

SPECIAL HOUSING AND LAND USE COMMITTEE MEETING Wednesday, December 13th, 2023 | 6:30pm

Chair: Mike Moore

Secretary: Catherine Plessner

Staff: Alexa Golemo

Welcome guests & new members and HLU introduction, Mike Moore, Chair

Agenda additions/deletions

Catherine Plessner shared the goals of the Inclusion Rubric

Lee and Penny Anderson Multipurpose Arena, University of St. Thomas

Introductions for the University of Saint Thomas (UST) presenters, Chief of Staff Amy McDonough and Vice President of Facilities Management Jim Brummer and Anthony Adams from Ryan Construction. Director of Neighborhood Relations Jerome Benner is visiting family.

UST wants a continuing conversation with the neighbors who are impacted by the Lee and Penny Anderson Multipurpose Arena. It's a really exciting project for UST but we know it also comes with some considerations for our neighbors so we want to hear from you and continue to dialogue through many conversations we will have,

Entitlement Schedule Update

The Site Plan Review was resubmitted December 11 to address some more City comments. Planning another resubmission around January that will incorporate some more outstanding comments minor tweaks to the Southeast Cretin Avenue access to keep service vehicles off of Summit and keep them coming in and out of Cretin. A new one is related to Cretin Avenue and Grand Avenue signal improvements. Based on the traffic dynamics during events the EAW recommends either traffic officers during events and/or signal improvements there to help traffic flow bringing them in and directing them where to go on the way out. Not a lot of details yet but they will be coming in a couple months. Spring '24 is when we're expecting or final approval to be completed. From a Water Shed District perspective we need approvals before we start anything on site because they deal with the erosion and run-off that would affect the Mississippi River downstream or the Grotto Area. We have a meeting with the CRWD Board next Wednesday. We have no outstanding permit report conditions so we're expecting approval there and Permits granted later next week.

Architectural Update

UST presented renderings that showed the Current Arena building design is 250,000 Square Feet (SF) reduced from 270,000 SF, height of 75' at Tallest Point is down from 81'-11". The seat count remains consistent at 4,000 for Hockey and 5,500 for Basketball. Renderings also showed the main entry element to the Arena in the North Quad has shifted, changes in the West side, South West corner, views from the Fields and Grand Avenue intersection. The building materials are consistent with the Collegiate Gothic style of the rest of the campus.

Landscape Update

The Current design has changed from EAW's 76 Trees removed/50 Trees replanted to 68 Trees/68 Trees replanted (1:1 tree ratio all within or surrounding project area). UST is committed to replanting oak tree saplings that were propagated from other oaks on campus, continuing to expand their existing pollinator path on campus and incorporate native landscaping. Renderings showed the some of the current landscaping on campus showing colors as an example.

Construction Schedule Update

Projected dates:	December 26, 2023	Site Mobilization
	January-February 2024	Early Utility Construction McCarthy GYM Abatement
	March 2024	Tree Removal McCarthy GYM & Service Center Abatement
	April 2024	Arena Foundations Start
	May 2024	Arena Steel Erection
	May-June 2024	Cretin Hall Abatement
	July 2024	Cretin Hall Demolition
	August 2025	Arena Construction Completion

Renderings showed plans of parking and pedestrian paths to for navigation on a live and active campus. Anthony Adams noted that a lot has to happen to get to completion but that they wanted to give a a first snap shot.

Construction Logistics Update

Haul routes: Cretin to I-94 / Cretin to Ford Pkwy, Snelling Ave., Montreal Ave., 7th St W, to I-35E / Cretin to Ford PKWY, 46th St, Hiawatha Ave.

Construction Worker Parking: Anderson Parking Facility (Similar to SCC project), Public Parking Adjacent to Campus. Will share with Construction Workers Residential Permit Parking Only locations,

Offsite Improvements: January-February, 2024 Cretin Utility Pole Work / Spring 2024 Summit Ave Sanitary Connections / TBD Cretin Ave. Sidewalk Closure / TBD Cretin-Grand Signal Improvements

Construction Hours: 7:00am-5pm Monday-Friday / 8:am-4:00 pm Saturday-Sunday (if approved)

Just to put on the radar: Early 2024 a new electrical pole to replace existing pole on Cretin Avenue / Spring or summer 2024 a new sanitary sewer line on Summit Ave. and potential sidewalk closure on Cretin Ave to allow construction vehicles to safely exit the construction site.

Construction Points of Contact: UST Jerome Benner 651-962-6063
jerome.benner@stthomas.edu Jerome will determine the timing of community meetings.

Next steps (Entitlement updates) Site Plan Review (SPR) Spring 2024: Final SPR Approval Expected / Spring 2024: Event Management Process / Capitol Region Watershed District (CRWD) December 2023 Permits Expected / Late February 2024 Full Building Permit Submission.

Amy McDonough said UST is working on the event management plan to determine how we can do the tickets related to parking. We have met with Metro Transit. Jerome is also meeting with folks at the soccer stadium to talk about their parking plans to see what we can learn from them. We want to make sure that we have a plan for those few events where we know that we're going to have a deficit and how we can use transit. I know that's something that you've encouraged us and we appreciate that. We're also looking into ways we can send people including shuttles, and Ubers. We're doing some work internally on that project right now and getting closer to coming up with some numbers that we can come back and share with you

HLU attendee's Questions:

Is whether or not building the Arena a forgone conclusion?

Amy McDonough's response: "The University of St. Thomas did explore other sites that were off-campus and then we determined that it was best to have this facility on campus. It's best for our alumni and student populations to be able to attend events on campus and more cost-effective because it's the land that we currently own. We've been really careful to design a site and a project that fits with the Conditional Use Permit that we have with the City of St. Paul and then do it in a way, on our property, that makes sense for the City and the neighborhood. We're still going through that process. Is it a foregone conclusion? No. One of the things the City has asked us to do is work on a traffic and event management plan before the building opens. That's one of the things that we talk a little bit about tonight. The concerns we've heard from neighbors are about traffic and parking and environmental concerns. I would say those are the three buckets that we've been working on. There been a lot of examples of how the plan has changed as we've heard neighborhood impact. Anthony did mention a couple about the trees and landscaping, as well as the size of the building and then the size of the building that looks onto the soccer field. Those are some things we've heard from neighbors. One of the biggest changes has been an access road that has been created off Cretin Avenue rather than off Summit to bring most of the trucks off of Summit because that was big concern that we heard. As we do these neighborhood meetings we are taking into account what we're hearing. We're still in the process of coming to details about traffic and parking and that's part of the process. So, is it a foregone conclusion? No. We're still in the conversation about how we can make the project better and more sensitive

to neighbors' concerns. But, we are moving forward with the project and seeking those permits from the City. I hope that helped." Jim Brummer shared more examples.

About Green Space: There's very little green space actually being impacted. There are 3 very energy inefficient buildings and surface parking lots that are being replaced. Also clarified that UST is pays for the pedestrian improvements like adding signals required as part of our project.

Who Pays for Improvements? Rest assured, any improvements that are a result of the project will be UST's burden to cover. It was the same when the Anderson Student Center and other previous buildings.

Police Officers's Service at Events: St. Paul Police Officers currently do that with our football games and other big events on campus. That is definitely not something that we expect to them to do for us. We definitely pay for that.

Will there be neighbor meetings to comment on the Event Management Plan in the Spring?

The Event Management Plan process isn't a public process like the EAW. The event management plan process is strictly between the UST, the City of St. Paul and the St. Paul Police Department. There isn't a requirement for public comment. That's where we need to keep coming back to you throughout the process. This is where we're going to receive that feedback related to what you want to incorporate in the plan. I guess we have to figure out exactly what timing would be, but we are definitely committed to getting feedback and having discussions between the design team, so that we can be prepared when we start the management process.

Is there an opportunity during the construction process to monitor things conditions in the neighborhood, establishing baseline or practice right now before the construction starts?

I think we already do that. Tonight, for example, we have an event on campus with the Women's basketball team playing Madison. We have more traffic than usual and are monitoring where the parking happens. We already have have a lot of experience with football games and basketball games and and event management. We have some data to use that we can use to monitor and share how things are going.

Is the new driveway that's supposed to be south of the new buildings and connecting to Cretin Avenue going to be a two-way?

That will be one-way traffic only intended for service vehicles only. We're considering some type of traffic control on the driveway.

A HLU member recommended high parking prices and working with Metro Transit to discourage use of single vehicles for events.

A HLU member suggested UST monitor night noise throughout the campus for a baseline.

A HLU member suggested having a joint meeting with the Union Park District Council learn from their construction experience,

UST will receive a copy of more questions in the Chat.

Meeting Adjourned

Respectfully Submitted,

Catherine Plessner