

WELCOME TO THE
UNIVERSITY OF ST. THOMAS
MULTIPURPOSE ARENA EAW
OPEN HOUSE

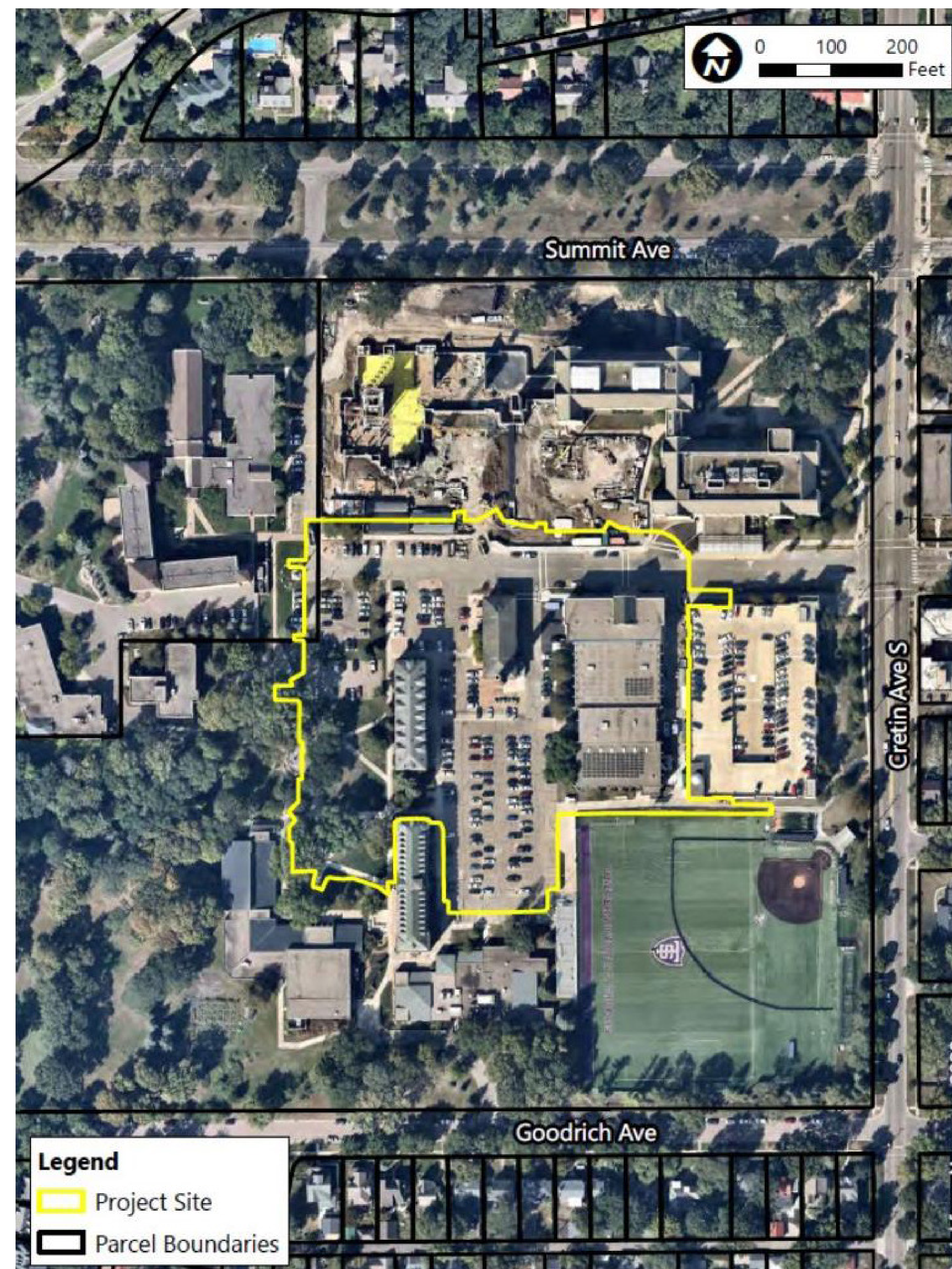
Wednesday, July 12, 2023

6:30 – 8:00 PM

McNeely Hall Room 100

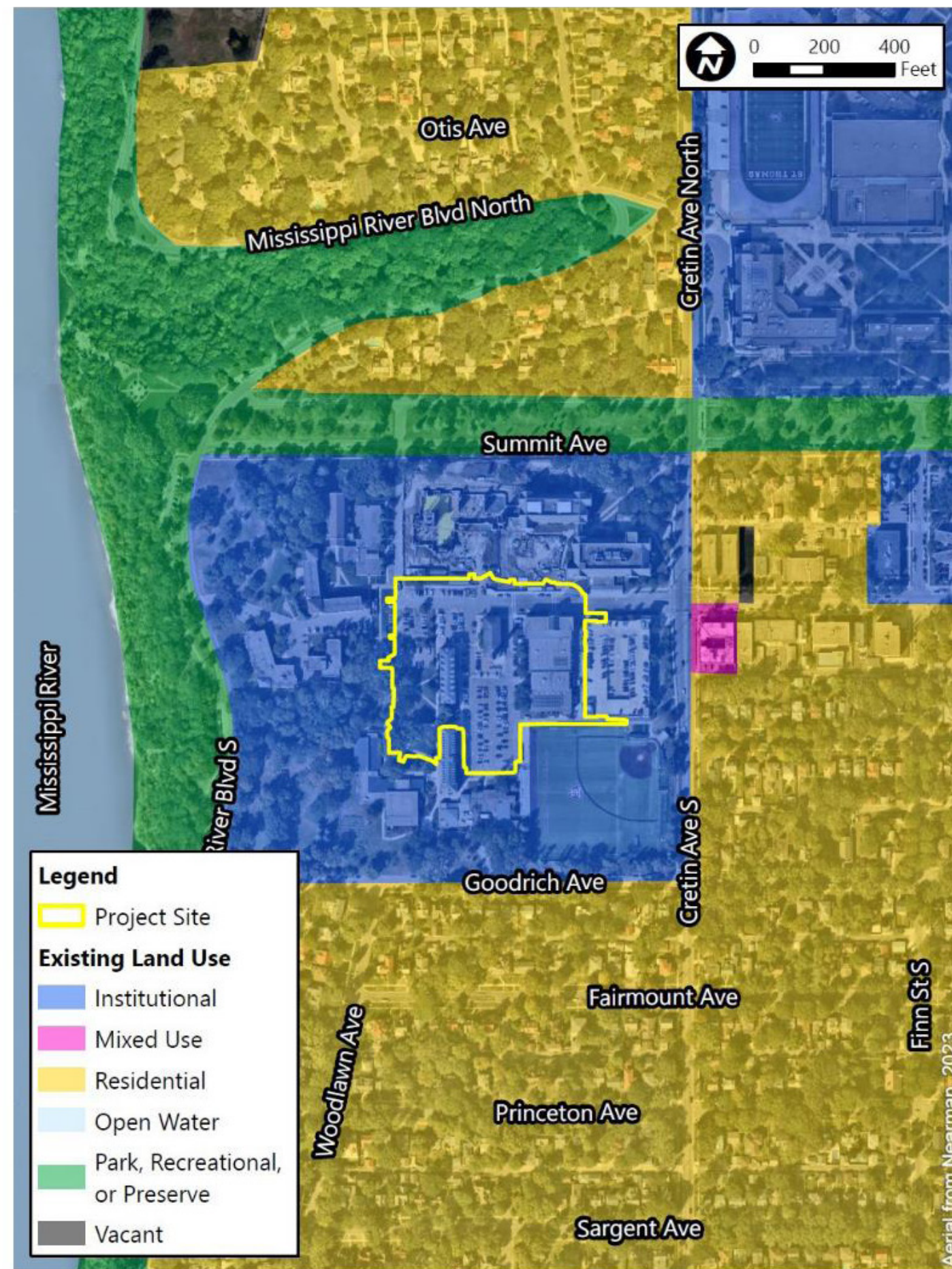
Project Overview

- The EAW project site is approximately 6 acres of land located on the St. Thomas South Campus
- St. Thomas is proposing to redevelop the site into a multi-purpose competition venue for the St. Thomas hockey and basketball programs with capacity for approximately 4,000 to 5,500 spectators
 - The project will include practice facilities, coaching offices, locker rooms, and student athlete support services
 - The project will host other university events (commencement ceremonies, academic convocations, speakers, career fairs, etc.)

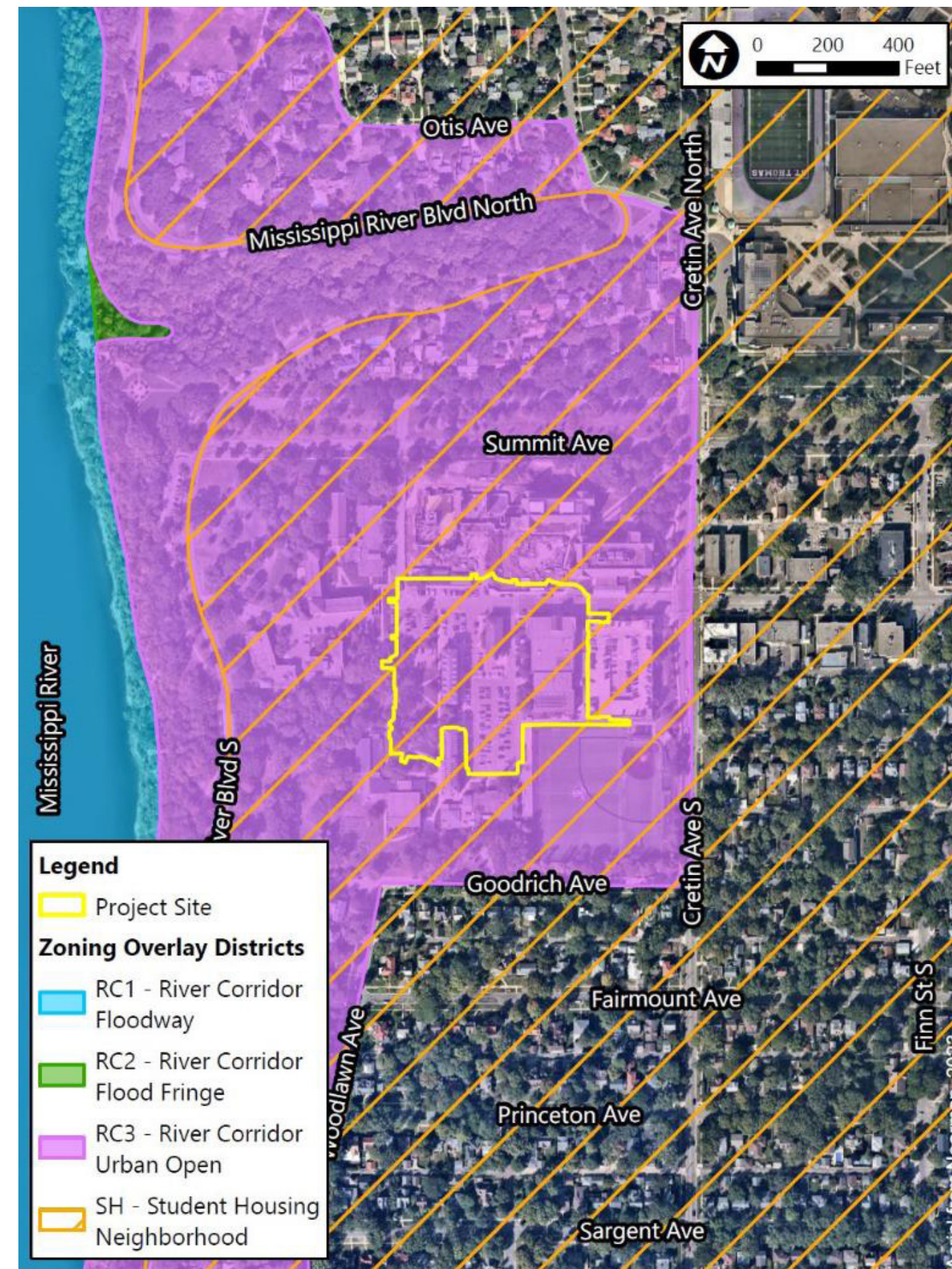


**EAW PROJECT
SITE MAP**

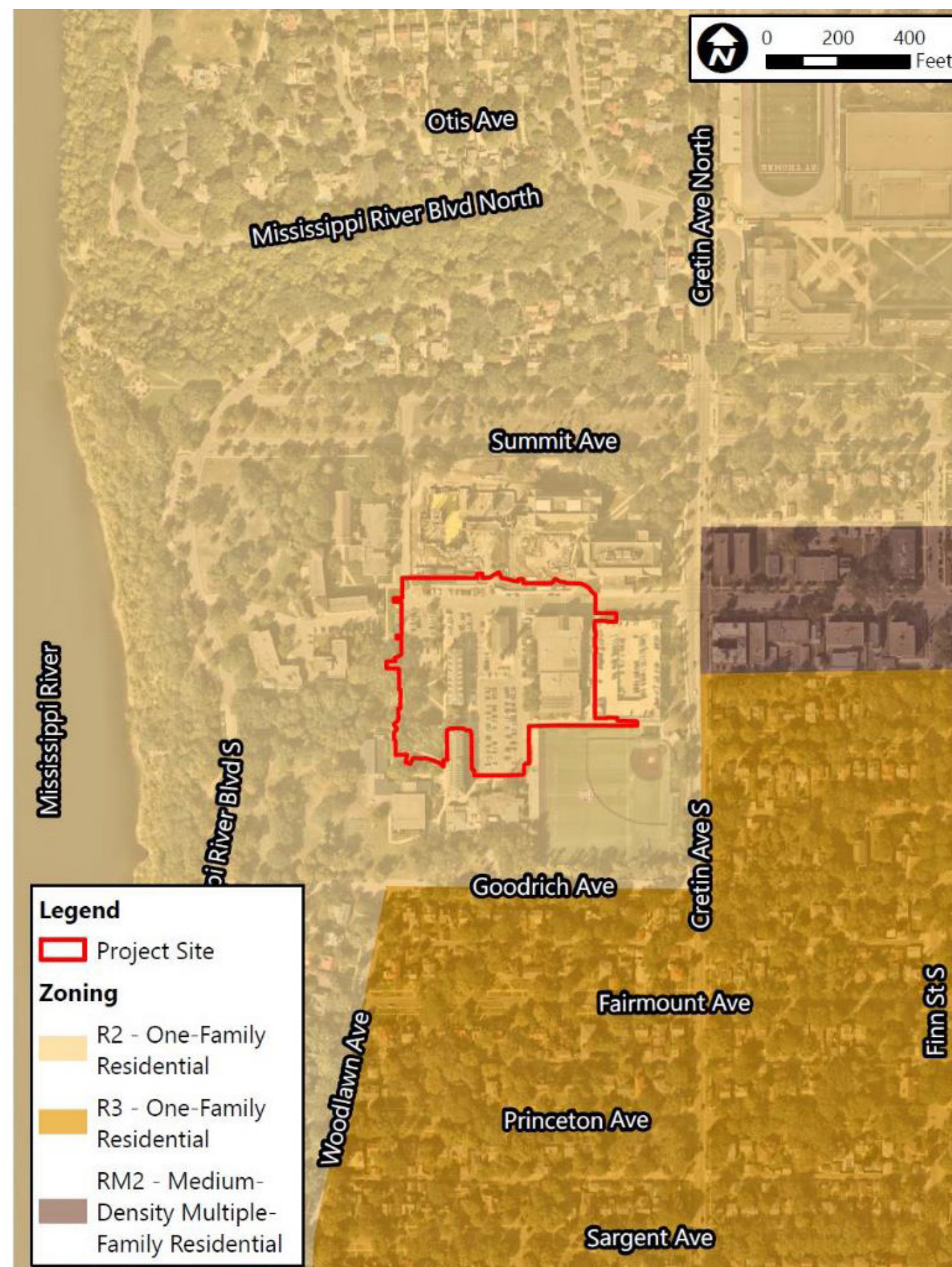
Existing Land Use



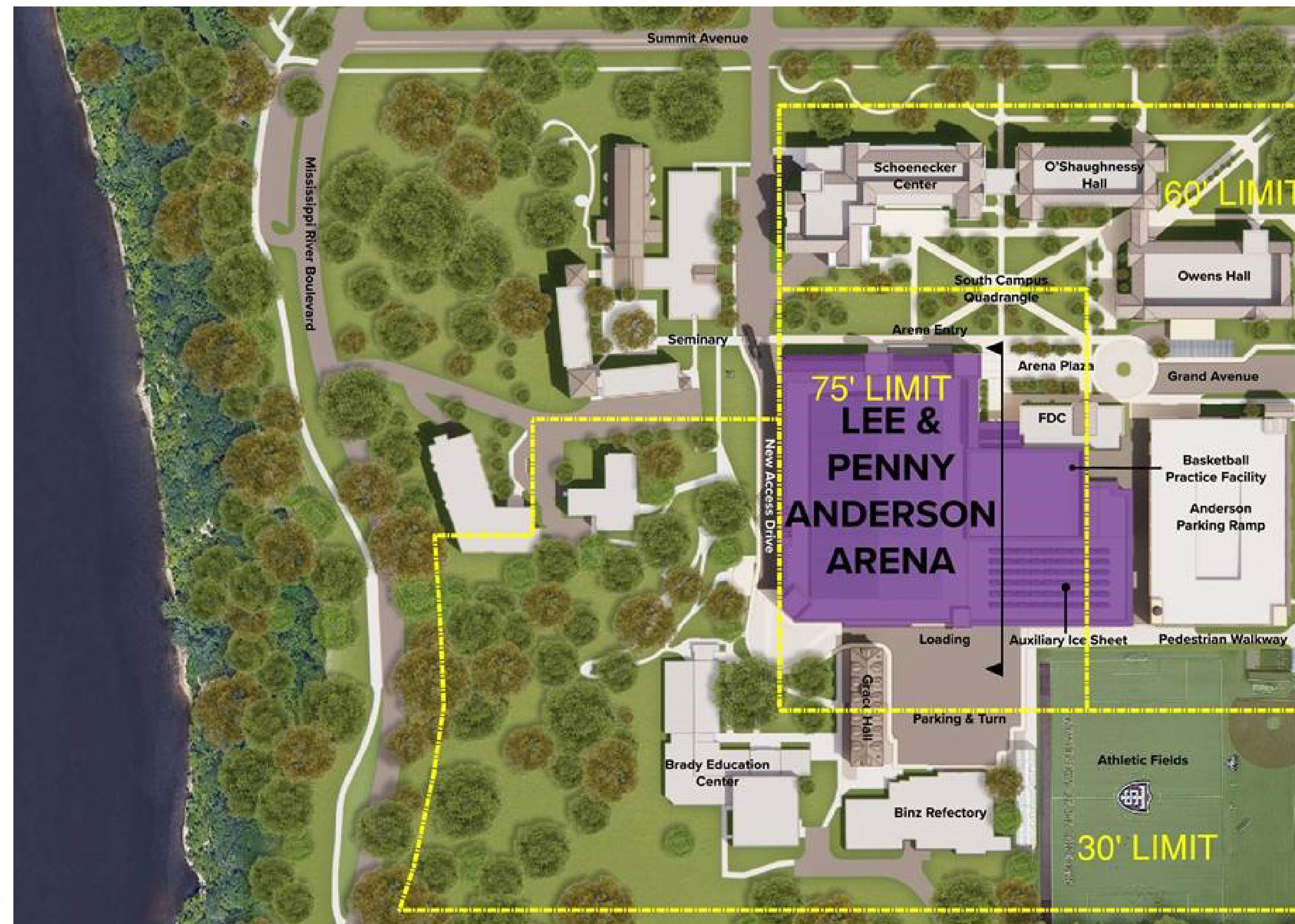
Zoning Overlay Districts



Existing Zoning



St. Thomas Conditional Use Permit Height Limits



Potential Environmental Impacts and Mitigation

CLIMATE ADAPTATION AND RESILIENCE

Potential Impacts

- The project is located in an area that experiences urban heat island effect. Aspects of the building architecture, materials, and site design may negatively affect urban heat island conditions in the area.

Mitigation Strategies

- St. Thomas will implement landscaping and stormwater management systems to reduce stormwater runoff and mitigate the urban heat island effect.
- St. Thomas has committed to building LEED-certified facilities that can be designed to use less energy and water.
- Project design will implement measures to provide increased reliability and energy efficiency in the arena to reduce emissions.

LAND USE

Potential Impacts

- The project is consistent with the existing land use, zoning, and overlay zoning districts, as well as the St. Thomas Conditional Use Permit (CUP).

Mitigation Strategies

- The St. Thomas CUP governs building height regulation per City of Saint Paul interpretation and the project will comply with the CUP requirements.

Potential Environmental Impacts and Mitigation

GEOLOGY, SOILS, AND TOPOGRAPHY/LANDFORMS

Potential Impacts

- Site grading for the proposed arena is scheduled to begin in spring 2024, with approximately 60,000 cubic yards of excavation proposed for site grading and development.

Mitigation Strategies

- Where required, slope stabilization will be provided by means of vegetation establishment, erosion control blankets, or other standard methods of erosion and sediment control.
- The proposed development will comply with the Capital Regional Watershed District's requirements for volume and runoff control and the City's requirements for runoff control

SURFACE WATER AND STORMWATER

Potential Impacts

- The project site currently consists of approximately 5 acres of impervious surfaces. After project construction, approximately 6 acres of impervious surfaces are expected.
- Approximately 2 acres of impervious surfaces on the project site currently drain to the Grotto, a drainage channel to the west of the project.

Mitigation Strategies

- A Stormwater Pollution Prevention Plan (SWPPP) will be developed in accordance with the National Pollutant Discharge Elimination System (NPDES) permit to prevent pollution during and after construction.
- Design objectives for stormwater management will also include no increase in rate of stormwater drainage toward the Grotto while maintaining or improving water quality in the stormwater run-off. Remaining acres of stormwater will drain towards the existing storm sewer tunnel.
- The proposed development will comply with the Capital Regional Watershed District's requirements for volume and runoff control and the City's requirements for runoff control

Potential Environmental Impacts and Mitigation

CONTAMINATION/HAZARDOUS MATERIALS/WASTES

Potential Impacts

- Demolition debris and earth materials will be generated during demolition of existing facilities at the project site.
- Project development will generate construction-related waste materials such as wood, packaging, excess materials, and other wastes, which would either be recycled or disposed of in proper facilities.
- One 20,000 gallon underground fuel storage tank is located in the northwest corner of the project site.

Mitigation Strategies

- A demolition survey of each building to be removed will be completed prior to demolition. If asbestos-containing materials are present, they will be removed in accordance with MPCA and MDH guidelines.
- The 20,000 gallon underground fuel storage tank will be removed during project construction.

FISH, WILDLIFE, PLANT COMMUNITIES, AND SENSITIVE ECOLOGICAL RESOURCES

Potential Impacts

- No adverse impacts are anticipated to state-listed or federally-listed species. Species currently using the project site are adapted to a highly disturbed urban environment, and minimal impacts are anticipated to those species.

Mitigation Strategies

- Best management practices will be followed when relocating construction equipment from other sites to control invasive species.
- St. Thomas is designing landscaping plans to add shade trees and increase the landscaped area with a blend of biodiverse, native, drought tolerant plant species that could provide pollinator habitat.

Potential Environmental Impacts and Mitigation

HISTORIC PROPERTIES

Potential Impacts

- Three buildings which will be demolished for project development are considered eligible in the National Register of Historic Places.
- A portion of the proposed arena is located within the Summit Avenue West Heritage Preservation District.
- Due to the distributed nature of the site, no archaeological resources are anticipated within the project site.

Mitigation Strategies

- The Saint Paul Heritage Preservation staff have reviewed the project site and determined that the existing buildings are not considered locally significant for historic preservation and no further evaluation is needed for demolition of the three buildings.
- The Saint Paul Heritage Preservation Commission determined will review the proposed project when detailed project designs are available, with focus on the portion of the project which lies within the Summit Avenue West Heritage Preservation District (the north facade of the arena).

VISUAL

Potential Impacts

- No impacts to Public River Corridor Views within the Mississippi River Corridor Critical Area are anticipated. Views from the surrounding area are expected to be similar to those experienced currently.

Mitigation Strategies

- The proposed project will conform with the City of Saint Paul's regulations for building height, building form, landscape screening, and lighting.

Potential Environmental Impacts and Mitigation

GREENHOUSE GAS (GHG) EMISSIONS/CARBON FOOTPRINT

Potential Impacts

- Estimated existing emissions of GHG are 978 tons per year. The estimated proposed operational emissions of GHG are 2,984 tons per year.

Mitigation Strategies

- The project is considering design strategies and sustainability measures to reduce emissions including:
- The facility will be designed to meet LEED Silver rating
- Use energy efficient lighting
- Occupancy/vacancy and daylight sensor controls on lighting
- Energy efficient building envelope, including continuous insulation for roof and wall surfaces and high-performance aluminum glazing systems
- Install low-flow indoor plumbing fixtures
- Use high-efficiency boilers for domestic hot water
- Lower carbon structure and materials selection through incorporation of products with recycled content and/or sustainable manufacturing methods
- Install on-site photovoltaics
- Provide electric vehicle infrastructure
- Use low global warming potential refrigerants for the building cooling system
- Install air curtains at all loading dock doors to reduce infiltration

NOISE

Potential Impacts

- Typical construction noise will be temporarily generated by construction activities.
- The proposed project will potentially contribute to existing campus noise.

Mitigation Strategies

- Project construction will adhere to requirements identified in Saint Paul Code of Ordinance Chapter 293 Section 07, which limits construction noise in residentially zoned districts to 65 dBA between 7:00 am and 10:00 pm, and 55 dBA between 10:00 pm and 7:00 am.
- Best practices to reduce noise spill will be considered as design progresses. The facility will be required to comply with local and state noise regulations; if the facility exceeds regulations, the project proposer will work with the city to identify mitigation options or seek noise-level variances for special events.

Next Steps/Schedule

