

treasured and protected. We the residents look to the you for your assistance in protecting our neighborhoods and the values that neighborhood living represents. When we came into this neighborhood we felt assured that we were protected by the Zoning Code. Without that assurance now home, business, or city, would be more than a hodge podge of intermingled buildings for whatever use any person might wish to put them. The issue before you is very straight-forward. Over 10 years ago the University of St. Thomas asked for and got a SCUP to develop this campus. That process required a great deal of negotiation, compromise and finally agreement. Now it is as if that agreement never took place. Further negotiation, compromise and agreement are requested, demanded for that matter. The obvious question then becomes where do they stop? If this is St. Thomas today, then what is tomorrow for the other institutions of higher learning in the neighborhood? If you grant this change today how will you say no to others with equal needs or similarly invalid arguments. He pointed out that St. Thomas has several other options other than the plan proposed, options that would be a benefit to St. Thomas, the community, and the city as a whole. This is not a make or break request, this is the plan that St. Thomas wants and seems inclined not to consider others. If this proposal by St. Thomas is rejected, they won't cease to exist, they will continue to grow as they should but will do so in an area that is suitable for their expansion. He therefore asked that the Committee reject the request for a change in the SCUP.

33. Tom Blanck, 345 Summit Avenue, Saint Paul, MN. Mr. Blanck stated he has been a resident of the city since 1945 and he has practiced architecture for the last 37 years in the city of Saint Paul. He stated that it is his considered architectural opinion that five pedestrian crossings of the street within two blocks is simply very poor planning. It is his opinion that this is a decision that is made on the cheap, saying people do cross at the corner and it takes a little more time, and time is money. Crossing at the corner is not a bad idea. For a little more money an underpass could be built, maybe a lot more money, but maybe it is a lot better solution. Maybe it is a much higher perspective or higher aspiration level. Mr. Blanck said that in recent years there has been an unseemly politicization of the Heritage Preservation Commission, which in the eyes of some people, has caused a collapse of the Preservation Commission. Chair Morton asked Mr. Blanck to keep his remarks to the topic. Mr. Blanck stated that the Committee has a lot of data coming to them and some of that data has to do with the Preservation Commission's actions related to this and suggested that the Committee contemplate past history of the Preservation Commission and its political situation at the present. Mr. Blanck said that this plan that changes the residential zone on Summit Avenue to multi-family sets a very, very, dangerous precedent. He said that allowing substantial institutional expansion on Summit Avenue sets a very dangerous precedent. He invited all of the Committee to drive down Park Avenue in Minneapolis, saying that Park Avenue was once the match of Summit Avenue in Saint Paul. It has suffered a terrible decades-long failure of the City of Minneapolis to protect it from a planning view point, and at this point he doesn't know what one would logically do with Park Avenue in Minneapolis, saying it was lost through tiny, little incremental modifications of the zoning that allowed multi-family, allowed apartments in appropriate settings, and allowed incremental institutional expansion on Park Avenue. Mr. Blanck said he was looking at the site plan, and said not to be fooled by four houses sitting on each end of the former block, with some big apartment houses between it. It is going to look like someone's mouth with teeth in the middle that are much too big, it just doesn't work. He said you might as well just tear down those four houses if you are going to allow massive apartment houses to be built between them, saying it is not a fix of the problem. Mr. Blanck said St. Thomas has some very fine buildings. The original buildings at St. Thomas were planned and designed by America's most famous architect, Cass Gilbert, and are still standing although to his best understanding there is no plan to preserve these. Then the gothic style came along and St. Thomas built some lovely, fine, collegiate buildings. He said he can't say that about the new buildings that have been built, particularly the new building on the southwest corner of the block to the west of the site being discussed here. Mr. Blanck said this isn't collegiate gothic, this is some kind of dumbed-down collegiate gothic look alike which is the same sort of architecture that's been applied and misapplied in Minneapolis. Summit Avenue is the Grand Canal of Saint Paul, it is our most important architectural asset. The buildings on the southwest corner of that intersection are grossly out of scale and have

nothing to do with this carefully maintained scale that you see on the rest of Summit Avenue. He stated he sincerely hoped the Committee would suggest that further studies be done for that land use plan.

34. Alyssa Rebensdorf, 2096 Lincoln Avenue, Saint Paul, MN. Ms. Rebensdorf submitted comments in writing from Joe Haub and Flannery Delaney. She said she lives between Cleveland & Finn, 1 block south of Grand and from the proposed expansion site. Ms. Rebensdorf stated that if the Committee looks at the details of this proposal it will see some problems. She said the hearing is about enlarging the SCUP to include two blocks but inevitably it is also a discussion about what kind of development is slated for those two blocks. She said 150,000 sq. ft. of academic space, 600 underground parking spaces, 710 student beds, and a child development center supporting 125 children have been proposed on two city square blocks. You won't find that kind of density anywhere else on St. Thomas' campus and to compare it to Macalester is a false comparison in part because of the site where Macalester has. Those kids are not adjacent to a residential area but in fact are adjacent to Macalester's own main campus. Macalester also has 1,800 students, and the St. Thomas neighborhood proposes a cap at 8,000 students. Ms. Rebensdorf said the plan doesn't do what it promises to do in many key ways and those are the kinds of hard questions that they are asking the Committee to ask of the University's proposal. She said one of the myths of the proposal is that it will get students out of the neighborhood. She appreciates that St. Thomas has heard loud and clear that there are significant problems with a percentage of the students in the neighborhood who are living in rental houses and turning them into party houses and turning the neighbors lives upside down. She has one on her block and she knows what the reality is. But there is nothing about this proposal that will change that because the kids who want to live off-campus and want to live that lifestyle are not going to be the ones that are going to be moving into campus housing where their ways will be restricted. Ms. Rebensdorf stated that some students who previously could not live on-campus would be allowed to live on-campus but recognize the myth that this will get kids out of the neighborhood immediately adjacent to St. Thomas. It will not, and what has happened north of the campus in Merriam Park will happen now south of the campus. She said when she submitted her comments on the EAW there was a map that showed how the houses have been turning over in their neighborhood for the past decade or more and the percentage of formerly owner-occupied houses that are now student rental houses and more conversions are happening everyday. In the past 3 months, three properties on her block have gone up for sale, and they hold their breath every time a property goes up for sale. There is nothing about this proposal that stops that. The reason she brought this up is because it is one of the junctures where they ask the Committee to exercise their leadership in companion resolutions about how to deal with student rentals in the neighborhood. She said that she knows that the Committee has dealt with some of the proposals that have come from the City Council and she know that they know about the 350 ft. distance ordinance that Councilmember Benanav proposed. She understands that the landlords had a lot of opposition to that, but she asked the Committee to revisit that proposal as a companion to what is before it tonight. Another one of the myths is that this will solve some of the parking problems in the neighborhood. She asked the Committee if it realized how much human activity is being brought new to these two blocks and the myth that 300 new parking spaces will accommodate that. They will be parking on the neighborhood streets and there is nothing about this proposal that will fix that. As a companion to that she asked that they insist that the University investigate and commit to and show the money for a transit center in its expansion. St. Thomas has discussed this as part of a future plan for its student center, but while we can wait for a potential student center, we need a transit center now. Traffic is another myth, stating that this is somehow a minor traffic issue that can be resolved by tweaking lights. She lives on a block where she and her neighbors cannot make a left turn onto Cleveland because the cars of St. Thomas campus users are parked all the way up to the curb, and the cars that come down from Grand Avenue heading south on Cleveland are hidden by those cars. She stated the parking studies that were done show that intersection is classified as a level D, which means it is at the limit of what it can accept right now. That's the current condition, that's before the buildings are up and the students are in and the notion that tweaking the traffic lights is somehow going to improve that or make it palatable just isn't true. Her children will be learning to drive here and she is scared to death for them. She said she

moved here to raise her family and loves this neighborhood but she perceives that the block that she lives on will not be safe for them. The University of St. Thomas has a need for improved facilities for its business college and she appreciates that there are professors in the School of Social Work that are desperately seeking better space for their teaching and their academic research. She appreciates that the students need better housing and that they would benefit from recreational facilities that would give them opportunities to stay on campus and build the community. But this proposal is not about that, it is a land use issue, and the question is can all of those needs be met, can 20 years of neglect and 20 years of planning for the future be met on these two city blocks? Is it too much human density to put on two city blocks and how do those blocks fit into the main campus plan for the future? That's why they asked for an EIS, to look at the big picture and they are asking it again, because this is the first piece that is going to set in motion the biggest land use issue that has faced this neighborhood since the University was first built there. They believe there can be some change in these two blocks but not at this density. And the tell tale signs that they have really hit their maximum in the neighborhood and that the balance between the University and the neighborhood is tilting in favor of the University are these signs: the Zap Program because there are too many kids partying in the neighborhood; permit parking and new applications for new streets on an annual basis; and public works having to address neighbors on Otis Avenue who are saying Cretin has become too busy, the intersection of Cretin and Marshall is too congested, and they have to find another to get home, so they are coming down Otis Avenue. People have come to this meeting telling the Committee they are leaving the neighborhood and said that is a sign that they are maxed out. She said Dick Dober was hired by the University of St. Thomas because he was an expert in the area of planning campuses around the country for over 20 years. She attended a meeting where Dick Dober gave a presentation and said the University of St. Thomas is trying to do in 85 acres what it usually takes about 120-130 acres to do. Ms. Rebensdorf asked to please consider denying this application so that we can go back together as a city, as decision makers, and planners of the land use in this city, as neighbors, and as the University to work together for something far better than this. There are alternatives which were proposed during the mediation and we need to continue to discuss them.

35. Margaret Diblasio, 1954 Summit Avenue, Saint Paul, MN. Ms. Diblasio stated that the decision today should not be about her or any of us, it's about fair play, integrity, and honesty. She said many residents have come to numerous meetings, have expressed legitimate concerns, have responded to many analyses and now are facing Goliath in an attempt to protect the wonderful neighborhood and one of the proudest legacies of Saint Paul. Your predecessors in city government, having seen the value of preserving these historic treasures and the quality of residential life in this section of the city, established a citizens organization to monitor the integrity of Summit Avenue and to encourage residents to invest in their properties in order to maintain and enhance this architectural and residential showcase. It is their understanding that the Committee's responsibilities as an appointed agency of government are to engage in the careful planning and development of every region of the city, however, many of them believe what they are witnessing is a snowballing effort as the Committee is asked to grease the skids and pave the way for a very well-endowed institution to bulldoze a stable neighborhood and to expand another institutional empire in the name of progress. Thank God that others were in charge of city development when the Landmark Center was slated for the wrecking ball or when this western section of Summit Avenue was designated an historic district nearly 15 years ago. How quickly memory fades when the tides of progress cause us to forget promises made to the citizens of the community. It is now their hope that the Committee will have the courage to do their job with integrity to require a thorough analysis of the long-range plan for the institution before approving an incremental destruction of another large parcel of land that will only stand in the memory of what was and what might have been preserved for future generations. There are alternative sites for St. Thomas' development, but the college has admitted that its donors expect their personal monuments to grace Summit Avenue. Now this arrogance goes unchallenged as residents gaze and look on in disbelief and distrust of city government. She asked each of the Committee members if this is the legacy they want to leave or the mission they are proud of serving.

36. Rob Bell, 2164 Princeton Avenue, Saint Paul, MN. Mr. Bell stated he has lived in the neighborhood for over 20 years and said it's very important for Saint Paul to have strong businesses growing and it's very important for Saint Paul to have strong neighborhoods. He said there is lots of space available in the existing campus and there is no compelling reason to expand the boundaries of the University of St. Thomas. At the same time, this Committee has heard that there are strong reasons for not expanding those boundaries, saying it's an historic area, the neighborhood, the traffic, etc. Mr. Bell asked the Committee if they can't draw the line here between the interests of business, to check the growth of business, when it conflicts with the neighborhood.

Doug Hennes, University of St. Thomas - rebuttal:

Mr. Hennes stated that the question came up on whether a more thorough analysis needs to be done and he said this issue has been analyzed quite completely over a course of 5 years, with two EAWs and numerous other studies. One of the largest issues that has been brought up has to do with whether St. Thomas has properly addressed options. He said St. Thomas has exhaustively addressed options, the school spent two years with the best campus planner in the United States looking at options. The campus planner looked at all of St. Thomas' plant, the main campus, former seminary campus, the two-block site, and he endorsed the concept for the two-block site. He also suggested a plan for how the University might continue to develop the campus. Mr. Hennes stated that St. Thomas has very little space, saying they are landlocked, and that they are not going to convert their recreational fields to building spaces. They need some recreational space on the campus and those must remain green. He said they are not going to build on their quadrangles, the lower quadrangle, the academic quadrangle, or the upper quadrangle, saying they need some green space for students. Lastly, he stated St. Thomas is not going to develop down by the river road, saying that half of the property belongs to the Saint Paul Seminary and not to St. Thomas, and the other half is down on Goodrich Avenue and it would not be appropriate to put a large-scale building in there. The spots that they can develop are their parking lots. On one of them they are putting in a new residence hall now, a second one will be the home for their future campus center, and on a third one they would replace older residential halls with newer halls and some kind of a parking ramp. So when the campus plan studies report is looked at in its entirety, the conclusion is that when it comes to academic space for new buildings, the site they have identified, the site where there are currently two academic buildings, is the most appropriate site for new academic buildings. He said Mr. Toscano made a reference to the cocoon alternative. Mr. Hennes said that would have involved taking the two proposed academic buildings, and not put them on the east block, but put one on the east block at Finn and one on the west block at Finn and surround both with housing. It was an interesting suggestion, and he said they looked at it seriously, but in the end they decided in consultation with their campus planner that it would be more efficient and more effective to place the 2 new academic buildings on the block where they exist today. Mr. Hennes said they have looked at expanding into downtown Saint Paul, mostly for their graduate program, in terms of leasing space, but the market didn't prove that it would be a smart move for St. Thomas. They will continue to look at that in the future depending on what student needs are. Downtown Saint Paul would not be a good place to put residential buildings and said they are trying to keep their undergraduate experience contained to one area and that is the campus that they have been on for 120 years.

Comments about 10 years of construction is misleading. Mr. Hennes said it would roughly be 3 years of construction over a 10 year period because it would take time to raise the funds and ultimately to develop the site.

Mr. Hennes stated that St. Thomas has no interest in closing Summit Avenue saying that is one of the campuses biggest selling points the fact that it is on Summit Avenue and located in a strong residential neighborhood. St. Thomas will do anything and everything that it can do to protect Summit Avenue and to honor the historic district. New construction on Summit Avenue will fit Summit Avenue, and it will respect the historical and architectural character of the avenue. St. Thomas is not changing the uses of the blocks. They are not turning a two block area into a big institutional cavern. They are replacing two academic buildings with two buildings and are developing a residential village on a block where there are residences today. The child

development center is not for 125 or 130 children, but according to the plan based on the site that is available the center will have is up to 90 children, instead of the approximately 75 children it has now. So there is a slight increase there.

Freshmen are not given permits to park on campus and are strongly discouraged from bringing cars to campus. No college, even Carlton, can ban a student from bringing a car to school; it is a matter of where that student parks that car, and again Mr. Hennes said they strongly discourage freshmen from bringing cars to campus and said most don't but some do.

Mr. Hennes said regarding the enrollment cap issue there was a concern that if enrollment went to 10,000, how would that impact their effort to increase undergraduate population living on campus from 40% - 60%. He said they don't think it would and said they believe that most of the increase in enrollment in the future will be built around graduate programs, which tend to be in the evenings and on the weekends. He stated St. Thomas' undergraduate enrollment has been level for about 15 years.

Mr. Hennes addressed the issue of creating student ghettos and said that St. Thomas doesn't build ugly buildings, or bad buildings, but constructs buildings that work to meet the school's needs and that work in the neighborhood. He said that the last thing they are going to do, especially on Summit Avenue, is create any kind of a ghetto. He addressed one of the myths that was brought up, saying St. Thomas honestly believes that this plan, not just on the Summit Avenue site but also what they are doing up on Selby Avenue and ultimately on the south campus to increase the percentage of students living on campus, will bring students out of the neighborhood. It is going to stop students from moving into the neighborhood and it will allow St. Thomas to retain more sophomores, juniors, and seniors and have them live on-campus. He said, yes, they will always have students living off-campus, saying 40% of their undergraduate students will continue to live off-campus, with roughly half of those within a one mile radius and the other half outside the one mile radius. He stated St. Thomas works hard with the community councils and the police department in particular, and now with the Housing Inspections Department, to crack down on student behavior issues, to work on over-occupancy issues, and similar issues. Mr. Hennes stated St. Thomas supported Councilmember Benanav's ordinance to crack down on over-occupancy, to enforce a minimum distance between existing student rental housing and new student rental housing. They supported all that and will continue to work with him and members of the Mayor's office.

Regarding the preservation of the Cass Gilbert buildings, there are three buildings on campus designed by Cass Gilbert, Loras Hall, Cretin Hall, and the old gymnasium. St. Thomas' plans are to keep Loras Hall and to keep the old gymnasium but ultimately to replace Cretin Hall because it is a worn out, tired building. They think they can make better use of the space for residential housing by replacing that as well as Grace Hall, which is further to the south but was not designed by Cass Gilbert.

Commissioner Faricy stated they will probably have trouble trying to tear down the Cass Gilbert building. Mr. Hennes said he understands and said that is many years down the road.

The public hearing was closed.

Commissioner Anfang moved approval of the staff recommendation with the modification to condition #7 regarding the enrollment growth increase and to change the wording to say, "upon any increase of enrollment over 8,000 students but not exceeding 8,800 students at the Saint Paul campus, the Conditional Use Permit shall be reviewed by the Planning Commission to determine if the conditions of the permit need to be revised." Commissioner Mejia seconded the motion.

Commissioner Anfang stated St. Thomas experienced its highest enrollment to 8,712 people in the early 1990s and said if the SCUP were to sit as it is without any expansion St. Thomas would be allowed an enrollment of up to 10,000 students. What he is indicating here is that in that year where they come between

8,000 and 8,800 students we will allow them to have that banner year that they had in the past but at the same time come for review by the Planning Commission.

Commissioner Faricy moved approval of an amendment to condition #6 saying that, "St. Thomas shall not purchase additional properties in residential areas within one mile of the campus, with the exception of a new residence for the president, during the period of construction and for a period of at least 10 years after the entire expansion plan has been completed, and if property is bequeathed to the University of St. Thomas, the University will dispose of the property and return it to single family homes within 2 years according to the market." She stated her reason for adding this is because this particular neighborhood is going to be torn up for 6-7 years and we really need to give that neighborhood a rest before there is any more expansion.

Commissioner Anfang questioned if St. Thomas was bequeathed an apartment building would they have to return that as a single family home or would they have to return it to the use in which it was granted. Commissioner Faricy said they would have to return it to the use in which it was granted. Commissioner Anfang stated he would accept that amendment. Commissioner Mejia seconded the amendment to the motion.

At the question of Commissioner Alton, Commissioner Anfang stated that in a year that St. Thomas may experience some growth where they might achieve 8,200 students, that they wouldn't be prevented from taking in those 8,200 students that particular year, but as soon as they cross that threshold of 8,000 but not to exceed 8,800, that is when this SCUP would have to come up for review by the Planning Commission to allow either continuing enrollment over 8,000 or exceeding 8,800.

Commissioner Faricy explained her amendment by saying that St. Thomas would not be allowed to purchase further property during the time of the construction and all the way until the very end of this expansion construction and then there would be 10 years tacked onto that so that this neighborhood will have some peace and quiet for awhile. Commissioner Mejia said it would be construction, plus 10 years, and Commissioner Faricy said yes.

Commissioner Anfang stated that he feels strongly that this is a better project right now than what was proposed earlier. He hopes anybody walking away today doesn't believe that his mind was made up. He stated his mind was certainly influenced by the different testimony today and he thinks that the conditions that they have are fair and that the changes that have come about in this project over the course of the last 5 years are good. This is going to be a good project, a good expansion, and a historic enhancement of Summit Avenue. He looks forward to seeing it come to reality.

Commissioner Alton stated that the comments of both the opponents and the proponents have been very good tonight and everyone has spoken very passionately. He thinks the staff report is exceptionally well reasoned and Ms. Drummond is to be congratulated for working very hard on this. She spent a lot of time on this and certainly didn't have any preconceived notions nor did any Planning Commission members when they came into this hearing today. Commissioner Alton said the resolution should be passed today as amended.

Commissioner Faricy stated that there are so many people in this room, outside of this room, staff, and elected officials who have spent 10 years on this project. She states that it really hurts that the Committee couldn't, at the end of all of these negotiations and all of this give and take, come up with a solution that would please everybody, but in all situations sooner or later you have to make a decision. She believes they have made the best decision they could for the neighborhood and hopes that this will turn out to be a success.

Chair Morton added her thanks to Ms. Drummond and everyone that came to the hearing today.

The motion as amended passed on a roll call vote of 7-0.

Zoning Committee Meeting of May 27, 2004

Zoning File #04-054-501

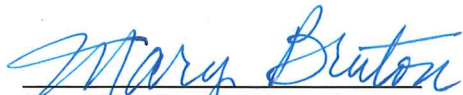
Page 24

Adopted Yeas - 7 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

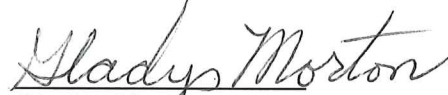
Approved by:



Carol Martineau (Mary Bruton)
Recording Secretary



Donna Drummond
Zoning Section



Gladys Morton
Chair

RELEASE OF ALL CLAIMS

IN SOLE CONSIDERATION as set forth in Exhibit "A" attached and incorporated hereto and conditioned on City of Saint Paul approval of the University of St. Thomas' application for a Conditional Use Permit to expand its campus boundary subject to the conditions enumerated in Exhibit A, the Summit Avenue Residential Preservation Association ("SARPA"), the Merriam Park Community Council, the Macalester-Groveland Community Council, their individual members, board members, executives, representatives, successors, and assigns, the City of Saint Paul and the University of St. Thomas and their representatives, successors, and assigns do hereby mutually release and forever discharge each other from any and all liability, claims, actions, causes of action, and demands of any kind, known or unknown, or existing, resulting from or related to environmental assessment process as alleged in SARPA's Complaint against City of Saint Paul, Ramsey County District Court File No. 62-C1-04-2901.

Upon the City of Saint Paul's adoption of the Conditional Use Permit pursuant to the terms of this General Release, SARPA agrees to sign, execute, and file a stipulation of dismissal with prejudice without the imposition of attorneys fees, costs and disbursements to any party; furthermore, SARPA, the Merriam Park Community Council, and the Macalester-Groveland Community Council agree not to appeal to the City Council or to sue the City of Saint Paul regarding any of the future related approvals by the Saint Paul Heritage Commission and/or the Saint Paul City Council or the City respecting permit approvals for the demolition or construction of buildings consistent with the conditions set forth in Exhibit A.

This release shall not be considered an admission of liability by any of the parties or persons identified above.

Should the University of St. Thomas or the City of St. Paul fail to comply with any condition set forth in Exhibit A ("the Conditions"), the Summit Avenue Residential Preservation Association, the Macalester-Groveland Community Council or the Merriam Park Community Council shall have the right to seek and obtain injunctive or declaratory relief, but only to enforce the Conditions, without the necessity of proving damages or posting a bond. If a court should conclude that the University of St. Thomas or the City of St. Paul has in bad faith committed a material violation of the Conditions, the court may award a reasonable attorney fee and costs. If a court should conclude that an action to enforce the Conditions has been brought in bad faith, the court may award a reasonable attorney fee and costs to defendant[s].

This release contains the entire agreement between the parties hereto and the terms of this Release are contractual and not a mere recital.

THE UNDERSIGNED HAVE READ THE FOREGOING AND FULLY UNDERSTAND IT AND ARE AUTHORIZED AND REPRESENT THAT EACH IS AUTHORIZED TO SIGN FOR AND ON BEHALF OF AND BIND THE PERSON(S) WHICH S/HE REPRESENTS.

This agreement may be executed in counterparts or with separate signature pages.

APPROVE AS TO FORM:

CITY OF ST. PAUL

Date: August __, 2004.

By _____
Eric D. Larson, Assistant City Attorney
550 City Hall
15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8770

Subscribed and sworn to before me
this ___ day of _____, 2004

Notary Public

Date: August _____, 2004.

By _____
Susan Kimberly
Director of Planning and Economic
Development
1300 City Hall Annex
25 West 4th St.
Saint Paul, Minnesota 55102
Telephone: (651) 1266-6628

Subscribed and sworn to before me
this ___ day of _____, 2004.

Notary Public

MERRIAM PARK COMMUNITY COUNCIL


Date: August 11, 2004

By

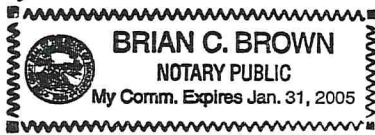


Scott Banas
First Vice President
1684 Selby Avenue
Saint Paul, Minnesota 55104
Telephone: (651) 643-0712

Subscribed and sworn to before me
this 11 day of AUGUST, 2004.



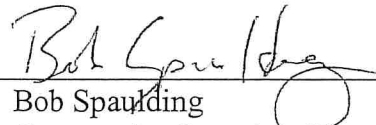
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MACALESTER-GROVELAND
COMMUNITY COUNCIL

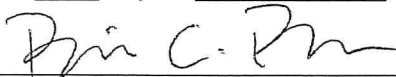
Date: August 11, 2004

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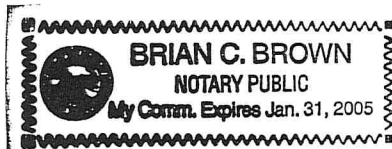


Bob Spaulding
Community Organizer/Executive Director
320 S. Griggs St.
Saint Paul, Minnesota 55105
Telephone: (651) 695-4000

Subscribed and sworn to before me
this 11 day of AUGUST, 2004.

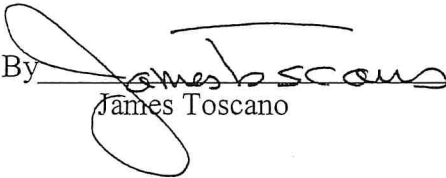


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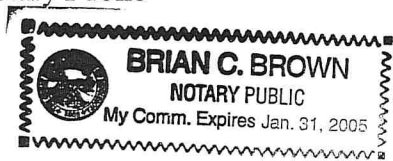
**SUMMIT AVENUE RESIDENTIAL
PRESERVATION ASSOCIATION**

Date: August 11, 2004.

By 
James Toscano


Subscribed and sworn to before me
this 11 day of AUGUST, 2004.


Notary Public

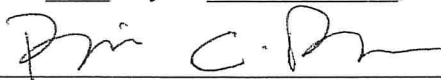


UNIVERSITY OF ST. THOMAS

Date: August 11, 2004.

By 
Douglas E. Hennes
University of St. Thomas
504 Loras Hall
2115 Summit Avenue
Saint Paul, Minnesota 55105-1096
Telephone: (651) 962-6402

Subscribed and sworn to before me
this 11 day of AUGUST, 2004.


Notary Public

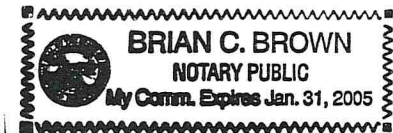


EXHIBIT A

University of St. Thomas Conditional Use Permit

Councilmember Benanav's Compromise Proposal - Aug. 4, 2004

The wording below represents the agreement among the University of St. Thomas, the Merriam Park Community Council, the Macalester-Groveland Community Council, and the Summit Avenue Residential Preservation Association. It is proposed as the decision component of the City Council's final resolution on the St. Thomas conditional use permit appeals, which has not yet been written. When the complete final Council resolution is drafted, including all of the "whereas" clauses reciting procedural steps and required findings, the language below will be incorporated as the Council's decision on the zoning appeals and will replace the Planning Commission's action.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul City Council, under the authority of the City's Legislative Code, that the application of the University of St. Thomas for a Conditional Use Permit to expand its campus boundary is hereby approved subject to the following conditions:

1. **Campus Boundary.** The campus boundary for the University of St. Thomas shall be expanded to include the following properties:

East block (bounded by Summit, Cleveland, Grand and Finn): 2067 and 2085 Grand Ave.; 2110 Summit Ave.

West block (bounded by Summit, Finn, Grand, and Cretin): 2123, 2125, 2129, 2139, 2143, 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150, 2154, 2156, 2166, 2170, and 2174 Summit Ave.

East of Cleveland Ave. : The four properties located at 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave.

Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well. This property will automatically be included within the boundary upon purchase. The maps labeled Attachments 4 and 5 illustrate the properties to be included within the campus boundary.

Consistent with the University of St. Thomas Campus Boundary Plan amendment to the Saint Paul Comprehensive Plan Land Use Chapter, adopted on May 3, 1990, the boundaries set forth herein, with the addition of 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave., are to be considered as the definitive, long-term campus for the University of St. Thomas. Expansion beyond this area shall

be considered contrary to City policy. St. Thomas agrees not to purchase additional property in the neighborhood within one mile of the campus or along the entire length of Summit Avenue, with the exception of a home used as a residence for any future ex-president or chancellor, and excepting property purchased as part of a purchase/rehabilitation initiative as described in Condition 10. Further, St. Thomas agrees to sell, within 5 years from the date of permit approval, the properties it owns south of Grand Ave., including 2076, 2080, and 2084 Grand Ave. St. Thomas further agrees to apply to rezone 2076 Grand Ave. to a residential zoning classification, and sell the three properties with a restrictive covenant that they be used only for owner-occupied, non-student residential uses. If property is bequeathed to St. Thomas, it shall dispose of the property and return it to a conforming use within two years.

2. **Building Heights and Setbacks.** Building heights and setbacks within the two-block development area shall be as follows:

Setbacks

Summit Ave. frontage - A 50 ft. setback is established for the west block to match the setback of the existing residential structures, six of which would remain. On the east block, a 100 ft. setback is established for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, can extend into the 100 ft. setback and must have a minimum setback of 80 ft. for the two-story portion and 50 ft. for the one-story portion.

Cleveland Ave. frontage - For the academic building, a 75 ft. setback to the three-story portion is established, with a minimum setback of 65 ft. to the two-story portion and 25 ft. to the one-story portion that would extend into the 75 ft. setback area. For the residential building located at the Cleveland and Grand corner, a 25 ft. setback from Cleveland is established.

Grand Ave. frontage - A 25 foot setback from Grand is established for the Cleveland/Grand residential building at the corner. A 25 ft. setback is established for all of the other residential buildings along Grand Ave. in both the east and west block. This matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan.

Cretin Ave. frontage - The buildings along this frontage, the 2175 Grand apartment and 2174 Summit Ave. house, are proposed to remain. The existing setbacks should be maintained. If the apartment building at 2175 Grand is replaced by a newly constructed building, a 25 ft. setback from Cretin Ave. shall be required.

Finn St. frontage - A 25 ft. setback is established for the new building on the west side, and a 30 ft. setback for the academic building on the east side.

Building Heights

The maximum height for the academic buildings shall not exceed 59 ft. to the ridge line at the top of the buildings. The maximum height of the residential buildings, including the child development center/apartment building, shall not exceed 40 ft. to the top of the buildings. These heights shall be considered an absolute maximum, including all mechanical equipment.

3. **Size of Academic Buildings and Prohibition on Auditorium Uses.** A maximum of two academic buildings may be built on the east block. The size of the first academic building shall not exceed 75,000 sq. ft. in size. The size of the second academic building shall not exceed 65,000 sq. ft. in size. No auditorium, performance hall, or athletic facility with the capacity of more than 250 persons shall be constructed on the east or west blocks.

4. **EAW Mitigation Measures.** St. Thomas shall be required to implement the following mitigation measures as recommended in the Revised EAW, dated October 13, 2003 (pp. 84-85):
 - Retain residences at 2120, 2130, 2170, and 2174 Summit Avenue and two more Summit Avenue houses to be designated. The apartment buildings at 2171 and 2175 Grand may be retained or removed.
 - Enroll in the Voluntary Petroleum Investigation Cleanup Program (VPIC) with the Minnesota Pollution Control Agency for the clean up of soil contamination related to the gas station and other LUSTs (leaking underground storage tanks).
 - Complete soil boring investigations in construction areas prior to excavation activities.
 - Conduct a demolition survey of each building to be removed from the site prior to demolition.
 - Coordinate with the Heritage Preservation Commission (HPC) regarding the historic district design guidelines and design the new buildings in keeping with the character of the historic district. Apply for the appropriate permits from the HPC.
 - Cooperate in preparation of an appropriate environmental review (e.g., EAW) for the future student center or other developments proposed within the historic district.
 - Review any changes to the two-block development project or future phased actions (developments elsewhere on campus analyzed in the EAW) with the City to determine if changes result in different environmental impacts (the City will determine the appropriate level of analysis required to evaluate such changes).
 - Provide emergency vehicle access on the west block via the mid-block sidewalks.
 - Obtain necessary City permits and implement the Pedestrian Management Plan for the Summit Avenue Parkway between Cretin and Cleveland by the completion of Stage 1 of the two-block development project.
 - Provide the City with the funding to complete the traffic signal adjustments required as mitigation for the two-block development project as recommended in the EAW.
 - Report to the City on the status of the search for remote parking and establishment of shuttle buses to supplement on-campus parking.
 - Move the bus stop on Summit to the east to minimize conflicts with buses and pedestrians using the crosswalks.
 - Further modify parking fees to maximize the use of on-campus parking areas (such as the Morrison Hall ramp).
 - Prepare a stormwater management plan that complies with the City discharge rate restrictions.
 - Control construction and demolition dust via watering, street sweeping, rock entrance, and other Best Management Practices.
 - Provide temporary barriers around the portions of the site under construction for safety.
 - Provide information as needed to assist the City in better managing on-street

- parking restrictions around the St. Paul campus.
- Conduct a student transportation survey to determine student parking and transportation needs and develop a parking and transportation plan for St. Thomas. (The survey should be conducted when classes are in session. Postcard surveys or random student interviews could be conducted. Focus groups could also be held.)
- Control student housing through the Campus Living Office and enforce the City's noise ordinance.
- Install a bus shelter (suggested by Metro Transit) on westbound Summit at the Metro Transit layover area, if approved by the HPC, and coordinate with Metro Transit and ACTC (Associated Colleges of the Twin Cities) to determine if other improvements to bus service can be made.

5. **2133 Grand Ave. (residential property not owned by St. Thomas).** All campus buildings developed adjacent to this property must be set back a minimum of 50 feet from the west side property line and 25 ft. from the east side property line. Alley access to the property must be maintained. St. Thomas shall work with the owner of 2133 Grand to develop appropriate means of mitigating the impact of increased student residents and a child development center adjacent to the property; and shall consider measures such as: fencing, special landscaping, or other screening; lighting that does not spill over the property line; window placement that enhances privacy; design and placement of child care drop-off and pick-up areas to minimize the potential for blocking alley access; and education of nearby student tenants to respect the property and privacy of the residents of 2133 Grand. The appropriate mitigation measures that will be required by the City will be determined during the site plan review process. These requirements shall no longer be in effect if 2133 Grand is subsequently purchased by St. Thomas and the property automatically included in the campus boundary.

6. **Enrollment Growth Increases.** St. Thomas agrees that total enrollment at the Saint Paul campus shall not exceed 8,750 students, including full-time, part-time, and audit students. Upon such time enrollment exceeds 8,000 students, St. Thomas shall report to the Planning Commission for additional review and conditions. The review shall consist of analyzing the impact of the additional enrollment on areas such as parking, traffic, student housing, and other related impacts on the surrounding residential area. St. Thomas shall propose a plan to mitigate negative impacts resulting from the additional enrollment, and the Planning Commission may impose additional conditions on this permit to address those impacts. Any additional conditions imposed by the Planning Commission may be appealed to the City Council.

7. **Number of Residential Beds.** The total number of residential beds on the east and west blocks shall not exceed 450, unless 2133 Grand Ave. is acquired, in which case the total shall not exceed 475 beds. In no event shall there be more than 100 beds in residences on Summit Avenue. Those persons living on the east and west blocks shall include a mix of undergraduate juniors and seniors and graduate students, with resident advisors, faculty and staff.

8. **West Block Development.** No new academic buildings shall be constructed on the west block. New construction shall be for residential uses only. St. Thomas shall agree

to preserve six of the existing single-family houses on the Summit Ave. frontage not including the garages. Any residential structures built to replace any single-family homes which are moved or demolished shall be designed to look like single-family or "mansion" style homes of diverse designs, such that the Summit Ave. side of the west block shall always appear to be a single-family residential block. For demolition and construction work within the historic district, St. Thomas shall follow the established review procedures of the Heritage Preservation Commission.

9. **Finn St.** For a period of no less than 30 years from the date of permit approval, St. Thomas agrees not to petition to close Finn St. between Summit and Grand Aves. and that Finn St. in this block shall remain a public street open to two-way traffic.
10. **Community Development Corp.** St. Thomas shall capitalize a CDC or establish a similar initiative whose purpose would be to purchase, rehabilitate, and sell to non-student owner-occupants an average of at least 2.5 houses per year within the boundaries of the Merriam Park and Macalester-Groveland neighborhoods. The average will be calculated over a twelve year time period, so that 30 houses will be done over the 12 years. For properties sold through this effort, restrictive covenants shall be added at time of sale to require use of the properties for non-student, owner-occupied residential uses only.
11. **University/Community Advisory Council.** St. Thomas agrees to participate, at the level of senior management and the board of trustees, in an advisory council charged with resolving university/community problems, and providing a channel for communications on campus master planning and development, and to enhance university/community relations. The composition of the advisory council would include representatives of the St. Thomas board of trustees, senior management and students, and neighborhood representatives from the Merriam Park Community Council and the Macalester Groveland Community Council, the Summit Ave. Residential Preservation Association, and Neighbors United. The scope of the advisory council's work would include all issues affecting local residents, including but not limited to: the creation and management of a CDC or similar initiative to purchase and rehabilitate housing in the neighborhood; parking; St. Thomas construction impacts, including the building of parking lots, athletic fields; student housing (both on and off-campus); and neighborhood quality of life issues such as the impact of student party houses. This group would meet at least quarterly and report to the St. Paul Planning Commission and the St. Paul City Council.
12. **Parking issues.** St. Thomas agrees to explore and implement policies, such as reducing parking permit fees, that will increase the use of its on-campus parking spaces on evenings and weekends for the 2004-2005 school year. St. Thomas also agrees to explore ways to further increase use of on-campus parking and use of bus passes for all students in the 2005-2006 school year and succeeding years.
13. **Parking Ramps.** Parking for the east and west blocks shall be developed as proposed by St. Thomas, with a maximum of 590 spaces constructed in underground parking ramps on both blocks, and with access from Finn St. A small number of surface parking spaces, for uses such as drop-off/pick-up, or loading, shall be permitted. If St. Thomas

is unable to develop 590 total spaces on the two block development site, because of site and design constraints, such as those related to retaining six of the existing houses on Summit, then the balance of the spaces may be developed on the south campus.

14. **Student Addresses.** St. Thomas agrees to require all enrolled students to declare a bonafide local address, as a condition of registration, and will improve its computer tracking of student housing data to assist in enforcement of local City rental occupancy ordinances.
15. **Community Contribution.** St. Thomas agrees to commit a total of \$30,000 annually for use by the Merriam Park and Macalester Groveland Community Councils and the newly-established University/Community Advisory Council. The university would have discretion to award \$10,000 per year to each community council. The University/Community Advisory Council shall be awarded \$10,000 per year to be used at its discretion to address neighborhood issues related to the presence of the campus.
16. **Goodrich Ave. Access.** At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.

In addition to establishing a new conditional use permit as described in the preceding points, the City and the Summit Avenue Residential Preservation Association have agreed to settle the lawsuit that SARPA filed, based on the following commitments:

SARPA agreement. St. Thomas agrees to preserve six of the existing houses on Summit Ave. in the west block and SARPA agrees to drop its pending lawsuit on the EAW and the organization and existing board members agree not to appeal to City Council or sue the City in the future related to any approvals the HPC and City Council may give for removal of the other five houses and construction of new residential structures that are consistent with the conditions of this permit.



BUILDING PERMIT

PERMIT#: 20 22 066784
Issued Date: June 30, 2022

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:	OWNER:
RYAN COMPANIES 533 S 3RD ST SUITE 100 MINNEAPOLIS MN 55415	UNIVERSITY OF ST THOMAS 2260 SUMMIT AVE ST PAUL MN 55105 USA

PERMIT ADDRESS: 2260 SUMMIT AVE ST PAUL MN 55105-1010	Inspector: Jason B. Phone: 651-266-9068 Schedule Inspection: 7:30-9:00 AM Monday - Friday
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SUB TYPE: Institutional	WORK TYPE: Remodel
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REMODEL OF A PORTION OF THE BINZ BUILDING TO ACCOMODATE ATHLETIC OFFICES, TRAM ROOMS AND ADDITION OF UNISEX RESTROOMS

Would you like to submit project plans electronically? (If yes, you will receive	No	Plan Number	None
Proposed Primary Use (Institutional)	N-College/University	Existing Primary Use (Institutional)	N-College University
State Valuation	\$20,000.00	Estimated Start Date	Jul 11, 2022
Estimated Completion Date	Sep 09, 2022	Scope of Remodel Work (C)	Interior Demo Only
Structural Work?	No Structural Work	Interior/Exterior?	Interior Only
Interior Remodel-Com'l Scope	Interior Demo Only	Exterior Remodel-Com'l Scope	N/A
Primary Occupancy Group	B	Primary Construction Type	.II-B
Contractor Name	Ryan Companies	Application Method	Walk-in
Date Received	Jun 30, 2022	Change/Expansion of Use?	No
Valuation Override	No		

FEES	
Permit Fee	449.81
Surcharge B	10.00
TOTAL	\$459.81

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD



BUILDING PERMIT

PERMIT#: 20 22 074023
Issued Date: September 29, 2022

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:

OWNER:

RYAN COMPANIES
533 S 3RD ST SUITE 100
MINNEAPOLIS MN 55415

COLLEGE OF ST THOMAS
2115 SUMMIT AVE
ST PAUL MN 55105-1048

PERMIT ADDRESS:
2260 SUMMIT AVE
ST PAUL MN 55105

Inspector: Jason B.
Phone: 651-266-9068
Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Institutional

WORK TYPE: Remodel

REMODEL OF A PORTION OF THE BINZ BUILDING TO ACCOMODATE ATHLETIC OFFICES, TEAM ROOMS AND ADDITION OF UNISEX RESTROOMS.

Proposed Primary Use (Institutional)	N-College/University	Existing Primary Use (Institutional)	N-College University
State Valuation	\$795,000.00	SAC Credits	20
SAC Charges	20	SAC Number	Z-22-60
Estimated Start Date	Jul 11, 2022	Estimated Completion Date	Sep 09, 2022
Scope of Remodel Work (C)	Minor Remodel	Structural Work?	No Structural Work
Interior/Exterior?	Interior Only	Interior Remodel-Com'l Scope	Uni-sex Restroom
Exterior Remodel-Com'l Scope	N/A	Primary Occupancy Group	B
Primary Construction Type	.II-B	Contractor Name	Ryan Companies
Application Method	Email	Date Received	Jun 28, 2022
Project Manager Name	BECKY WERNER	Project Manager Email	BECK. WERNER@RYANCOMPANIES.COM
SAC Required?	No	SAC Deter'd by Metro Waste?	Yes
Change/Expansion of Use?	No	Valuation Override	No
Project Email Contact for Eplan Review	BECKY. WERNER@RYANCOMPANIES.COM	Would you like to submit project plans electronically? (If yes, you will receive	Yes

FEES

Permit Fee	6,483.17
Plan Check Fee	4,214.06
Surcharge B	397.50
TOTAL	\$11,094.73

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD
BLDG 33



BUILDING PERMIT

PERMIT#: 20 22 074023
Issued Date: September 29, 2022

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR: OWNER:

RYAN COMPANIES
533 S 3RD ST SUITE 100
MINNEAPOLIS MN 55415

UNIVERSITY OF ST THOMAS
2260 SUMMIT AVE
ST PAUL MN 55105
USA

PERMIT ADDRESS:
2260 SUMMIT AVE
ST PAUL MN 55105

Inspector: Jason B.
Phone: 651-266-9068
Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Institutional

WORK TYPE: Remodel

REMODEL OF A PORTION OF THE BINZ BUILDING TO ACCOMODATE ATHLETIC OFFICES, TEAM ROOMS AND ADDITION OF UNISEX RESTROOMS.

Proposed Primary Use (Institutional)	N-College/University	Existing Primary Use (Institutional)	N-College University
State Valuation	\$795,000.00	SAC Credits	20
SAC Charges	20	SAC Number	Z-22-60
Estimated Start Date	Jul 11, 2022	Estimated Completion Date	Sep 09, 2022
Scope of Remodel Work (C)	Minor Remodel	Structural Work?	No Structural Work
Interior/Exterior?	Interior Only	Interior Remodel-Com'l Scope	Uni-sex Restroom
Exterior Remodel-Com'l Scope	N/A	Primary Occupancy Group	B
Primary Construction Type	.II-B	Contractor Name	Ryan Companies
Application Method	Email	Date Received	Jun 28, 2022
Project Manager Name	BECKY WERNER	Project Manager Email	BECK. WERNER@RYANCOMPANIES.COM
SAC Required?	No	SAC Deter'd by Metro Waste?	Yes
Change/Expansion of Use?	No	Valuation Override	No
Project Email Contact for Eplan Review	BECKY. WERNER@RYANCOMPANIES.COM	Would you like to submit project plans electronically? (If yes, you will receive	Yes

FEES	
Permit Fee	6,483.17
Plan Check Fee	4,214.06
Surcharge B	397.50
TOTAL	\$11,094.73

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD
BLDG 33



BUILDING PERMIT

PERMIT#: 20 23 103724
Issued Date: January 02, 2024

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR: OWNER:

RYAN COMPANIES
533 S 3RD ST SUITE 100
MINNEAPOLIS MN 55415

COLLEGE OF ST THOMAS
2115 SUMMIT AVE
ST PAUL MN 55105-1048

PERMIT ADDRESS:
2260 SUMMIT AVE
ST PAUL MN 55105

Inspector: James B.
Phone: 651-266-9056
Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Institutional

WORK TYPE: Remodel

HPC - REMODEL LOWER LEVEL INTO DRY LOCKER ROOMS AND LAUNDRY CLOSET TO BE USED TEMPORARILY UNTIL A NEW ARENA IS CONSTRUCTED.

Change/Expansion of Use?	No	Valuation Override	No
Project Email Contact for Eplan Review	BECKY. WERNER@RYANCOMPANIES.COM	Would you like to submit project plans electronically? (If yes, you will receive)	Yes
Proposed Primary Use (Institutional)	N-College/University	Existing Primary Use (Institutional)	N-College University
State Valuation	\$250,000.00	SAC Credits	4
SAC Charges	6	SAC Number	A-23-110
Estimated Start Date	Nov 27, 2023	Estimated Completion Date	Jan 26, 2024
Scope of Remodel Work (C)	Minor Remodel	Structural Work?	No Structural Work
Interior/Exterior?	Interior Only	Interior Remodel-Com'l Scope	Tenant Interior
Exterior Remodel-Com'l Scope	N/A	Primary Occupancy Group	B
Primary Construction Type	IIIB	Contractor Name	Ryan Companies
Application Method	Email	Date Received	Nov 07, 2023
Project Manager Name	BECKY WERNER 612-492-4473	Project Manager Email	BECKY. WERNER@RYANCOMPANIES.COM
Inclusion in Census Bureau/HUD Count	Add to Census Bureau/HUD Count	Inclusion in Met Council Count?	Add to Met Council Count
SAC Required?	Yes	SAC Deter'd by Metro Waste?	Yes

FEES	
Permit Fee	2,699.00
Plan Check Fee	1,754.35
SAC Payment	4,970.00
SAC Processing Fee	178.00
Surcharge B	125.00
<hr/>	
TOTAL	\$9,726.35

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD
BLDG 33

From: [Beth Brombach](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: Case ZF #04-054-501
Date: Wednesday, November 13, 2024 12:21:55 PM

[You don't often get email from bbrombach@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom it May concern,

I live at 2214 Goodrich Ave, so I have had a front row seat for all of the remodeling that UST has done to the Binz building. They are in direct violation of the CUP agreement and should close the driveway on Goodrich Ave. They have remodeled it at a cost of 1.3 million dollars and have turned it into an athletics building, with coaches' offices, locker rooms and team meeting rooms. They now use a side door that directly goes to the soccer field; connected by a sidewalk that they just added this summer.

The CUP agreement, which was created to protect the neighborhood from UST's unbridled sprawl, is still the only voice and safety net we have against the power of a large institution.

They are in direct violation of the original CUP agreement and should NOT be able to bully their way through, yet another, decision that affects the quality of life of this neighborhood!!!!!! The Binz driveway must be closed.

Sincerely,

Beth and Bill Brombach
2214 Goodrich Ave
St Paul, Mn 55105
Case ZF #04-054-501

From: [bornx042 University of Minnesota](#)
To: [*CI-StPaul_ZoningCases](#)
Cc: [Daniel Kennedy](#)
Subject: ZF #04 - 054-501
Date: Wednesday, November 13, 2024 1:11:58 PM

You don't often get email from bornx042@alumni.umn.edu. [Learn why this is important](#)

Catherine Born
200 N Mississippi River Blvd.
St. Paul MN, 55105

As a longtime resident of the neighborhood surrounding UST over the years, it has been my opinion is that UST has regularly requested variances from the community to support its continued expansion.

Some variances have been granted and some have not. The most recent request by ARD resulted in a ruling which in part requires UST to suspend arena construction until a revised EAW has been submitted.

Nonetheless UST continues the arena construction. UST does not appear to be operating in good faith.

Therefore the community should refrain from considering any other variances, eg the Binz driveway should and must be removed as required.

Up until recently, I have always supported the exemption from property taxes which nonprofits such as UST enjoy.

However, as a 35 year resident and property owner, I'm beginning to feel our neighborhood is becoming overwhelmed even subsumed by UST's physical presence, its financial resources and its political influence.

I look forward to a more mutually supportive future.

Sincerely,

Catherine Born
Homeowner

|



November 14, 2024

Tammera R. Diehm
Direct Dial: (612) 604-6658
Main Fax: (612) 604-6800
tdiehm@winthrop.com

VIA E-MAIL

Planning Commission, City of Saint Paul
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102

Re: Response to Planning Commission Notification regarding Conditional Use Permit #04-054501 (City File #24-078-362)

Dear Members of the Planning Commission:

On behalf of the University of St. Thomas (“**St. Thomas**”), we submit this response to the Planning Commission Notification dated July 25, 2024 (the “**Notification**”) addressed to the Planning Commission of the City of Saint Paul (the “**City**”) from the City’s Zoning Section of the Department of Safety and Inspections (“**DSI**”). The Notification indicates that St. Thomas is in violation of its conditional use permit (#04-054501) issued in 2004 (the “**CUP**”) by maintaining loading drive access to Goodrich Avenue on its South Campus. Following delivery of the Notification, discussions between St. Thomas and the City led to scheduling a hearing before the Planning Commission to review the issue of whether the Goodrich Avenue access should be removed.

For the reasons stated below, St. Thomas respectfully requests the Planning Commission remove or clarify the Goodrich Avenue Condition (as defined below) in recognition that (a) Goodrich Avenue provides an important access point to South Campus not only for operational purposes but also for emergency and critical care vehicles, and (b) the condition imposed over two decades ago is not needed to protect the health, safety and welfare of the community.

I. Procedural History and Background

St. Thomas’s South Campus is located within a H2 Residential zoning district. Pursuant to Saint Paul Legislative Code (the “**Code**”) Section 66.221, colleges and universities are designated as conditional uses within residential districts. St. Thomas has operated under conditional use permits since 1990 when the Code was revised to require the Planning Commission to issue “special conditional use permits” to set campus boundaries for existing universities in the City. Revisions to St. Thomas’s permit were incorporated over the years to allow for expansion and changes on campus. On August 11, 2004, as the result of a litigation-based settlement agreement between St. Thomas, the City, two neighborhood associations and a local nonprofit organization (the “**Settlement Agreement**”), the City issued the 2004 CUP, which imposed conditions identical to

the terms negotiated into the Settlement Agreement. Among other provisions, Section 16 of the CUP states:

At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.¹

(the “**Goodrich Avenue Condition**”). The loading drive is a small driveway into St. Thomas’s South Campus from Goodrich Avenue that provides access to the loading docks for the Binz Refectory (the “**Binz**”) and Brady Education Center, a classroom building. The loading drive also provides emergency access for the Binz, Brady Education Center and Grace Hall, a student residence hall, and restricted parking for a single St. Thomas vehicle. An annotated image of the loading drive and South Campus from Google Earth and correlating photos are attached hereto as Exhibit 1. St. Thomas currently uses the loading drive (i) to receive up to two vendor deliveries per week, (ii) for emergency access, (iii) to deliver catered food to the Binz for seminarians,² and (iv) for occasional parking for a St. Thomas facilities maintenance vehicle.

At the time the Goodrich Avenue Condition was incorporated into the CUP, the Binz contained a cafeteria-style dining hall open to all St. Thomas students, faculty and staff and provided private dining for seminarians attending the Saint Paul Seminary School of Divinity (the “**Seminary**”).³ As a campus dining location, the Binz regularly received food deliveries through the loading dock accessed by the Goodrich Avenue loading drive. In 2004, neighbors were aware that St. Thomas’s long-term plans for the South Campus included the possible expansion of residence hall and dining facilities. As residents who live on or near Goodrich Avenue disliked the noise caused by delivery trucks to the Binz, there was concern that expanded residence life and dining facilities would worsen the noise and increase use of the Binz loading drive.⁴ However, St. Thomas’s 2004 vision to expand dining and residence hall operations on South Campus did not come to fruition.

In September 2020, St. Thomas opened two new residence halls and a new cafeteria-style dining facility on its North Campus and ceased using the Binz as a general campus cafeteria. While this change in use resulted in vacant space in the Binz, the Binz continues to provide private dining space for seminarians. In 2022, St. Thomas obtained building permits for “interior” demolition

¹ CUP, ¶16.

² When arena construction is complete, catered food will be delivered through the North entrance, as the loading dock is not needed for these deliveries and it is easier to deliver through the North (front) entrance of the Binz.

³ The Saint Paul Seminary School of Divinity is a school of the University of St. Thomas operated under an affiliation agreement between St. Thomas and the Seminary. The Seminary is a separate legal entity and is the former owner of the land on South Campus now owned by St. Thomas. The Binz has served as a dining facility for seminarians since it was built in 1978.

⁴ As additional insight into the intent of the parties at the time of approval of the CUP and Settlement Agreement, based on St. Thomas’s records, initial iterations of the CUP did not include a requirement that the Goodrich Avenue loading drive be removed. The provision was added shortly before finalizing the Settlement Agreement and CUP terms. The litigation that led to the CUP related to expansion of campus boundaries for the two blocks bounded by Summit Avenue to the North, Grand Avenue to the South, Cretin Avenue to the West, and Cleveland Avenue to the East. As such, most of the CUP provisions relate to the East and West Block.

and a “minor remodel” of the Binz to create offices for athletic staff, to add unisex restrooms and create team space.⁵ Both permits note that “no structural work” would be involved. The permits note, respectively, that the scope of the work is “interior demo only” and “minor remodel.” Nine offices, space for several open work stations, a single classroom and a single lounge space were added as part of this project. On January 2, 2024, another building permit was issued to create temporary locker room facilities and a laundry closet in the basement.⁶ The permit again notes, “no structural work” and defines the scope as “minor remodel.” The locker rooms are temporarily being used by the women’s softball, women’s soccer, and men’s soccer teams. St. Thomas intends to discontinue use of these temporary spaces once the arena is completed and new spaces are complete.

In 2024, the City received a complaint (#24-035572) about an alleged violation of the Goodrich Avenue Condition (the “**Complaint**”). After investigation, DSI determined that “[d]espite the remodeling that has taken place [to the Binz Refectory], the loading drive between Goodrich Ave. and the Binz Refectory has not been removed, resulting in a violation of the CUP.”⁷ On July 1, 2024, St. Thomas received an Enforcement Notice from DSI (the “**Enforcement Notice**”), requiring the removal of the Goodrich Avenue loading drive and vehicle access on or before July 31, 2024 in order to comply with the CUP. On July 5, 2024, St. Thomas responded to DSI, acknowledging receipt of the Enforcement Notice, respectfully disagreeing with DSI’s determination that a violation of the CUP exists, and requesting a discussion with the Planning Commission regarding potential options for addressing this outdated condition. DSI subsequently delivered the Notification to the Planning Commission and has stayed enforcement action until the Planning Commission makes its determination or, if appealed, until the City Council makes its final decision.

II. Preliminary Matters and Procedural Issues

As a preliminary matter, St. Thomas disagrees with DSI’s interpretation of the CUP condition that requires the removal of the Goodrich Avenue access upon the remodel or replacement of the Binz. St. Thomas has consistently maintained that the work completed in the Binz in 2022-23 and 2024 did not constitute a “remodel” of the type contemplated by the CUP to require the removal of the Goodrich Avenue access. The work that was done involved no structural work and did not require any site plan approval. Indeed, as is standard for this type of permit, the City issued the building permits for the minor remodel work without any reference to the CUP or interference with its conditions.

The “remodel” actions that have taken place have facilitated the creation of temporary space for certain parts of St. Thomas’s athletic department, including temporary locker rooms that had been displaced due to the demolition of former facilities and anticipation of the construction of a new multi-purpose arena on South Campus. Upon completion of construction, current athletic uses in

⁵ See City of Saint Paul Building Permit No. 20 22 066784 (issued June 30, 2022) (related to interior demolition); City of Saint Paul Building Permit No. 20 22 074023 (issued Sept. 29, 2022) (related to minor remodel).

⁶ See City of Saint Paul Building Permit No. 20 23 103724 (issued Jan. 2, 2024).

⁷ Complaint, p. 1.

Binz will relocate to the arena. As such, the work completed did not substantially change the primary use or structure of the Binz. The facility continues to serve its primary purpose as a dining hall for Seminary students. St. Thomas has no plans to discontinue these services. The work completed on the Binz did not alter the structure of the facility or change the primary purpose of the facility. The work did not result in greater usage of the loading drive or the building as compared to 2004 when the Goodrich Avenue Condition was imposed. As such, St. Thomas contends that the past “remodel” permits do not constitute a “remodel or replacement” of the facility as contemplated in the CUP condition from 2004.⁸

Notwithstanding St. Thomas’ position on the scope and character of the “remodel” work that has been completed to-date, St. Thomas recognizes that this CUP language, which was drafted over twenty years ago, is ambiguous and lacks clarity since there is no clear definition of what it would mean to “remodel or replace” the Binz building. Accordingly, St. Thomas did not formally appeal DSI’s determination and instead voluntarily agreed that this issue should be reviewed by the Planning Commission to allow an opportunity to clarify this provision of the CUP and, if necessary, to revisit whether this condition remains applicable. St. Thomas welcomes the opportunity to have this discussion with the Planning Commission.

In framing the issues, there are two additional points that must be considered. First, the Planning Commission should reject any argument that it lacks authority to clarify or modify the CUP as a result of the Settlement Agreement and second, the discussion at the Planning Commission should be limited to the Goodrich Access Condition.

A. The City maintains the authority to determine land uses and modify conditional uses.

Private parties to the 2004 litigation-based Settlement Agreement may argue that the City lacks authority to modify the CUP.⁹ This argument is inconsistent with legal theory and public policy and, if adopted, would unlawfully strip the City of its important right to control zoning and land use within its boundaries. While general theories of zoning law support an argument that conditional uses “run with the land” and can exist for a long time, there is also an understanding that land use should be revisited from time to time and that property owners reserve the right to request modifications to conditional uses. The City recognizes this important right and codified

⁸ As previously noted, neighbors had raised concern in 2004 over St. Thomas’ then-vision to develop, at an unknown time in the future, an expanded “residential village” and dining facility on the South Campus. Particularly expressed was the possibility that an expanded residential village would increase general traffic use of the Goodrich Avenue loading drive, and Section 16 was incorporated into the CUP to address this concern. However, St. Thomas’ position is that the interior remodel of the Binz did not constitute the type of “remodel or replacement” that informed the Goodrich Avenue Condition in the first place, particularly if the remodel did not significantly change use of the loading drive. “Remodel” is not defined in the Code or CUP, but such broad interpretation of this term would mean that any updates to the Binz which required a permit from the City would trigger the closure of the Goodrich Avenue loading drive. This interpretation appears wholly inconsistent with the intent of the Goodrich Avenue Condition at the time of the CUP’s approval.

⁹ This position has been implied by private parties to the Settlement Agreement based on the argument that the CUP conditions were based on the Settlement Agreement and cannot be modified without first obtaining the consent of the parties to the Settlement Agreement.

the conditional use permit modification process in the zoning Code.¹⁰ The modification process does not ignore the important rights of other residents and, in fact, provides due process protections including the requirement for a public hearing¹¹ and the right to appeal.¹² These protections provide neighbors and concerned citizens with the opportunity to weigh in on zoning issues that impact them and challenge decisions once they are made. The codified protections balance the public's right to participate in the zoning process while preventing any particular citizen from holding a "veto power" superior to the City's zoning authority.

This understanding is also supported by public policy. It is essential that City professionals and elected officials retain the right to control zoning and growth within any municipality. It is unreasonable to expect that council members who were elected decades ago could permanently and indefinitely transfer zoning rights to a group of private citizens. Zoning has always been a function of the municipality because it impacts the general welfare of the community. Accordingly, the right to control zoning decisions within a community lies with the elected officials who are obligated—by their oath of office—to maintain the general welfare on behalf of all citizens. Given the above, any argument that the Planning Commission lacks authority to consider or modify the CUP condition at issue should be rejected.

B. The Enforcement Notice is limited to the issue of the Goodrich Avenue loading drive.

St. Thomas also wants to clarify that the Planning Commission is being asked to review only the Goodrich Avenue Condition. As the Planning Commission is aware, neighbors have raised issues about a number of activities on campus including, but not limited to, the construction of the arena. This hearing is intended to review and evaluate the Goodrich Avenue Condition, which was the subject of the Complaint and Enforcement Notice. Any discussion of other activities on campus, or other conditions in the CUP, would require separate notice. While St. Thomas welcomes further review and discussion of the CUP and the applicability of these conditions to modern municipal and university practices, this is not the appropriate forum or timing for this review.

III. The Planning Commission has the authority to remove, modify or clarify the Goodrich Avenue Condition.

The Code anticipates that land use conditions may need to change from time to time. This is reflected in the City's authority to rezone property to change permissible uses, to modify the Code to add or delete permissible conditional uses and also review the conditions that are attached to previously approved uses. Pursuant to Code Section 61.108, the Planning Commission ultimately determines whether zoning conditions are being complied with. When the Planning Commission determines there has been a violation of a zoning condition, the Planning Commission may, at a public hearing, choose to impose additional conditions, modify existing conditions, or delete those conditions entirely that are deemed by the Planning Commission to be unnecessary, unreasonable

¹⁰ Code §§ 61.108; 61.502.

¹¹ Code §§ 61.108; 61.502.

¹² Code § 61.700.

or impossible of compliance.¹³ Based on this authority, even if the Planning Commission agrees with DSI that a violation of the CUP has occurred, the Planning Commission has the authority to modify or delete the violated condition.

In addition, Code Section 61.502 gives the Planning Commission broad authority to remove, modify or clarify any conditions that are attached to a conditional use permit even without a violation. Specifically, the Code states that, after a public hearing, the Planning Commission may modify any or all special conditions when strict application of such conditions would (1) unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure, and (2) result in exceptional undue hardship to the owner of such property or structure. So long as the modification does not impair the intent and purpose of the condition being modified, is consistent with the health, morals, and general welfare of the community, and is consistent with reasonable enjoyment of adjacent property, the Planning Commission may modify existing conditions.¹⁴

Based on these clear provisions, the Planning Commission—regardless of determination of violation—has the authority to update the CUP by removing, modifying or clarifying the Goodrich Avenue Condition.

IV. The requirement to remove the Goodrich Avenue loading drive is unnecessary and an unreasonable limitation on an otherwise lawful use.

For several reasons, removal of the Goodrich Avenue loading drive is unnecessary and an unreasonable limitation of an otherwise lawful use. Requiring the removal of the drive access in the immediate future results in undue hardship for St. Thomas, which seeks to ensure not only operational efficiency but immediate and convenient access to South Campus for emergency and critical care vehicles. As such, St. Thomas asks the Planning Commission to modify or remove the Goodrich Avenue Condition of the CUP to better fit the current conditions of South Campus.

A. Operational Access

As noted above, the primary use of the Binz continues to be the primary use that was in place in 2004 when the CUP was issued. As such, the conditions that necessitated the availability of a loading drive in 2004 remain today. The Goodrich Avenue access continues to support delivery operations to the Binz as well as to the Brady Education Center. The loading docks for the Binz and Brady Education Center can only be accessed through the loading drive. Requiring St. Thomas to close the loading drive will deprive St. Thomas of its ability to use these loading dock areas. The loading drive is also used by St. Thomas's facilities management team for certain maintenance-related access on South Campus.

¹³ Code § 61.108.

¹⁴ Code § 61.502.

B. The use of Goodrich Avenue for delivery access has decreased over time and is less intense now than it was in 2004.

Continued delivery and maintenance-related access from Goodrich Avenue, while crucial to operation of the South Campus, is notably less disruptive to the surrounding neighborhood than it was when the 2004 CUP was originally issued. As previously stated, the Binz has always been and continues to be used for food service to the Seminary. In 2004, all campus food preparation activities for the Seminary and for campus users of the general cafeteria-style dining were taking place at the Binz. Food preparation no longer takes place at the Binz, and it is no longer used as a cafeteria-style dining facility for the main campus. Instead, food preparation for seminarians now takes place in updated culinary facilities on North Campus and meals are catered to the Binz. This means that deliveries by large food service suppliers or other vendors to the Binz over the past twenty years have decreased significantly from three to five deliveries per week in 2004 to two or fewer deliveries per week in 2024.¹⁵ Despite the decreased number of deliveries, those that still occur are essential and the Goodrich Drive access remains the most efficient and desirable way to provide deliveries to the Binz and Brady Education Center.¹⁶

C. Emergency Access

In addition to supporting operational efficiencies, the Goodrich Avenue loading drive serves as a critical emergency access point and fire lane for the Binz, Grace Hall, and Brady Education Center. Rule 503.1.1 of the Minnesota Fire Code requires that access roads must extend within one hundred fifty (150) feet of all portions of the facility, and all portions of the exterior walls of the first story of the building.¹⁷ This threshold may be extended to three hundred (300) feet if the building is equipped with approved automatic sprinkler systems or has certain topography or other nonnegotiable grades that prevent access, such that alternative means of fire protection are provided.¹⁸ Because the Binz and Brady Education Center do not have automatic fire suppression systems throughout the buildings, the Goodrich Avenue loading drive is the only access point to these facilities which adheres to the Fire Code requirements, particularly during construction of the new arena when other potential access points to South Campus are disrupted. While not mandated by Code in the same way as fire suppression, the logic of easy and efficient access should also be applied to other types of emergency services, such as emergency medical services and ambulance access to the Binz, Grace Hall, and Brady Education Center. Without allowing

¹⁵ St. Thomas believes that there may be confusion over the use of the Goodrich Avenue access to South Campus with general but temporary traffic disruptions on Goodrich Avenue generally. During construction of the arena, busses have used Goodrich Avenue to facilitate pick-up and drop-off access to South Campus because of other road closures. This should not be confused with the use of the Goodrich Avenue access drive that is necessary to serve the Binz. St. Thomas does not anticipate continued traffic disruptions on Goodrich Avenue after completion of the arena.

¹⁶ Because catered food for seminarians is delivered by van and does not require a loading dock, St. Thomas anticipates that catered food deliveries will move to the North entrance of the Binz when construction of the arena is completed. Notwithstanding the foregoing, the loading docks continue to be essential for other occasional deliveries.

¹⁷ Minn. Admin. R. 7511.0503.1.1.

¹⁸ Minn. Admin. R. 7511.0503.1.1.1.

emergency vehicles to use the Goodrich Avenue access, critical services to these buildings could be unnecessarily delayed.

V. Conclusion

The Planning Commission has the ultimate authority to consider the intent of Section 16 of the CUP and whether St. Thomas has violated this provision by maintaining its loading drive to Goodrich Avenue. While St. Thomas respectfully disagrees with any determination that the CUP has been violated, it recognizes that, not only is the language ambiguous, but it is also more than twenty years old and may not reflect the current needs of St. Thomas or desires of the City. Accordingly, St. Thomas welcomes the Planning Commission's consideration of the Goodrich Avenue Condition and encourages the Planning Commission to use the authority granted in the Code to remove, modify or clarify this particular condition.

As demonstrated above, requiring removal of the Goodrich Avenue access point is unreasonable because (a) the work that occurred on the Binz was a "minor interior" remodel, not a structural remodel that would have been able to change access to the loading docks; (b) the concern over the potential intensity of delivery traffic on Goodrich Avenue in connection with the creation of a residential village has not come to fruition and, in fact, delivery activity to the Binz is less frequent than it was twenty years ago; (c) the loading drive, though used minimally, serves as an important access point for campus deliveries; and (d) the loading drive provides an important access point for emergency and critical care vehicles who may need to access South Campus buildings.

For the above reasons, the argument that St. Thomas should remove the Goodrich Avenue loading drive as a matter of principle because of ambiguity over the word "remodel" is unreasonable and unnecessary. The City's zoning authority is meant to protect the health, safety, and general welfare of its citizens. Requiring the removal of the drive, under the circumstances present here, would not advance the health, safety and general welfare of the community. To the contrary, it would eliminate an important emergency access point to the St. Thomas South Campus, deprive St. Thomas of the use of its property to serve its educational mission, and impose additional costs on St. Thomas, without serving any meaningful public purpose. The City's zoning authority should be used to ensure land is used such a way that promotes both its best use and the prosperity, health and welfare of residents, both residential and corporate.¹⁹

Accordingly, St. Thomas respectfully requests that the Planning Commission, pursuant to its zoning authority, consider the following potential determinations:

1. The CUP has not been violated, and the Goodrich Avenue loading drive may remain in its current condition and continue its current uses;

¹⁹ League of Minnesota Cities, *Zoning Guide of Cities*, 1 (July 26, 2024).

2. Regardless of whether a CUP violation has or has not occurred, the Planning Commission is exercising its authority to remove the Goodrich Avenue Condition in its entirety as an unnecessary and unreasonable condition and limit on St. Thomas's otherwise lawful and beneficial use of the property;
3. Regardless of whether a CUP violation has or has not occurred, the Planning Commission is exercising its authority to clarify that the Goodrich Avenue Condition requiring removal of the access upon "remodel or replacement" of the Binz shall mean (i) demolition of the existing structure, or (ii) a structural remodel requiring site plan approval and resulting in a materially increased use of the loading drive.

St. Thomas acknowledges that the Planning Commission also has the authority to affirm the decision of DSI and elect not to clarify, modify or remove the Goodrich Avenue Condition. In such event, St. Thomas requests that enforcement actions to remove the Goodrich Avenue loading drive be stayed until December 31, 2026, to provide St. Thomas with reasonable time to coordinate with City staff and complete alternate emergency access to Grace Hall, the Binz, and Brady Education Center.²⁰

St. Thomas appreciates the opportunity to discuss this important issue with the Planning Commission and looks forward to continued conversations and collaboration between St. Thomas and the City with respect to this matter.

Very truly yours,

WINTHROP & WEINSTINE, P.A.



Tammera R. Diehm

cc: Mr. Matthew Graybar: matthew.graybar@ci.stpaul.mn.us
Ms. Josh Williams: josh.williams@ci.stpaul.mn.us
Ms. Abigail Crouse: crou5420@stthomas.edu
Mr. Robert K. Vischer: rkvischer@stthomas.edu

29575645v6

²⁰ St. Thomas anticipates that, should it be required to remove the Goodrich Avenue loading drive, alternate emergency access to South Campus could be completed on or prior to December 31, 2026. However, this estimate is subject to reasonable industry delays and uncertainties.

Exhibit 1

Annotated Google Earth Image –
Loading Drive and South Campus

[attached]

Grace Residence Hall (GRA)

Brady Education Center (BEC)

Sculpture Garden

Binz Refectory (BIN)

15 minute parking zone

Loading Dock Access Only

Restricted Parking (UST)

Photo #4

Photo #5

Photo #6

Photo #3

Goodrich Ave

Photo #1

Photo #2

----- No Parking Fire Lane

100 ft





Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6

From: jerome.abrams
To: [*CI-StPaul_ZoningCases](#)
Subject: Case ZF#04-054-501
Date: Friday, November 15, 2024 11:29:12 AM

You don't often get email from jeromeabr@comcast.net. [Learn why this is important](#)

Comments to Zoning Commission regarding case ZF #04-054-501

Item 16 of the Conditional Use Permit states:

“At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University’s buildings on the south campus.” In 2022 and 2023, UST remodeled Binz twice to make most of it an athletics building: locker rooms, coaches’ offices, team meeting rooms, etc. UST still feeds priests in part of the building, but the food is brought in from elsewhere. The permits identified both projects as “remodel” and stated a combined cost of \$1.3 million. UST has not removed the driveway, which now gets traffic from the adjacent athletic fields. The language of the CUP is clear. Refusing to close the loading drive is in violation of the CUP.

The EAW of 2024 states on page 63, “the CUP required St. Thomas to close the drive.” If closing the drive is required, the EAW goes on to state that “closing the Goodrich service drive will have minimal cumulative impacts.” I disagree. Keeping the drive open will have significant impacts to the adjacent neighborhoods. The arena events of maximum capacity are estimated in the EAW of 2024 to generate 2853 vehicle trips. An open drive will serve as drop off point for arena events and will increase traffic, produce traffic congestion, and increase noise and pollution from both idling and moving cars and trucks. Arena patrons, who envision vehicle access to the south campus via an open drive, will be an additional source of traffic. In addition to increased green house gas emissions from all vehicles, diesel powered vehicles, such as used for deliveries, will increase PM 2.5 particle pollution. Epidemiological studies show that asthma, lung dysfunction, lung cancer, and other related diseases are positively correlated with increased PM2.5 particle exposure. (Yen-Yi Lee, et al. Aerosol and Air Quality Research 17:2424a (2017).

The streets of the neighborhoods within the 350 foot zone include streets of 30 feet width. Goodrich Avenue, Woodlawn Avenue, and Fairmount Avenue are in great proximity to the loading drive and do not have the capacity to handle the traffic generated by arena events. With 58 arena home games scheduled for the 2024-2025 season this situation will be a frequent occurrence. With the University of St. Thomas (UST) joining the National Collegiate Hockey Conference and holding conference hockey tournaments, the frequency of traffic complications will likely be increased. With parking on two sides, two way traffic, and delayed access to Cretin Avenue that will have LOS F during events that will prolong congestion, emergency vehicles will be unable to reach emergencies in the adjacent neighborhoods. I discussed this problem with the firefighters of Station 14, who agreed that emergency vehicle access would be a significant problem. I have modeled this situation and the consequent health and safety consequences in my comments to the updated EAW of 2024. The decision to place the arena in an environmentally sensitive area without the

infrastructure to support it was unforced and not made by the tax paying residents of St. Paul. The statement in the EAW that UST has arbitrarily decided that good management practices do not apply when inconvenient for the needs of UST reflects the arrogance of UST and lack of consideration for the residents of the adjacent neighborhoods. The Goodrich Ave. loading drive must be closed as stated in the CUP. The city has already required the closing the loading drive. I am asking you to fulfill your obligation to tax paying residents of the designated neighborhoods and uphold the CUP. The loading drive must be closed.

Jerome H. Abrams

151 Woodlawn Avenue

From: [Katie Parke-Reimer](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: UST's Binz driveway and CUP violation
Date: Friday, November 15, 2024 10:39:22 AM

You don't often get email from katie.parkereimer@gmail.com. [Learn why this is important](#)

RE: Case ZF #04-054-501

I am aware that the City of St. Paul has determined that the University of St. Thomas is in violation of the conditional use permit regarding the Binz Refectory and has required that UST remove the Binz driveway on Goodrich. I agree that UST is not in compliance with the CUP—as they have remodeled Binz—and should be required to remove the driveway.

The traffic along Goodrich that uses the driveway is excessive for a residential street and will become worse as UST continues to expand.

As a neighbor to UST, I have seen many examples of its disregard for the its impact on the neighborhood, and it seems to continually push limits to benefit itself above all else. Even violations that seem small, like a refusal to remove a driveway, do have an impact on its neighbors and the livability of the area. Please ensure that UST is held to account on this issue.

Sincerely,

Katie Parke-Reimer
2122 Princeton Avenue
St. Paul, MN 55105

From: [matthew larkey](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: UST Binz driveway
Date: Wednesday, November 13, 2024 12:32:26 PM

You don't often get email from matthew.larkey@gmail.com. [Learn why this is important](#)

My name is Matt Larkey. I live at 2189 Sargent.

This email is related to case ZF #04-054-501.

As a neighbor and impacted party, I would encourage the city of Saint Paul to hold UST accountable to the agreement they freely made with the community. It is not in the communities best interest to allow the UST to pick and choose what agreements it intends to follow. If they are allowed to do this, nothing UST agrees to again will hold any water.

From: [Patrice Werner](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: ZF #04-054-501.
Date: Wednesday, November 13, 2024 4:56:01 PM

You don't often get email from patwernerme@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I have lived across from the driveway that services the Binz for over 30 years. At the time the Binz was built, the Provost promised there would be no driveway on Goodrich Avenue. A driveway was constructed despite the promise.

When I purchased my home, I had no idea semi-trucks would be idling in front of my home during the wee hours of the morning, waiting to deliver orders to UST. The noise and exhaust from the trucks were barely tolerable. There were plenty of complaints from neighbors.

Thirty years later, after UST had signed an agreement to remove the driveway during this past summer, 2024, the driveway remains.

UST has known for twenty years that the driveway must be removed if Binz was remodeled. It was remodeled twice in 2022 and 2023. The driveway remains. How does the institution justify its lack of action? Stating "they don't want to" is not acceptable.

UST continues to steamroll its way to whatever suits them. Their smug actions based on entitlement have resulted in significant ill will towards UST. The blatant refusal to obey the contract they signed disgusts me.

I don't understand why the city of St Paul continues to allow UST's unacceptable behavior. Does the City have no enforcement rules? UST doesn't even pay taxes. I pay plenty of taxes.

Please support the enforcement of the agreement that UST signed to remove the driveway on Goodrich Avenue.

Respectfully Submitted,

Patrice Egan Werner
2240 Goodrich Avenue

From: marcmanderscheid@comcast.net <marcmanderscheid@comcast.net>

Sent: Sunday, November 10, 2024 9:25 PM

To: Josh Williams <josh.williams@ci.stpaul.mn.us>

Cc: Matthew Graybar <Matthew.Graybar@ci.stpaul.mn.us>; YaYa Diatta <yaya.diatta@ci.stpaul.mn.us>;
'Daniel Kennedy' <dan@lakestreetlaw.com>

Subject: RE: 2260 Summit Ave. - Conditional Use Permit (#04-054501) Violation

Think Before You Click: This email originated outside our organization.

Hi, Josh. You asked that I let you know if I think there are things missing. Yes, I do. The issue before the Planning Commission will concern the University's remodeling of the Binz Refectory. Apparently, the University intends to argue that it has not remodeled Binz. I believe the facts are to the contrary. The City regulates remodeling construction through its permitting process. The City's submittal to the Planning Commission should include all of the permit information for the Binz Building held by the City, including the type of work to be completed, the estimated cost of the work, and the schedule. The information presently set forth for the "three building permits" is incomplete, in that it does not fully identify the actual extent of the work to be done. I request that copies of the three building permits and drawings of the work to be done be included in the packet, including the estimated costs of \$795,000, 250,000, and 20,000, which together total \$1,065,000. There is a further, significant omission, in that the permits identified in the ENFORCEMENT NOTICE are only "building" permits, and do not include Electrical, Plumbing, Warm Air, and Mechanical, or any other type of construction and remodeling permits. The current City data omits permits 2022 082764(\$100,000), 2022 084933(\$13,000), 2022 085484(\$4,000), 2022 088212(\$22,000), 2023 104295(\$85,000), 2023 104416(\$3,500), 2023 7519(\$1,046,033, only a portion attributable to Binz), and 2023 109872(\$9,000), which collectively total well over an additional quarter of a million dollars. There are probably others I have missed, which should be included.

Thus, I respectfully request that the appropriate persons with the City of Saint Paul do a thorough review of the records and include in the information to be provided to the Planning Commission, the ID number, type of work, start/end dates, estimated costs, and copies of each permit for all remodeling work which has been proposed/completed in the Binz building from January 1, 2022 through the present. If you have questions or would like to discuss, please reply or call me at 651-587-4117. Please understand that I agree with and support the City Staff's conclusion as set forth in the Enforcement Notice. If the City will provide all of the relevant information, then the City, the University, and I can argue about what it all means. Thank you.

STAMP - Activity Detail

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2260 Summit Ave Bldg Ust - Binz Refectory - St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:28 AM

Folder ID#: 22 066784

In Date: 06/30/22

Issued Date: 06/30/22

Status: Finaled

Expiry Date: 12/31/22

Closed: 09/09/22

Type: B - Building Permit - Institutional - Remodel

Description:

INTERIOR DEMO WORK ONLY: REMODEL OF A PORTION OF THE BINZ BUILDING TO ACCOMODATE ATHLETIC OFFICES, TRAM ROOMS AND ADDITION OF UNISEX RESTROOMS

Condition:

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD

BLDG 33

Comment:

06/30/2022 : 06/30/2022 Invoice Printed and email to: becky.werner@ryancompanies.com
06/30/2022 : 06/30/2022 Permit emailed via fee procedure to: becky.werner@ryancompanies.com
06/30/2022 : 06/30/2022 Placard emailed via fee procedure to: becky.werner@ryancompanies.com
09/09/2022: Final Inspection - Approved.

Document:

[Permit: Permit Document emailed on 30-JUN-22](#) - Generated: 06/30/2022 - Sent: 06/30/2022
[Inspection Card: Insp Placard Document emailed on 30-JUN-22](#) - Generated: 06/30/2022 - Sent: 06/30/2022
[Invoice: Invoice printed on 30-JUN-22](#) - Generated: 06/30/2022 - Sent: 06/30/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Applicant:
Becky Werner
Ryan Companies
533 S 3rd St Suite 100
Minneapolis MN 55415
612-492-4473
becky.werner@ryancompanies.com

Owner:
College Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6595
JIM.BRUMMER@STTHOMAS.EDU

Contractor:
Becky Werner
Ryan Companies
533 S 3rd St Suite 100
Minneapolis MN 55415
612-492-4473
becky.werner@ryancompanies.com

Stated Owner:
University Of St Thomas
2260 Summit Ave
St Paul MN 55105
651-962-6536
joshua.gallus@stthomas.edu

Property:

2260 SUMMIT AVE BLDG UST - Binz Refectory - St Thomas, PIN: 052823420005

Info Value:

Would you like to submit project plans electronically? (If yes, you will receive: No
Penalty Fee: No
Change/Expansion of Use?: No
Existing Primary Use (Institutional): N-College University
Proposed Primary Use (Institutional): N-College/University
Estimated Value of Work: \$20,000.00
State Valuation: \$20,000.00
Valuation Override: No
Estimated Start Date: Jul 11, 2022
Estimated Completion Date: Sep 09, 2022
Scope of Remodel Work (C) : Interior Demo Only
Structural Work?: No Structural Work
Interior/Exterior?: Interior Only
Interior Remodel-Com'l Scope : Interior Demo Only
Exterior Remodel-Com'l Scope: N/A
Primary Occupancy Group: B
Primary Construction Type: .II-B
Sprinklered?: No
Plan Number: None
Type of Plan: None
Plan Check Fee: No Plan Check Fee
Application Method: Walk-in
Date Received: Jun 30, 2022
Contractor Name: Ryan Companies
Surcharge Report Valuation: \$20,000.00
Delegated Agreement?: No

Fee:

Surcharge B: \$10.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 06/30/2022
Building Permit Fee: \$449.81 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date:
06/30/2022

Front Counter

Assigned To: Harrington, Stephanie

Closed: 06/30/22

Result:

06/30/2022: Approved

Closed: 06/30/22

Result:

06/30/2022: Approved

Architectural (C) Review

Assigned To: Hilleson, Kari

Comment: None

Closed: 06/30/22

Result:

06/30/2022: Preliminary Plan Check

06/30/2022: Approved

Comment: None

Closed: 06/30/22

Result:

06/30/2022: Preliminary Plan Check

06/30/2022: Approved

Building Permit Inspection

Assigned To: Brash, Jason

Inspection Date: 09/09/22

Inspection 1:

Type: Final Inspection
Result: Approved

Closed: 09/09/22

Inspection Date: 09/09/22

Inspection 1:

Type: Final Inspection
Result: Approved

Closed: 09/09/22

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2260 Summit Ave Bldg Ust - Binz Refectory - St Thomas

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Run Date: 11/15/24 10:27 AM

Folder ID#: 22 074023

In Date: 07/13/22

Issued Date: 09/29/22

Status: Finaled

Expiry Date: 03/28/23

Closed: 10/20/22

Type: B - Building Permit - Institutional - Remodel

Description:

REMODEL OF A PORTION OF THE BINZ BUILDING TO ACCOMODATE ATHLETIC OFFICES, TEAM ROOMS AND ADDITION OF UNISEX RESTROOMS.

Condition:

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD BLDG 33

Comment:

09/23/2022 : 09/23/2022 Invoice Printed and email to:
BECK.WERNER@RYANCOMPANIES.COM,becky.werner@ryancompanies.com
09/29/2022 : 09/29/2022 Permit emailed via fee procedure to:
BECK.WERNER@RYANCOMPANIES.COM,becky.werner@ryancompanies.com
09/29/2022 : 09/29/2022 Placard emailed via fee procedure to:
BECK.WERNER@RYANCOMPANIES.COM,becky.werner@ryancompanies.com
10/20/2022: Final Inspection - Approved.

Document:

[Inspection Card: Insp Placard Document emailed on 29-SEP-22](#) - Generated: 09/29/2022 - Sent: 09/29/2022
[Permit: Permit Document emailed on 29-SEP-22](#) - Generated: 09/29/2022 - Sent: 09/29/2022
[Invoice: Invoice printed on 23-SEP-22](#) - Generated: 09/23/2022 - Sent: 09/23/2022
[DSI Misc: Request for Alternate Design](#) - Sent: 09/23/2022
[DSI Misc: SAC Letter](#) - Sent: 08/01/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Applicant:
Becky Werner
Ryan Companies
533 S 3rd St Suite 100
Minneapolis MN 55415
612-492-4473
becky.werner@ryancompanies.com

Owner:
College Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6595
JIM.BRUMMER@STTHOMAS.EDU

Architect:
Ryan A & E, Inc
533 3rd St S Suite 100
Minneapolis MN 55415
612-492-4416
HANNAH.PREBLE@RYANCOMPANIES.COM

Contractor:
Becky Werner
Ryan Companies
533 S 3rd St Suite 100
Minneapolis MN 55415
612-492-4473

becky.werner@ryancompanies.com

Stated Owner:
University Of St Thomas
2260 Summit Ave
St Paul MN 55105
651-962-6536
joshua.gallus@stthomas.edu

Property:

2260 SUMMIT AVE BLDG UST - Binz Refectory - St Thomas, PIN: 052823420005

Info Value:

Project Manager Name: BECKY WERNER
Project Manager Email: BECK.WERNER@RYANCOMPANIES.COM
Project Email Contact for Eplan Review: BECKY.WERNER@RYANCOMPANIES.COM
Would you like to submit project plans electronically? (If yes, you will receive: Yes
Penalty Fee: No
Change/Expansion of Use?: No
Existing Primary Use (Institutional): N-College University
Proposed Primary Use (Institutional): N-College/University
Estimated Value of Work: \$795,000.00
Project Name: Binz Refectory
State Valuation: \$795,000.00
Valuation Override: No
SAC Required?: No
SAC Deter'd by Metro Waste?: Yes
SAC Charges: 20
SAC Credits: 20
SAC Number: Z-22-60
Estimated Start Date: Jul 11, 2022
Estimated Completion Date: Sep 09, 2022
Scope of Remodel Work (C) : Minor Remodel
Structural Work?: No Structural Work
Interior/Exterior?: Interior Only
Interior Remodel-Com'l Scope : Uni-sex Restroom
Exterior Remodel-Com'l Scope: N/A
Primary Occupancy Group: B
Primary Construction Type: .II-B
Sprinklered?: No
Type of Plan: None
Plan Check Fee: Full PC Fee
PDox Project ID: 2494
Delegated Agreement?: No
Surcharge Report Valuation: \$795,000.00
Date Received: Jun 28, 2022
Contractor Name: Ryan Companies
Application Method: Email

Fee:

Surcharge B: \$397.50 - Paid in Full: Yes - Payment Type: Check - Payment Date: 09/29/2022
Plan Check Fee: \$4,214.06 - Paid in Full: Yes - Payment Type: Check - Payment Date: 09/29/2022
Building Permit Fee: \$6,483.17 - Paid in Full: Yes - Payment Type: Check - Payment Date:
09/29/2022

Front Counter

Assigned To: Building Plan Review Group

Closed: 07/13/22

Closed: 07/13/22

Closed: 07/13/22

Closed: 07/13/22

Closed: 07/13/22

Architectural (C) Review

Closed: 07/13/22

Result:

09/23/2022: Approved - John Skradski

ProjectDox Review

Closed: 10/20/22

Result:

07/13/2022: Applicant upload - StPaul Production OneStopGov - 2494

07/27/2022: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

08/01/2022: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

09/23/2022: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

09/29/2022: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Closed: 10/20/22

Result:

07/13/2022: Applicant upload - StPaul Production OneStopGov - 2494

07/27/2022: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

08/01/2022: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

09/23/2022: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

09/29/2022: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Closed: 10/20/22

Result:

07/13/2022: Applicant upload - StPaul Production OneStopGov - 2494

07/27/2022: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

08/01/2022: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

09/23/2022: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

09/29/2022: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Closed: 10/20/22

Result:

07/13/2022: Applicant upload - StPaul Production OneStopGov - 2494

07/27/2022: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

08/01/2022: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

09/23/2022: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

09/29/2022: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Closed: 10/20/22

Result:

07/13/2022: Applicant upload - StPaul Production OneStopGov - 2494

07/27/2022: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

08/01/2022: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

09/23/2022: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

09/29/2022: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Closed: 10/20/22

Result:

07/13/2022: Applicant upload - StPaul Production OneStopGov - 2494

07/27/2022: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

08/01/2022: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

09/23/2022: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

09/29/2022: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Building Permit Inspection

Assigned To: Brash, Jason

Inspection Date: 10/20/22

Inspection 1:

Type: Final Inspection

Result: Approved

Closed: 10/20/22

Inspection Date: 10/20/22

Inspection 1:

Type: Final Inspection

Result: Approved

Closed: 10/20/22

SAC Review

Assigned To: Skradski, John

Comment: See document tab for MCES letter dated 6-30-22
Z-22-60 No additional SAC

Closed: 08/01/22

Result:

08/01/2022: Approved

Comment: See document tab for MCES letter dated 6-30-22
Z-22-60 No additional SAC

Closed: 08/01/22

Result:

08/01/2022: Approved

Comment: See document tab for MCES letter dated 6-30-22
Z-22-60 No additional SAC

Closed: 08/01/22

Result:

08/01/2022: Approved

STAMP - Activity Detail

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2115 Summit Ave - University Of St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:40 AM

Folder ID#: 22 082764

In Date: 08/08/22

Issued Date: 08/08/22

Status: Finaled

Expiry Date: 08/08/23

Closed: 10/03/22

Type: E - Electrical Permit - Electrical - Commercial Repair/Alter

Description:

BINZ ATHLETICS REMODEL

Condition:

Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may require additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after June 30, 2017 are now under the 2017 National Electrical Code. Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may require additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after June 30, 2017 are now under the 2017 National Electrical Code. Questions on service location or requirements, call Xcel at 1-800-628-2121.

Comment:

08/08/2022 : 08/08/2022 Permit emailed via fee procedure to: permitrequests@collinsmn.com

Document:

[Permit: Permit Document emailed on 08-AUG-22](#) - Generated: 08/08/2022 - Sent: 08/08/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:
Zack Gorg
Collins Electrical Construction CO
278 State Street
St. Paul MN 55107
651-224-2833
PERMITREQUESTS@collinsmn.com

Tax Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Owner's First/Last Name: UNIVERSITY OF ST THOMAS
Owner's Address: 2115 SUMMIT AVE
Owner's City/State/Zip: ST PAUL MN
Owner's Phone # w/Area Code: 651-962-5000
Penalty Fee: No
Addition to Permit: No
Estimated Value of Work: \$100,000.00
Estimated Start Date: Aug 8, 2022
Estimated Completion Date: Sep 15, 2022
Date Received: 08/08/2022
Contractor Name: Collins Electrical Construction CO
Application Method: Internet

Fixture:

Circuits (20 Amps) Qty: 20

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 08/08/2022
Circuit Permit Fee: \$260.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 08/08/2022

MAIN-Electrical Inspection

Assigned To: Reimers, Steve

Closed: 09/30/22

Result:

08/22/2022: Approved - Rough in walls and underground conduits.
Provide better panel clearance.
09/13/2022: Approved - review panel and project.
09/30/2022: Final

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2260 Summit Ave - University Of St Thomas

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Run Date: 11/15/24 11:06 AM

Folder ID#: 22 084933

In Date: 08/12/22

Issued Date: 08/12/22

Status: Finald

Expiry Date: 08/12/23

Closed: 10/12/22

Type: E - Electrical Permit - Electrical - Commercial Repair/Alter

Description:

Benz Building
Control wiring for new mechanical equipment

Condition:

Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may require additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after June 30, 2017 are now under the 2017 National Electrical Code. Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may require additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after June 30, 2017 are now under the 2017 National Electrical Code. Questions on service location or requirements, call Xcel at 1-800-628-2121.

Comment:

08/12/2022 : 08/12/2022 Permit emailed via fee procedure to: steve@meritelectriccompany.com

Document:

[Permit: Permit Document emailed on 12-AUG-22](#) - Generated: 08/12/2022 - Sent: 08/12/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
St Paul Seminary
2260 Summit Ave
St Paul MN 55105-1010
651-962-5091

Contractor:
Merit Electric Co
1272 Point Douglas Road S Bldg
St. Paul Minnesota 55119
651-774-9671
steve@meritelectriccompany.com

Tax Owner:
St Paul Seminary
2260 Summit Ave
St Paul MN 55105-1010
651-962-5091

Property:

2260 SUMMIT AVE - University of St Thomas, PIN: 052823420004

Info Value:

Owner's First/Last Name: University of St. Thomas
Owner's Address: 2260 Summit Ave
Owner's City/State/Zip: St. Paul/MN/55105
Owner's Phone # w/Area Code: 651-962-6083
Penalty Fee: No
Addition to Permit: No
Estimated Value of Work: \$13,000.00
Estimated Start Date: Aug 12, 2022
Estimated Completion Date: Aug 31, 2022
Low Energy Openings: 5
Application Method: Internet
Date Received: 08/12/2022
Contractor Name: Merit Electric Co

Fixture:

Circuits (20 Amps) Qty: 1

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 08/12/2022
Low Energy Openings Permit Fee: \$9.40 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 08/12/2022
Circuit Permit Fee: \$13.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 08/12/2022
Minimum fee (\$78): \$56.60 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 08/12/2022

MAIN-Electrical Inspection

Assigned To: Reimers, Steve

Closed: 10/12/22

Result:

10/12/2022: Final

STAMP - Activity Detail

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2115 Summit Ave - University Of St Thomas

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Run Date: 11/15/24 10:38 AM

Folder ID#: 22 085078

In Date: 08/15/22

Issued Date: 08/22/22

Status: Finaled

Expiry Date: 02/18/23

Closed: 06/18/24

Type: EG - Fire Engineering - Alarm Permit - Existing Building - Alter Systems

Description:

Fire alarm system remodel Binz Refectory
partial floor remodel in the Binz building on the South campus at UST

Comment:

08/22/2022 : 08/22/2022 Permit emailed via fee procedure to: permitrequests@collinsmn.com
08/22/2022 : 08/22/2022 Placard emailed via fee procedure to: permitrequests@collinsmn.com
03/30/2023 Fire Alarm Inspection Pool: 6 months no activity, Folder Section: ALM, Description: Fire alarm system remodel Binz Refectory
partial floor remodel in the Binz building on the South campus at UST

Document:

[Permit: Permit Document emailed on 22-AUG-22](#) - Generated: 08/22/2022 - Sent: 08/22/2022
[Inspection Card: Insp Placard Document emailed on 22-AUG-22](#) - Generated: 08/22/2022 - Sent: 08/22/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:
Zack Gorg
Collins Electrical Construction CO
278 State Street
St. Paul MN 55107
651-224-2833
PERMITREQUESTS@collinsmn.com

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Is Plan Review Required?: Yes
Proposed Start Date: Aug 19, 2022
Proposed Completion Date: Sep 30, 2022
Fire Alarm System Openings: 11
Project Email Contact for Eplan Review: permitrequests@collinsmn.com

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 08/22/2022
Fire Alarm Openings - EG: \$22.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 08/22/2022
Initial fee (\$78): \$79.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 08/22/2022

Web Application Review-EG

Assigned To: Fire Engineering Inspector

Comment: Approved to Pay

Closed: 08/22/22

Result:

08/22/2022: Approved to Pay

Rough-in Inspection

Assigned To: Fire Alarm Inspection Pool

Closed: 06/18/24

Final Inspection

Assigned To: Blaser, Ann

Comment: Closing per permit sent in by contractor that was signed by Inspector Struckmann on 10/6/2022. - AKB 6/18/2024

Closed: 06/18/24

Result:

06/18/2024: Approved - Fire Alarm Inspection Pool

STAMP - Activity Detail

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2260 Summit Ave - University Of St Thomas

Click [here](#) to view all activity for this property

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Run Date: 11/15/24 11:03 AM

Folder ID#: 22 085484

In Date: 08/15/22

Issued Date: 08/23/22

Status: Finaled

Expiry Date: 02/19/23

Closed: 10/05/22

Type: W - Warm Air, Ventilation & General Sheet - Warm Air & Ventilation - Commercial Repair/Alter

Description:

Install (1) new 300 cfm PRV for 3 new unisex restrooms and associated ductwork

Condition:

Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved. Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved.

Comment:

08/23/2022 : 08/23/2022 Permit emailed via fee procedure to: barbm@metro-sheetmetal.com

08/23/2022 : 08/23/2022 Permit emailed via fee procedure to: barbm@metro-sheetmetal.com

Document:

[DSI Misc: Balance report](#) - Sent: 10/05/2022

[Warm Air - Correction](#) - Generated: 09/16/2022 - Sent: 09/16/2022

[Permit: Permit Document emailed on 23-AUG-22](#) - Generated: 08/23/2022 - Sent: 08/23/2022

[Permit: Permit Document emailed on 23-AUG-22](#) - Generated: 08/23/2022 - Sent: 08/23/2022

[DSI Misc: Prints](#) - Sent: 08/22/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:

St Paul Seminary
2260 Summit Ave
St Paul MN 55105-1010
651-962-5091

Contractor:

Scott Then
Metro Sheet Metal Inc
3260 Fanum Road
Vadnais Heights MN 55110-5208
651-704-9366
barbm@metro-sheetmetal.com

Property:

2260 SUMMIT AVE - University of St Thomas, PIN: 052823420004

Info Value:

Owner's First/Last Name: University of St. Thomas
Owner's Address: 2260 Summit Ave
Owner's City/State/Zip: 2260 Summit Ave
Owner's Phone # w/Area Code: (651) 962-5000
Penalty Fee: No
Estimated Value of Work: \$4,000.00
Estimated Start Date: Aug 24, 2022
Estimated Completion Date: Sep 14, 2022

Forced Air: No
Gas: No
Electric: No
Oil: No
Cooling: No
Ventilation: No
Ductwork: Yes
Chimney Liner: No
Bathroom: Yes
Kitchen: No
Laundry: No
Pollution Control: No
Solar Systems: No
Dust Collecting: No
Application Method: Internet
Surcharge Report Valuation: \$4,000.00
Contractor Name: Metro Sheet Metal Inc
Date Received: 08/15/2022

Fixture:

Fans (PRV 300 CFM) Qty: 1

Fee:

Surcharge B: \$2.00 - Paid in Full: Yes - Payment Type: ECHECK - Payment Date: 08/23/2022
Warm air & Ventilation Commercial: \$79.00 - Paid in Full: Yes - Payment Type: ECHECK - Payment Date: 08/23/2022

Web Application Review-Warm Air

Assigned To: Scholl, Charles

Closed: 08/22/22

Result:

08/16/2022: More Info Required - 1) Please provide the make and model number for the exhaust fan.

2) Please provide stamped and signed engineered drawings. IF the make and model number of the fan is in the drawings, I can get it from there.

OK to email pdf of prints to:

charles.scholl@ci.stpaul.mn.us

08/22/2022: More Info Required - 1) Please provide the make and model number for the exhaust fan.

2) Please provide stamped and signed engineered drawings. IF the make and model number of the fan is in the drawings, I can get it from there.

OK to email pdf of prints to:

charles.scholl@ci.stpaul.mn.us

DO NOT DO ANY WORK UNDER THIS PERMIT UNTIL THE REQUIRED INFORMATION HAS BEEN PROVIDED AND THE PERMIT HAS BEEN APPROVED.

DO NOT DO ANY WORK UNDER THIS PERMIT UNTIL THE REQUIRED INFORMATION HAS BEEN PROVIDED AND THE PERMIT HAS BEEN APPROVED.

08/22/2022: Approved to Pay - Call Charles Scholl at 651-266-9069 between 7:30-9:00 am to schedule the REQUIRED inspection. We are almost two weeks out for inspection appointments, please schedule accordingly.

This HVAC plan review is not a final approval of the design. In no way does this relieve any obligation of the Engineer or the installation contractor of installing as per code. This is subject to final and approval by the warm air inspection department after physical inspection.

08/23/2022: Approved to Pay

Closed: 08/22/22

Result:

08/16/2022: More Info Required - 1) Please provide the make and model number for the exhaust fan.

2) Please provide stamped and signed engineered drawings. IF the make and model number of the fan is in the drawings, I can get it from there.

OK to email pdf of prints to:

charles.scholl@ci.stpaul.mn.us

08/22/2022: More Info Required - 1) Please provide the make and model number for the exhaust fan.

2) Please provide stamped and signed engineered drawings. IF the make and model number of the fan is in the drawings, I can get it from there.

OK to email pdf of prints to:

charles.scholl@ci.stpaul.mn.us

DO NOT DO ANY WORK UNDER THIS PERMIT UNTIL THE REQUIRED INFORMATION HAS BEEN PROVIDED AND THE PERMIT HAS BEEN APPROVED.

DO NOT DO ANY WORK UNDER THIS PERMIT UNTIL THE REQUIRED INFORMATION HAS BEEN PROVIDED AND THE PERMIT HAS BEEN APPROVED.

08/22/2022: Approved to Pay - Call Charles Scholl at 651-266-9069 between 7:30-9:00 am to schedule the REQUIRED inspection. We are almost two weeks out for inspection appointments, please schedule accordingly.

This HVAC plan review is not a final approval of the design. In no way does this relieve any obligation of the Engineer or the installation contractor of installing as per code. This is subject to final and approval by the warm air inspection department after physical inspection.

08/23/2022: Approved to Pay

MAIN-Warm Air/Ventilation Inspection

Comment: Per 309.2.1 2020 MMC, all mechanical systems shall be capable of operating at the design airflow rates within plus or minus 10%. A balance report shall be submitted to the building official upon request. Please provide the required balance report.

Closed: 10/05/22

Result:

09/16/2022: Correction Letter - See correction letter. OK to final after receipt and approval of balance report.

10/05/2022: Final - Balance report merged into Amanda.

Comment: Per 309.2.1 2020 MMC, all mechanical systems shall be capable of operating at the design airflow rates within plus or minus 10%. A balance report shall be submitted to the building official upon request. Please provide the required balance report.

Closed: 10/05/22

Result:

09/16/2022: Correction Letter - See correction letter. OK to final after receipt and approval of balance report.

10/05/2022: Final - Balance report merged into Amanda.

STAMP - Activity Detail

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2115 Summit Ave - University Of St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:38 AM

Folder ID#: 22 088212

In Date: 08/23/22

Issued Date: 08/31/22

Status: Finaled

Expiry Date: 03/28/23

Closed: 10/04/22

Type: PG - Plumbing/Gasfitting/Inside Water Piping - Plumbing/Inside Water (All) - Commercial Alter

Description:

BINZ BUILDING IS ON GOOD RICH BETWEEN CRETIN AND MISSISSIPPI BLVD.

Condition:

Effective February 29, 2016, the Department of Safety and Inspections (DSI) will expire plumbing permits where work has been suspended or abandoned (no progress recorded by DSI) for more than 180 days. Permit holders may request a one time 180 day extension, in writing, prior to the expiration of the permit.

Comment:

08/31/2022 : 08/31/2022 Permit emailed via fee procedure to: bpylkas@totalmech.com

Document:

[Permit: Permit Document emailed on 31-AUG-22](#) - Generated: 08/31/2022 - Sent: 08/31/2022

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:
Bruce Pylkas
Total Mechanical Services Inc
420 Broadway Ave
St Paul Park MN 55071-1514
651-768-9367
bpylkas@totalmech.com

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Penalty Fee: No
Initial Fee: Yes
Estimated Value of Work: \$22,000.00
Addition to Permit: No
Estimated Start Date: Aug 10, 2022
Estimated Completion Date: Dec 31, 2022
Inside Water Piping?: Yes
Water Closet - Plumbing: 3
Water Closet - Water: 3
Lavatory - Plumbing: 3
Lavatory - Water: 3
Sink - Plumbing: 1
Sink - Water: 1
Floor Drain - Plumbing: 3
Date Received: Aug 10, 2022
Contractor Name: Total Mechanical Services, Inc
Application Method: Fax

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 08/23/2022
Sink: \$39.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 08/23/2022
Minimum fee (\$85): \$85.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 08/23/2022
Floor Drain: \$99.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 08/23/2022
Lavatory: \$117.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 08/23/2022
Water Closet Tank: \$117.00 - Paid in Full: Yes - Payment Type: CREDIT - Payment Date: 08/23/2022

MAIN-Plumbing Inspection

Assigned To: Schweitzer, Tom

Closed: 10/04/22

Result:

08/30/2022: Approved by Location - 5# ug ok.
09/09/2022: Approved by Location - 5# w/v/wtrs ok.
09/29/2022: Corrections Required - Will not hold mano.
10/04/2022: Final - Mano final ok.

Office Application Review

Closed: 08/31/22

Result:

08/31/2022: Approved to Issue

STAMP - Activity Detail

[New Search](#)

[Help using this report](#)

2260 Summit Ave Bldg Ust - Binz Refectory - St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:24 AM

Folder ID#: 23 103724

In Date: 11/30/23

Issued Date: 01/02/24

Status: Inspected

Expiry Date: 06/30/24

Closed:

Type: B - Building Permit - Institutional - Remodel

Description:

HPC - REMODEL LOWER LEVEL INTO DRY LOCKER ROOMS AND LAUNDRY CLOSET TO BE USED TEMPORARILY UNTIL A NEW ARENA IS CONSTRUCTED.

Condition:

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD BLDG 33

Comment:

12/21/2023 : 12/21/2023 Invoice Printed and email to:

BECKY.WERNER@RYANCOMPANIES.COM,sam.menzel@RYANCOMPANIES.COM

01/02/2024 : 01/02/2024 Permit emailed via fee procedure to:

BECKY.WERNER@RYANCOMPANIES.COM,sam.menzel@RYANCOMPANIES.COM

01/02/2024 : 01/02/2024 Placard emailed via fee procedure to:

BECKY.WERNER@RYANCOMPANIES.COM,sam.menzel@RYANCOMPANIES.COM

01/19/2024: Footing - Approved. Footing for scoreboard relocation, looks to be as per plan. JC

01/19/2024: Framing/Structural - Approved. Basement re-work as per plan, went over em/exit lighting. JC

01/19/2024: General Inspection - Approved. Review of temporary exiting plan of Grace Hall with NB and JS, we agree with the plan, notified contractor ok to proceed. uploaded in system. JC

01/31/2024: General Inspection - Approved w/Corrections. Walk through for occupancy of lower level for locker rooms and support rooms. EM/Exit Lights good, need to get signage for rooms, need to swap doors to laundry/mechanical and lock off until correct doors are installed, also need plumbing for new sink and drain finalized for this area. JC

Document:

[DSI Misc: SAC Letter](#) - Sent: 01/19/2024

[Inspection Card: Insp Placard Document emailed on 02-JAN-24](#) - Generated: 01/02/2024 - Sent: 01/02/2024

[Permit: Permit Document emailed on 02-JAN-24](#) - Generated: 01/02/2024 - Sent: 01/02/2024

[Invoice: Invoice printed on 21-DEC-23](#) - Generated: 12/21/2023 - Sent: 12/21/2023

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Applicant:

Ryan Companies
533 S 3rd St Suite 100
Minneapolis MN 55415
612-432-0100
sam.menzel@RYANCOMPANIES.COM

Owner:

College Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6595
JIM.BRUMMER@STTHOMAS.EDU

Architect:

Ryan A+E Inc
533 S 3rd St Suite 100
Minneapolis MN 55415
612-492-4785
BEN.BOURGOIN@RYANCOMPANIES.COM

Contractor:
Ryan Companies
533 S 3rd St Suite 100
Minneapolis MN 55415
612-432-0100
sam.menzel@RYANCOMPANIES.COM

Property:

2260 SUMMIT AVE BLDG UST - Binz Refectory - St Thomas, PIN: 052823420005

Info Value:

Project Manager Name: BECKY WERNER 612-492-4473
Project Manager Email: BECKY.WERNER@RYANCOMPANIES.COM
Project Email Contact for Eplan Review: BECKY.WERNER@RYANCOMPANIES.COM
Would you like to submit project plans electronically? (If yes, you will receive: Yes
Penalty Fee: No
Change/Expansion of Use?: No
Existing Primary Use (Institutional): N-College University
Proposed Primary Use (Institutional): N-College/University
Estimated Value of Work: \$250,000.00
State Valuation: \$250,000.00
Valuation Override: No
SAC Required?: Yes
SAC Deter'd by Metro Waste?: Yes
SAC Charges: 6
SAC Credits: 4
SAC Number: A-24-02
Estimated Start Date: Nov 27, 2023
Estimated Completion Date: Jan 26, 2024
Scope of Remodel Work (C) : Minor Remodel
Structural Work?: No Structural Work
Interior/Exterior?: Interior Only
Interior Remodel-Com'l Scope : Tenant Interior
Exterior Remodel-Com'l Scope: N/A
Primary Occupancy Group: B
Primary Construction Type: IIIB
Sprinklered?: Fully Sprinklered
Type of Plan: None
Plan Check Fee: Full PC Fee
Inclusion in Met Council Count?: Add to Met Council Count
Inclusion in Census Bureau/HUD Count: Add to Census Bureau/HUD Count
Delegated Agreement?: Yes
Surcharge Report Valuation: \$250,000.00
Date Received: Nov 07, 2023
Contractor Name: Ryan Companies
PDox Project ID: 3919
Application Method: Email

Fee:

Surcharge B: \$125.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/02/2024
SAC Processing Fee: \$178.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/02/2024
Plan Check Fee: \$1,754.35 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/02/2024
Building Permit Fee: \$2,699.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/02/2024
SAC Payment: \$4,970.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/02/2024

Front Counter

Assigned To: Building Plan Review Group

Closed: 11/30/23

Closed: 11/30/23

Closed: 11/30/23

Architectural (C) Review

Assigned To: Skradski, John

Closed: 11/30/23

Result:

12/21/2023: Approved

Closed: 11/30/23

Result:

12/21/2023: Approved

Closed: 11/30/23

Result:

12/21/2023: Approved

ProjectDox Review

Assigned To: Building Plan Review Group

Next Schedule: 11/30/23

Result:

11/30/2023: Applicant upload - StPaul Production OneStopGov - 3919

11/30/2023: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/06/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Applicant Corrections Required - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Corrections Received - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/12/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/21/2023: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

01/02/2024: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Next Schedule: 11/30/23

Result:

11/30/2023: Applicant upload - StPaul Production OneStopGov - 3919

11/30/2023: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

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12/12/2023: PD Applicant Corrections Required - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Corrections Received - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/12/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/21/2023: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

01/02/2024: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Next Schedule: 11/30/23

Result:

11/30/2023: Applicant upload - StPaul Production OneStopGov - 3919

11/30/2023: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

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12/12/2023: PD Applicant Corrections Required - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Corrections Received - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/12/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/21/2023: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

01/02/2024: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Next Schedule: 11/30/23

Result:

11/30/2023: Applicant upload - StPaul Production OneStopGov - 3919

11/30/2023: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/06/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Applicant Corrections Required - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Corrections Received - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/12/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/21/2023: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

01/02/2024: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Next Schedule: 11/30/23

Result:

11/30/2023: Applicant upload - StPaul Production OneStopGov - 3919

11/30/2023: PD Prescreen - StPaul Production OneStopGov -
BECKY.WERNER@RYANCOMPANIES.COM

12/06/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Applicant Corrections Required - John Skradski - john.skradski@ci.stpaul.mn.us

12/12/2023: PD Corrections Received - StPaul Production OneStopGov - BECKY.WERNER@RYANCOMPANIES.COM

12/12/2023: PD Under Review - John Skradski - john.skradski@ci.stpaul.mn.us

12/21/2023: PD Pending Fee Payment - John Skradski - john.skradski@ci.stpaul.mn.us

01/02/2024: PD Review Complete - John Skradski - john.skradski@ci.stpaul.mn.us

Building Permit Inspection

Assigned To: Caldwell, John

Inspection Date: 01/19/24

Inspection 1:

Type: Footing

Result: Approved

Comment: Footing for scoreboard relocation, looks to be as per plan. JC

Inspection 2:

Type: Framing/Structural

Result: Approved

Comment: 1Basement re-work as per plan, went over em/exit lighting. JC2

Closed: 01/03/24

Inspection Date: 01/19/24

Inspection 1:

Type: Footing

Result: Approved

Comment: Footing for scoreboard relocation, looks to be as per plan. JC

Inspection 2:

Type: Framing/Structural

Result: Approved

Comment: 1Basement re-work as per plan, went over em/exit lighting. JC2

Closed: 01/03/24

Inspection Date: 01/19/24

Inspection 1:

Type: Footing

Result: Approved

Comment: Footing for scoreboard relocation, looks to be as per plan. JC

Inspection 2:

Type: Framing/Structural

Result: Approved

Comment: 1Basement re-work as per plan, went over em/exit lighting. JC2

Closed: 01/03/24

Inspection Date: 01/19/24

Inspection 1:

Type: General Inspection

Result: Approved

Comment: Review of temporary exiting plan of Grace Hall with NB and JS, we agree with the plan, notified contractor ok to proceed. uploaded in system. JC

Closed: 01/18/24

Inspection Date: 01/19/24

Inspection 1:

Type: General Inspection

Result: Approved

Comment: Review of temporary exiting plan of Grace Hall with NB and JS, we agree with the plan, notified contractor ok to proceed. uploaded in system. JC

Closed: 01/18/24

Inspection Date: 01/19/24

Inspection 1:

Type: General Inspection

Result: Approved

Comment: Review of temporary exiting plan of Grace Hall with NB and JS, we agree with the plan, notified contractor ok to proceed. uploaded in system. JC

Closed: 01/18/24

Inspection Date: 01/31/24

Inspection 1:

Type: General Inspection

Result: Approved w/Corrections

Comment: Walk through for occupancy of lower level for locker rooms and support rooms. EM/Exit

Lights good, need to get signage for rooms, need to swap doors to laundry/mechanical and lock off until correct doors are installed, also need plumbing for new sink ad drain finalized for this area. JC

Closed: 01/29/24

Inspection Date: 01/31/24

Inspection 1:

Type: General Inspection

Result: Approved w/Corrections

Comment: Walk through for occupancy of lower level for locker rooms and support rooms. EM/Exit
Lights good, need to get signage for rooms, need to swap doors to laundry/mechanical and lock off until correct doors are installed, also need plumbing for new sink ad drain finalized for this area. JC

Closed: 01/29/24

Inspection Date: 01/31/24

Inspection 1:

Type: General Inspection

Result: Approved w/Corrections

Comment: Walk through for occupancy of lower level for locker rooms and support rooms. EM/Exit
Lights good, need to get signage for rooms, need to swap doors to laundry/mechanical and lock off until correct doors are installed, also need plumbing for new sink ad drain finalized for this area. JC

Closed: 01/29/24

Next Schedule: 02/01/24

Next Schedule: 02/01/24

Next Schedule: 02/01/24

SAC Review

Assigned To: Skradski, John

Comment: See document tab for MCES letter dated 12-14-23
A-24-02 (2)

Closed: 12/21/23

Result:

12/21/2023: Approved

Comment: See document tab for MCES letter dated 12-14-23
A-24-02 (2)

Closed: 12/21/23

Result:

12/21/2023: Approved

Comment: See document tab for MCES letter dated 12-14-23
A-24-02 (2)

Closed: 12/21/23

Result:

12/21/2023: Approved

STAMP - Activity Detail

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2115 Summit Ave Bldg Ust - Morrison Res Hall - St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:55 AM

Folder ID#: 23 104295

In Date: 12/04/23

Issued Date: 12/05/23

Status: Finaled

Expiry Date: 06/02/24

Closed: 03/01/24

Type: W - Warm Air, Ventilation & General Sheet - Warm Air & Ventilation - Commercial Repair/Alter

Description:

Binz hall. Altering existing supply ductwork to accommodate new spaces. Installing a new exhaust fan and associated ductwork. All work is being done on the basement level space. This is a temporary set up while the new building/arena is being built.

Condition:

Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved. Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved.

Comment:

12/05/2023 : 12/05/2023 Permit emailed via fee procedure to: cmclaughlin@horwitzinc.com
12/05/2023 : 12/05/2023 Permit emailed via fee procedure to: cmclaughlin@horwitzinc.com

Document:

[DSI Misc: Balance report](#) - Sent: 02/07/2024
[DSI Misc: Dryer booster fan information](#) - Sent: 02/07/2024
[DSI Misc: Final updated print](#) - Sent: 02/07/2024
[DSI Misc: Wall rating letter FOR](#) - Sent: 01/31/2024
[DSI Misc: Updated prints](#) - Sent: 12/08/2023
[Permit: Permit Document emailed on 05-DEC-23](#) - Generated: 12/05/2023 - Sent: 12/05/2023
[Permit: Permit Document emailed on 05-DEC-23](#) - Generated: 12/05/2023 - Sent: 12/05/2023

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:
Horwitz LLC
7400 49th Ave N
New Hope MN 55428
763-533-1900
permits@horwitzinc.com

Property:

2115 SUMMIT AVE BLDG UST - Morrison Res Hall - St Thomas, PIN: 052823140004

Info Value:

Owner's First/Last Name: University of St. Thomas
Owner's Address: 2115 Summit Ave
Owner's City/State/Zip: St. Paul, MN 55105
Owner's Phone # w/Area Code: 651-962-6311
Penalty Fee: No
Estimated Value of Work: \$85,000.00

Estimated Start Date: Dec 11, 2023
Estimated Completion Date: Jan 8, 2024
Forced Air: Yes
Heat Source: Gas
Cooling: No
Ventilation: Yes
Ductwork: Yes
Bathroom: No
Kitchen: No
Laundry: Yes
Pollution Control: No
Solar Systems: No
Dust Collecting: No
Application Method: Internet
Date Received: 12/04/2023
Contractor Name: Horwitz LLC
Surcharge Report Valuation: \$85,000.00

Fixture:

Fans (Exhaust Fan 300 CFM) Qty: 1

Fee:

Surcharge B: \$42.50 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 12/05/2023
Warm air & Ventilation Commercial: \$850.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 12/05/2023

Web Application Review-Warm Air

Assigned To: Scholl, Charles

Closed: 12/05/23

Result:

12/04/2023: More Info Required - Please email a pdf of the stamped and signed engineered prints to: charles.scholl@ci.stpaul.mn.us

Do not do any work under this permit until the required information has been provided and the permit has been approved by the area inspector.

12/05/2023: More Info Required - Please email a pdf of the stamped and signed engineered prints to: charles.scholl@ci.stpaul.mn.us

Do not do any work under this permit until the required information has been provided and the permit has been approved by the area inspector.

12/05/2023: Approved to Pay - This HVAC permit review is not a final approval of the design. Permit approval to pay or permit approval to issue in no way relieves any obligation of the Engineer or the installation contractor to install as per code. This is subject to approval by the warm air inspection department after physical inspection.

MAIN-Warm Air/Ventilation Inspection

Closed: 03/01/24

Result:

12/08/2023: Approved by Location - Reviewed and uploaded new print set.

12/19/2023: Corrections Required - Met on site for project walk through with Horwitz General Foreman. This temporary project is projected to be in place for over a year. ALL life/safety and rated wall penetration protectives shall be code compliant.

1) Engineer of record (EOR) shall provide wall ratings for any wall where ductwork is penetrating.

2) EOR shall provide updated prints showing which existing exterior terminations are combustion, ventilation or exhaust ducts for proper location of bath and dryer exhaust locations.

01/09/2024: Approved w/Corrections - Locker rooms/Offices above ceiling OK.

1) Engineer of record (EOR) shall provide wall ratings for mechanical and vertical shaft to include stairwell ratings.

2) EOR shall provide approval for proposed routing of bath and dryer exhaust ducts.

No prints required, this is a temporary installation while the new stadium is being built. OK for signed letter from EOR.

02/07/2024: Approved by Location - New prints and balance report merged into Amanda, final inspection scheduled.

02/08/2024: Corrections Required - Mechanical ventilation ducting is completely rusted out and ducting is filled with a lot of debris. Informed mechanical contractor and engineer from Ryan (Becky-see emails). OK to add the repairs to this ducting to this permit with no additional fees.

03/01/2024: Final - Mechanical ventilation ducting complete and verified compliant.

Closed: 03/01/24

Result:

12/08/2023: Approved by Location - Reviewed and uploaded new print set.

12/19/2023: Corrections Required - Met on site for project walk through with Horwitz General Foreman. This temporary project is projected to be in place for over a year. ALL life/safety and rated wall penetration protectives shall be code compliant.

- 1) Engineer of record (EOR) shall provide wall ratings for any wall where ductwork is penetrating.
- 2) EOR shall provide updated prints showing which existing exterior terminations are combustion, ventilation or exhaust ducts for proper location of bath and dryer exhaust locations.

01/09/2024: Approved w/Corrections - Locker rooms/Offices above ceiling OK.

- 1) Engineer of record (EOR) shall provide wall ratings for mechanical and vertical shaft to include stairwell ratings.
 - 2) EOR shall provide approval for proposed routing of bath and dryer exhaust ducts.
- No prints required, this is a temporary installation while the new stadium is being built. OK for signed letter from EOR.

02/07/2024: Approved by Location - New prints and balance report merged into Amanda, final inspection scheduled.

02/08/2024: Corrections Required - Mechanical ventilation ducting is completely rusted out and ducting is filled with a lot of debris. Informed mechanical contractor and engineer from Ryan (Becky-see emails). OK to add the repairs to this ducting to this permit with no additional fees.

03/01/2024: Final - Mechanical ventilation ducting complete and verified compliant.

STAMP - Activity Detail

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2115 Summit Ave Bldg Ust - Morrison Res Hall - St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:53 AM

Folder ID#: 23 104416

In Date: 12/04/23

Issued Date: 12/07/23

Status: Finaled

Expiry Date: 07/07/24

Closed: 02/20/24

Type: PG - Plumbing/Gasfitting/Inside Water Piping - Sewer/Disposal Only - Commercial Replace

Description:

UST Binz hall. Installing (1) floor sink. connecting to existing waste and vent piping.

Condition:

Effective February 29, 2016, the Department of Safety and Inspections (DSI) will expire plumbing permits where work has been suspended or abandoned (no progress recorded by DSI) for more than 180 days. Permit holders may request a one time 180 day extension, in writing, prior to the expiration of the permit.

Comment:

12/07/2023 : 12/07/2023 Permit emailed via fee procedure to: cmclaughlin@horwitzinc.com

12/07/2023 : 12/07/2023 Permit emailed via fee procedure to: cmclaughlin@horwitzinc.com

12/07/2023 : 12/07/2023 Permit emailed via fee procedure to: cmclaughlin@horwitzinc.com

12/08/2023 : 12/08/2023 Issued Plumbing emailed to Contractor: cmclaughlin@horwitzinc.com

Document:

[Permit: Permit Document emailed on 07-DEC-23](#) - Generated: 12/07/2023 - Sent: 12/07/2023

[Permit: Permit Document emailed on 07-DEC-23](#) - Generated: 12/07/2023 - Sent: 12/07/2023

[Permit: Permit Document emailed on 07-DEC-23](#) - Generated: 12/07/2023 - Sent: 12/07/2023

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:
Horwitz LLC
7400 49th Ave N
New Hope MN 55428
763-533-1900
permits@horwitzinc.com

Property:

2115 SUMMIT AVE BLDG UST - Morrison Res Hall - St Thomas, PIN: 052823140004

Info Value:

Owner's First/Last Name: University of St Thomas
Owner's Address: 2115 Summit Ave
Owner's City/State/Zip: St. Paul, MN 55105
Owner's Phone # w/Area Code: 651-962-6311
Penalty Fee: No
Initial Fee: Yes
Estimated Value of Work: \$3,500.00
Addition to Permit: No
Estimated Start Date: Dec 11, 2023
Estimated Completion Date: Dec 15, 2023
Sanitary Sewer: 1
Application Method: Internet

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 12/07/2023
Sanitary Sewer: \$85.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 12/07/2023

MAIN-Plumbing Inspection

Assigned To: Abrahamson, Karl

Closed: 02/20/24

Result:

01/03/2024: Approved by Location - Karl Abrahamson - u.g. and piping in walls 5# air ok.

02/20/2024: Final - Tom Schweitzer - Vis final ok.

Web Application Review-Plumbing

Comment: 12/07/2023 List of expired plumbing permits for this address: 21-279670 22-038380

Closed: 12/07/23

Result:

12/07/2023: Approved to Pay

STAMP - Activity Detail

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2115 Summit Ave - University Of St Thomas

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 11/15/24 10:37 AM

Folder ID#: 23 107519

In Date: 12/14/23

Issued Date: 12/18/23

Status: Finaled

Expiry Date: 06/15/24

Closed: 06/17/24

Type: M - Mechanical Permit - Steam or Hot Water - Commercial Repair/Alter

Description:

RE-ROUTING EXISTING STEAM LINES AND CONNECTING TO EXISTING SYSTEMS (ST THOMAS BLDGS: FDD, GRACE, BINZ, BRADY, CRETIN)

Condition:

GENERAL ADDRESS FOR ST THOMAS U-SEE CHILDREN FOR OTHER SPECIFIC BUILDINGS Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work.

Comment:

12/18/2023 : 12/18/2023 Permit emailed via fee procedure to: cmclaughlin@horwitzinc.com

Document:

[Permit: Permit Document emailed on 18-DEC-23](#) - Generated: 12/18/2023 - Sent: 12/18/2023

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:
University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:
Horwitz LLC
7400 49th Ave N
New Hope MN 55428
763-533-1900
permits@horwitzinc.com

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Penalty Fee: No
Estimated Value of Work: \$1,046,033.00
Estimated Start Date: Jan 01, 2024
Estimated Completion Date: Mar 18, 2024
Application Method: Walk-in
Surcharge Report Valuation: \$1,046,033.00
Contractor Name: Horwitz LLC
Date Received: Dec 14, 2023

Fixture:

Boiler (BTU) Qty:

Fee:

Surcharge B: \$518.41 - Paid in Full: Yes - Payment Type: Check - Payment Date: 12/14/2023
Steam or Hot Water Permit Fee: \$10,464.94 - Paid in Full: Yes - Payment Type: Check - Payment Date: 12/14/2023

[Office Application Review](#)

Assigned To: Witt, Erik

Closed: 12/18/23

Result:

12/18/2023: Approved to Issue

Closed: 12/18/23

Result:

12/18/2023: Approved to Issue

MAIN-Mechanical Inspection

Closed: 06/14/24

Result:

02/09/2024: Approved by Location - Erik Witt - Job check.

02/08/2024: Approved by Location - Aaron Havlicek - R/I and Test on temporary UG steam line Ok 100psi/24h. Line is designed to be temporary and in service and use until June. Welds have not been properly coated and piping has not been approved for under ground conditions for permanent use.

02/14/2024: Approved by Location - Erik Witt - Visual inspection ok on perma pipe cond line from OWS vault to SOD vault. All welds were xray tested, ok to back fill west half of line, east half still needs casings and insulation prior to back fill.

02/16/2024: Approved by Location - Erik Witt - East side of ditch piping complete and ok to backfill.

02/20/2024: Approved by Location - Erik Witt - West side of ditch partial visual on steam line towards OWS bldg.

02/23/2024: Approved by Location - Erik Witt - Weekly job check.

02/27/2024: Approved by Location - Erik Witt - Visual ok on steam line perma-pipe from vault outside OWS bldg. to 2nd and 3rd vaults.

03/01/2024: Approved by Location - Erik Witt - Air test ok 100 psi on steam and condensate from OWS vault to N/E, N/W and SOD vaults.

03/12/2024: Approved by Location - Erik Witt - Air test ok 100 psi on steam and cond lines underground from OWS/ Schonecker tunnel to vaults for library, school of divinity, Cretin, Brady, Grace and Binz dorms. Service center disconnected.

03/15/2024: Approved by Location - Erik Witt - Piping switched over to new service in preparation for service center bldg. demolition.

03/22/2024: Ongoing - Erik Witt - Job check.

04/05/2024: Ongoing - Erik Witt - Job check.

04/17/2024: Approved by Location - Erik Witt - Air test ok 100 psi on chilled water lines from FDC tunnel to mech room #004.

04/19/2024: Approved by Location - Erik Witt - Old student center/gym and several dorms demolished in prep for new sports complex. Discussed routing of new utility piping with contractor.

04/26/2024: Ongoing - Erik Witt - Job check.

06/14/2024: Final - Erik Witt - Chilled water piping ok from tunnel to mech room #004. This is the end of the utility work prepping for the sports center, new permits to be pulled for future work.

Closed: 06/14/24

Result:

02/09/2024: Approved by Location - Erik Witt - Job check.

02/08/2024: Approved by Location - Aaron Havlicek - R/I and Test on temporary UG steam line Ok 100psi/24h. Line is designed to be temporary and in service and use until June. Welds have not been properly coated and piping has not been approved for under ground conditions for permanent use.

02/14/2024: Approved by Location - Erik Witt - Visual inspection ok on perma pipe cond line from OWS vault to SOD vault. All welds were xray tested, ok to back fill west half of line, east half still needs casings and insulation prior to back fill.

02/16/2024: Approved by Location - Erik Witt - East side of ditch piping complete and ok to backfill.

02/20/2024: Approved by Location - Erik Witt - West side of ditch partial visual on steam line towards OWS bldg.

02/23/2024: Approved by Location - Erik Witt - Weekly job check.

02/27/2024: Approved by Location - Erik Witt - Visual ok on steam line perma-pipe from vault outside OWS bldg. to 2nd and 3rd vaults.

03/01/2024: Approved by Location - Erik Witt - Air test ok 100 psi on steam and condensate from OWS vault to N/E, N/W and SOD vaults.

03/12/2024: Approved by Location - Erik Witt - Air test ok 100 psi on steam and cond lines underground from OWS/ Schonecker tunnel to vaults for library, school of divinity, Cretin, Brady, Grace and Binz dorms. Service center disconnected.

03/15/2024: Approved by Location - Erik Witt - Piping switched over to new service in preparation for service center bldg. demolition.

03/22/2024: Ongoing - Erik Witt - Job check.

04/05/2024: Ongoing - Erik Witt - Job check.

04/17/2024: Approved by Location - Erik Witt - Air test ok 100 psi on chilled water lines from FDC

tunnel to mech room #004.

04/19/2024: Approved by Location - Erik Witt - Old student center/gym and several dorms demolished in prep for new sports complex. Discussed routing of new utility piping with contractor.

04/26/2024: Ongoing - Erik Witt - Job check.

06/14/2024: Final - Erik Witt - Chilled water piping ok from tunnel to mech room #004. This is the end of the utility work prepping for the sports center, new permits to be pulled for future work.

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2115 Summit Ave - University Of St Thomas

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Run Date: 11/15/24 10:36 AM

Folder ID#: 23 109872

In Date: 12/26/23

Issued Date: 12/26/23

Status: Finaled

Expiry Date: 12/25/24

Closed: 01/23/24

Type: E - Electrical Permit - Electrical - Commercial Repair/Alter

Description:

Installation of horn/strobes & module for fire alarm system at UST Binz

Condition:

Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may incur additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after July 1, 2023 are now under the 2023 National Electrical Code. NOTE: All 'Hard-Wired' (120 Volt) residential smoke detectors have to be battery-backup type.

Comment:

12/26/2023 : 12/26/2023 Permit emailed via fee procedure to: permitrequests@collinsmn.com

12/26/2023 : 12/26/2023 Permit emailed via fee procedure to: permitrequests@collinsmn.com

Document:

[Permit: Permit Document emailed on 26-DEC-23](#) - Generated: 12/26/2023 - Sent: 12/26/2023

[Permit: Permit Document emailed on 26-DEC-23](#) - Generated: 12/26/2023 - Sent: 12/26/2023

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:

University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:

Zack Gorg
Collins Electrical Construction CO
278 State Street
St. Paul MN 55107
651-224-2833
PERMITREQUESTS@collinsmn.com

Tax Owner:

University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Owner's First/Last Name: University of St. Thomas
Owner's Address: 2115 Summit
Owner's City/State/Zip: St. Paul/MN/55105
Owner's Phone # w/Area Code: 6519625000

Penalty Fee: No
Addition to Permit: No
Estimated Value of Work: \$9,000.00
Estimated Start Date: Jan 2, 2024
Estimated Completion Date: Feb 2, 2024
Smoke Alarm: Yes
Main Fire Alarm Control Unit: 1
Fire Alarm System Openings: 14
Project Email Contact for Eplan Review: permitrequests@collinsmn.com
Application Method: Internet
Contractor Name: Collins Electrical Construction CO
Date Received: 12/26/2023

Fixture:

Circuits (20 Amps) Qty: 1

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023
Circuit Permit Fee: \$15.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023
Fire Alarm System Openings Permit Fee: \$28.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023
Main Fire Alarm Control Unit Permit Fee: \$85.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023

MAIN-Electrical Inspection

Assigned To: Reimers, Steve

Closed: 01/23/24

Result:

01/04/2024: Approved by Location - RI walls and ceiling for temporary locker rooms.

01/23/2024: Final

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2115 Summit Ave - University Of St Thomas

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Run Date: 11/15/24 10:35 AM

Folder ID#: 23 109877

In Date: 12/26/23

Issued Date: 12/26/23

Status: Finaled

Expiry Date: 06/23/24

Closed: 02/05/24

Type: EG - Fire Engineering - Alarm Permit - Existing Building - Alter Systems

Description:

Installation of horn/strobes & module for fire alarm system at UST Binz

Comment:

12/26/2023 : 12/26/2023 Permit emailed via fee procedure to: permitrequests@collinsmn.com

12/26/2023 : 12/26/2023 Placard emailed via fee procedure to: permitrequests@collinsmn.com

Document:

[Permit: Permit Document emailed on 26-DEC-23](#) - Generated: 12/26/2023 - Sent: 12/26/2023

[Inspection Card: Insp Placard Document emailed on 26-DEC-23](#) - Generated: 12/26/2023 - Sent: 12/26/2023

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:

University Of St Thomas
2115 Summit Ave
St Paul MN 55105-1048
651-962-6536
TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:

Zack Gorg
Collins Electrical Construction CO
278 State Street
St. Paul MN 55107
651-224-2833
PERMITREQUESTS@collinsmn.com

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Is Plan Review Required?: No

Proposed Start Date: Jan 02, 2024

Proposed Completion Date: Feb 02, 2024

Main Fire Alarm Control Unit: 1

Fire Alarm System Openings: 14

Project Email Contact for Eplan Review: permitrequests@collinsmn.com

Would you like to submit project plans electronically? (If yes, you will receive: No

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023

Fire Alarm Control Unit - EG: \$25.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023

Fire Alarm Openings - EG: \$28.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023

Initial fee (\$85): \$85.00 - Paid in Full: Yes - Payment Type: MC - Payment Date: 12/26/2023

Web Application Review-EG

Assigned To: Fire Engineering Inspector

Comment: Approved to Pay

Closed: 12/26/23

Result:

12/26/2023: Approved to Pay

Rough-in Inspection

Assigned To: Fire Alarm Inspection Pool

Closed: 02/05/24

Final Inspection

Assigned To: Blaser, Ann

Closed: 02/05/24

Result:

02/05/2024: Approved - Fire Alarm Inspection Pool

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2115 Summit Ave - University Of St Thomas

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Run Date: 11/15/24 10:34 AM

Folder ID#: 24 007883

In Date: 01/26/24

Issued Date: 01/31/24

Status: Finaled

Expiry Date: 08/03/24

Closed: 06/20/24

Type: PG - Plumbing/Gasfitting/Inside Water Piping - Plumbing/Inside Water (All) - Commercial Replace

Description:

UST Binz Building. Adding onto existing permit #2023 104416. Installing new handsink which has waste, vent, and water piping.

Condition:

Effective February 29, 2016, the Department of Safety and Inspections (DSI) will expire plumbing permits where work has been suspended or abandoned (no progress recorded by DSI) for more than 180 days. Permit holders may request a one time 180 day extension, in writing, prior to the expiration of the permit.

Comment:

01/31/2024 : 01/31/2024 Permit emailed via fee procedure to: permits@horwitzinc.com

01/31/2024 : 01/31/2024 Permit emailed via fee procedure to: permits@horwitzinc.com

02/01/2024 : 02/01/2024 Issued Plumbing emailed to Contractor: permits@horwitzinc.com

06/19/2024 : 06/19/2024 135 Day Plumbing Letter Batch

06/19/2024 : 06/19/2024 135 Day Individual Plumbing Letter Emailed to owner:

TRAVIS.FARNIOK@STTHOMAS.EDU

06/19/2024 : 06/19/2024 135 Day Plumbing Letter emailed to Contractor:

permits@horwitzinc.com

Document:

[Batch PDF: 135 Day Individual Plumbing Letter emailed to Owner](#) - Generated: 06/19/2024 - Sent: 06/19/2024

[Batch PDF: 135 Day Plumbing Letter emailed to Contractor](#) - Generated: 06/19/2024 - Sent: 06/19/2024

[Batch PDF: 135 Day Plumbing Letter Batch](#) - Generated: 06/19/2024 - Sent: 06/19/2024

[Permit: Permit Document emailed on 31-JAN-24](#) - Generated: 01/31/2024 - Sent: 01/31/2024

[Permit: Permit Document emailed on 31-JAN-24](#) - Generated: 01/31/2024 - Sent: 01/31/2024

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:

Owner:

University Of St Thomas

2115 Summit Ave

St Paul MN 55105-1048

651-962-6536

TRAVIS.FARNIOK@STTHOMAS.EDU

Contractor:

Horwitz LLC

7400 49th Ave N

New Hope MN 55428

763-533-1900

permits@horwitzinc.com

Property:

2115 SUMMIT AVE - University of St Thomas, PIN: 052823140004

Info Value:

Owner's First/Last Name: University of St Thomas

Owner's Address: 2115 Summit Ave

Owner's City/State/Zip: St. Paul, MN 55105

Owner's Phone # w/Area Code: 651-491-4569

Penalty Fee: No

Initial Fee: Yes
Estimated Value of Work: \$1,200.00
Addition to Permit: No
Estimated Start Date: Jan 26, 2024
Estimated Completion Date: Jan 31, 2024
Inside Water Piping?: Yes
Sink - Plumbing: 1
Sink - Water: 1
Application Method: Internet

Fee:

Surcharge A: \$1.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/31/2024
Sink: \$42.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/31/2024
Initial Fee (\$92): \$92.00 - Paid in Full: Yes - Payment Type: VISA - Payment Date: 01/31/2024

MAIN-Plumbing Inspection

Assigned To: Abrahamson, Karl

Closed: 06/20/24

Result:

02/05/2024: Approved - Tom Schweitzer - 5# w/v/wtrs ok.

06/20/2024: Final - Tom Schweitzer - Vis final ok.

Web Application Review-Plumbing

Comment: 01/30/2024 List of expired plumbing permits for this address: 21-279670 22-038380

Closed: 01/30/24

Result:

01/30/2024: Approved to Pay

MECHANICAL SPECIFICATIONS

- GENERAL**
1. REVIEW THE HVAC AND PLUMBING BASIS OF DESIGN, INCLUDING DESIGN CRITERIA, DESIGN CONDITIONS, DESCRIPTIONS OF HVAC, PLUMBING AND CONTROL SYSTEMS.
 2. EQUIPMENT MANUFACTURER AND MODEL ARE LISTED AS BASIS-OF-DESIGN ONLY. WITH ACTUAL EQUIPMENT SELECTIONS DEPENDENT ON PRICING, AVAILABILITY AND ACCEPTABLE LEAD TIMES. THE PURCHASED AND INSTALLED EQUIPMENT MANUFACTURER AND MODEL INFORMATION WILL BE INCLUDED IN THE "AS RECORDED" DOCUMENTS.
 3. APPLICABLE CODES ARE 2020 MINNESOTA MECHANICAL CODE, 2020 MINNESOTA PLUMBING CODE, 2020 MINNESOTA ENERGY CODE (2020 IECC OR ASHRAE 90.1-2016 COMPLIANCE PATH), 2020 MINNESOTA BUILDING CODE, 2020 MINNESOTA ACCESSIBILITY CODE, 2020 MINNESOTA FIRE CODE.
 4. REFER TO THE CONTRACT FOR SUBMITTAL, SUBSTANTIAL COMPLETION AND FINAL CLOSEOUT REQUIREMENTS.
 5. PERMIT DRAWINGS SHALL ALSO BE SUBMITTED FOR DESIGN REVIEW AS SHOP DRAWINGS.
 6. SUBMITTALS SHALL INCLUDE PRODUCT DATA (CUT SHEETS), INSTALLATION AND OPERATIONS MANUALS (IOM) AND PRODUCT-OR PROJECT-SPECIFIC SHOP DRAWINGS AND DIAGRAMS.
 7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CODES AND APPLICABLE STANDARDS BY QUALIFIED MECHANICS THAT ARE KNOWLEDGEABLE AND EXPERIENCED IN THE OPERATIONS THEY ARE PERFORMING.
 8. PROCEDURES AND MATERIALS SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES AND WITH THE STANDARDS OF MANUFACTURING AND CONTRACTING ASSOCIATIONS APPLICABLE TO THE WORK.

- PLUMBING**
1. REFER TO EQUIPMENT SCHEDULES AND/OR SUBMITTALS FOR DOMESTIC WATER CIRCULATING PUMPS, DOMESTIC WATER BOOSTER PUMPS, SUMP PUMPS, SEWAGE EJECTORS, DOMESTIC WATER METERS, DOMESTIC WATER HEATERS, WATER SOFTENERS, GREASE INTERCEPTORS, FLAMMABLE WASTE INTERCEPTORS, DOMESTIC WATER STORAGE TANKS.
 2. REFER TO FIXTURE SCHEDULES FOR DRAINS, HOSE BIBBS, WALL HYDRANTS, PLUMBING FIXTURES, WATER COOLERS AND BOTTLE FILLERS.
 3. REFER TO PLUMBING DETAILS FOR ACCESSORIES AND FINAL CONNECTIONS TO PLUMBING EQUIPMENT.
 4. REFER TO PIPING MATERIAL MATRIX FOR PIPE TYPES, JOINING METHODS, INSULATION AND PIPING HANGERS AND SUPPORTS. MINIMUM 3/4" FOR RHW PIPING.
 5. SLOPE ALL HORIZONTAL WASTE PIPING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
 6. SLOPE ALL HORIZONTAL RAINWATER/STORM PIPING AT 1/8" PER FOOT UNLESS OTHERWISE NOTED.
 7. PROVIDE MANUAL AIR VENTS WITH CAPPED HOSE END CONNECTIONS AT THE TOP OF EACH RISER AND AT ALL HIGH POINTS IN EACH PRESSURE PIPING SYSTEM.
 8. PROVIDE DRAIN VALVES WITH CAPPED HOSE END CONNECTIONS AT THE BOTTOM OF EACH RISER AND AT ALL LOW POINTS IN EACH PRESSURE PIPING SYSTEM.
 9. PROVIDE SHUT-OFF VALVES IN EACH PRESSURE PIPING BRANCH TAKEOFF AND EACH BRANCH SERVING THREE OR MORE FIXTURES UNLESS NOTED OTHERWISE.
 10. PROVIDE SLEEVES AT EACH PENETRATION OF FIRE AND SMOKE RATED ASSEMBLIES AND SEAL WITH INTUMESCENT MATERIAL.
 11. PROVIDE ADEQUATE CLEARANCE FOR INSULATION IN HANGERS, FROM STRUCTURE AND FROM EQUIPMENT.
 12. CONNECT PIPE AND EQUIPMENT HANGERS TO TOP CHORD OF ROOF JOISTS, BEAM FLANGES OR CONCRETE FLOOR DECK, BY APPROVED MEANS.
 13. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION AND TO MINIMIZE STRESSING OF EQUIPMENT AND FIXTURE CONNECTIONS.
 14. PROVIDE ROUGH-INS AND CONNECTIONS TO PLUMBING EQUIPMENT PROVIDED BY OTHERS, AS INDICATED.
 15. WHERE ANY CONTROL VALVE, MANUAL VALVE, DRAIN OR AIR VENT CANNOT BE ACCESSED OR VIEWED THROUGH LAY-IN CEILING OR OTHER CONVENIENT MEANS, REQUEST A MINIMUM 24" X 24" ACCESS PANEL AT EACH LOCATION, TO BE PROVIDED BY OTHERS.
 16. ISOLATE COPPER PIPE FROM DISSIMILAR METALS USING DIELECTRIC MATERIAL.
 17. UNLESS OTHERWISE INDICATED, INSULATION MATERIAL IS 1" OR 2" PIECE FIBERGLASS, MOLDED TO PIPE SIZE AND CONFORMING TO ASTM C547, WITH ASJ.
 18. PROGRESS COPPER FOR DOMESTIC WATER, PVC AND VENT UNDERGROUND, CAST IRON WASTE AND VENT ABOVE GROUND, 1" OF INSULATION ON DHW, 1/2" INSULATION ON DOW.

- DUCTWORK**
1. REFER TO EQUIPMENT SCHEDULES AND/OR SUBMITTALS FOR FANS, DIFFUSERS, REGISTERS, GRILLES, LOUVERS, CONTROL DAMPERS, FIRE DAMPERS, SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS, BALANCING DAMPERS AND AIRFLOW CONTROL DEVICES, AIR TERMINAL UNITS, AIR HANDLING UNITS, ENERGY RECOVERY UNITS, DEDICATED OUTDOOR AIR SYSTEMS, ROOFTOP UNITS.
 2. PROVIDE LONG RADIUS DUCT ELBOWS WHEREVER POSSIBLE AND WHERE NOT, PROVIDE SQUARE ELBOWS WITH TURNING VANES PER SMACNA.
 3. LIMIT DUCT TRANSITION ANGLES TO 1 IN 7 OR 15 DEGREES. LIMIT EQUIPMENT CONNECTION TRANSITIONS TO 30 DEGREES MAXIMUM. TRANSITION DUCTWORK AS REQUIRED FOR FINAL EQUIPMENT CONNECTIONS.
 4. FOR BRANCH DUCT TAPS, PROVIDE CONICAL FITTINGS AT ROUND OR FLAT OVAL MAINS AND 45 DEGREE ENTRY FITTINGS AT RECTANGULAR MAINS.
 5. PROVIDE MANUAL VOLUME DAMPERS AT BRANCH DUCT TAPS FOR EACH SUPPLY AIR OUTLET AND EACH EXHAUST, RETURN AND RELIEF AIR INLET. VOLUME DAMPERS AT GRILLES, REGISTERS OR DIFFUSERS ARE NOT ACCEPTABLE, UNLESS SPECIFICALLY INDICATED.
 6. PROVIDE SLEEVES AT EACH PENETRATION OF FIRE AND SMOKE RATED ASSEMBLIES AND SEAL WITH FLANGES AND INTUMESCENT MATERIAL, AS REQUIRED.
 7. DO NOT LOCATE DUCTWORK, PIPING OR MECHANICAL EQUIPMENT ABOVE ANY ELECTRICAL EQUIPMENT.
 8. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
 9. PROVIDE FACTORY INSULATED FLEX DUCTS AS INDICATED, MINIMUM 36" AND MAXIMUM 72" LONG, SAME SIZE AS OUTLET OR INLET NECK SIZE. CONNECT FLEXIBLE DUCTS WITH DRAWBANDS AND TAPE AT EACH END. DO NOT INSTALL FLEXIBLE CONNECTIONS ABOVE INACCESSIBLE CEILING.
 10. FABRICATE AND SUPPORT ALL DUCTWORK IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE - EQUIPMENT VERSION.
 11. PROVIDE ADEQUATE CLEARANCE FOR INSULATION IN HANGERS, FROM STRUCTURE AND FROM EQUIPMENT.
 12. PROVIDE ROUGH-INS AND CONNECTIONS TO EQUIPMENT PROVIDED BY OTHERS, AS INDICATED.
 13. SEAL ALL DUCTWORK TO SMACNA SEAL CLASS A, UNLESS INDICATED OTHERWISE.
 14. CONSTRUCT ROUND, FLAT OVAL AND RECTANGULAR SUPPLY AIR DUCTWORK TO +2 INCH W.G. SMACNA PRESSURE CLASSIFICATION, UNLESS INDICATED OTHERWISE.
 15. CONSTRUCT ROUND, FLAT OVAL AND RECTANGULAR EXHAUST, RETURN AND RELIEF AIR DUCTWORK TO 2 INCH W.G. SMACNA PRESSURE CLASSIFICATION, UNLESS INDICATED OTHERWISE.
 16. WHERE ANY AUTOMATIC DAMPER, SMOKE DAMPER OR FIRE DAMPER CANNOT BE ACCESSED OR VIEWED THROUGH LAY-IN CEILING OR OTHER CONVENIENT MEANS, REQUEST A MINIMUM 24" X 24" ACCESS PANEL AT EACH LOCATION, TO BE PROVIDED BY OTHERS.
 17. CONNECT DUCT AND EQUIPMENT HANGERS TO TOP CHORD OF ROOF JOISTS, BEAM FLANGES OR CONCRETE FLOOR DECK, BY APPROVED MEANS.
 18. SIZE AND SPACE HANGERS IN ACCORDANCE WITH LATEST SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
 19. SUPPORT DUCTS HAVING A PLAN WIDTH LARGER THAN 80" WITH TRAPEZOID HANGERS CONSISTING OF RODS AND ANGLES.
 20. PROVIDE CLOTHES DRYER VENT CONNECTIONS, DUCTED TO EXTERIOR OR TO MAIN EXHAUST DUCTWORK, INCLUDING LINT TRAP, DUCTS AND ROOF/WALL CAPS.
 21. SIZE EXHAUST AIR DUCT RISERS WITH SUFFICIENT FREE AREA TO ACCOUNT FOR ANY SUBDUCTS.
 22. PROVIDE BOILER COMBUSTION AIR INTAKE AND FLUE OUTLET VENTING PER BOILER MANUFACTURER INSTRUCTIONS.

- DUCT INSULATION**
1. ALL INSULATION SYSTEMS SHALL HAVE A COMPOSITE FIRE AND SMOKE HAZARD RATING (FAC) OR FLAME SPREAD - 25 AND SMOKE DEVELOPED - 50 WHEN TESTED BY U.L. IN ACCORDANCE WITH ASTM E-84 AND SHALL MEET THE REQUIREMENTS OF NFPA 90A AND 90B STANDARD AND FHA AS TESTED BY U.L.
 2. CONCEALED DUCTWORK INCLUDES DUCTWORK ABOVE LAY-IN OR HARD CEILING, IN A SOFFIT OR VERTICAL CHASE, OR A NORMALLY UNOCCUPIED ROOM SUCH AS A STORAGE ROOM OR JANITOR'S CLOSET.
 3. EXPOSED DUCTWORK INCLUDES ALL DUCTWORK VISIBLE OR PARTIALLY VISIBLE, IN NORMALLY OCCUPIED FINISHED SPACES. TO INCLUDE ALL DUCTWORK IN MECHANICAL ROOMS AND EXPOSED DUCTWORK IN ANY SPACE WHICH MAY BE SUBJECT TO ABUSE LOCATED WITHIN 8 FT OF THE FLOOR.
 4. DAMPER QUARANTAINS AND OPERATORS ON DUCTS WITH EXTERIOR INSULATION SHALL BE EXTENDED TO THE OUTSIDE OF THE INSULATION.
 5. INSULATION SHALL BE CONTINUOUS THROUGH WALL AND CEILING OPENINGS AND SLEEVES.
 6. ALL COLD SURFACES, OUTDOOR AIR, OR COOLING SUPPLY AIR SHALL HAVE INSULATION APPLIED WITH A CONTINUOUS, UNBROKEN VAPOR SEAL, WHEN MECHANICAL FASTENERS ARE USED, THEY SHALL BE SEALED WITH TAPE OVER THE FASTENER TO PROVIDE COMPLETE VAPOR BARRIER. HANGERS AND SUPPORTS MUST BE ADEQUATELY INSULATED AND VAPOR SEALED TO PREVENT CONDENSATION.
 7. INSULATE ALL OUTDOOR AIR INTAKE AND MIXED AIR DUCTS FROM OUTDOOR AIR INTAKE TO UNIT.
 8. INSULATE ALL EXHAUST DUCTS BETWEEN THE MOTORIZED OR BACKDRAFT DAMPER AND AIR DISCHARGE TO THE OUTDOORS.
 9. FOR CONSTANT VOLUME LOW PRESSURE AND MEDIUM PRESSURE VAV SUPPLY AIR, PROVIDE 1 1/2" THICK 1/2 LB FSK WRAP. INSULATION DOWNSTREAM OF ANY DUCT HEATING COIL IS NOT REQUIRED.
 10. FOR SUPPLY AIR FROM AN ERU OR DOAS, AND EXHAUST AIR, PROVIDE 1 1/2" THICK 1/2 LB FSK WRAP 10 FT FROM THE UNIT OR EXTERIOR WALL.
 11. FOR OUTDOOR AIR INTAKE, PROVIDE 2" THICK 1/2 LB FSK WRAP OR 1" THICK 3 LB FSK DUCT BOARD.
 12. FOR WELDED STEEL GREASE DUCT, PROVIDE 2 LAYERS FIRE WRAP WHEN NOT CONTAINED WITHIN A RATED ENCLOSURE.
 13. FOR EXHAUST AIR DUCTWORK OUTDOORS, OR ON ROOF, INSULATION IS NOT REQUIRED.
 14. PROTECT INSULATION EXPOSED TO WEATHER FROM MOISTURE AND SUNLIGHT USING COVERINGS SUITABLE FOR OUTDOOR SERVICE, SUCH AS ALUMINUM SHEET METAL, PLASTIC COVER OR PAINT.

- TESTING AND BALANCING**
1. PROVIDE TESTING, BALANCING AND ADJUSTMENT FOR ALL AIR SUPPLY SYSTEMS, AIR RETURN SYSTEMS, AIR EXHAUST SYSTEMS, HYDRONIC FLUID FLOW SYSTEMS AND DOMESTIC HOT WATER RECIRCULATION SYSTEMS.
 2. ALL TESTING, ADJUSTING AND BALANCING SHALL BE DONE BY QUALIFIED FIRMS AND TECHNICIANS CERTIFIED BY NEBB AND/OR AMBC.
 3. TEST INSTRUMENTS SHALL BE RECENTLY CALIBRATED AND OF THE CORRECT TYPE FOR MEASUREMENT TO BE TAKEN.
 4. PREPARE TEST REPORTS, INCLUDING NAMES OF PROJECT, MECHANICAL CONTRACTOR, FLUID BALANCING CONTRACTOR, DATES OF TESTS, OUTDOOR TEMPERATURE, NAME OF TECHNICIAN MAKING TESTS, LIST OF TEST INSTRUMENTS USED, IDENTIFICATION OF ALL TESTED EQUIPMENT WITH LOCATION, MANUFACTURER'S NAME, MODEL NUMBER, AND SERIAL NUMBER, AIR OR WATER FLOW READINGS AS DESIGNED, AS ORIGINALLY MEASURED, AND ACTUAL FINAL READINGS AND DUCT TRAVERSE SHEETS FOR EACH MAJOR ZONE, REGISTER, GRILLE, AND DIFFUSER LIST WITH ROOM NUMBER, MANUFACTURER'S MODEL NUMBER, SIZE, AREA, DESIGN CFM, DESIGN VELOCITY AND TEST.

- CONTROL SYSTEM**
1. WALL MOUNTED TEMPERATURE CONTROL DEVICES SUCH AS THERMOSTATS, FAN SWITCHES, ETC. SHALL BE INSTALLED IN OR ON FLUSH OUTLET BOXES WITH ALL TERMINATIONS MADE WITHIN JUNCTION OR DEVICE BOX.
 2. ALL TEMPERATURE CONTROL CONDUCTORS SHALL BE SUPPORTED BY METALLIC HANGER STRAPS SECURED TO THE BUILDING STRUCTURE AT INTERVALS NOT EXCEEDING 5 FEET ON CENTER, ABOVE ACCESSIBLE CEILING. CONDUCTORS SHALL BE SECURED NOT LESS THAN 8" ABOVE CEILING TILES TO ALLOW FOR TILE REMOVAL, AND CONDUCTOR SHALL NOT BE ALLOWED TO LIE DIRECTLY ON CEILING TILES. ALL CONTROL WIRING IN ALL AREAS BELOW FINISHED CEILING SHALL BE IN CONDUIT.
 3. ALL LINE VOLTAGE CONDUCTORS SHALL BE INSTALLED IN RACEWAYS IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.
 4. PROVIDE A BOILER SHUTDOWN SWITCH AT EACH BOILER ROOM EXIT PER THE CURRENT MINNESOTA MECHANICAL AND FUEL GAS CODE.

Outside Air / ASHRAE Standard 62.1 Summary

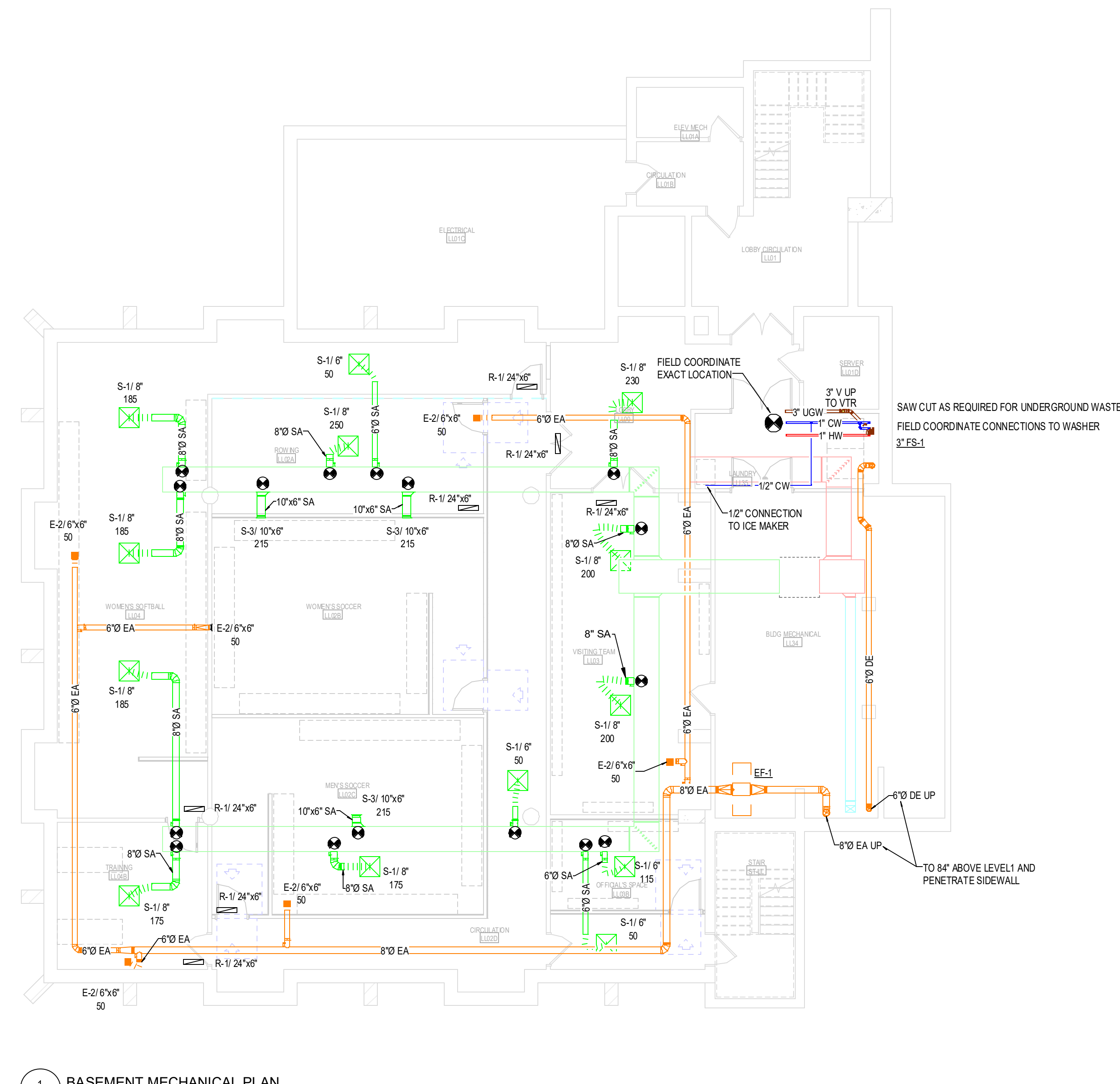
System Ventilation Requirements										
System	Mode	ZVoz (cfm)	Pz People	IPz People	D Ps / IPz	Voz (cfm)	Vps (cfm)	Xs	Ev	%DA Voz / Vps
Zone 00-00_Single Zone VAV	Cooling	2,077	19	24	1	320	2,077	0.154	1	320 15.4%
	Heating	2,077	19	24	1	320	2,077	0.154	1	320 15.4%

Ventilation Parameters										
System Zone	Rp cfm/person	Pz People	Ra cfm/ft ³	Az (ft ³)	Vbz (cfm)	Ez	Cooling Voz (cfm)	Heating Ez	Voz (cfm)	320
Zone 00-00_Single Zone VAV	3.04	23.86	0.06	4,126	320	2,077	320	320	320	320
Zone 00-00	3.04	23.86	0.06	4,126	320	1.00	320	1.00	320	320

Ventilation Calculations for Cooling Design												
System Zone	Box Type	Vpz (cfm)	Vdz (cfm)	Vpz-min (cfm)	Voz-clg (cfm)	Zpz	Ep	Er	Fa	Fb	Fc	Ezv
Zone 00-00	AIRTERMINAL-SINGLEDUCT-CONSTANT VOLUME-NOREHEAT	2,077	2,077	2,077	320.15	0.000	1.00	0.00	0.00	0.00	0.00	0.00

Ventilation Calculations for Heating Design												
System Zone	Box Type	Vpz (cfm)	Vdz (cfm)	Vpz-min (cfm)	Voz-htg (cfm)	Zpz	Ep	Er	Fa	Fb	Fc	Ezv
Zone 00-00_Single Zone VAV	AIRTERMINAL-SINGLEDUCT-CONSTANT VOLUME-NOREHEAT	2,077	2,077	2,077	320	0.164	1.00	0.00	0.00	0.00	0.00	0.00
Zone 00-00	AIRTERMINAL-SINGLEDUCT-CONSTANT VOLUME-NOREHEAT	2,077	2,077	2,077	320.15	0.164	1.00	0.00	0.00	0.00	0.00	0.00

Alternative: Primary File: UST Binz.mxd
 Calculated at: Dec 08, 2023 - 10:25 AM
 TRACE 3D Plus 5.20.117 Page 1 of 1



1 M100 BASEMENT MECHANICAL PLAN
 1/8" = 1'-0"

FLOOR DRAIN SCHEDULE										
FIXTURE SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL DESCRIPTION		PIPE CONNECTIONS			SPECIFICATIONS	REMARKS
				DRAIN BODY	GRATE/STRAINER	WASTE PIPE DIAMETER	VENT PIPE DIAMETER	PRIMER PIPE DIAMETER		
FS-1	FLOOR SINK - SMALL	ZURN	Z1910-3NH-32	WHITE ACID RESISTANT PORCELAIN ENAMEL COATED	ENAMEL COATED CAST IRON	3"	2"		8 IN SQUARE X 8 IN DEEP SANITARY FLOOR SINK WITH LOOSE SET GRATE, AND ALUMINUM DOME BOTTOM STRAINER.	

FAN SCHEDULE																
UNIT NO.	LOCATION	MANUFACTURER	MODEL NO.	AIR FLOW	TYPE	FAN DATA					UNIT WEIGHT	ELECTRICAL			REMARKS	
						EXT. STATIC PRESS.	FAN GRADE POWER	FAN RPM	DRIVE TYPE	QUANTITY		POWER	MCA	MOP		FLA
EF-1	MECH ROOM	Greenheck	SO-98-VG	300 CFM	INLINE	0.70 in-wg	0.13 hp	1497	DIRECT	1	0.25 hp	50 lb	5 A	15 A	4 A	
Grand total: 1																



7400 49th AVENUE NORTH
 NEW HOPE, MN 55428
 (763) 533-1900
 www.horwitzinc.com

PROJECT NAME

UST BINZ REMODEL

LOCATION

2260 SUMMIT AVE
 ST. PAUL, MN 55105

CLIENT NAME

UST

KEY PLAN

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD MATELSKI
 Date 11/29/23 LIC NO 50819

Project Number 2352.0007
 Date 11/29/23
 Drawn By J.KRUGEN
 Checked By J.DEMARS
 Project Manager K.NORDSTROM

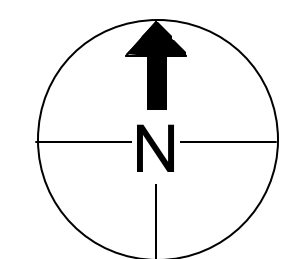
REVISIONS

ISSUE	DATE	DESCRIPTION
1	11/29/23	PERMIT SET

BASEMENT MECHANICAL PLAN

Scale: As indicated

M100



12/9/2023 1:15:39 PM



Submittal Data Sheet

CDB8 COMMERCIAL DRYER DUCT BOOSTER®

Job Name: _____

Equipment Rep: _____

Contractor: _____

Prepared By: _____

Arch./Engr.: _____

Date: _____

Description:

The CDB8 was designed specifically for Lint-Laden Exhaust from Commercial Clothing Dryers. It can be installed In-line in a straight duct run using the IEK8 Elbow Kit or used as a 90 degree Elbow since the Inlet / Outlet duct connections are on the same center plane. The CDB8 can be powered by many different control options including industry standard Motor Contactors, Solid State Speed Controls and Single Phase VFD's for 10 to 1 modulation. The CDB8 includes Tjernlund Products' Patented Thermal Cooling System which protects the motor at low operating speeds. Made in the U.S.A.

Housing Construction & Mounting Features:

Constructed out of 18 Gauge, Aluminized Steel. Includes a Universal Mounting Bracket System to aid the installation using industry standard materials like threaded rod and plumbers strap. The CDB8 Unique Housing design allows for the removal of the all drive components without the need to remove the housing from the duct connections. In addition, the electrical box connection point can be easily positioned every 45 degrees around the motor axis to aid in installation.

Impeller Construction:

5052 Corrosion Resistant, Anti Spark Aluminum. High Performance Backward Inclined Configuration guaranteed not to become plugged in Clothing Dryer Applications. See our Video available at www.dryerboosters.com.

Motor:

½ HP PSC permanently sealed ball bearing. The CDB8 is approved for all mounting applications from the Motor Shaft being Horizontal to Vertical Down and every mounted angle in between. Approved for 10 to 1 turn down applications. Ambient Air Temperature Range is from 32 Degrees F to 120 Degrees F.

Maximum Exhaust Temperature Rating:

200° F / 93° C

Listings:

ETL # 56826
ANSI/UL 705-2004 Power Ventilators
CSA C22.2#113-15 Fans and Ventilators



Warranty:

2 year mechanical

Optional Equipment:

- IEK8 In-line Elbow kit, 8" Diameter
- DEVH8 Dryer Exhaust Vent Hood for Sidewall Vented applications with 8" Diameter Duct.
- DEVH12 Dryer Exhaust Vent Hood for Sidewall Vented applications with 12" Diameter Duct.

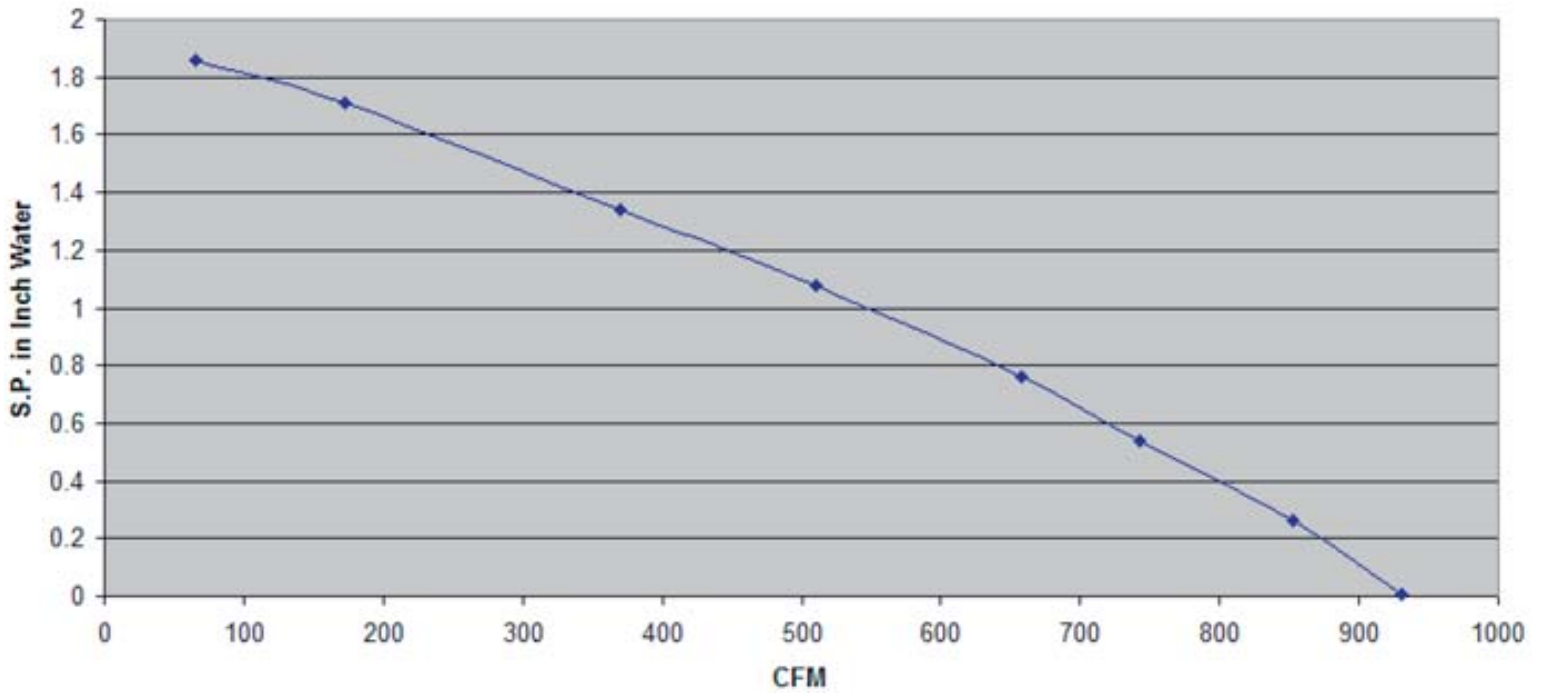
Optional Controls:

- COP2DB Constant Operating Pressure Controller. Includes Pressure Transducer and Single Phase VFD with Speed Control Software and Settable Pressure Target.
- 950-8415 Solid State Speed Control. Manually Adjusted On / off with 2 to 1 turn down.
- DR10 Dryer Duct Pressure Switch for automatic operation of Dryer Duct Booster®.

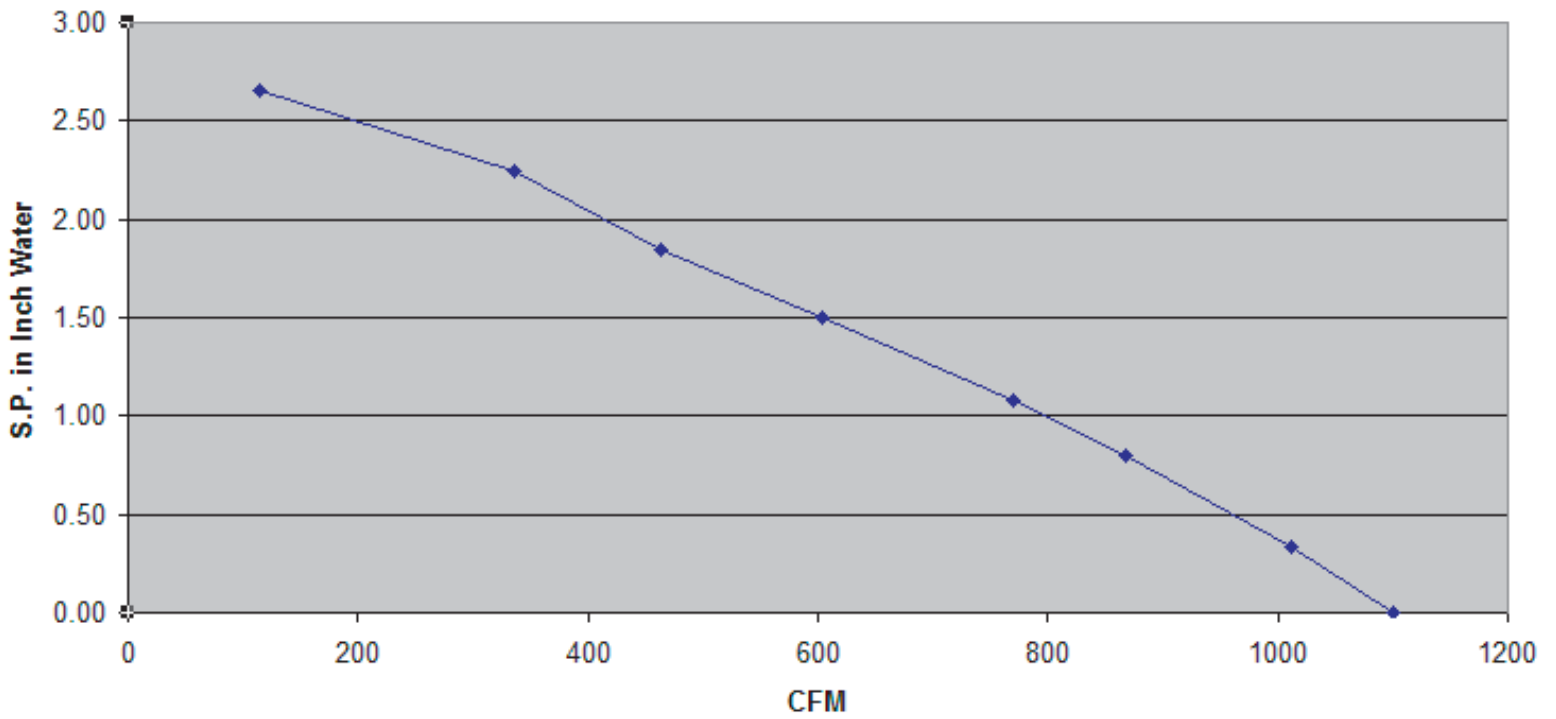
Dimensions:



CDB8 @ 60HZ - WITHOUT USE OF COP2DB CONSTANT OPERATING PRESSURE CONTROL



CDB8 @ 70HZ - WITH COP2DB CONSTANT OPERATING PRESSURE CONTROL





375 230th Ave, Somerset WI 54025 - Phone: (612) 834-0311 Fax: (414) 377-3349
www.Premierbalancing.com



Testing, Adjusting & Balancing Report

TABB TECHNICIAN

Technician: Tom Patterson
Cell Phone: 612-298-6353
Email Address: tom@premierbalancing.com

PROJECT

St Thomas BINZ Athletic Remodel
2115 Summit Ave.
St. Paul, MN 55105

CLIENT

Metro Sheet Metal, Inc.
3260 Fanum Road
St Paul, MN 55110

ENGINEER

Lindell Engineering, INC
3411 Kilmer Lane North
Plymouth, MN 55441

Report Date

October 5, 2022

TABB certification of a Supervisor is TABB's statement that the Supervisor is able to supervise testing, adjusting and balancing of building environmental systems to produce the design objectives or optimum system performance. For TABB Certification purposes, a Supervisor is the person who, while employed by a TABB Certified Contractor, is responsible and accountable for overseeing, coordinating and ensuring that projects are performed by TABB Certified Technicians in accordance with TABB standards (including the ICB Code of Conduct and the TAB General Rules).

Measurements recorded in this report are in accordance with the SMACNA / TABB HVAC Systems, Testing, Adjusting and Balancing manual.



BACKGROUND

TABB seeks to ensure the integrity of its certification program by: (a) setting eligibility criteria for TABB Certified Supervisors and TABB Certified Contractors, (b) establishing testing procedures for TABB Certified Supervisors, (c) requiring continuing education and continuous compliance with eligibility criteria for renewal of certification, and (d) periodically reviewing its recognition of technician certification. High quality work on the part of TABB Certified Technicians and TABB Certified Supervisors and TABB Certified Contractors (TABB Professionals) is essential to integrity of the TABB Certification Program. TABB offers this TABB Quality Assurance Program to help assure high quality work. By accepting TABB qualification or certification, every TABB Professional accepts the responsibilities of this Program.

Quality Assurance

Every customer of a TABB Certified Contractor shall be entitled to expect: (1) that testing, adjusting and balancing work by the contractor and its TABB Professionals will meet TABB standards; (2) that testing, adjusting and balancing reports provided to the customer will have been prepared by a TABB Certified Technician, and reviewed by a TABB Certified Supervisor; and (3) that the report(s) will include measurements taken accurately with the date and mode of operation of the systems.

TABB
8403 Arlington Boulevard
Fairfax, VA 22031
Phone - (703) 299-5646
Fax - (703) 683-7615

**INSTRUMENT
CALIBRATION REPORT**

INSTRUMENT	MODEL	MANUFACTURER	SERIAL NUMBER	CALIBRATION DATE
Rotating Measuring Instrument	PLT-5000	Check-Line	B15985012P	07/15/22
Temperature Measuring Instrument	HM70	Vaisala	M4820017	07/14/22
Temperature Measuring Probe	HMP75	Vaisala	M5040569	07/14/22
Electrical Measuring Instruments	117	Fluke	18561871	07/15/22
	322	Fluke	17830473	07/15/22
Air Pressure Measuring Instrument	S-PVF-1	Evergreen Telemetry	2100132A	07/05/22
Air Velocity Measuring Instrument	S-PVF-1	Evergreen Telemetry	2100132A	07/05/22
Hydronic Pressure Measuring Instrument 0 to 300 psi	HM-675	Alnor	71408029	07/15/22
Vibration Meter	205	Balmac	1305628	07/15/22

Premier Test & Balance

Fan Test Data

Project: St Thomas BINZ Athletic Remodel
 System: E-1
 Technician: Tom Patterson

Premier Job Number: 4907
 Completion Date: 10/5/22

System Scheduled Data			
Model number:	G-080-DGE117XQD	Serial number:	20644825 22G
Manufacturer:	Greenheck	Outlet Total CFM:	285
Total Design CFM:	285	Equipment Location:	Roof
Fan Static Pressure:	.25" w.c. E.S.P.		

Performance Data		
Description	Scheduled / Submittal Data	Actual Field Measurements
Motor HP:	Fractional	Fractional
Motor RPM:	1550	1550
Motor Hertz:	60.0	60.0
Motor Service Factor:	1.15	1.15
Motor Phase:	1	1
Motor Voltage:	120	122
Fan RPM:	Direct Drive	Direct Drive

Static Pressure Data				
Component	Static Pressure (inches of water)		Pressure Rise / Drop	Pressure Total (inches)
	In	Out		
Fan:	-0.11	0.02	Rise	0.13

Airflow Measurements										
Fan Total										
Opening No.	Area Served	Size	K Factor	Design		Final Reading			Preliminary Reading	
				Velocity	CFM	Velocity	CFM	%	Velocity	CFM
1	Unisex Toilet 120	Flow Hood	0.80	119	95	113	90	95%	145	116
2	Unisex Toilet 121	Flow Hood	0.80	119	95	125	100	105%	138	110
3	Unisex Toilet	Flow Hood	0.80	119	95	131	105	110%	160	128
Total					285		295	104%		354

Remarks: a)
 b)
 c)
 d)
 e)



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Request for Code Alternate, Interpretation, or Modification

Minnesota Rule 1300.0110 provides for the public to request code alternates, interpretations, or modifications if they believe some code requirement can be met through other methods. Anyone desiring such consideration must complete this application and provide the necessary information for review purposes.

This request is for a code: Alternate Interpretation Modification
Submittal Date: 9/20/22 Submitted By: Hannah Preble Phone Number 612-492-4416
Project Address: 2260 Summit Ave, St.Paul, MN 55105 Project Name: Binz Building
Permit Number: _____

Current Building Specifications ():

Type of building: Existing Building
Type of construction: Type V
Occupancy classification: B
Number of stories: 1
Total floor area: 23,747
Occupant load: 634
Number of exits: 6

Proposed Building Specifications ():

Type of building: Existing Building
Type of construction: Type V
Occupancy classification: B
Number of stories: 1
Total floor area: 23,747
Occupant load: 634
Number of exits: 6

Indicate the code section/requirement in question and describe the alternate, interpretation, or modification you are proposing:

SECTION 2902 MINIMUM PLUMBING FACILITIES, Section 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Examples of provisions for the Code include:

Explain how your proposal will meet the intent of the code:

Existing toilet counts per existing occupancy loads are below that are required by current codes. Proposed gender neutral restroom counts satisfy total fixture count requirements. With non separated facilities, the project proposes each restroom to have an emergency call station, it is activated with a one button push, so a user would be directly connected to campus security immediately.

The project proposes to have direct access from Main Circulation 137 into Hallway 123, with a framed opening with no door panel at opening 123A. Door 123B will contain a full height narrow glass lite sized 4"W x 64" H for direct visibility into the Hallway 123 from the Admin Office Area 124.

Client facilities dept also proposes to place a security camera above door 110A at Hallway 123 in the corner to capture views along both sides of Hallway 123.

Provide applicable code sections or other supporting information to support your proposal:

2020 MSBC Section 1300.0110 DUTIES AND POWERS OF BUILDING OFFICIAL Subp. 13. Alternative materials, design, and methods of construction and equipment.

Staff/Plan Checker Acknowledgement

Name: _____ Date: _____

Comments: _____

Approved Approved w/ revision Re-Submit Denied

Supervisor: _____ Date: _____

Comments: _____

Building Official Determination: Approved Approved w/revision Re-submit Denied

Comments: _____



09/21/2022

Determination date: _____

Building Official

Signature: _____

Number: _____ Code Year : ____

Date of Determination: 12/14/23

Determination Expiration: 12/14/25

Greetings!

Please see the determination below.

Project Name: University of St Thomas Binz Refectory
Project Address: 2260 Summit Avenue
Suite #/Campus: lower level, University of St. Thomas
City Name: St. Paul
Applicant: Rebecca Werner, Ryan Companies

Special Notes: None

Charge Calculation:

Lockers/Hooks: 172 lockers @ 28 lockers / SAC = 6.14
Washing Machine: 2.00 fixture units @ 17 fixture units / SAC = 0.12

Total Charge: 6.26

Credit Calculation:

Educational (Grandparent pre-2009 Floor Plans): 4778 sq. ft. @ 1150 sq. ft. /SAC = 4.15

Total Credit: 4.15

Net SAC: 2.11 = **2 SAC Due**

The business information was provided to MCES by the applicant at this time. It is the City's responsibility to substantiate the business use and size at the time of the final inspection. If there is a change in use or size, a redetermination will need to be made. If you have any questions email me at: toni.janzig@metc.state.mn.us.

Thank you,

Toni Janzig

SAC Technician

Please visit our SAC website by going to: <http://www.metrocouncil.org/SACprogram>

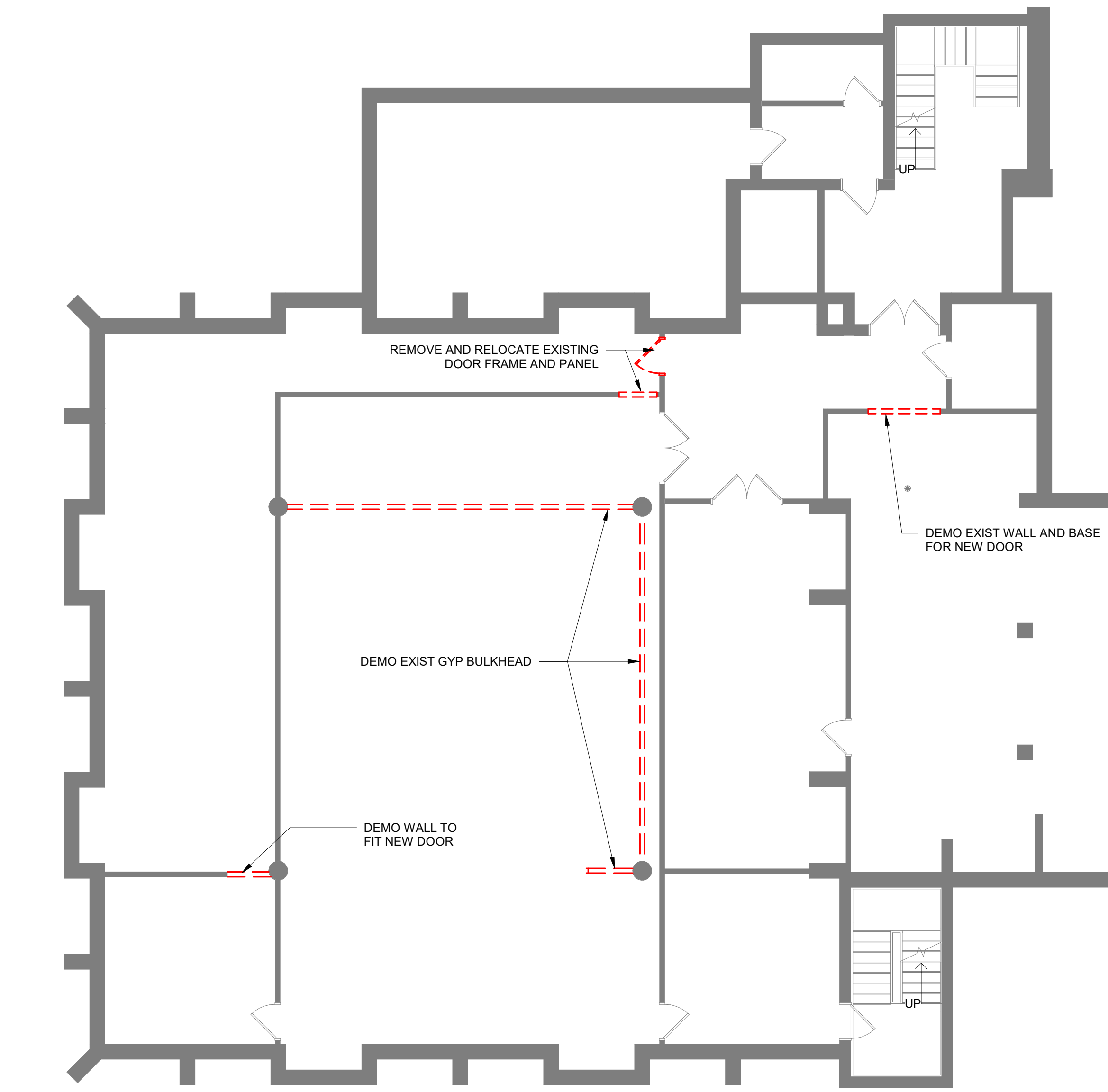
0' 1" 2" 3" VERIFY SHEET SCALE HERE

REV	CODE	MANUFACTURER	PRODUCT	COLOR / FINISH	INSTALL / SIZE	COMMENTS / LOCATION	CONTACT
09	5113	-	ACOUSTICAL CEILING TILE				
	ACT-1	ARMSTRONG	CIRRUS - 24" x 24" x 3/4"	WHITE	PRELUDE XL GRID, EXPOSED TEE 15/16" WHITE	COMMON AREA ACT	---
09	6513	-	RESILIENT BASE				
	RB-1	TARKET/JOHNSONITE	4" WALL BASE	MATCH EXISTING - BLACK	4" HIGH	---	ANDY SCHAEFFEL (440) 903-4634
09	6800	-	CARPETING				
	CPT-1	INTERFACE	AERIAL COLLECTION - AW315	105815 - SMOKE/IRIS	9.845" X 39.38"	GENERAL FIELD CARPET	MAREN BILGRIEN 612-297-9566
09	9100	-	PAINT AND STAINING				
	PT-1	SHERIN WILLIAMS	PAINT	SW 7015 - ROSE GRAY	---	GENERAL FIELD PAINT	---
	PT-2	SHERIN WILLIAMS	PAINT	MATCH EXISTING - GREY	---	HM FRAMES AND DOORS AS INDICATED ON DOOR SCHEDULE	---
	PT-3	SHERIN WILLIAMS	PAINT	SW 7757 - HIGH REFLECTIVE WHITE	---	CEILING PAINT	---
	PT-4	SHERIN WILLIAMS	PAINT	PAINT TO MATCH PMS 2607 C	---	ACCENT PAINT	---

Level	Number	Name	Room Finishes				Comments
			Ceiling Finish	Base Finish	Floor Finish	Wall Finish	
LOWER LEVEL	LL00	LOBBY	-	-	-	-	EXISTING TO REMAIN
LOWER LEVEL	LL01	LOBBY CIRCULATION	-	-	-	-	EXISTING TO REMAIN
LOWER LEVEL	LL01A	ELEV MECH	-	-	-	-	EXISTING TO REMAIN
LOWER LEVEL	LL01B	CIRCULATION	-	-	-	-	EXISTING TO REMAIN
LOWER LEVEL	LL01C	ELECTRICAL	-	-	-	-	EXISTING TO REMAIN
LOWER LEVEL	LL01D	SERVER	-	-	-	-	EXISTING TO REMAIN
LOWER LEVEL	LL02A	ROWING	ACT-1	RB-1	CPT-1	PT-1 U.N.O.	EXISTING CLG TO REMAIN, PT-4 ACCENT WALL
LOWER LEVEL	LL02B	WOMEN'S SOCCER	PT-3	RB-1	CPT-1	PT-1 U.N.O.	NEW GYP BD SOFFIT, EXISTING CEILINGS TO REMAIN, PT-4 ACCENT WALL
LOWER LEVEL	LL02C	MEN'S SOCCER	PT-3	RB-1	CPT-1	PT-1 U.N.O.	NEW GYP BD SOFFIT, EXISTING CEILINGS TO REMAIN, PT-4 ACCENT WALL
LOWER LEVEL	LL02D	CIRCULATION	ACT-1	RB-1	CPT-1	PT-1 U.N.O.	EXTEND EXISTING CLG, PT-4 ACCENT WALLS/COLS
LOWER LEVEL	LL03	VISITING TEAM	-	RB-1	CPT-1	PT-1 U.N.O.	EXISTING CLG TO REMAIN
LOWER LEVEL	LL03B	OFFICIALS SPACE	-	RB-1	CPT-1	PT-1	EXISTING CLG TO REMAIN, PT-4 ACCENT WALL
LOWER LEVEL	LL04	WOMEN'S SOFTBALL	-	RB-1	CPT-1	PT-1	EXISTING CLG TO REMAIN, PT-4 ACCENT WALL
LOWER LEVEL	LL04B	TRAINING	-	RB-1	CPT-1	PT-1 U.N.O.	EXISTING CLG TO REMAIN, PT-4 ACCENT WALL
LOWER LEVEL	LL34	BLDG MECHANICAL	-	RB-1	-	PT-1 U.N.O.	MATCH ADJACENT WALL PAINT COLOR
LOWER LEVEL	LL35	LAUNDRY	ACT-1	RB-1	CS	PT-1	SEALED CONCRETE FLOOR
LOWER LEVEL	ST-LL	STAIR	-	-	-	-	EXISTING TO REMAIN

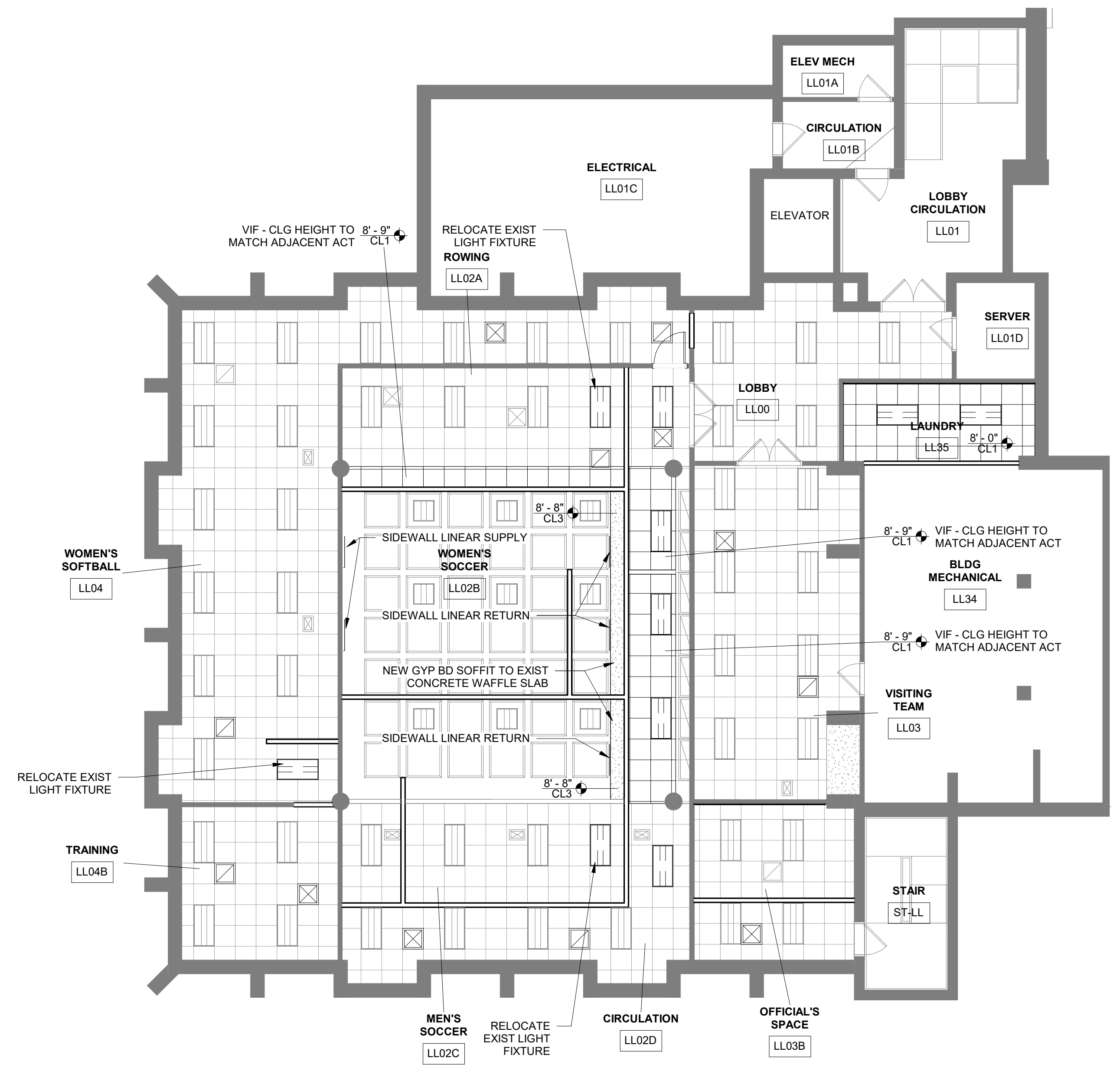
DEMOLITION GENERAL NOTES

- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN.
- FLOORS TO BE PREPARED AND CLEANED TO RECEIVE NEW FINISHES IN INDICATED AREAS - TYPICAL.
- REMOVE EXISTING CONSTRUCTION AS SHOWN.
- CONTRACTOR SHALL PATCH ALL SURFACES DISTURBED BY DEMOLITION.
- CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AT WINDOW AND DOOR OPENINGS AS REQUIRED.
- SALVAGE EXISTING DOOR, HINGES, LOCKS, AND LATCH SETS. VERIFY FOR REUSE IN AREAS OF NEW CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING MATERIALS AS SHOWN AS NECESSARY TO ACCOMPLISH THE WORK INDICATED ON THE DRAWINGS. MATERIALS SHOWN TO BE REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS NOTED OTHERWISE.
- WIRING IN THE EXISTING BUILDING SHALL REMAIN AS IS EXCEPT AS INDICATED ON THE DRAWINGS OR WHERE REQUIRED TO PROVIDE NEW LIGHTING AND POWER IN ROOMS.
- WHERE EXISTING WALLS, CEILINGS, FLOORS, FIXTURES, DEVICES, EQUIPMENT OR OTHER OUTLETS ARE INDICATED TO BE REMOVED, THE CONTRACTOR SHALL EXTEND EXISTING CIRCUITING; REMOVE UNUSED ACCESSIBLE CONDUIT AND INSTALL NEW PLATES WITH BLANK GANGS AS REQUIRED ON EXISTING OUTLET BOXES. MAINTAIN CIRCUIT CONTINUITY TO EXISTING RECEPTACLES AND LIGHTING WHICH IS TO REMAIN.
- THE CONTRACTOR SHALL DISCONNECT AND REMOVE UNUSED CONDUIT AND OTHER RACEWAYS NO LONGER IN USE.
- EXISTING DIFFUSERS SHALL BE CAREFULLY REMOVED AND STORED IN SUCH A MANNER TO PROTECT THEM FROM DAMAGE. DIFFUSERS ARE INTENDED TO BE REUSED WHEREVER POSSIBLE.
- PARTITIONS, DOORS, CASEWORK ETC. SHOWN DASHED IN RED ARE TO BE DEMOLISHED. UNO. EXISTING FLOORING TO BE DEMOLISHED BEFORE INSTALLING NEW FLOORING.

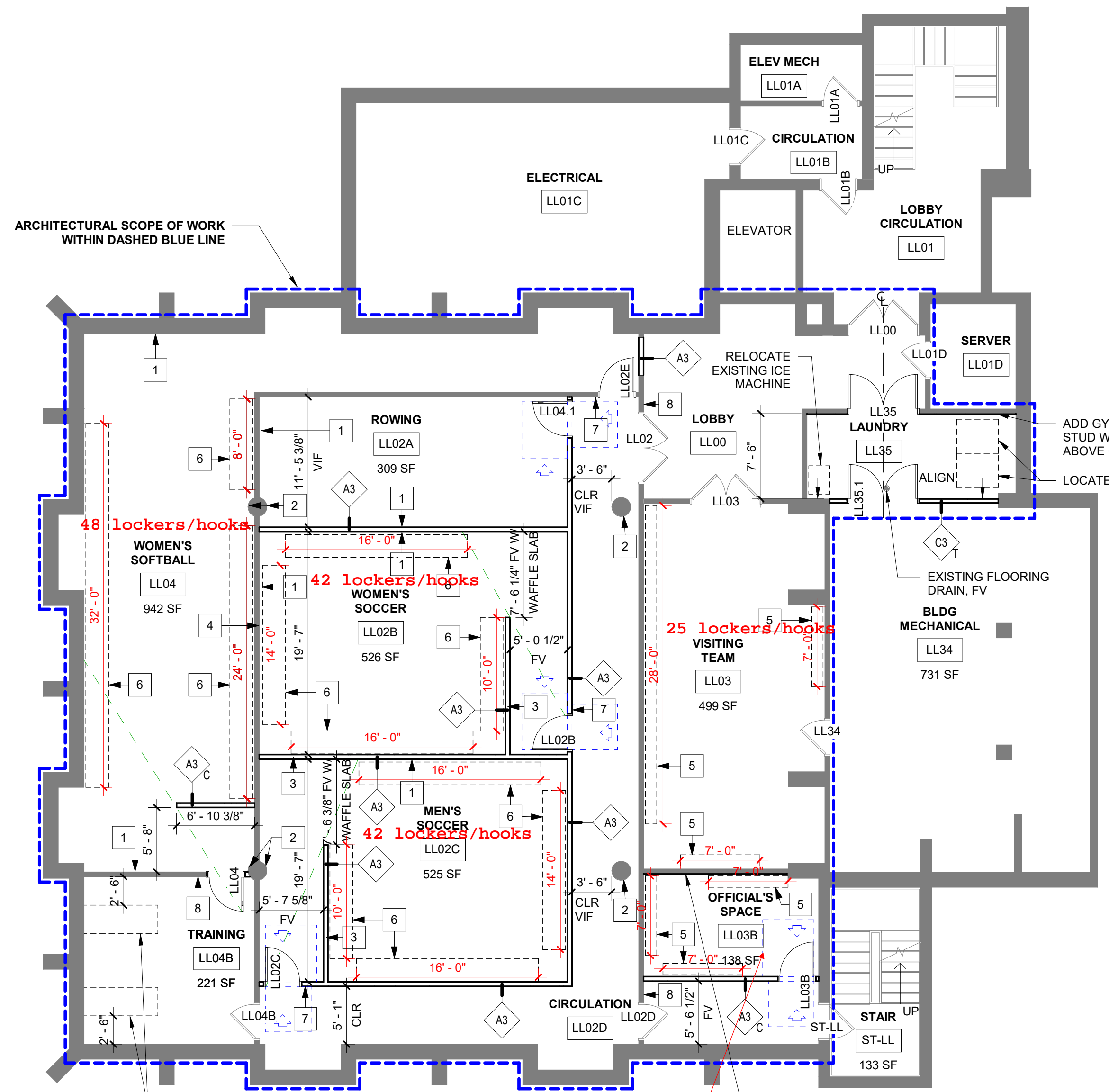


1 LOWER LEVEL - DEMOLITION PLAN
1/8" = 1'-0"

3 LOWER LEVEL - REFLECTED CEILING PLAN
1/8" = 1'-0"



2 LOWER LEVEL - NEW CONSTRUCTION
1/8" = 1'-0"



RCP SYMBOLS

- 2' X 2' LED LIGHT - SEE ELEC
- SUPPLY - SEE MECH
- RETURN - SEE MECH
- EXIT LIGHT
- SPRINKLER HEAD

RCP LEGEND
SEE SHEET A600 FOR CEILING SYSTEM TYPES

- CL-1 2x2' ACOUSTIC CEILING TILE
- CL-3 GYP BD ON METAL STUD

GENERAL NOTES

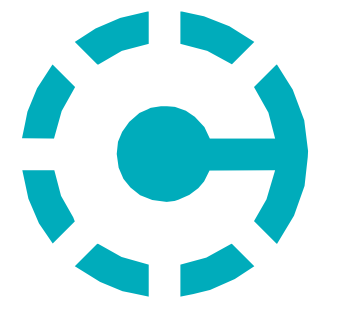
- PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER.
- ALL BRICK AND BURNISHED BLOCK WALLS TO BE PATCHED AND REPAIRED AFTER DEMOLITION PHASE.
- PROVIDE NEW ADA COMPLIANT LATCH HARDWARE FOR REUSED DOORS.
- SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. AN/ALL OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE DESIGN-BUILD CONTRACTOR IMMEDIATELY.
- DIMENSIONS ARE TAKEN AT 3'-0" ABOVE FINISHED FLOOR AND FROM FACE OF GYP BD PARTITION UNLESS NOTED OTHERWISE.
- DRAWINGS SHALL NOT BE SCALED, DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.
- DIMENSIONS TO EXTERIOR WALLS ARE TAKEN TO INTERIOR FACE OF WALL UNLESS NOTED OTHERWISE.
- DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO FACE OF GYP BD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A600 FOR PARTITION TYPES & BUILDING SYSTEMS INFORMATION.
- REFER TO FLOOR PLANS AND A600 FOR GENERAL NOTES FOR BLOCKING REQUIREMENTS.
- PROVIDE NEW LIGHTING CONTROLS AND ALLOW REWIRING OF CIRCUITS TO SPECIFIED LIGHTS. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE CONTINUOUS 12" TALL 3/4" PLYWOOD BLOCKING IN PARTITIONS AT ALL RELOCATED LOCKERS FOR MOUNTING/SECURING GC TO COORDINATE BLOCKING HEIGHT WITH EXISTING LOCKERS. SURFACE MOUNT TO EXISTING WALLS. PAINT TO MATCH ADJACENT WALLS.

KEY NOTES

- ACCENT WALL PT-4.
- PAINT EXIST COLUMN PT-4.
- WALL TO BE LOCATED BETWEEN DEPRESSED AREAS OF EXISTING WAFFLE SLAB ABOVE. DIMENSIONS GIVEN ARE APPROXIMATE. VERIFY FINAL LOCATIONS WITH ARCHITECT.
- EXISTING WALLS TO BE MODIFIED AS NECESSARY TO PROVIDE BLOCKING FOR REQUIRED EQUIPMENT LOCKERS AND INTERIOR ACCESSORIES. GC TO CONFIRM LOCATIONS OF REQUIRED BLOCKING.
- RELOCATE EXISTING BENCHES.
- RELOCATE EXISTING LOCKERS.
- RELOCATE EXISTING KEYPAD LOCKSETS FROM MCCARTHY GYMNASIUM.
- PROVIDE NEW KEYPAD LOCKSETS TO MATCH RELOCATED MCCARTHY GYMNASIUM HARDWARE.



RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax
WWW.RYANCOMPANIES.COM



CRAWFORD ARCHITECTS, INC.
1801 McGee Street, Suite 200
Kansas City, MO 66210
816-421-2640 tel
816-421-2650 fax
WWW.CRAWFORDARCH.COM

OWNER
University of St. Thomas
St. Paul, MN

CONSULTANTS

PROJECT INFORMATION
UST Binz Athletics
Remodel

Binz Building
2260 Summit Ave
St. Paul, MN 55105

ARCHITECTS
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Print Name: *Michael A. Ryan*
Signature: *[Signature]*
Date: *11/03/2023*

© 2023 RYAN A+E, INC.
PROJ. NO. 701-651

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	11/03/2023	BINZ CD SET - BULL 1

LOWER LEVEL -
DEMOLITION
PLAN, FLOOR
PLAN & RCP

A100

Date of Determination: 06/30/22

Determination Expiration: 06/30/24

Greetings!

Please see the determination below.

Project Name: Binz Refectory
Project Address: 2253 West Goodrich Avenue
Suite #/Campus: University of St. Thomas
City Name: St. Paul
Applicant: Jacob Ledebuhr and Becky Werner, Ryan Companies

Special Notes: The project is required to be reported **with your normal SAC Activity Report** if a permit is issued.

Charge Calculation:

Educational: 23,542 sq. ft. @ 1150 sq. ft. / SAC = 20.47

Total Charge: 20.47

Credit Calculation:

Educational (Grandparent pre-2009): 23,542 sq. ft. @ 1150 sq. ft. /SAC = 20.47

Total Credit: 20.47

Net SAC: 0 = **0 SAC Due**

The business information was provided to MCES by the applicant at this time. It is the City's responsibility to substantiate the business use and size at the time of the final inspection. If there is a change in use or size, a redetermination will need to be made. If you have any questions email me at: toni.janzig@metc.state.mn.us.

Thank you,

Toni Janzig

SAC Technician

Please visit our SAC website by going to: <http://www.metrocouncil.org/SACprogram>

BUILDING DATA

Existing Building, Assumed Construction Type V

Primary Occupancy: Group B (Office).

Height: 1 story.

Fire Protection System: Unsprinklered

Complies with table 504.3

TRAVEL DISTANCE

PATH OF TRAVEL

EXIT ACCESS TRAVEL DISTANCE PER I.B.C. 1017:

WITHOUT SPRINKLERS:

OCCUPANCY	MAX TRAVEL DISTANCE
BUSINESS AREAS B	200'
ASSEMBLY: NO FIXED SEATING A-2	200'
STORAGE: ACCESSORY S-1	200'
UTILITY / MISC SERVICES S-2	300'

FEC FIRE EXTINGUISHER - CLASS 2A RATED SEMI-RECESSED CABINET, TOP OF CABINETS TO BE @ 5'-0" A.F.F. LOCATION OF CABINET TO BE APPROVED BY LOCAL FIRE DEPARTMENT

EGRESS LEGEND

- NUMBER OF OCCUPANTS EXITING FROM A SINGLE SPACE
- COMBINED NUMBER OF OCCUPANTS EXITING FROM SINGLE SPACES INTO A LARGER SPACE
- TOTAL NUMBER OF COMBINED OCCUPANTS UTILIZING AN EXIT
- NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL
- TOTAL NUMBER OF OCCUPANTS UTILIZING THE EXTERIOR EXIT DISCHARGE
- INDICATES EGRESS EXIT DISCHARGE
- INDICATES EGRESS PATH
- EXIT SIGN

CODE CHECKLIST

- Applicable Codes:**
- 2020 Minnesota Building Code (2018 IBC)
 - 2020 Minnesota Conservation Code for Existing Buildings
 - 2020 Minnesota Energy Code
 - 2020 Minnesota Accessibility Code
 - 2020 Minnesota Mechanical and Fuel Gas Code
 - 2020 Minnesota Plumbing Code
 - 2020 National Electrical Code

OCCUPANCY

IBC TABLE 1004.1.2

B (150 SF/OCCUPANT)	A-2/A-3 (15 SF/OCCUPANT)
B CLASSROOM USE (20 SF/OCCUPANT)	A, KITCHEN AREA (200 SF/OCCUPANT)
S (300 SF/OCCUPANT)	

NOTE: NON-SEPARATED OCCUPANCIES PER SECTION 508.3

LEVEL 1 - BINZ BUILDING

Occupancy Areas:	Type	Area	SF/Occup	Num Occup
Office/Conference	B	7,369	150	50
Assembly - Dining	A-2	5,531	15	369
Assembly - Kitchen	A-2	3,647	200	19
Storage	S	808	300	3
TOTAL:		6,020 17,355		441

LOWER LEVEL - BINZ BUILDING

Occupancy Areas:	Type	Area	SF/Occup	Num Occup
Business lobby	B	800	150	6
Business Classroom	B	3,600	20	180
Storage	S	1,992	300	7
TOTAL:		6,392		193

TWO FLOORS OCCUPANCY TOTAL: 634

PLUMBING SYSTEMS

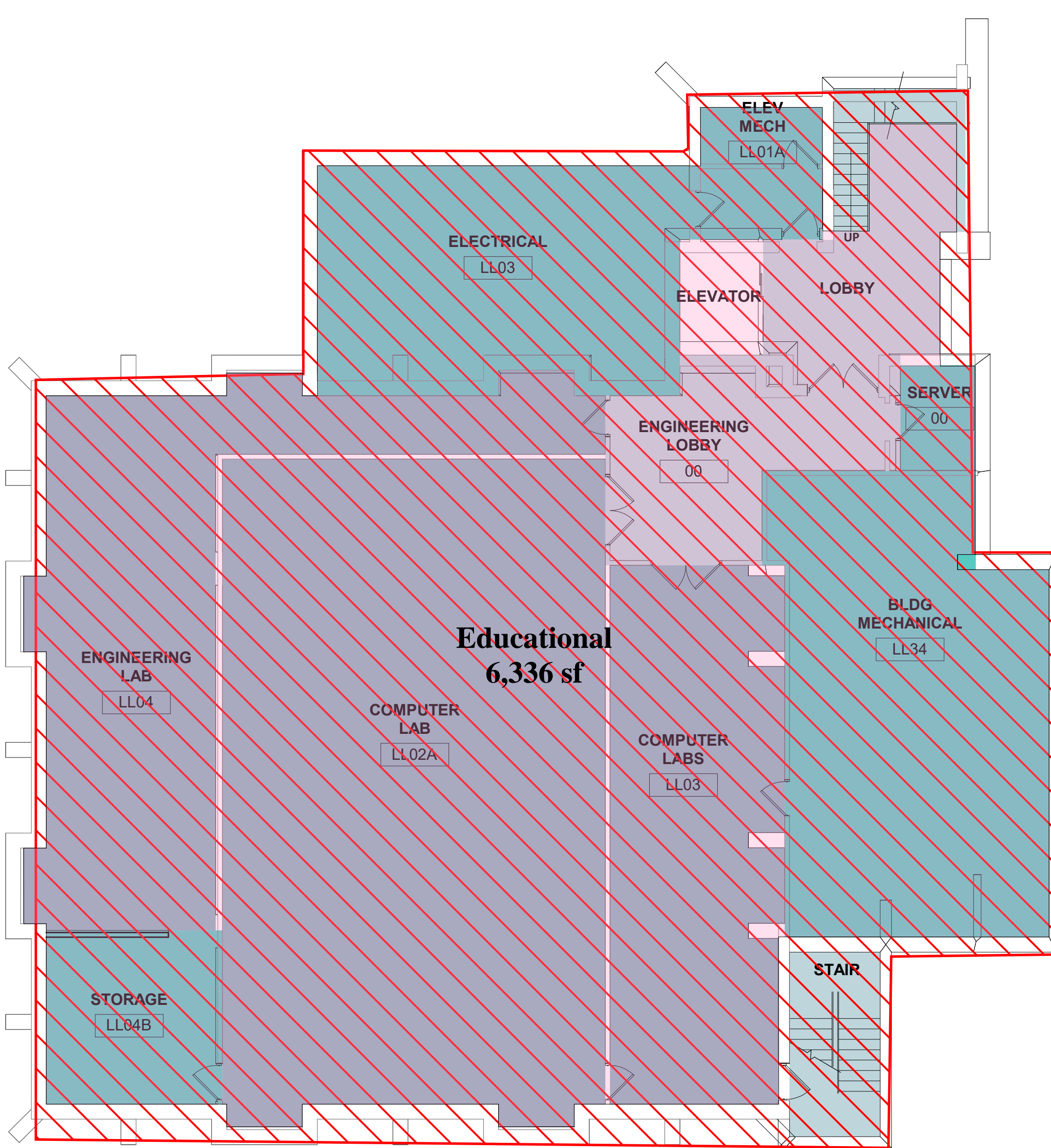
Table 2902.1 Minimum number of required plumbing fixtures.
 B Occupancy: 1 WC per 25 for the first 50 + 1 per 50 for the remainder
 1 Lavatory per 40 for the first 80 + 1 per 80 for the remainder
 1 Drinking fountain per 100
 A-2 Occupancy: 1 WC per 75
 1 Lavatory per 200
 1 Drinking fountain per 500
 S-2 Occupancy: 1 WC per 100
 1 Lavatory per 100
 1 Drinking fountain per 1,000

MULTI TENANT	OCC LOAD	WC MALE		WC FEMALE		LAV MALE		LAV FEMALE		D. FOUNTAIN	
		REG.	ACTUAL	REG.	ACTUAL	REG.	ACTUAL	REG.	ACTUAL	REG.	ACTUAL
B	236	3.36	3.36	3.36	2.48	2.48	2.36				
A-2	388	2.59	2.59	0.97	0.97	0.78					
S-2	10	0.05	0.05	0.05	0.05	0.01					
TTL		6.00	6.00	3.50	3.50	3.15					

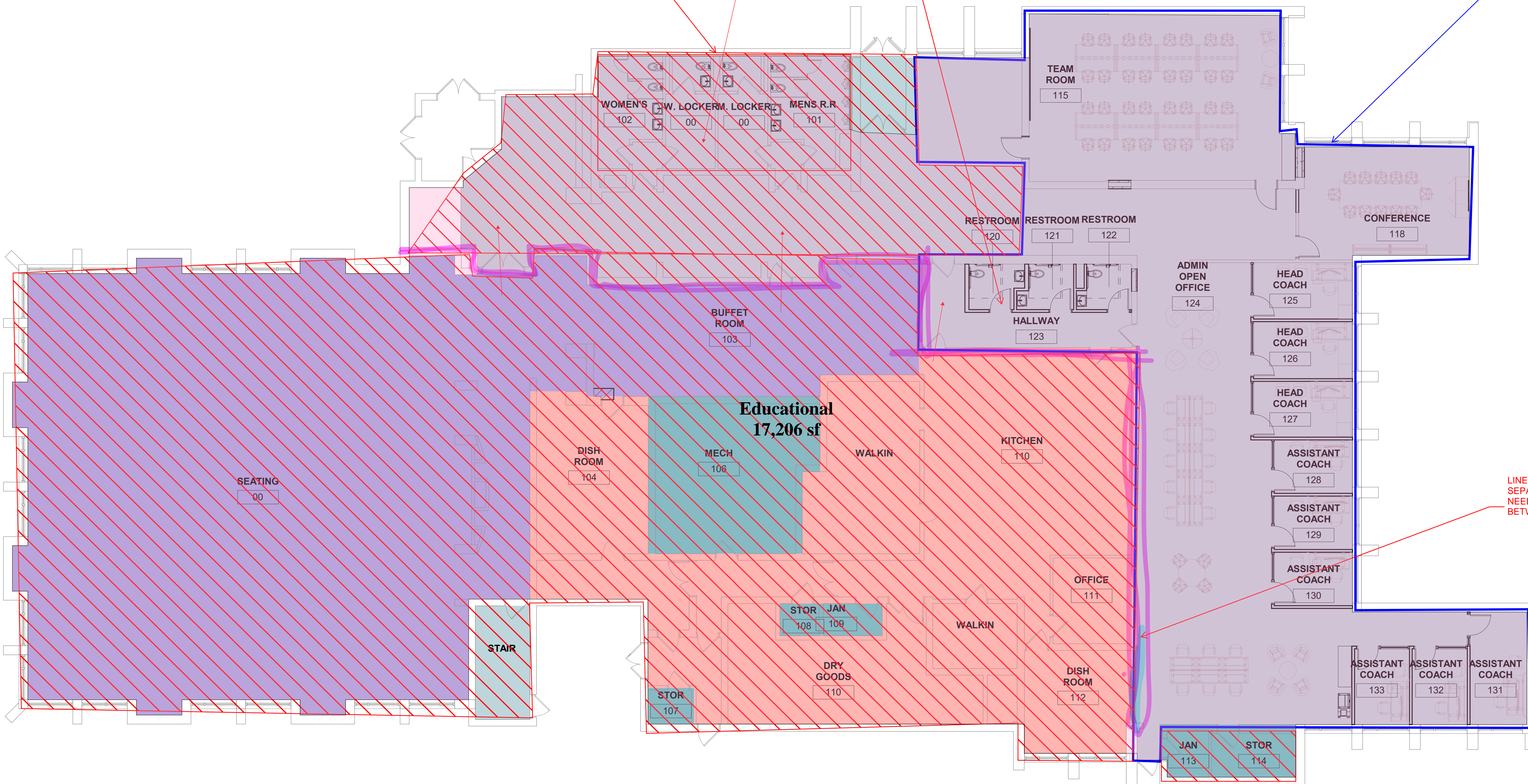
ACTUAL REQUIRED: 6 6 4 4 4 4
EXISTING PROVIDED: 7 3 3 3

THREE NEW UNISEX ADA RESTROOMS PROVIDED, ADDING 3 WATER CLOSETS AND 3 LAVATORIES TO TOTAL EXISTING COUNT.

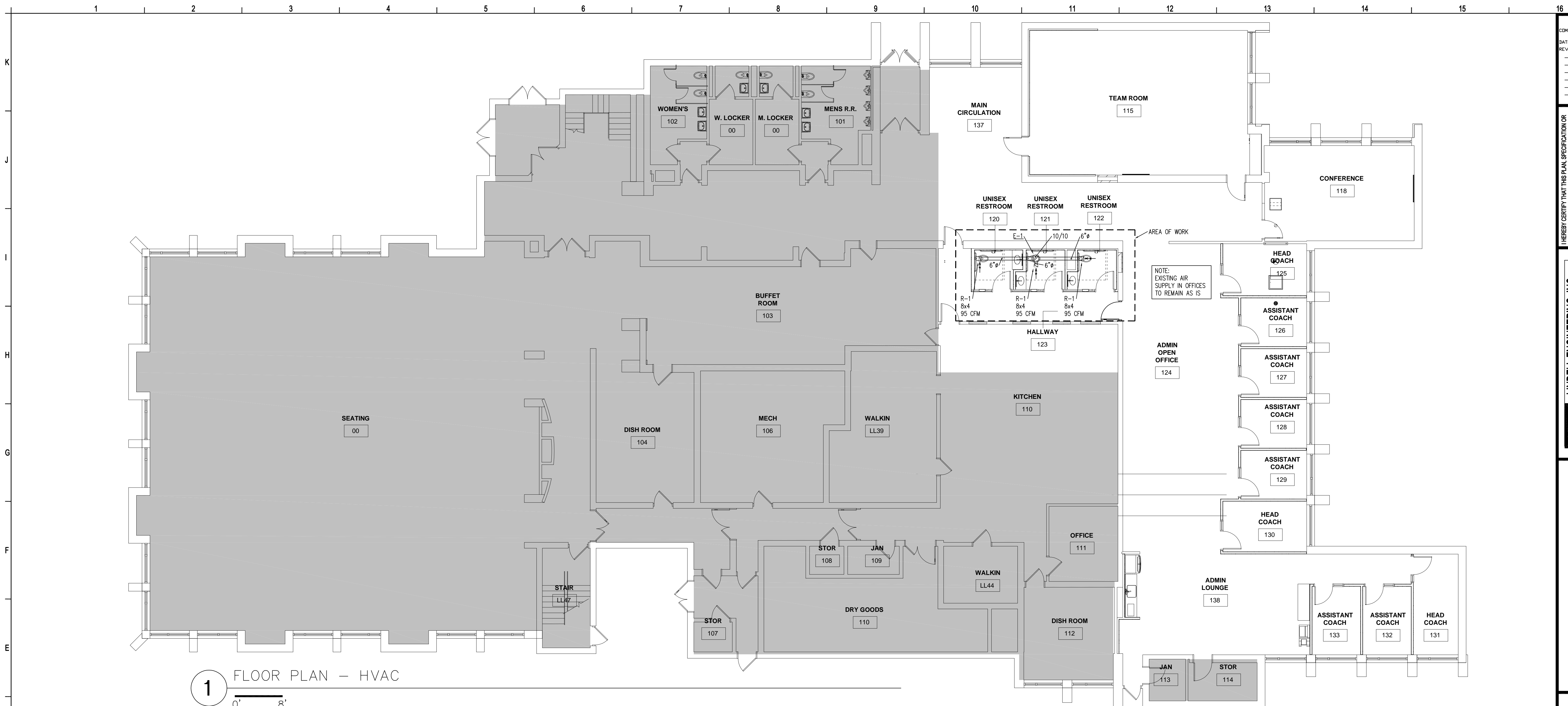
0 1 2 3
 VERIFY SHEET SCALE HERE



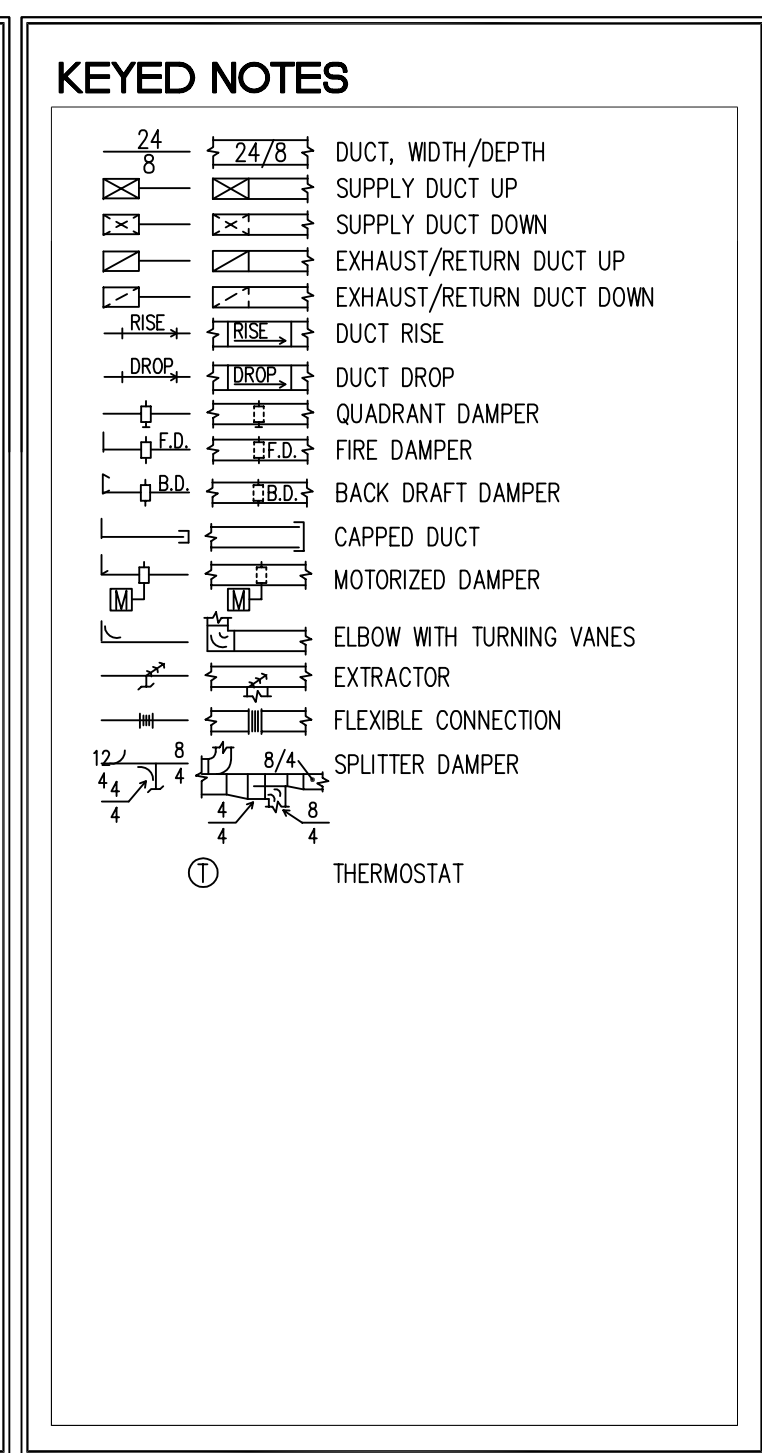
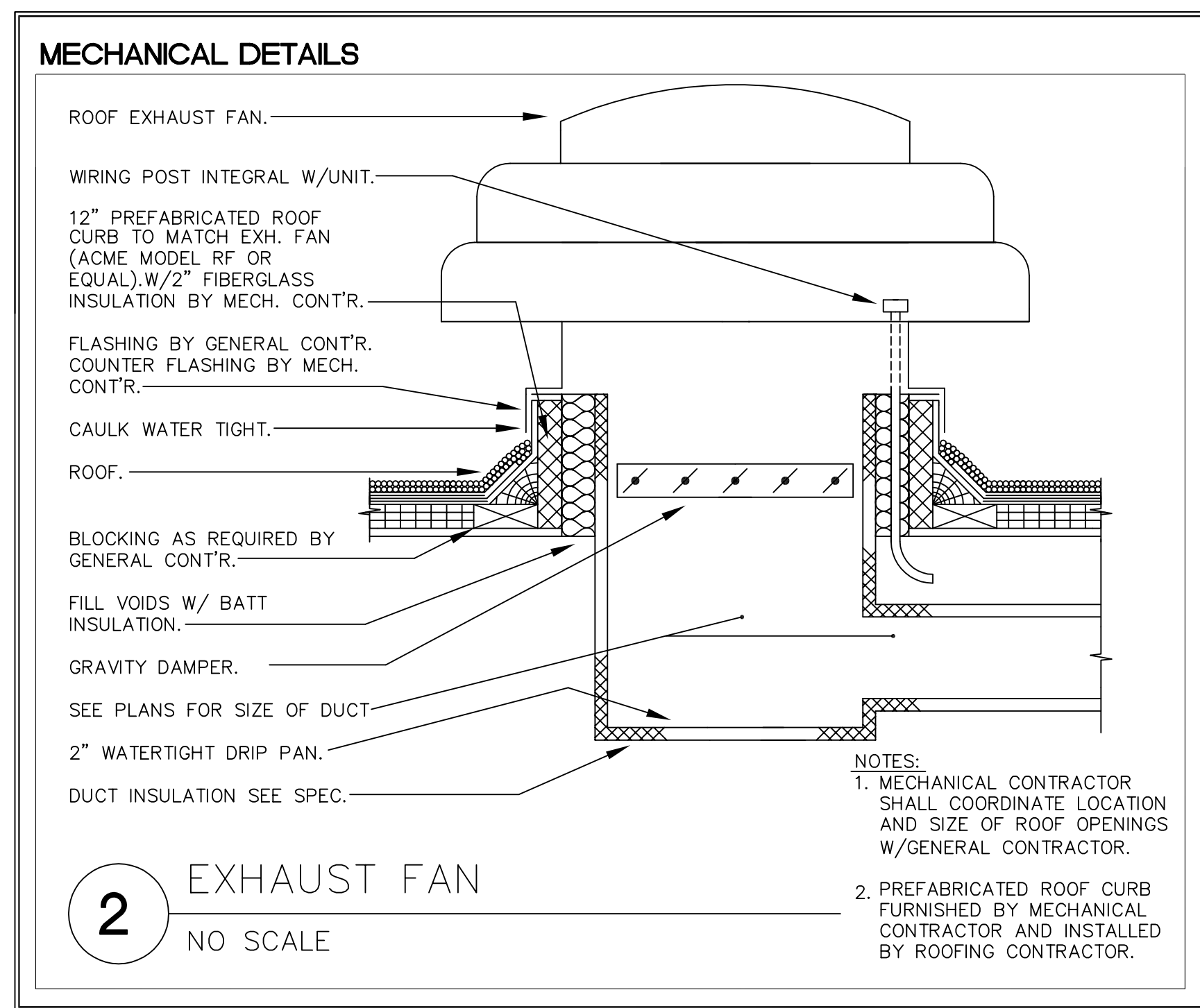
2 LOWER LEVEL - LIFE SAFETY
 G130 1/8" = 1'-0"



1 LEVEL 1 - LIFE SAFETY
 G130 1/8" = 1'-0"



1 FLOOR PLAN - HVAC
0' 8'



FAN SCHEDULE

FAN NO.	ROOM(S) SERVED	MODEL NO.	MODEL NO.	ACCESSORIES	CFM	ESP " W.C.	MOTOR H.P.	FAN RPM	VOLTS/ PHASE	NOTES
E-1	TOILET ROOMS	COOK OR EQ.	90C1DEC	A,B	285	0.25"	58w	1300	120/1	1

ACCESSORIES
A. GRAVITY BACKDRAFT DAMPER
B. ROOF CURB.

NOTES
1. DIRECT DRIVE, ROOF MOUNTED, DOWN BLAST CENTRIFUGAL EXHAUST FAN WITH ROOF CURB AND OTHER ACCESSORIES AS INDICATED.

REGISTER, GRILLE AND DIFFUSER SCHEDULE

TYPE	MANUFACTURE	MODEL NO.	FACE BARS ANGLE	FACE BARS STYLE	MATERIAL	FINISH	NOTES
R-1	TITUS	350R	35	HORIZONTAL	STEEL	OFF WHITE	1

NOTES
1. EXHAUST REGISTER WITH 1-1/4" OVERLAP MARGIN AND OPPOSED BLADE DAMPER.

KEYED NOTES

- INDICATES REGISTER, GRILLE OF DIFFUSER TYPE, SIZE AND CAPACITY. REFER TO SCHEDULE ON THIS SHEET FOR MODEL AND DESCRIPTION. TYPICAL.
- ROOF MOUNTED EXHAUST FAN, REFER TO DETAIL AND FAN SCHEDULE ON THIS SHEET FOR MODEL AND CAPACITY.

GENERAL NOTES

- COORDINATE ALL WORK WITH ALL OTHER BUILDING TRADES.
- CEILING DIFFUSERS AND RETURN GRILLE TO MATCH CEILING GRID AND AVOID LIGHTS AND OTHER OBSTRUCTIONS.
- MECHANICAL CONTRACTOR TO COORDINATE EXACT LOCATION OF EXHAUST FAN TO MAINTAIN 10' CLEARANCE FORM INTAKES.

CDM NO. 22180
DATE 22 AUG 22
REVISIONS

UNLESS OTHERWISE NOTED, THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David A. Lindell, P.E.
TYPED OR PRINTED NAME: David A. Lindell, P.E.
MINN. REG. NO. 22180

LINDELL ENGINEERING, INC.
MECHANICAL - ELECTRICAL CONSULTANTS
3411 KILMER LANE NORTH
PL 170
MINNEAPOLIS, MN 55411
(763) 542-9163
info@lindelleng.com

METRO SHEET METAL
3260 FANUM ROAD, VADNAIS HEIGHTS, MN 55110. TEL: 651-775-8020

**UNIVERSITY OF ST. THOMAS
BINZ ATHLETIC REMODEL**
2260 SUMMIT AVENUE
ST. PAUL, MN 55105



MECHANICAL PERMIT

PERMIT#: 20 23 107519
Issued Date: December 18, 2023

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR: OWNER:

HORWITZ LLC
7400 49TH AVE N
NEW HOPE MN 55428

UNIVERSITY OF ST THOMAS
2115 SUMMIT AVE
ST PAUL MN 55105-1048

PERMIT ADDRESS:
2115 SUMMIT AVE
ST PAUL MN 55105-2633

Inspector: Erik W.
Phone: 651-266-9045
Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Steam or Hot Water

WORK TYPE: Commercial Repair/Alter

RE-ROUTING EXISTING STEAM LINES AND CONNECTING TO EXISTING SYSTEMS (ST THOMAS BLDGS: FDD, GRACE, BINZ, BRADY, CRETIN)

Contractor Name	Horwitz LLC	Application Method	Walk-in
Date Received	Dec 14, 2023	Estimated Value of Work	\$1,046,033.00

Boiler BTU

FEES	
Permit Fee	10,464.94
Surcharge B	518.41
TOTAL	\$10,983.35

GENERAL ADDRESS FOR ST THOMAS U-SEE CHILDREN FOR OTHER SPECIFIC BUILDINGS Minnesota Rules, Chapter 1300.0210
Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work.



September 16, 2022

Metro Sheet Metal Inc
3260 Fanum Road
Vadnais Heights Mn 55110-5208

Address: 2260 Summit Ave - University Of St Thomas
Permit #: 22 085484WAV

CORRECTION NOTICE

To Whom It May Concern:

The above-referenced installation has been found not in compliance and cannot be accepted for the following reasons:

Per 309.2.1 2020 MMC, all mechanical systems shall be capable of operating at the design airflow rates within plus or minus 10%. A balance report shall be submitted to the building official upon request. Please provide the required balance report.

Please correct the above conditions and notify me in writing within 30 days the job is ready for re-inspection. If you have any questions, please contact me at the number below.

Sincerely,

Charles Scholl
Warm Air & Ventilation Inspector
Direct Line: 651-266-9069
E-Mail: Charles.Scholl@ci.stpaul.mn.us



ELECTRICAL PERMIT

PERMIT#: 20 22 082764
 Issued Date: August 08, 2022
 Expires Date: August 08, 2023

CITY OF SAINT PAUL
 Department of Safety & Inspections
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806
 www.stpaul.gov/dsi
 Phone: 651-266-8989
 Fax: 651-266-9124

CONTRACTOR:	OWNER:
COLLINS ELECTRICAL CONSTRUCTION CO 278 STATE STREET ST. PAUL MN 55107	UNIVERSITY OF ST THOMAS 2115 SUMMIT AVE ST PAUL MN 55105-1048

PERMIT ADDRESS: 2115 SUMMIT AVE ST PAUL MN 55105-2633	Inspector: Steve R. Phone: 651-266-9037 Schedule Inspection: 7:30 - 9:00 AM Monday - Friday
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SUB TYPE: Electrical	WORK TYPE: Commercial Repair/Alter
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Folder Description: BINZ ATHLETICS REMODEL

Contractor Name	Collins Electrical Construction CO	Application Method	Internet
Date Received	08/08/2022	Owner's First/Last Name	UNIVERSITY OF ST THOMAS
Owner's Address	2115 SUMMIT AVE	Owner's City/State/Zip	ST PAUL MN
Owner's Phone # w/Area Code	651-962-5000	Estimated Value of Work	\$100,000.00
Estimated Start Date	Aug 8, 2022	Estimated Completion Date	Sep 15, 2022

Circuits	20 Amps	20
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FEES	
Permit Fee	260.00
Surcharge A	1.00
TOTAL	\$261.00

Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may require additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after June 30, 2017 are now under the 2017 National Electrical Code. Questions on service location or requirements, call Xcel at 1-800-628-2121. Minnesota Rules 3801.3780 Subpart 1 requires installers of electrical installations to schedule a final inspection. This permit is a fee for service and does not guarantee an unlimited number of inspections. Excessive inspection requests may require additional permit fees. Under St. Paul Legislative Code 33.04(d), any permit that has been inactive for over 180 days shall be expired by limitation, unless an extension has been applied for. Under Minnesota Rules Section 3801.3780 Subpart 2, permits with a fee of \$250 or less expire one year after issuance, regardless of whether the work is completed or not. A new permit would have to be obtained for the completion and approval of the work. All electrical permits processed after June 30, 2017 are now under the 2017 National Electrical Code. Questions on service location or requirements, call Xcel at 1-800-628-2121.



PLUMBING/GASFITTING/INSIDE WATER PIPING

PERMIT#: 20 23 104416
Issued Date: December 07, 2023

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:

OWNER:

HORWITZ LLC
7400 49TH AVE N
NEW HOPE MN 55428

UNIVERSITY OF ST THOMAS
2115 SUMMIT AVE
ST PAUL MN 55105-1048

PERMIT ADDRESS:

2115 SUMMIT AVE
ST PAUL MN 55105-2633

Inspector: Karl A.

Phone: 651-266-9049

Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Sewer/Disposal Only

WORK TYPE: Commercial Replace

UST Binz hall. Installing (1) floor sink. connecting to existing waste and vent piping.

Sanitary Sewer	1	Application Method	Internet
Owner's First/Last Name	University of St Thomas	Owner's Address	2115 Summit Ave
Owner's City/State/Zip	St. Paul, MN 55105	Owner's Phone # w/Area Code	651-962-6311
Penalty Fee	No	Initial Fee	Yes
Estimated Value of Work	\$3,500.00	Addition to Permit	No
Estimated Start Date	Dec 11, 2023	Estimated Completion Date	Dec 15, 2023

FEES

Permit Fee	85.00
Surcharge A	1.00
TOTAL	\$86.00

Effective February 29, 2016, the Department of Safety and Inspections (DSI) will expire plumbing permits where work has been suspended or abandoned (no progress recorded by DSI) for more than 180 days. Permit holders may request a one time 180 day extension, in writing, prior to the expiration of the permit.



WARM AIR, VENTILATION & GENERAL SHEET

PERMIT#: 20 22 085484
Issued Date: August 23, 2022

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR: OWNER:

METRO SHEET METAL INC
3260 FANUM ROAD
VADNAIS HEIGHTS MN 55110-5208

ST PAUL SEMINARY
2260 SUMMIT AVE
ST PAUL MN 55105-1010

PERMIT ADDRESS: 2260 SUMMIT AVE
ST PAUL MN 55105-1010

Inspector: Charles S.
Phone: 651-266-9069
Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Warm Air & Ventilation WORK TYPE: Commercial Repair/Alter

Install (1) new 300 cfm PRV for 3 new unisex restrooms and associated ductwork

Owner's First/Last Name	University of St. Thomas	Owner's Address	2260 Summit Ave
Owner's City/State/Zip	2260 Summit Ave	Owner's Phone # w/Area Code	(651) 962-5000
Estimated Value of Work	\$4,000.00	Estimated Start Date	Aug 24, 2022
Estimated Completion Date	Sep 14, 2022	Forced Air	No
Gas	No	Electric	No
Oil	No	Cooling	No
Ventilation	No	Ductwork	Yes
Chimney Liner	No	Bathroom	Yes
Kitchen	No	Laundry	No
Pollution Control	No	Solar Systems	No
Dust Collecting	No	Contractor Name	Metro Sheet Metal Inc
Application Method	Internet	Date Received	08/15/2022

Fans	PRV	300 CFM	1
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FEES	
Permit Fee	79.00
Surcharge B	2.00
TOTAL	\$81.00

Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved. Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved.



BUILDING PERMIT

PERMIT #: 20 23 103724

ISSUED DATE: 01/02/2024

JOB SITE ADDRESS:

2260 SUMMIT AVE

CONTRACTOR:

RYAN COMPANIES
PHONE: 612-432-0100

TYPE OF WORK:

Institutional - Remodel

BUILDING INSPECTOR: James B.

PHONE: 651-266-9056

Call between 7:30-9:00 AM Monday - Friday for inspection.

MINIMUM INSPECTIONS REQUIRED

1. Erosion control, soil, footings, foundation, and reinforcement as specified.
2. Rough-in for all trades prior to framing inspection.
3. Framing - prior to covering structural members.
4. Insulation and vapor retarder prior to covering.
5. Sheetrock that is part of a fire-resistive or shear assembly.
6. Final - prior to occupancy.

INSPECTION APPROVALS

Post this inspection record at the job site until final approval.
Approved plans must be retained on the job site.

SEPARATE PERMIT REQUIRED FOR WORK OF EACH TRADE.

Building Inspection: 651-266-9002

An erosion control inspection is required for land disturbances greater than 50 cu. yds.
Controls must be installed, inspected and approved prior to beginning excavation.

Soil Erosion Control:	Insulation:
Footings:	Sheetrock:
Framing:	Final:
Electrical Inspection: 651-266-9003	
Rough-in:	Final:
Mechanical Inspection: 651-266-9004	
Rough-in:	Final:
Plumbing Inspection: 651-266-9005	
Rough-in:	Final:
Warm Air/Ventilation Inspection: 651-266-9006	
Rough-in:	Final:
Elevator Inspection: 651-266-9010	
Rough-in:	Final:
Fire Inspection: 651-266-8989	
Rough-in:	Final:



BUILDING PERMIT

PERMIT#: 20 22 066784
Issued Date: June 30, 2022

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:	OWNER:
RYAN COMPANIES 533 S 3RD ST SUITE 100 MINNEAPOLIS MN 55415	UNIVERSITY OF ST THOMAS 2260 SUMMIT AVE ST PAUL MN 55105 USA

PERMIT ADDRESS: 2260 SUMMIT AVE ST PAUL MN 55105-1010	Inspector: Jason B. Phone: 651-266-9068 Schedule Inspection: 7:30-9:00 AM Monday - Friday
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SUB TYPE: Institutional	WORK TYPE: Remodel
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REMODEL OF A PORTION OF THE BINZ BUILDING TO ACCOMODATE ATHLETIC OFFICES, TRAM ROOMS AND ADDITION OF UNISEX RESTROOMS

Would you like to submit project plans electronically? (If yes, you will receive	No	Plan Number	None
Proposed Primary Use (Institutional)	N-College/University	Existing Primary Use (Institutional)	N-College University
State Valuation	\$20,000.00	Estimated Start Date	Jul 11, 2022
Estimated Completion Date	Sep 09, 2022	Scope of Remodel Work (C)	Interior Demo Only
Structural Work?	No Structural Work	Interior/Exterior?	Interior Only
Interior Remodel-Com'l Scope	Interior Demo Only	Exterior Remodel-Com'l Scope	N/A
Primary Occupancy Group	B	Primary Construction Type	.II-B
Contractor Name	Ryan Companies	Application Method	Walk-in
Date Received	Jun 30, 2022	Change/Expansion of Use?	No
Valuation Override	No		

FEES	
Permit Fee	449.81
Surcharge B	10.00
TOTAL	\$459.81

WORK REQUIRING A PERMIT SHALL NOT BE COMMENCED UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS CONTACTED THE DESIGNATED BUILDING INSPECTOR AND POSTED OR MADE AVAILABLE AN INSPECTION CARD



WARM AIR, VENTILATION & GENERAL SHEET

PERMIT#: 20 22 085484
Issued Date: August 23, 2022

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:	OWNER:
METRO SHEET METAL INC 3260 FANUM ROAD VADNAIS HEIGHTS MN 55110-5208	ST PAUL SEMINARY 2260 SUMMIT AVE ST PAUL MN 55105-1010

PERMIT ADDRESS: 2260 SUMMIT AVE ST PAUL MN 55105-1010	Inspector: Charles S. Phone: 651-266-9069 Schedule Inspection: 7:30-9:00 AM Monday - Friday
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SUB TYPE: Warm Air & Ventilation	WORK TYPE: Commercial Repair/Alter
---	---

Install (1) new 300 cfm PRV for 3 new unisex restrooms and associated ductwork

Owner's First/Last Name	University of St. Thomas	Owner's Address	2260 Summit Ave
Owner's City/State/Zip	2260 Summit Ave	Owner's Phone # w/Area Code	(651) 962-5000
Estimated Value of Work	\$4,000.00	Estimated Start Date	Aug 24, 2022
Estimated Completion Date	Sep 14, 2022	Forced Air	No
Gas	No	Electric	No
Oil	No	Cooling	No
Ventilation	No	Ductwork	Yes
Chimney Liner	No	Bathroom	Yes
Kitchen	No	Laundry	No
Pollution Control	No	Solar Systems	No
Dust Collecting	No	Contractor Name	Metro Sheet Metal Inc
Application Method	Internet	Date Received	08/15/2022

Fans	PRV	300 CFM	1
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FEES	
Permit Fee	79.00
Surcharge B	2.00
TOTAL	\$81.00

Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved. Minnesota Rules, Chapter 1300.0210 Inspections: The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work. Mechanical systems shall remain accessible and exposed for inspection purposes until approved.