



SPECIAL HOUSING AND LAND USE COMMITTEE MEETING
Wednesday, January 25th, 2023 | 6:30pm

MINUTES

Committee Members: Jack Fei, Mike Moore (Chair), Art Punyko, Catherine Plessner, Cindy Radtke, Colin Fesser, Dave Pasiuk, Gene Johnson, Kathryn McGuire, Kensey Lipstreuer, Meg Arnosti (Secretary), Meg Grove, Nora Ptacek, Patty Hartmann, Regina Purins, Tom Dietsche, Wendy Merrell, Zuza Pakula

Staff: Alexa Golemo

Presenters: University of St. Thomas – Amy McDonough, Mark Vangsgard, Jim Brummer, Phil Esten; City of Saint Paul – Josh Williams; Mike Mulrooney – Mike’s Tav on the Ave

Guests: David Ziebarth, Beth Brombach, Chris Collins, Cory Chapman, Deb Burns, Jane McClure, Karen James, Katherine Cairns, Maureen Michalski, Noelle Jacquet-Morrison, Peg Flanagan, Tanya Hietpas, Aaron Sundberg, Rosemary

Minutes from November 2022 approved.

St. Thomas: Amy McDonough, Chief of Staff, Phil Esten, VP and Director of Athletics, Mark Vangsgard, VP and CFO, Jim Brummer, VP Facilities.

Amy McDonough, University of St. Thomas Arena. \$75 Million gift enables them to move forward with the arena. Needed due to Division 1 status. Next to Anderson Parking Ramp and fits within a conditional use permit. No public funds will be used. Both hockey and basketball will use the space, as well as commencement, speakers, career fairs, and the community of St.



Paul. Will have a 4-6,000 person capacity. Creates a new green space. Construction will begin in 2024. Goal would be to open in fall of 2025. A traffic study will be done and they are committed to having enough parking. Cretin Hall, which currently houses 61 students, will be demolished. Those students will be housed on campus. The building will be LEED certified. Jim Brummer: EAW (Environmental Assessment Worksheet) will require looking at stormwater, emissions, parking, etc.

Jack Fei: why aren't we engaging Metro Transit to improve transit to this location?

A (Amy): Transit will be part of the solution. We want to keep parking out of the neighborhood.

Meg Grove: What is the plan for the area south of the building?

A: Those buildings will remain as they are and there are no plans for future development.

Phil Esten: There are no requirements from D1 for facilities, but we have expectations to be commensurate with D1.



Gene Johnson: You don't pay property taxes. I am concerned about the damage to our streets during construction, but you don't pay taxes to support streets.

Amy: we will add that to the Q and A.

Peg Flanagan: Concerned about this being in the middle of a residential neighborhood. Also the board chair, Pat Ryan is in charge of Ryan companies which seems like a conflict of interest. Would like to look at the Conditional Use Permit. Downtown St. Paul is empty and has the infrastructure to accommodate something like this. Has there been outreach to downtown St. Paul? What about light, privacy and safety for the neighborhood?

Mark Vangsgard: This is within our CUP. We already deal with these issues for our present facilities. Regarding Pat Ryan: we have strong governance requirements that vetted that potential conflict of interest.

Phil Esten: The City has identified a shortage of ice, and we will provide our second sheet of ice for others to use.

Amy: Many attendees will be students who will not come with cars.

David Ziebarth/ Colleen Crenshaw: Have a hard time understanding how the process is so far along already. Hockey is going to be more frequent than football, and players are typically there late into the evening. Would like to nail now specifics about attendance.

Phil Esten: 17 hockey games/year. 16 basketball games/year.

Art Punyko: The UST will benefit, the students will benefit, but neighbors and pedestrians will also be affected.

Nora Ptacek: What does pro-transit look like? How will the facility be accessible?

Amy: Don't have good answers for you tonight. We will get back to you.

Cindy Radtke: Road infrastructure is vital. You must reach out to all stakeholders. You have a great shuttle bus system...will that be used? Will it be open to public skating all year round?

Amy: Have not talked about it but we will put it on the list. It is true that we don't have a great connection to light rail...would love to improve that, or add a park and ride.

Katherine Cairns: lives 2 blocks from new development. Is there an option to add another level of parking to the ramp at Cretin and Grand? We had lots of problems with construction workers during the last project. Will there be shared car options in the new parking lot?

Mark: Yes, structurally we could add 2 levels but that would not be allowed under the CUP.

Noelle Jacquet-Morrison: Is the University willing to share the RFP and the proposals from the companies that responded to the RFP?

Mark: Those documents are confidential, but if there are specific questions, we would be happy to share answers.

Kathy McGuire: Neighbors have a lot of passion for their neighborhood. This is a primary historic and conservation area and is within the Mississippi Gorge Regional Park. What considerations has UST given to these historical and environmental issues?

Mark: Historic buildings are extremely expensive to maintain and are limited in how we can use them. They outlive their usefulness.



Colin Fesser: Suggests funnelling construction traffic to streets that are due for repair, not recently re-done streets. Also has a question about zoning.

Jim Brummer: CUP is the guiding document and takes precedence over zoning.

Josh Williams, Planner for the City of St. Paul. River Corridor and Floodplain Overlay Zoning Amendments for the Mississippi River Corridor Critical Area.

The Critical Area runs from Hastings to the Coon Rapids Dam. This includes the River Neighborhood in St. Paul. Goal is to protect natural resources, views near the river. The City is having hearings on the proposed ordinance. Includes bird-safe glass, building heights, etc. The River Towns and Crossings designation for the south campus will involve some changes to current zoning.

Regina: why is the City even involved?

Josh: There is a State statute. The DNR rules on how to implement the statute. Land Use is implemented by local government.

Meg Grove: What is the change regarding St. Thomas?

Josh: The Critical Area has been around since the 70s. Originally executive order was not specific. New rules are a bit more permissive with height.

Katherine Cairns: What is the reason to strike historic properties on p. 38 and 39?

Josh and Katherine will follow up later.

Kathryn McGuire: Does the City Council have an option to vote for stricter protections? A: Yes it is an option.

Kathryn: It seems odd that we have gone from Urban Open Space to Rivertown Crossings.

In what other locations is there such a designation without a river crossing or a river town? A: There are several. Further south around Edgecumbe, Highway 5, among others. There are only 6 designations and the DNR has to classify all properties in a limited number of categories. Next public hearing is coming up but not scheduled yet. Planning Commission had a meeting on this last Friday.

Regina: Worries that the City Council will try to get maximum height from this.

Mike Mulroony, Mike's Tav on the Ave at 472 South Snelling will have a party on March 17 in the parking lot, including tent, stage, Best Crowd Control security. Looking for approval.

Cathy Plessner: Move to approve the request.

Gene seconds. Motion passes 10-0 3 abstentions.

Adjourn 8:20