

ZONING COMMITTEE STAFF REPORT

FILE NAME: Grand-Cleveland Parking Lot

FILE # 21-241-161

APPLICANT: University of St. Thomas

HEARING DATE: March 11, 2021

TYPE OF APPLICATION: Modification of Condition of Site Plan Approval

LOCATION: 2060 Summit Ave, NW corner of Grand & Cleveland

PIN & LEGAL DESCRIPTION: 05-28-23-41-0144, Groveland Addition, Lots 1 – 4 in Moses Zimmerman's Rearrangement & in SD Groveland Add. Lots 1 – 9, Block 1

PLANNING DISTRICT: 14

PRESENT ZONING: T2

ZONING CODE REFERENCE: § 61.402

STAFF REPORT DATE: March 4, 2021

BY: Josh Williams

DATE RECEIVED: March 2, 2021

60-DAY DEADLINE FOR ACTION: May 1, 2021

- A. **PURPOSE:** Site plan review for a parking lot condition amendment.
- B. **PARCEL SIZE:** 95,978 sq. ft./approx. 2.2 acres
- C. **EXISTING LAND USE:** P-Parking Lot
- D. **SURROUNDING LAND USE:** North: academic building (UST campus, R2). East: Gas station/convenience store (T2). South: Commercial (T2). West: Residential (UST campus, RM2).
- E. **ZONING CODE CITATION:** § 61.402 provides for site plan review by the Planning Commission prior to issuance of grading or building permits. § 61.402(e) authorizes the Zoning Administrator to require a security agreement equal to the cost to install required landscaping or other items required by special condition of a site plan approval.
- F. **HISTORY/DISCUSSION:** In 2004, the Planning Commission issued a conditional use permit (ZF# 04-045-501) expanding the University of St. Thomas (UST) campus to include the two blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. In 2005, the Planning Commission passed Resolution 05-30 (ZF# 05-047-765) approving the site plan for McNeely Hall on the southwest corner of Summit and Cleveland Avenues. The site plan included a 32-space surface parking lot at the northwest corner of Cleveland and Grand Avenues. The findings enumerated in the resolution stated that while permanent use of the corner of Cleveland and Grand was for a surface parking lot was inconsistent with the 2004 CUP, surface parking was an acceptable use on the corner on an interim basis, for a period not to exceed 10 years. In 2014, the University of St. Thomas applied (ZF # 14-353-762) to extend the interim use of the site as surface parking lot for an additional three years, which the Planning Commission approved. At the time, the applicant was initiating a campus master planning process, which has since been completed. In 2018, the Planning Commission again approved a three-year extension for the parking lot. That extension expires March 11, 2021. In August 2020, two new residence halls, one each dedicated to first- and second-year students, opened, though with lower-than-planned occupancy due to COVID-19.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 14 Macalester-Groveland Community Council has recommended allowing continued use of the northwest corner of Cleveland and Grand Avenues as a multi-modal surface parking lot indefinitely.
- H. **FINDINGS:**
1. The Planning Commission issued a conditional use permit (ZF# 04-045-501) in 2004 expanding the University of St. Thomas campus to include the blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. Per Zoning Code § 65.220, as part of the basis for approving a campus expansion, the Planning Commission considered a required anticipated growth and development statement and related plans submitted by the University of St. Thomas (UST). The CUP conditions of approval generally described the allowed uses of the two blocks as including up to two new academic buildings and an urban residential village

along Grand Avenue, and in particular a residential building for students at the northwest corner of Cleveland and Grand Avenues.

2. On March 11, 2005, the Planning Commission passed resolution 05-30 (ZF# 05-047-765) approving the site plan for McNeely Hall. McNeely Hall is located at the southwest corner of Summit and Cleveland Avenues, and the site plan included a 32-space surface parking lot located adjacent to the building at the northwest corner of Cleveland and Grand Avenues (Lot K). A portion of Finding No. 1 of the resolution addressed the issue of surface parking at the northwest corner of Cleveland and Grand:

The CUP allows “a small number of surface parking spaces for uses such as drop-off/pick-up, or loading.” The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time.

The resolution specified a number of conditions of approval. Condition No. 1 stated:

A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

3. In late 2014, UST requested (ZF# 14-353-762) a three-year extension of the interim use of the property at the northwest corner of Cleveland and Grand Avenues for Lot K. At the time of the application, UST was in the process of initiating a campus master planning process to guide future capital investments. The Planning Commission approved the request by modifying Condition No. 1 of Resolution 05-30, via Resolution 15-04. As a condition of approval, the Planning Commission required UST to provide a financial surety to cover the cost of removing the surface parking lot and returning the site to green space. In 2018, UST requested an additional three-year extension (ZF# 18-028-520) and the Planning Commission again approved the extension with a similar condition (Resolution 18-12). The Planning Commission approval for temporary use of the surface parking lot at the NW corner of Grand and Cleveland expires on March 11, 2021.
4. UST completed a campus master planning process in late 2016. The process considered a number of potential capital projects. The plan identified four potential residential projects, including a mixed-use (first-floor retail) student residential building in the location of the Grand and Cleveland parking lot. The plan did not provide a proposed timeline for construction of any residential projects.
5. In 2020, construction on two new residence halls—one for first-year students and the other for second-year students—was completed. The new residence halls are located on the western side of Cleveland Avenue at the corner of Selby Avenue and terminus of Ashland Avenue. UST has also introduced an on-campus residency requirement for first- and second-year students, which will go fully into effect in fall of 2022.

6. Since 2015, UST has been leasing a portion of the spaces in Lot K for use by patrons of Davanni's and Coffee Bene, a restaurant and coffee shop located south of the lot across Grand Avenue (the coffee shop closed temporarily in mid-2020).
 7. UST has proposed to allow Lot K to remain indefinitely. The proposal also includes landscaping enhancements and installation of electric vehicle charging stations and bike racks, and directing proceeds from leasing to support multimodal transportation, such as use of transit and cycling by UST students, faculty, and staff as an alternative to personal vehicles.
 8. On February 9, 2021, the West Summit Neighborhood Advisory Committee passed a motion to support the UST proposal for "long-term" use of the surface parking lot at the northwest corner of Grand and Cleveland. The motion also stated that the use of lease proceeds should be a point of continued discussion rather than being directed to support of transit and other multimodal initiatives.
 9. The condition in Planning Commission Resolution 05-30 limiting the use of the northwest corner of Cleveland and Grand for surface parking to a period of more than ten years due to inconsistency with the 2004 campus CUP, which identified the location as a potential site for student housing, was reasonable at the time of the McNeely Hall site plan approval. However, the 2016 campus master planning process conducted by UST identified additional potential locations for on-campus student housing that were not viewed favorably for that use at the time of the 2004 campus CUP. The subsequent construction in 2020 of two new residence halls has provided a substantial amount of new on campus housing. In this context, the occupation of the NW corner of Cleveland and Grand by a surface parking lot, while not ideal, is no longer in conflict with the overall intent of the campus CUP to accommodate all uses that are part of a college or university campus in a way that minimizes negative impacts to surrounding properties. Therefore, condition No. 1 of Planning Commission Resolution 05-30 related to use of the subject property for a surface parking lot, as modified by Planning Commission Resolutions 15-04 and 18-12, should be considered satisfied
 10. The existing 32-space Lot K, with physical changes as proposed by UST, should be allowed to remain at the NW corner of Cleveland and Grand Avenues on an indefinite basis, provided that plans substantially similar to those provided with the application to modify conditions of site plan approval are reviewed and approved by the Zoning Administrator.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the modification of a condition of previous Planning Commission condition of site plan approval by removal of Condition No. 1 of Planning Commission Resolution 05-30, as modified by Planning Commission Resolutions 15-04 and 18-12, and that the existing parking lot at the northwest corner of Cleveland and Grand Avenues, including proposed physical changes, be allowed to remain indefinitely, subject to the following condition:
1. Approval by the Zoning Administrator of a site plan substantially similar to the plans submitted with the application for modification of the site plan approval condition.

Attachments

Application and applicant summary
University of St. Thomas proposal for Lot K
2004 Conditional Use Permit (ZF# 04-045-501)
Planning Commission Resolution 05-30
Zoning Committee Staff Report for McNeely Hall site plan (ZF# 05-047-765)
Planning Commission Resolution 15-04
Zoning Committee Staff Report for previous extension (ZF# 14-353-762)

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Planning Commission Resolution 18-12
Zoning Committee Staff Report for previous extension (ZF# 18-028-520)



CITY OF ST PAUL
 DEPARTMENT OF SAFETY AND INSPECTIONS
 375 JACKSON STREET, SUITE 220
 ST. PAUL, MINNESOTA 55101-1806
 Phone: 651-266-8989 Fax: 651-266-9124
 Visit our Web Site at www.stpaul.gov/dsi

Site Plan Review Application



Application Date 2/19/2021	Application Method Mail <input type="checkbox"/> Email <input checked="" type="checkbox"/> Walk-in <input type="checkbox"/> Fax <input type="checkbox"/>	Site Plan Review Meeting Date (STAFF ENTRY ONLY)
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Site Address(es) 2115 Summit Ave. (NW corner, Grand & Cleveland)	Property Identification Number (PIN) 05-28-23-41-0016
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Project Name **Amend condition of site-plan approval**

Project Type:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Parking Lot Only	<input type="checkbox"/> Other Site Work
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Proposed Land Use:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Industrial
<input checked="" type="checkbox"/> Institutional	<input type="checkbox"/> Recreational	<input type="checkbox"/> Single-Family	<input type="checkbox"/> Duplex

Project Description:

St. Thomas seeks to amend a condition of the 2005 site plan approval (PC Res #05-30) to allow the existing surface parking lot at the NW corner of Cleveland and Grand to remain indefinitely, with modifications to accommodate electric-vehicle charging, additional bike parking, pollinator paths and air pumps for tires. In short, the notion is to make it a "multi-modal" lot, with 16 of the 33 spaces still being rented to Davanni's Pizza across the street.

Project Contacts: Site Plans and documents shall be uploaded to the Electronic Plan Review system planreview.stpaul.gov/ProjectDox

Applicant Mark Vangsgard, CFO and VP for business affairs	Address 2115 Summit Ave., AQU 216 City State Zip Saint Paul MN 55105	Email MDVANGSGARD@stthomas.edu
		Phone 651-962-6095
Responsible Party (Developer/Property Owner) Amy Gage, director of neighborhood and community relations	Address 2115 Summit Ave., ASC 221 City State Zip Saint Paul MN 55105	Email agage@stthomas.edu
		Phone 651-962-6123; 612-381-4110
Architect	Address City State Zip	Email
		Phone
Civil Engineer	Address City State Zip	Email
		Phone

REQUIRED: Email to receive Electronic Plan Review document upload link: agage@stthomas.edu

Project and Land Use Details:

Est. Project Start/End Dates: Summer 2021	Estimated Project Cost: \$		
Existing Use:	Proposed Use:		
Parcel Area (square feet):	Disturbed Land Area (square feet):		
Building Gross Floor Area:	Floor Area Ratio:		
No. of Existing Off-Street Parking Spaces:	No. of Proposed Off-Street Parking Spaces:		
No. of Existing Residential Units:	No. of Proposed Residential Units:		
No. of Affordable Residential Units:	% AMI for Affordable Residential Units:		
<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Steep Slopes (>12%)	<input type="checkbox"/> Travel Demand Mgmt. Plan

If you are a religious institution you may have certain rights under RLUIPA. Check this box if you identify as a religious institution.

Applicant certifies that all information provided herein is true and accurate.

APPLICANT NAME (PRINT) Mark Vangsgard, CFO, VP for business affairs	SPR File # (STAFF ENTRY ONLY)
APPLICANT SIGNATURE 	SPR Fee \$ (STAFF ENTRY ONLY)
<input checked="" type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/> Online Payment	



CITY OF ST PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
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Site Plan Review Application



STAFF USE ONLY

City Agent	Date Application Received
Zoning District	Overlay Zoning District
District Council	City Council Ward
Watershed District	MnDOT or County ROW
<input type="checkbox"/> Entitlements Required: Variance, CUP, Rezoning, Plat	<input type="checkbox"/> Current Building Permit(s) #
<input type="checkbox"/> Parkland Dedication Fee Required, AMOUNT: \$ _____	<input type="checkbox"/> Previous SPR(s)



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**Site Plan Review Application
 Submittal Requirements**



Site Plan Review applications and application fees may be submitted to the City of Saint Paul Department of Safety and Inspections at 375 Jackson Street, Suite 220, St. Paul MN 55101, by email at SitePlanReview@ci.stpaul.mn.us or by fax at 651-266-9124. Site Plan Review can be reached at 651-266-9008 from 7:30 am - 4:30 pm, Monday through Friday.

Site Plan Review is required for multi-family residential, commercial, industrial, institutional, or recreational new construction, additions, or parking lots, as well as land disturbances greater than 10,000 feet square, construction on slopes 12% or greater, or one and two-family residential properties over one acre or located in a tree preservation district.

Identify the items below that are included with the submittal of your Site Plan Review application package. Provide an explanation for any item indicated as Not Included or Not Applicable. Failure to provide required documentation may result in your Site Plan Review application being rejected.

Upload this completed document and the following required Site Plan materials to your Electronic Plan Review project.

Item	Yes	No	N/A	Comments:
Site Plan Review Application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Application Fee (check or credit card)— \$525 for first 10,000 sf of disturbance, plus \$210 for each additional 10,000 sf increment of disturbance for expansions or parcel area for new construction. Additional fees may apply, e.g. TDMP, Flood Plain, Steep Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Description/Overview— Narrative description of the project, project contacts and design professionals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location Map— Map of the proposed development within the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Certified Survey— Including existing conditions such as property lines, easements, buildings, utilities, parking, sidewalks, driveways, landscaping, wetland, park land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Demolition Plan— Including private property and public realm removals, utility cuts, tree protection measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion Control Plan— Including measures such as silt fences, inlet protection, rock construction entrance and street cleaning, stormwater pollution prevention plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Layout and Paving Plan— Including proposed buildings, dimensions, and other appropriate labels. Consider Zoning design and dimensional standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Grading Plan— Including existing and proposed conditions, 1' contours and elevation points, ponding areas for storm water detention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utility Plan— Including water lines, hydrants, fire department connections for sprinklers, catch basins with rim and invert elevations, sanitary and storm lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping and Site Improvements— Existing and proposed conditions including planting schedule and details, streetscape features (e.g. lighting, fences, sidewalks, poles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Architectural Plans— Building elevations, basic floor and parking level plans, roof plans including drainage and mechanical screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exhibits— As needed, e.g., vehicle turning movements, site triangles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HydroCAD and Drainage Maps— As needed to meet stormwater rate control requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Travel Demand Management Plan (TDMP)— For development of 100+ off-street parking spaces, or 100+ spaces existing and increase of 25% or 50 parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic Memo or Traffic Impact Study— As requested by Public Works Transportation Planning and Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floodplain Application— Flood Response Plan required for development within the River Corridor Critical Area or flood plain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

February 18, 2021

TO: Planning Commission Chair Morales, Zoning Committee Chair Baker and members of the Saint Paul Planning Commission

FR: University of St. Thomas, Amy McDonough, Chief of Staff

RE: Use of parking lot, Cleveland and Grand avenues, NW corner

The University of St. Thomas respectfully requests the Saint Paul Planning Commission's support to continue our use of the parking lot on the northwest corner of Grand and Cleveland avenues indefinitely, until such time as we construct a building or seek another allowed use on that corner.

The university has twice come before the Planning Commission (in March 2015 and March 2018) asking for three-year extensions on our use of this corner as a parking lot; that use is governed, as you know, by the McNeely Hall Site Plan (File #05-047-765), a Planning Commission resolution dated March 11, 2005. Knowing that our current use of the lot expires in March 2021, we have intentionally been engaging with the West Summit Neighborhood Advisory Committee — bringing the issue to WSNAC meetings in March, November and December 2020 and, earlier this month, in February 2021.

Context: In 2005, neighbors of our St. Paul campus wanted more student housing on campus. This desire was reflected in the 2004 St. Thomas campus CUP, which designated that the corner in question should be used for eventual construction of student housing. Accordingly, the site-plan approval allowed the parking lot to be built but with a 10-year time limit for usage, requiring that St. Thomas at the conclusion of that period either construct housing on that corner or remove the parking lot and replace it with green space. As noted, that original 2015 deadline has since been extended twice by the Planning Commission, to 2021.

We believe our current request serves our broader community and our students more effectively, for the following reasons:

- 1) Last fall, St. Thomas unveiled two new residence halls — at Selby and Cleveland for first-year students and at Cleveland and Ashland for second-year students — with a net gain, during non-COVID times, of more than 550 beds on campus.
- 2) A two-year residency requirement will be in effect this fall 2021, for all incoming first-year students. By fall 2022, all first- and second-year students will live on campus.
- 3) We propose to make this a multi-modal parking lot, with public amenities such as electric-car-charging stations, bicycle racks, air pumps and tire gauges, and an extended pollinator path — all for the use and enjoyment of our neighbors.
- 4) We would continue to lease 16 spaces in the 33-space lot to Davanni's Pizza, across the street, using those monies for multi-modal initiatives for our students, such as subsidized Metro Transit passes. Previously, in an agreement with WSNAC, the

Davanni's money went toward converting student rental housing to owner-occupied status, with restrictive covenants forbidding the houses to be student rentals for 30 years. St. Thomas no longer wishes to take part in such a program, preferring instead to educate our students to be responsible neighbors.

Community benefits: Lot K, as we call it, is adjacent to a 100-person community space that houses our Ramsey County polling location, hosts candidate forums and District Council meetings (in non-COVID times), and serves as a welcoming space for community meetings as often as possible. The remaining parking spaces in Lot K are convenient for older neighbors, especially, who attend those gatherings.

The Macalester-Groveland Community Council's Housing and Land Use Committee and its Board of Directors voted unanimously to remove the restrictive language in the McNeely Hall site plan, freeing the university to engage in longer-term usage of that Grand-Cleveland space. WSNAC likewise voted in February 2021 to approve the proposed use of the parking lot.

We hope the Planning Commission will agree that green space — on a busy corner — benefits no one, whereas our multi-modal parking lot would benefit many populations.

We look forward to your questions and support.

Lot K Long-term Proposal: a community-focused, multi-modal lot

Lot K is a 33-space parking lot on the northwest corner of Grand and Cleveland. The University of St. Thomas' agreement with the city's Planning Commission to use the corner as a parking lot expires on March 11, 2021. At that point, according to the McNeely Hall site plan submitted to the City in 2005, the lot must return to green space or St. Thomas must seek permission to keep it a lot.

City planner Josh Williams suggested that a "longer-term solution" be found for the Grand-Cleveland corner, rather than St. Thomas continuing to ask for extensions.

Lot K is used not only by local businesses, but it is an accessible lot to those visiting campus. McNeely Hall hosts many community groups that use the large gathering space in room 100. McNeely Hall is also a Ramsey County polling location, and the lot makes voting more accessible during election days.

History of Lot K

When St. Thomas was building McNeely Hall in 2005, the original site plan approved by the Planning Commission said that permanent construction of a surface lot at that location and at that time to be inconsistent with the 2004 Conditional Use Permit that governs campus boundaries.

Since that time, St. Thomas has come back to the Planning Commission twice to ask for three-year extensions to the agreement. An agreement to rent 16 of the spaces to Davanni's, on the southwest corner of Grand and Cleveland, has been part of both proposals.

Residence Halls Update

The agreement in 2005 to limit the life of the lot was intended to urge or force St. Thomas to build more residence halls. The neighbors at the time were urging St. Thomas to build on Grand and Cleveland. The constraints of the CUP regarding setbacks and height make it difficult for the university to build a cost-effective residence hall on that corner.

Since the last extension, St. Thomas has built two new residence halls, one at Selby and Cleveland for first-year students and one at Cleveland and Ashland for sophomore students. The intention was to prepare for the university's first residency requirement. Beginning in fall 2021, first-year students will be required to live on campus for two years. This will have a positive impact on the neighborhood by keeping students on campus longer, as they mature, and by providing training before they move into the neighborhood.

In short: The intent of that pressure to limit the use of Lot K has been realized.

St. Thomas Proposal

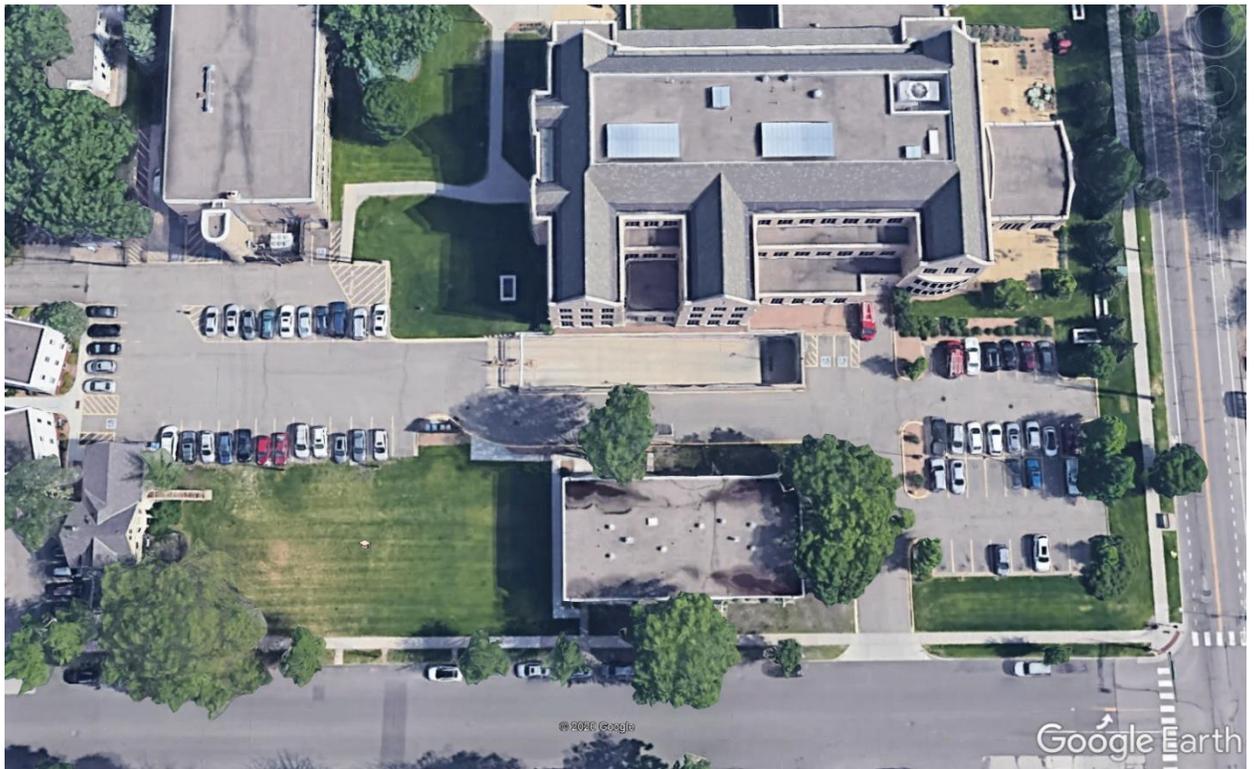
The university hopes to retain some of the parking, with improvements that are consistent with current limitations set forth by the city in the CUP and current goals of the city to promote multimodal transportation options. These improvements will increase the livability of our neighborhood, beautify the corner and promote multimodal transportation. St. Thomas would:

1. Add two **electric car-charging stations** available for commuters working at St. Thomas as well as for those visiting the campus or neighborhood members. Macalester has done something similar with car-charging stations and we would like to duplicate their

reservation system, serving neighbors who sign up and want to participate. Add sidewalk to make the path from the charging station to the sidewalk accessible.

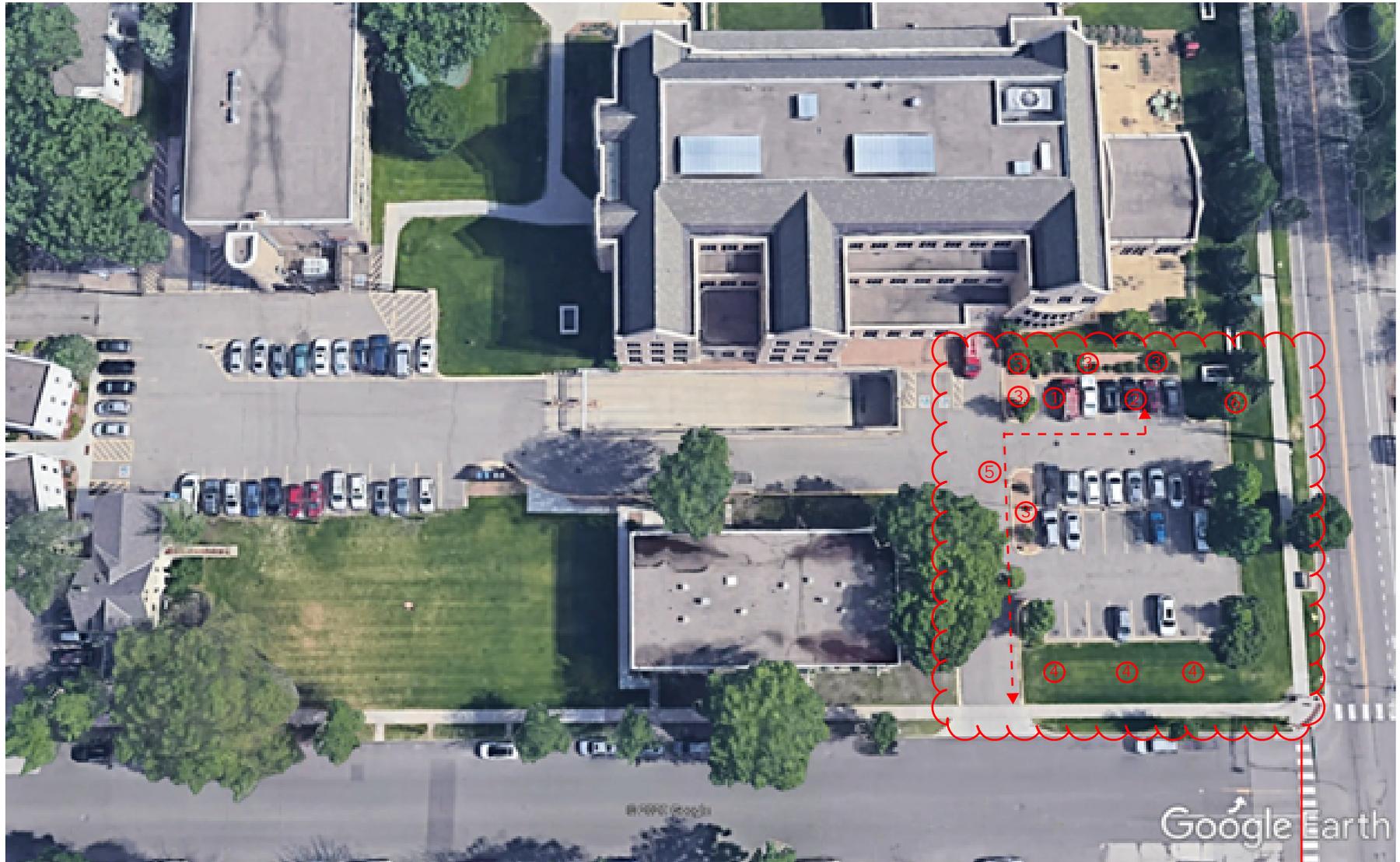
2. **Beautify** the space. Add three deciduous trees to the boulevard and add a pollinator bed on the south side of the lot.
3. Replace the south row of parking with much-needed **bike racks**. These racks would replace the row of parking on the north side of the lot facing Davanni's.
4. **Increase multi-modal transportation among students.** Currently, Davanni's rents 16 of the 33 parking spaces in Lot K. We will retain spaces for Davanni's (and Coffee Bene, when it reopens) with rental funds going toward multi-modal/green initiatives, including Metro Transit passes for students.

Next steps: Having won neighbors' approval, St. Thomas will hire a landscape architect and engineer and submit final plans, if this initial plan meets city planning approval.



Conceptual Plan for Lot K Improvements

January 26, 2021



Key

1. Dual Head EV Charging Stations - Two Parking Stalls
2. New Bike Racks to Match St. Thomas Standard
3. Pollinator Gardens
4. New Trees (Maple and/or Swamp Oaks)
5. New Pavement Markings for Bike Lane
6. New Pedestrian Path to Public Walkway

Current Parking Stalls

- 31 - Standard Stalls
- 2 - ADA Parking Stalls
- 33 - Total Parking Stalls

Proposed Parking Stalls

- 24 - Standard Standard Stalls
- 2 - ADA Parking Stalls
- 2 - EV Parking Stalls
- 28 - Total

Lot K

CITY OF SAINT PAUL, MINNESOTA
Conditional Use Permit

ZONING FILE NO: 04-054-501

APPLICANT: University of St. Thomas

PURPOSE: Conditional Use Permit for expansion of campus boundaries

LOCATION: 2115 Summit Ave.

LEGAL DESCRIPTION: PINS 05-28-23-41-0004, 05-28-23-41-0014, 05-28-23-41-0016, and 05-28-23-41-0070 thru 0092, 04-28-23-23-0112, 04-28-23-23-0111, 04-28-23-23-0101, 04-28-23-23-0058, 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; SUMMIT WOOD, LOTS 1-30; MERRIAM PARK THIRD ADDITION TO THE CITY OF ST. PAUL, BLOCK 12, EX E 63 FT LOTS 6, 7, AND LOT 8; BLOCK 13, LOT 1, EX THE E 5 FT LOT 13 AND EX THE W 5 FT LOT 14, AND W 5 FT OF LOT 14 AND ALL OF LOTS 15 AND 16

ZONING COMMITTEE ACTION: Approval with Conditions

PLANNING COMMISSION ACTION: Approval with Conditions

CONDITIONS OF THIS PERMIT:

- 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. 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 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. 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 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.

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 \$30,000.00 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 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.

APPROVED BY:

George Johnson, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on June 4, 2004, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota, and with the City Council resolution approving the permit on August 11, 2004, the original of which is in the City Clerk's Office, 15 West Kellogg Boulevard, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established.

Violation of the conditions of this permit may result in its revocation.

Carol A. Martineau
Secretary to the Saint Paul
Zoning Committee

Copies to:
Applicant University of St. Thomas
File No. 04-154-501
Zoning Administrator Wendy Lane
License Inspector Christine Rozek
District Council 14
 13 (Merriam Park)

Effective: August 11, 2004

City of Saint Paul
Planning Commission Resolution
File Number 05-30
Date March 11, 2005

WHEREAS, the University of St. Thomas, File # 05 047765, has submitted for a site plan for review under the provisions of 61.400 of the Saint Paul Legislative Code, for the establishment of a new 3-story, 73,000 square foot class room building with underground parking and a 32 car surface parking lot on property located at property address 2115 Summit Ave , R2, legally described as Section 5 Town 28 Range 23 Com At Se Cor Of Ne1/4 Th N On EI 817.35 Ft Th W 342.8 Ft To Beg, Th N 57 Dg 49mn W 52.28 Ft Th W 144.93 Ft Th S 15 Dg 46 Mn W 81.05 Ft Th S 244 Ft Th E 259.7 Ft Th N 219.15 Ft Th E 15.3 Ft Th N 34.85 Ft Th N 57 Dg 49 Mn W To Be; and

WHEREAS, the Zoning Committee of the Planning Commission, on 3/3/05, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings as required under the provisions of §61.402(c) that the site plan is consistent with:

1. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

Development for this site and the rest of the two block area south of Summit between Cleveland and Cretin is regulated by the terms of the of the Conditional Use Permit (CUP) for the University of Saint Thomas approved by the City Council in August 2004.

The site plan conforms to the conditions established by the CUP:

Building height The CUP states "The maximum height of the academic buildings shall not exceed 59' to the ridgeline at the top of the buildings.... These heights shall be

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in favor Unanimous
against _____

considered an absolute maximum, including all mechanical equipment.” The site plan is consistent with these height limits. The site plan shows the height to the ridge line and parapets for McNeely Hall will be 58'-11". There is no mechanical equipment or any other part of the structure that exceeds the 59' height limit. .

Setbacks The CUP allows the lower floors of buildings to be closer to the street than upper floors. The required setbacks vary between 50' (for the first floor) and 100' (for the third floor) on Summit and 25' (for the first floor) and 100' (for the third floor) on Cleveland. The proposed building will step back so that lower floors of the building will be closer to the street than the upper floors and the building will conform to the setbacks established by the CUP.

Underground parking and access The site plan shows 122 parking spaces under the proposed class room building with access from Finn. The CUP allows up to 590 parking spaces in underground ramps on both blocks and specifies that access must be from Finn.

Surface parking The CUP allows “a small number of surface parking spaces for uses such as drop-off/pick-up, or loading.” The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time.

2. *Applicable ordinances of the City of Saint Paul.*

The site plan is consistent with this finding. The building meets the requirements established by the Saint Thomas University Conditional Use Permit as well as all other zoning standards.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

The site plan is consistent with this finding. The site is located in the Summit West Historic District. The Heritage Preservation Commission approved demolition of an existing building on the site. They gave conditional approval for the design of the new building in November 2004 and if no major changes are made to the building, HPC staff will be able to make the final approval.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

The site plan is consistent with this finding. The site plan provides for surface water drainage. Auto traffic on the site will be buffered by existing and new buildings. The building height and setbacks shown will ensure that views, light and air are preserved.

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The site plan is consistent with this finding. The design of the site and building, including the size, height, setback and parking were established as part of the CUP with the intent that it would not unreasonably affect nearby property.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The site plan meets current standards for energy conservation and is consistent with this finding.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

The site plan is consistent with this finding. Permanent access to the parking for this building and other buildings on this block will be from Finn. This arrangement was specified in the Conditional Use Permit after input from the neighborhood and was found to be acceptable by Public Works staff.

Construction is anticipated to last 15 months and traffic safety during this period has been taken into consideration. One issue is truck traffic going past the new Child Development Center on Finn during construction. St. Thomas has agreed to the steps listed below and Public Works Traffic staff has found them to be acceptable. These steps should be included as conditions of site plan approval:

- Use Grand Avenue as the only entrance point to the site during construction.
- Use Finn as the primary exit point during demolition. Use Finn as the only exit for dump trucks, cement trucks and similar sized vehicles during demolition and excavation (anticipated to last from early June to Labor Day). Use Grand as the exit for larger trucks, including semis that will haul away demolition debris from Christ Child.
- Use Grand Avenue as the primary exit after demolition (approximately Labor Day).
- Ban parking on both sides of Finn between Grand and the alley during the summer.
- Install a chain link fence behind the west curb line of Finn between Grand and the alley during the summer.
- Move the drop-off area for the Child Development Center during the summer from the west side of Finn to the parking lot on the northwest corner of Finn (and the alley and other parking spots on the north side of Finn if necessary.)
- Post a flag person at the Finn- alley intersection during the summer to guide traffic.
- Re-examine with the City and WSNAC the feasibility and safety of using the west side of Finn between Grand and the alley as the drop-off area for the Child Development Center after Labor Day.
- The applicant's contractor will submit a truck hauling route to Public Works staff for review and approval.

- Installation of utilities from Grand Avenue must be timed to minimize disruption of trucks using Grand Avenue to enter or exit the site.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The site plan can be consistent with this finding if additional minor changes are made to the site plan based on comments from Public Works. A condition of approval should be that a final utility and drainage plan is submitted and approved by staff.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*

The site plan is consistent with this finding.

Efforts are being made to protect and save existing large trees where possible. New landscaping that is proposed meets City standards.

No new parking is specifically required by zoning for the new building since parking for colleges is regulated by overall enrollment, dormitory beds, etc., and the new building does not affect these factors. However, the building will furnish 122 underground parking spaces to help meet the anticipated parking needs of the building.

10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*

The site plan is consistent with this finding. Handicapped accessible parking spaces are provided as required and the access to the building is handicapped accessible.

11. *Provision for erosion and sediment control as specified in the ``Ramsey Erosion Sediment and Control Handbook.''*

The site plan can be consistent with this finding if minor changes are made. Staff is working with the applicant on these changes. A condition of approval should be that a final erosion and sediment control plan is submitted and approved by staff.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Jeff Martens for a site plan review to establish a new 3-story, 73,000 square foot class room building with underground parking and a 32 car surface parking lot at 2115 Summit Ave is hereby approved subject to the following conditions:

1. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim

use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

2. The following steps must be taken to control traffic during construction:
 - Use Grand Avenue as the only entrance point to the site during construction.
 - Use Finn as the primary exit point during demolition. Use Finn as the only exit for dump trucks, cement trucks and similar sized vehicles during demolition and excavation (anticipated to last from early June to Labor Day). Use Grand as the exit for larger trucks, including semis that will haul away demolition debris from Christ Child.
 - Use Grand Avenue as the primary exit after demolition (approximately Labor Day).
 - Ban parking on both sides of Finn between Grand and the alley during the summer.
 - Install a chain link fence behind the west curb line of Finn between Grand and the alley during the summer.
 - Move the drop-off area for the Child Development Center during the summer from the west side of Finn to the parking lot on the northwest corner of Finn (and the alley and other parking spots on the north side of Finn if necessary.)
 - Post a flag person at the Finn- alley intersection during the summer to guide traffic.
 - Re-examine with the City and WSNAC the feasibility and safety of using the west side of Finn between Grand and the alley as the drop-off area for the Child Development Center after Labor Day.
 - The applicant's contractor will submit a truck hauling route to Public Works staff for review and approval.
 - Installation of utilities from Grand Avenue must be timed to minimize disruption of trucks using Grand Avenue to enter or exit the site.
3. A final erosion and sediment control plan must be submitted and approved by staff.
4. A final utility and drainage plan must be submitted and approved by staff.

city of saint paul
planning commission resolution

file number 15-04

date January 16, 2015

WHEREAS, the University of St. Thomas , File # 14-353-762, has applied for modification of a condition of a previous Planning Commission site plan approval to allow an existing parking lot to continue to be used until March 11, 2018, under the provisions of §61.402 of the Saint Paul Legislative Code, on property located at 2060 Summit Avenue, Parcel Identification Number (PIN) 05.28.23.41.0144, legally described as Groveland Addition To St Paul Vac Alley Accruing and Fol, Lots 1 Thru Lot 4 In Moses Zimmerman's Rearrangement, and In Sd Groveland Add Lots 1 Thru Lot 9 Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on January 8, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Planning Commission issued a conditional use permit (Zoning File No. 04-045-501) in 2004 expanding the University of St. Thomas campus to include the blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. Per §65.220, as part of the basis for approving a campus expansion, the Planning Commission considered a required anticipated growth and development statement and related plans submitted by the University of St. Thomas. The CUP conditions of approval generally described the allowed uses of the two blocks as including up to two (2) new academic buildings and an urban residential village along Grand Avenue, and in particular a residential building at the northwest corner of Cleveland and Grand Avenues.
2. On March 11, 2005, the Planning Commission passed resolution 05-30, approving the site plan for McNeely Hall. McNeely Hall is located at the southwest corner of Summit and Cleveland Avenues, and the site plan included a 32-space surface parking lot located adjacent to the building at the northwest corner of Cleveland and Grand Avenues. A portion of Finding No. 1 of the resolution addressed the issue of surface parking at the northwest corner of Cleveland and Grand:

The CUP allows "a small number of surface parking spaces for uses such as drop-off/pick-up, or loading." The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to

moved by Nelson

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in favor Unanimous

against _____

be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time.

The resolution specified a number of conditions of approval. Condition No. 1 stated:

A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

The University of St. Thomas is requesting that Condition No. 1 of Resolution 05-30 approving the McNeely Hall site plan be amended to allow use of the northwest corner of Cleveland and Grand for a surface parking lot for up to an additional three (3) years, through March 11, 2018.

3. In approving the McNeely Hall site plan, the Planning Commission found that a permanent surface parking lot at the northwest corner of Cleveland and Grand Avenues would be inconsistent with the 2004 conditional use permit that expanded the University of St. Thomas campus to include that block. However, the Planning Commission also found that the temporary location of a surface parking lot on that corner until such time as construction of a residential building began, but no longer than 10 years, would be acceptable.

Since 2004, the University of St. Thomas (UST) has added a number of facilities to the UST campus, some of which were generally identified prior to the 2004 campus expansion. With the exception of McNeely Hall and a child care center at the northwest corner of Finn Street and Grand Avenues, this has not included development approved by the CUP for the two blocks added to the campus in 2004. UST has generally stated that lack of bonding capacity prevents the construction of residential buildings approved under the CUP for the two blocks at this time or in the immediate future. UST has stated that they will begin a new campus master planning process in 2015, and as part of that process will determine whether they will commence with construction of a residential building on the northwest corner of Cleveland and Grand or convert the surface parking lot to green space. Any other uses on the corner would require modification of the 2004 CUP.

The condition limiting the use of the northwest corner of Cleveland and Grand for surface parking to a period of more than ten years was reasonable at the time of the 2005 McNeely Hall site plan approval. However, with UST planning to begin a campus master planning process in 2015, it is unnecessary to require that UST begin construction of a residential building consistent with the CUP or to remove the parking lot and install grass and landscaping by March 11, 2015, provided that UST commit to one of those actions within a defined time period. Modification of Condition No. 1 of the 2005 McNeely Hall to allow the continued use of the northeast corner of Cleveland and Grand for surface parking through March 11, 2018, should be conditional on the University of St. Thomas providing a security

agreement, pursuant to §61.402(e) of the zoning code, in an amount sufficient as determined by the Zoning Administrator to cover the cost of parking lot removal and installation of grass and landscaping on that date. UST has estimated that removal of the surface parking lot would and installation of grass and landscaping would cost approximately \$100,000.

4. As a condition of approval, the 2004 campus expansion CUP (Zoning File No. 04-045-501) requires the University of St. Thomas to participate in a university/community advisory council to address matters related to campus development and university/community relations. This council, the West Summit Neighborhood Advisory Committee, came to unanimous agreement on December 16, 2014, to support a 3-year extension of the use of the northwest corner of Cleveland and Grand Avenues for a surface parking lot, subject to agreement by UST to make certain investments related to the reversal and prevention of conversion of single family homes near campus to student rental housing and to lighting on and around campus.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the University of St. Thomas for modification of a condition of a previous Planning Commission site plan approval to allow an existing parking lot to continue to be used until March 11, 2018, at 2060 Summit Avenue is hereby approved subject to the following condition:

1. The University of St. Thomas must provide a security agreement, in the form of an irrevocable letter of credit, a performance bond, or cash escrow, equivalent to the cost of removing the surface parking lot and installing grass and landscaping, as determined by the Zoning Administrator no later than one (1) year from the date of this approval.

city of saint paul
planning commission resolution

file number 18-12

date March 9, 2018

WHEREAS, the University of St. Thomas, File # 18-028-520, has applied for a site plan review to modify a condition of previous site plan approval to allow continued use of a 33-space parking lot until March 2021 under the provisions of § 61.402 of the Saint Paul Legislative Code, on property located at 2060 Summit Avenue, Parcel Identification Number (PIN) 05.28.23.41.0144, legally described as Lot 1 – 4, Moses Zimmerman's Rearrangement and Lots 1 – 9, Block 1, Groveland Addition, and vacated alley accruing; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 1, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Planning Commission issued a conditional use permit (Zoning File No. 04-045-501) in 2004 expanding the University of St. Thomas campus to include the blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. Per § 65.220, as part of the basis for approving a campus expansion, the Planning Commission considered a required anticipated growth and development statement and related plans submitted by the University of St. Thomas. The CUP conditions of approval generally described the allowed uses of the two blocks as including up to two new academic buildings and an urban residential village along Grand Avenue, and in particular a residential building at the northwest corner of Cleveland and Grand Avenues.
2. On March 11, 2005, the Planning Commission passed resolution 05-30, approving the site plan for McNeely Hall. McNeely Hall is located at the southwest corner of Summit and Cleveland Avenues, and the site plan included a 32-space surface parking lot located adjacent to the building at the northwest corner of Cleveland and Grand Avenues. A portion of Finding No. 1 of the resolution addressed the issue of surface parking at the northwest corner of Cleveland and Grand:

The CUP allows "a small number of surface parking spaces for uses such as drop-off/pick-up, or loading." The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is

moved by DeJoy

seconded by _____

in favor Unanimous

against _____

shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time.

The resolution specified a number of conditions of approval. Condition No. 1 stated:

A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

3. In 2014, St. Thomas requested (ZF# 14353-762) a three-year extension of the interim use of the property at the northwest corner of Cleveland and Grand Avenues as a surface parking lot. At the time of the application, St. Thomas was in the process of initiating a campus master planning process to guide future capital investments. The Planning Commission approved the request by modifying Condition No. 1 of the Resolution 05-30 (Resolution 15-04). As a condition of approval, the Planning Commission required St. Thomas to provide a financial surety to cover the cost of removing the surface parking lot and returning the site to green space.
4. St. Thomas completed the campus master planning process in late 2016. The process identified a number of potential capital projects. The plan identifies 4 potential residential projects, including a mixed-use (first-floor retail) student residential building in the location of the Grand and Cleveland parking lot. St. Thomas has not provided a proposed timeline for construction of any residential projects pursuant to the master plan.
5. In 2015, St. Thomas began leasing 16 of the 33 spaces in the Grand and Cleveland parking lot to Davanni's and Coffee Bene, located immediately south across Grand Avenue. To date, this parking has been available for use by Davanni's and Coffee Bene only on evenings and weekends. In seeking support of both the West Summit Neighborhood Advisory Committee (WSNAC) and the Macalester-Groveland Community Council for a three-year extension of the parking lot, St. Thomas proposed to make the 16 parking spaces available for use by Davanni's and Coffee Bene from 5 a.m. to midnight daily, and to contribute the \$15,000 annual lease payment for that use to Neighborhood Stabilization Fund, a fund administered St. Thomas that helps return student rental properties to owner-occupied status.
6. The condition limiting the use of the northwest corner of Cleveland and Grand for surface parking to a period of more than ten years was reasonable at the time of the 2005 McNeely Hall site plan approval. While permanent use of the site for surface parking would not be consistent with the Comprehensive Plan, a 3-year extension of this interim use is generally consistent with the plan, which identifies the area as part of a Mixed-Use Corridor, and would allow continued use of the parking by local businesses. To ensure that the use of the site as surface parking does not continue indefinitely, approval of a modification of Condition No. 1 of the 2005 McNeely Hall site plan to allow the continued use of the northwest corner of Cleveland and Grand for surface parking an additional three years, through March 11, 2021, should be conditional on the University of St. Thomas providing a security agreement,

pursuant to § 61.402(e) of the zoning code, in an amount sufficient as determined by the Zoning Administrator to cover the cost of parking lot removal and installation of grass and landscaping on that date. UST has estimated that removal of the surface parking lot and installation of grass and landscaping would cost approximately \$100,000.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the University of St. Thomas for a site plan review to modify a condition of previous site plan approval to allow continued use of a 33-space parking lot until March 2021 at 2060 Summit Avenue is hereby approved subject to the following condition:

1. The University of St. Thomas must provide a security agreement, in the form of an irrevocable letter of credit, a performance bond, or cash escrow, equivalent to the cost of removing the surface parking lot and installing grass and landscaping, as determined by the Zoning Administrator no later than one (1) year from the date of this approval.



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March 5, 2021

Zoning Committee
Of the Saint Paul Planning Commission
City Hall, 3rd Floor
15 Kellogg Blvd.
Saint Paul, MN 55102
VIA EMAIL

Re: File #21-241-161 Grand-Cleveland Parking Lot

Dear Saint Paul City Zoning Committee Members:

On February 11th, the Board of Directors of the Macalester Groveland Community Council ("MGCC") held a public eMeeting via Zoom, at which it considered the Lot K Long-Term Proposal: A community-focused, multi-modal lot from the University of St. Thomas regarding the Grand-Cleveland Parking Lot at 2115 Summit Avenue. Representatives for the applicant attended to speak to the proposal and answer questions from board and community members.

Prior to the meeting, MGCC did not receive any written comments in support or in opposition of the application.

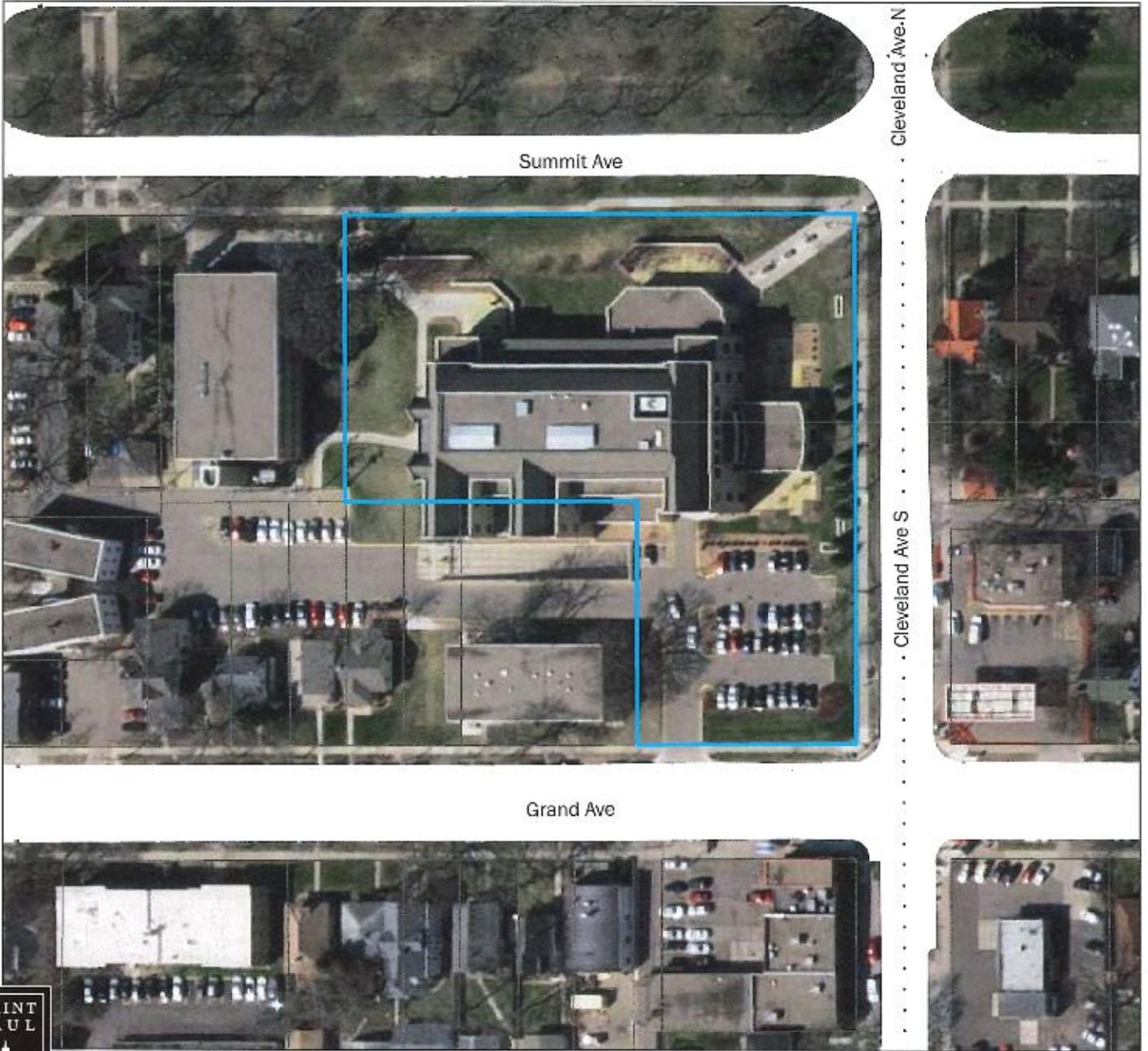
After speaking with the applicant, reviewing the proposal, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the Board of Directors passed the following resolution in **support** of the proposal from the University of St. Thomas by a final vote of 15-0, with 0 abstentions:

***** The Board of Directors of the Macalester-Groveland Community Council recommends the removal of the restrictive language in the CUP regarding the use of Lot K on the University of St Thomas Campus. *****

If you have questions or concerns, please do not hesitate to contact me.

Alexa Golemo
Executive Director
Macalester-Groveland Community Council

cc (via email): Amy McDonough, University of St. Thomas
Amy Gage, University of St. Thomas
Ward 4, City of Saint Paul



FILE #21-239-661 Aerial Map

Application of University of St. Thomas

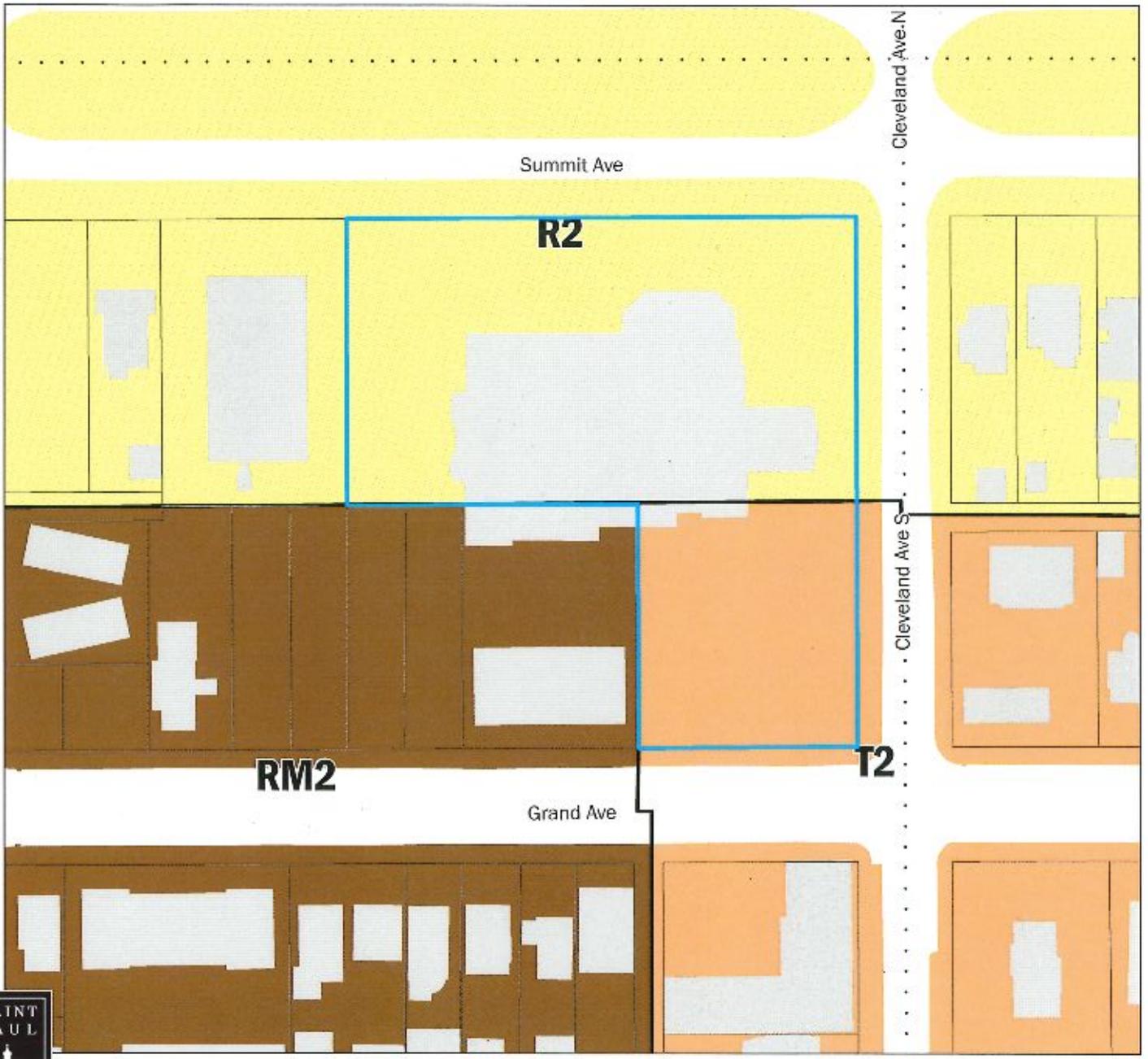
Application Type: Site Plan Review
 Application Date: February 22, 2021
 Planning District: 14

Subject Parcel(s) Outlined in Blue

ParcelPoly on



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County Metropolitan Council, State of Minnesota.



FILE #21-239-661 Zoning Map
Application of University of St. Thomas

Application Type: Site Plan Review
 Application Date: February 22, 2021
 Planning District: 14



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Subject Parcel(s) Outlined in Blue

Parcel Poly on	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	



FILE #21-239-661 Existing Land Use
Application of University of St. Thomas

Application Type: Site Plan Review
 Application Date: February 22, 2021
 Planning District: 14



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Subject Parcel(s) Outlined in Blue

Parcel Poly on	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water
Single Family Attached	Mixed Use Commercial and Other	Major Highway	