

Public Hearing Documents (received at meeting)

| | | |
|-------------------|----------------------------|--------|
| Greenwood, Steven | 1111 Argyle St, Saint Paul | oppose |
|-------------------|----------------------------|--------|

| | | |
|----------------|---------------------------|--------|
| Alberico, Teri | 1023 Como Ave, Saint Paul | oppose |
|----------------|---------------------------|--------|

| | | |
|---|-------------------------------|--------|
| Spaulding, Bob (Adaptive Reuse of Churches) | 1153 Churchill St, Saint Paul | oppose |
|---|-------------------------------|--------|

| | | |
|--------------------|-------------------------------|--------|
| Rufenacht, Dolores | 1512 Canfield Ave, Saint Paul | oppose |
|--------------------|-------------------------------|--------|

Additional documents submitted by neighbors showing traffic congestion

Stop the demolition document

Rivera Architects document

| | | |
|-----------|----------------------|--------|
| Neal, Roy | 1231 Minnehaha Ave W | oppose |
|-----------|----------------------|--------|

**Deny Variances for TCGIS
(Area, Height and Parking) as
they do not comply with
Minnesota State Statute**

462.357 Subd. 6. (2)

By

Steven Greenwood

1111 Argyle St.

St. Paul, MN

Subd. 6. Appeals and adjustments.

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; **the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute** practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14, when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two-family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

462.357 OFFICIAL CONTROLS: ZONING ORDINANCE.

The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties.

^{TCGIS} The plight of the landowner is created by the landowner, not the property

Historical Context -

1. St. Andrews School built in 1957
2. Peak year (Baby Boom) – 1962
3. # of Students – 592 *MAX*
4. Teachers – 11 Sisters and 4 lay teachers
5. Students per classroom – 37 *MAX.*
6. Two Sections per grade

Present Conditions

1. About 580+ students
2. About 80 staff.
3. Want - 24 Students per classroom
4. Want - Three Sections per grade

When TCGIS purchased St. Andrew's they had full knowledge of the church condition, a 2 section per grade school and limited parking space size & lot size.

TCGIS created their own plight by their planning errors, variances must be denied.

- a. The **Property** did not create the plight where 3 sections per grade are needed. There are hundreds of successful schools with 2 sections per grade. **The solution is to hire someone who can fiscally manage a 2 section per grade school**
- b. The **Property** did not create the student departure rate planning error. Ted Anderson said, 'more space is needed because the student departure rate was lower than planned'.
- c. The **Property** did not create the TCGIS stipulation of 24 students per class. St. Andrews had 37 max.
- d. The **Property** did not create the need for a variance request for 37 cars. It's TCGIS expansion that is creating their own plight.
- e. The **Property** did not stipulate that more students be added for enrollment.

St. Andrew's historic eligibility complies with:

City Code - Section 73.05 requirements for historical designation:

(1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota or the United States.

(4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.

(5) Its identification as the work or an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.

(7) Its unique location or **singular physical characteristic representing an established and familiar visual feature of a neighborhood**, community or the City of Saint Paul.

Four Independent Groups of Professional Architectural Historical Groups have concurred with historical eligibility:

1. Minnesota Historical Society
2. The St. Paul HPC - Commissioners
3. The St. Paul HPC - staff
4. Historical architectural professionals, who wrote St. Andrews report:

Rolf Anderson, Barb Bezat, Marilyn Chiat, Alan Lathrop, and Bob Roscoe

***** ANY DEMOLITION OF ST. ANDREWS
ALTERS THE CHARACTER OF
WARRENDALE , - IRRESPECTIVE OF CITY
COUNCIL'S HISTORICAL DESIGNATION
DECISION *****

Site Plan

I have been in 3 near miss accidents near TCGIS at pick up times, involving parents, cars and children.

****Traffic safety issues are not resolved****

Noise issues, as regulated by MPCA are not resolved.

The Site Plan should not be approved.

SUMMARY

Variances for TCGIS allowing demolition of St. Andrews should not be approved, it would be a violation of Minnesota State Statute 462.357:

1. The TCGIS's expansion plight is due to the owner, not the property.
2. The essential character of the locality would be permanently altered by demolition of St. Andrews.

I am Steve Greenwood and lived at 1111 Argyle about ~~1/2~~^{should} block from TCGIS, since October 1983.

~~My request is~~ Variance for TCGIS not be recommended, as they would violate Minnesota State Statutes on variances.

— This is the Minnesota statute on variance approval.

— Summarizing:

The variance approval is based on ~~uniqueness of the property, not the owner;~~ ^{the property not the owner created by the}

The variance will not alter the essential character of the locality.

Economics do not constitute practical difficulties.

Good afternoon

My name is Teri Alberico. I live at 1023 Como Avenue.

We are here today because the school proposes to expand. The costs of this expansion are being externalized to the surrounding neighborhood and greater community. They include the demolition of an historic structure, traffic and safety impacts and impacts on noise.

I am going to focus on Finding One for the Parking Variance. Finding One states that "The variance must be in harmony with the general purposes and intent of the zoning code."

The proposed project does not meet finding one for the parking variance. Requirement (g) of section 60.103 requires the applicant "to lessen congestion on the public streets by providing off street parking of motor vehicles and for off-street loading and unloading of commercial vehicles."

A variance request of from 26 to 37 cars is extraordinary! The entire capacity of the north side of VanSlyke is 23 cars. All proposals discussed so far to manage parking are impractical. Como pool is 1200 feet away; Jessamine Ave is 800 feet away. The Mission Orthodox lot is an annual rental. If they decide the lot cannot be rented what is the consequence of being deemed out of compliance? Nothing. The structure is still demolished, the overcrowding of the site remains, and the 13 adjacent residences will be directly affected.

Here are a few slides showing the parking along Van Slyke 2013 – 2018 as well as a graph showing the number of cars parked during the day from 20 April – 12 June 2018.

The variance does not meet requirement (n) of 60.103 requires the applicant "to prevent overcrowding of land and undue congestion of population. In comparison to other schools in the area, this school has significantly more students, and concomitant staff and faculty, on a significantly smaller site.

When complete the expanded school will have roughly twice the number of students per unit are of any elementary school. The FTE for the school in 2013 when they moved in was 32. It is now 86.5, another example of the growth of this school and subsequent overcrowding and congestion of this site.

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Ecclesia Condominiums

previously Holman United Methodist Church

- In the Dayton's Bluff Historic District -

Dayton's Bluff • Six Condominiums • Bates and Euclid • built 1904



Credit: Google Street View



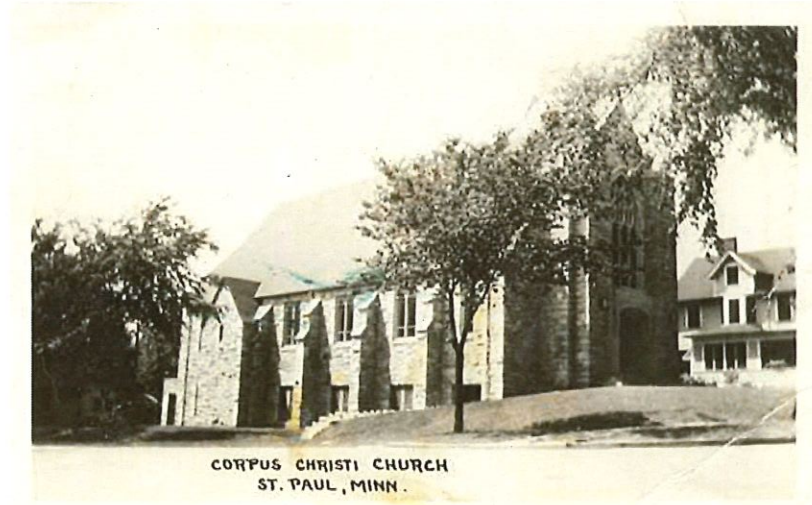
Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Emily Program's Anna Westin House

previously Church of Corpus Christi

Saint Anthony Park neighborhood • Residential Eating Disorder Treatment for 16 individuals in a welcoming and homelike setting • Buford & Cleveland Avenues • built 1940



Credit: Minnesota Historical Society



Credit: Google Street View



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Stone Church Condominiums

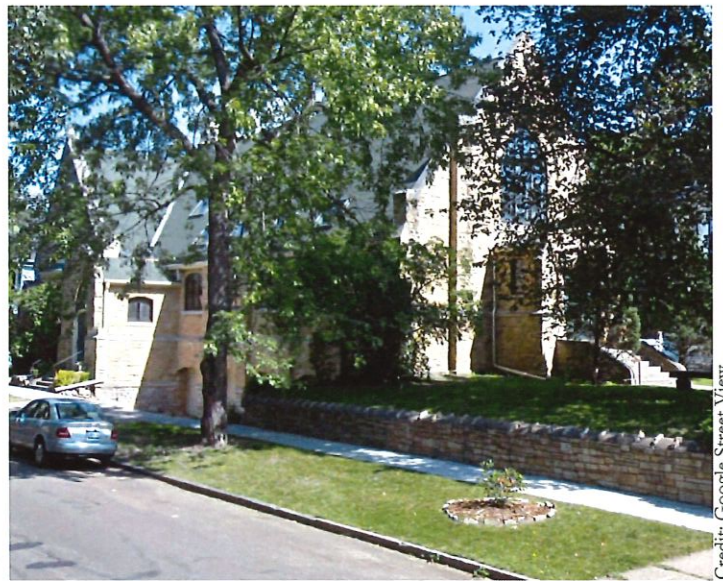
previously Original Saint John the Evangelist Church

- In the Summit Avenue West Historic District -

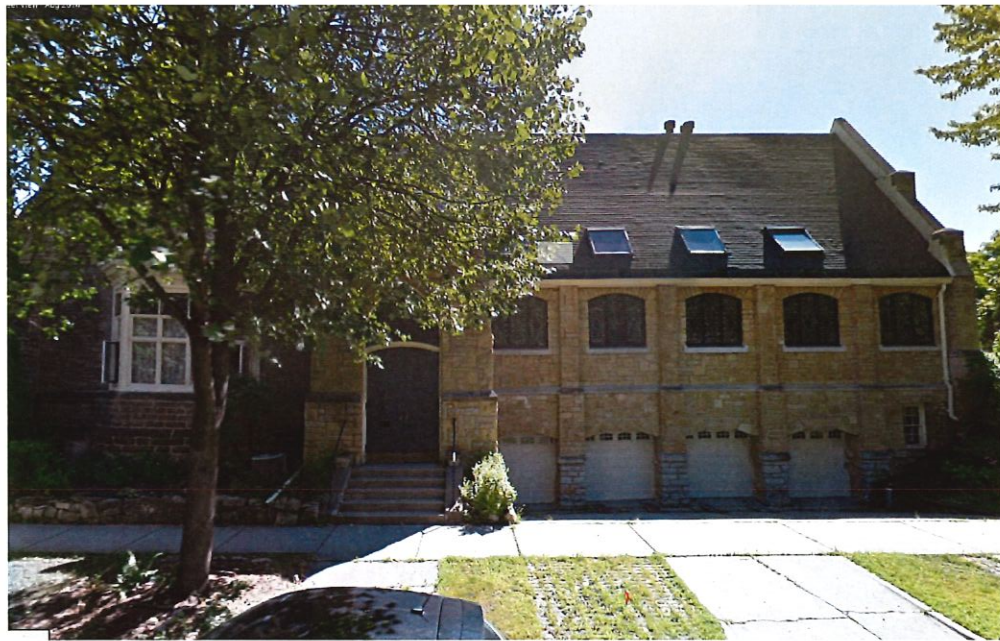
Summit University • four Condominiums • nearly \$1 million in tax-generating property •
114 Mackubin St N • built 1907



Credit: Minnesota Historical Society



Credit: Google Street View



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

SteppingStone Theater for Youth Development

previously Saint Volodymyr & Olga Ukrainian Orthodox Church

- In the Hill Historic District -

Summit University • Youth Theater and Education • 55 Victoria St N • built 1908



Credit: Minnesota Historical Society



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Home and Studio of Painter/Sculptor George Morrison

previously Lutheran Church of the Ascension

Macalester-Groveland • former home and studio of artist George Morrison • residence •
Cleveland & Stanford Aves • built 1924



Credit: Minnesota Historical Society



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Academia Cesar Chavez Charter School

formerly Church of the Blessed Sacrament

Hazel Park • School • 1801 LaCrosse Ave • built 1918



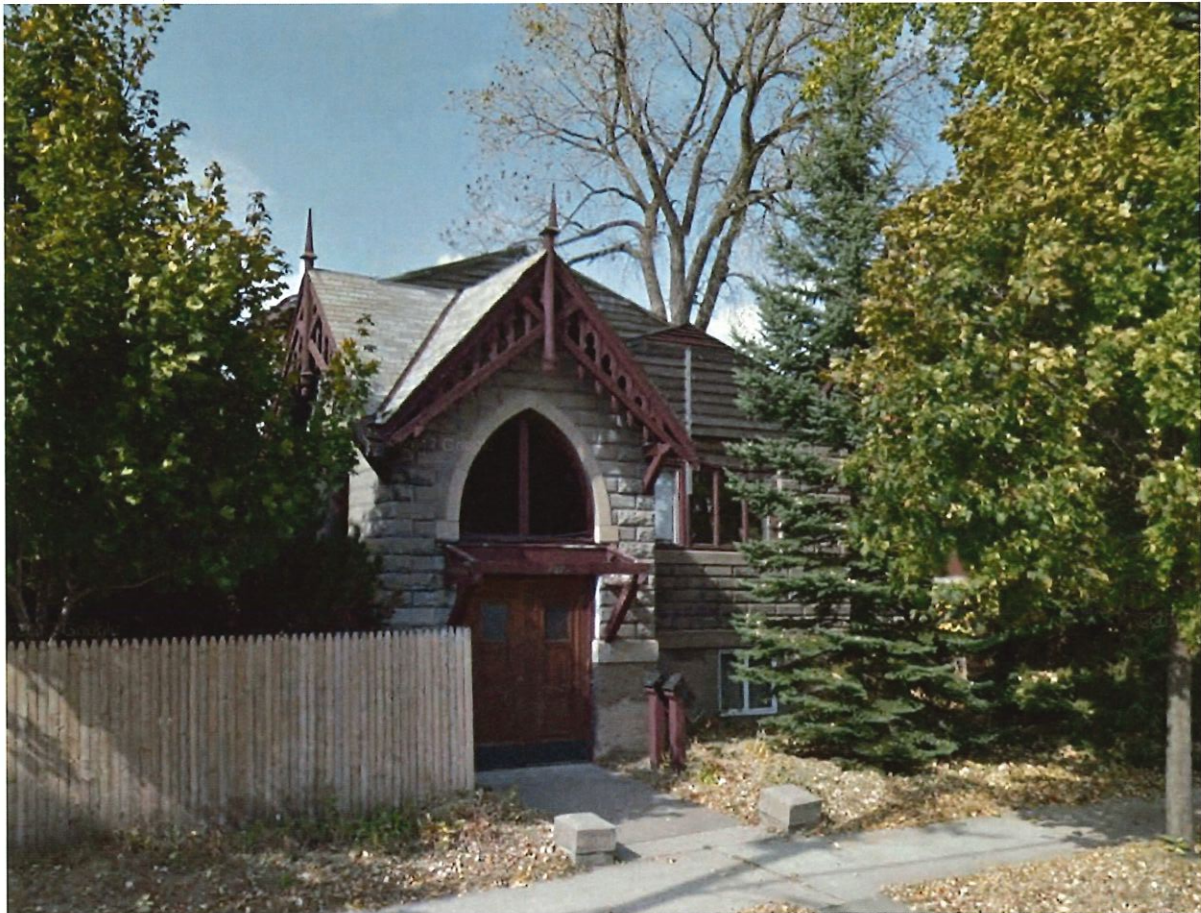
Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

South Saint Anthony Park Threeplex

Previously Bethesda Norwegian Lutheran Church

South Saint Anthony Park • Residence • 969 Raymond Ave • built 1908



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Saint Paul's Center for the Performing Arts

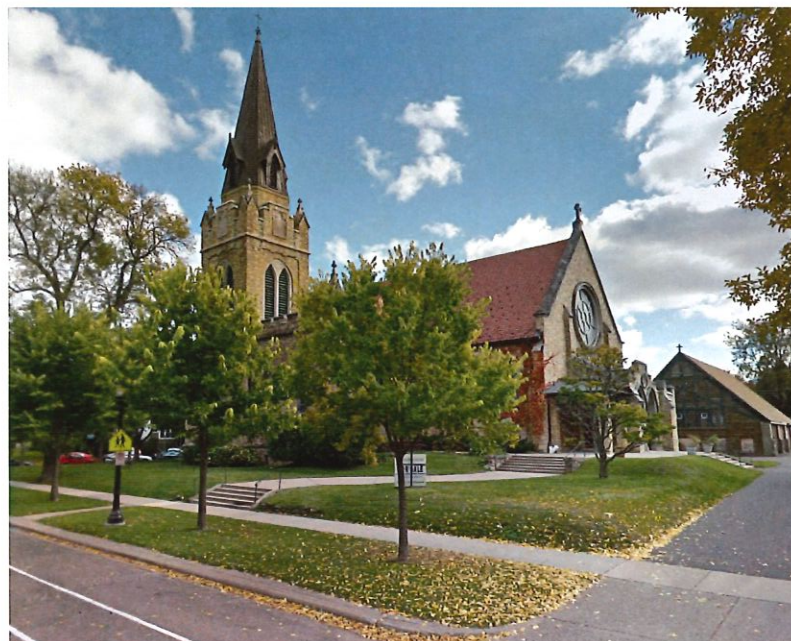
previously Saint Paul's Episcopal Church-On-the-Hill

- In the Summit Avenue West Historic District -

Macalester-Groveland • Performance Hall • 1524 Summit Avenue • built 1912-13



Credit: Minnesota Historical Society



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Dayton's Bluff Residence
previously Saint Peter's Protestant Episcopal Church
- In the Dayton's Bluff Historic District -
Dayton's Bluff • 4th and Maple • built 1888



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

West Side Residence

previously **Ascension Protestant Episcopal Church**
West Side • Residence • 315 Morton Street • built ca 1918



Credit: Google Street View

Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Payne-Phalen Residence

Previously East Immanuel Norwegian Evangelical Lutheran Church

Payne-Phalen • Residence • 1019 Jessie St • built 1885



Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Merriam Park Residence & Commercial

previously Olivett Congregational Church

Union Park neighborhood • Mixed residential and commercial structure •
330 Prior Av N • built 1889



Adaptive Reuse of Churches in Saint Paul:
VALUABLE, VIABLE & EVERYWHERE

Ramsey Professional Building

previously German Presbyterian Bethlehem Church

- In the Hill Historic District *and* Individually Listed -

Cass Gilbert designed church in the Ramsey Hill Neighborhood • Office Building • Ramsey Street at
Grand Avenue • built 1940



①

Submitted by Dolores Rufenacht 1512 Canfield Ave

Name Address Maplewood

Born in St. Paul Grew up 1 mile from City limits at McKnight Rd.

TOOK The City Bus when a teenager to get to down town & later to college I know how important it is & that it be on time and not have interference to its Route.

I will be speaking in defense of how the Park on the Route #3 VanSlyke area. There has been some interference to the bus service due to cars parking too far out from curbs, occasionally double parking, Student Crossing at any moment with very little adult control. This has improved in the last couple months but continues on a daily basis in some form that has been seen by neighbors I have talked to.

Twin City
I called the Metro Transit Bus and Talked to Greg Tuveson Asst. Manager of Street Operations for a Twin City Metro Transit. He said as of this time he has not had any reports of needing the Metro Bus Police being called to the street because of Blockage of the Bus Service but

(2)

Thanked me for making him aware of the Variance being asked for in 2019/20. Even though the Variance is for Como Ave He agreed it could possibly affect the bus service with the increase of Students comes the increase of Traffic & Staff Street parking which will overflow on to VanSlyke and adjacent Streets that Cross VanSlyke which are Churchill & (Argyle & Como Ave) at same spot.

With winter on our heels always in Oct - Dec and full winters Jan - March. Snow picks on Corners Street parking shrinking due to difficulty keeping up with plowing Streets Street Width decreases due to Snow at curbs. This makes Travel of the City Bus even more difficult.

If a bus is late more than 3-5 min that affects the whole City not just the bus stops after VanSlyke. It can affect Bus Transfers not connecting at the correct time will affect residents all over St. Paul.

I am Retired and 541 draw
but I know as I grow older
I may rely on Bus Service Again more.

③

The drivers have not complained as
of yet because they are trained to
be patient to a certain limit.
They are trained to be very observant
and watch for children in school
zones. The route has not been reported
as late as of this time but he will
be talk to the drivers about the
situation and having them commment
with him if there is any problem
with the route. With this increase
of Children & Staff will be brings
high #'s of Traffic to the area and
if a Street is ever blocked more
than 3-5 min. The Transit Police
will be called immediately to the area.

my point is I see that
there is High possibility
that this variance could
impact Not only the Neighbors
of the School but also
the bus service for that
area & possibly affect service
further down that route.

Time allowed for a bus to run
between Hamlenline/Como Stop &
Maryland/Dale Stop is only 7 min

IF Time address

The current ^{Teaching} delivery Model
for Related services such
as O.T, Speech, & Spec E Techn
as well as others.

IS to service them
within the Class room and
NOT pull out except for

Tuesday and a few cases
where it is just too difficult
to provide the service they
need due to their behavior
or sensory issues when they need
to be removed for Calming and
behavior management. ~~Common~~

It is common in all other
Schools City & State wide to
have to be a table in the
Hallway for pull 1 on 1 help
with Out load ready or work on
home work they are behind on
or need extra help.

The Green Space is not big
enough for Proper Exer

Parking Congestion Has Been a Problem



May 11th, 2018

Parking Congestion Has Been a Problem



May 9th, 2014



March 2nd, 2018

Parking Congestion Has Been a Problem



March 26th, 2018



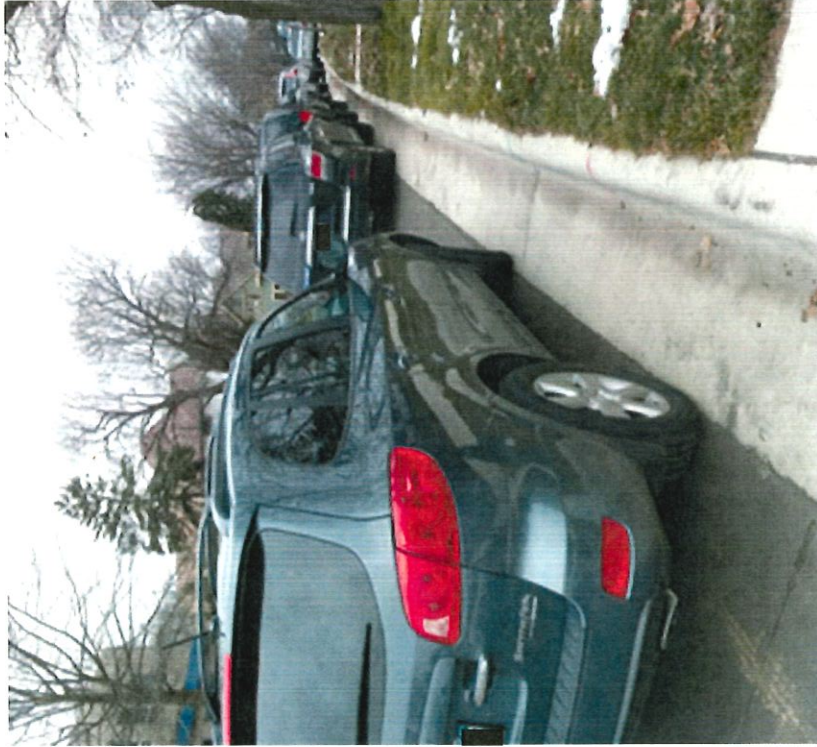
January 20th, 2017

Parking Congestion Has Been a Problem



April 11th, 2017

Parking Congestion Has Been a Problem



December 6th, 2017



November 3rd, 2016

Parking Congestion Has Been a Problem



May 9th, 2014

Parking Congestion Has Been a Problem



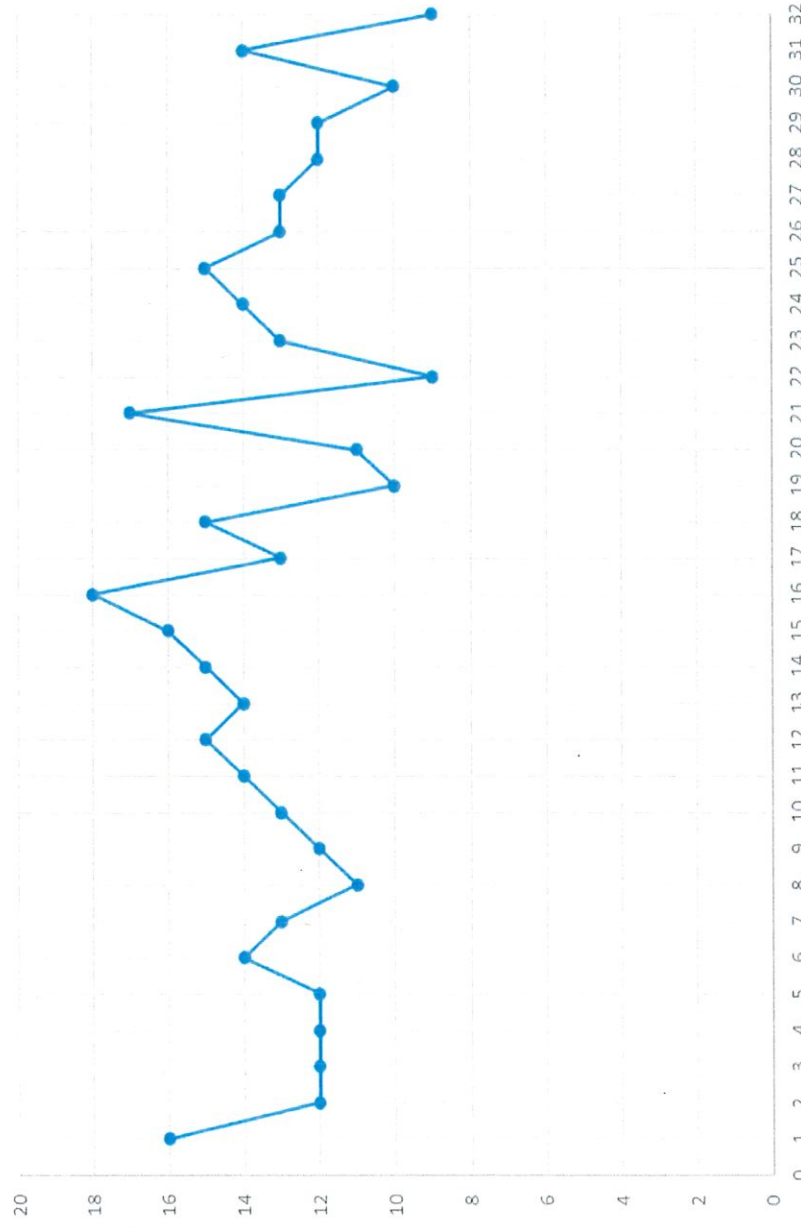
November 2nd, 2016



November 1st, 2013

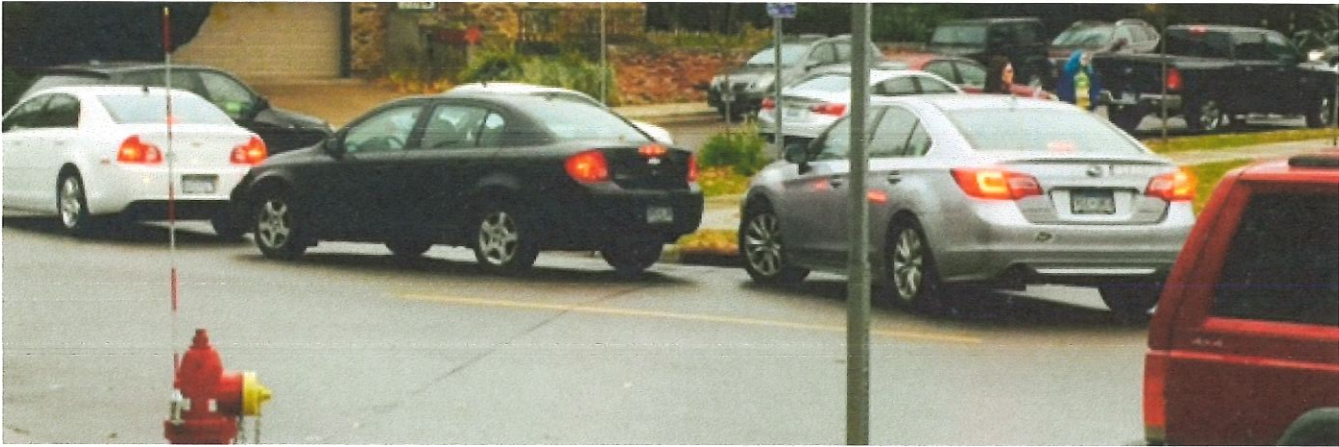
The Need For Off-Street Parking

Parking Density on North Side of Van Slyke Ave.



| Date | Observation | Number of cars |
|-----------|-------------|----------------|
| 4/20/2018 | 1 | 16 |
| 4/23/2018 | 2 | 12 |
| 4/24/2018 | 3 | 12 |
| 4/25/2018 | 4 | 12 |
| 4/26/2018 | 5 | 12 |
| 4/27/2018 | 6 | 14 |
| 4/30/2018 | 7 | 13 |
| 5/1/2018 | 8 | 11 |
| 5/2/2018 | 9 | 12 |
| 5/3/2018 | 10 | 13 |
| 5/4/2018 | 11 | 14 |
| 5/7/2018 | 12 | 15 |
| 5/8/2018 | 13 | 14 |
| 5/9/2018 | 14 | 15 |
| 5/10/2018 | 15 | 16 |
| 5/11/2018 | 16 | 18 |
| 5/18/2018 | 17 | 13 |
| 5/21/2018 | 18 | 15 |
| 5/22/2018 | 19 | 10 |
| 5/23/2018 | 20 | 11 |
| 5/24/2018 | 21 | 17 |
| 5/29/2018 | 22 | 9 |
| 5/30/2018 | 23 | 13 |
| 5/31/2018 | 24 | 14 |
| 6/1/2018 | 25 | 15 |
| 6/4/2018 | 26 | 13 |
| 6/5/2018 | 27 | 13 |
| 6/6/2018 | 28 | 12 |
| 6/7/2018 | 29 | 12 |
| 6/8/2018 | 30 | 10 |
| 6/11/2018 | 31 | 14 |
| 6/12/2018 | 32 | 9 |
| Ave. | | 13.1 |
| Max. | | 18 |
| Min. | | 9 |

Traffic congestion does not maintain the character of the neighborhood



TWIN CITIES GERMAN IMMERSION SCHOOL PROPOSES TO EXPAND AT COST OF HISTORIC COMO PARK LANDMARK

- Potential population of 648 students and 100 employees.
- TCGIS claims that their wishes can only be met if the St. Andrew's church structure is demolished.
- Expansion will magnify neighbor concerns, including
Inadequate off-street parking,
Traffic congestion
Unsafe pedestrian crossing

Once destroyed, it is gone forever!

Ted Anderson, TCGIS Director at tanderson@tcgis.org
Kelly Laudon, TCGIS Board of Director Chair at board@tcgis.org
Amy Brendmoen, St. Paul City Council Ward 5 rep at 651-266-8



Respect our history.
Engage our community.





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©2018 Rivera Architects/TCGIS



Roy Neal Testimony on TCGIS Variance & Site Plan

December 20, 2018

I strongly oppose the variance requests and site plan proposed by the Twin Cities German Immersion School (TCGIS).

While the variance requests seem minute—1% here, 3 feet there—tiny numbers can be deceptive. They hide the tremendous impact this proposed plan would have on the tiny residential neighborhood of Warrendale. If these variances are granted, they will start a chain reaction that results in the demolition of the symbolic heart of a St. Paul neighborhood. These small variances could alter the neighborhood forever. We should all care about that.

TCGIS claims their plan won't harm neighborhood character. That claim should not be taken lightly. Character is important and appears many times in the city plan and Como Park plans. Variances should be mindful of the impact on the character of the neighborhood. In fact, the Land Use section of the city plan says it clearly: "The City should maintain the character of Established Neighborhoods." It's hard to imagine a plan that could damage the historic character of Warrendale more. The new building would be a poor successor to the landmark historic St. Andrew's building, now found to be worthy of historic designation by HPC and SHPO.

Since the Zoning Committee Staff Report was written, the State Historic Preservation Office (SHPO) weighed in on this issue. They agreed with HPC's conclusion that the former SA building should be saved for future St. Paulites. "We concur that St. Andrew's church is an ideal candidate for local designation." St. Andrew's is a special place that deserves recognition, not demolition.

The city plan and the Como Park neighborhood plan call for preservation and sustainable neighborhoods. Both plans call for sustainable use of St. Paul's resources, reuse of historic buildings, and maintenance of the elements that define Warrendale as historic and residential. TCGIS' proposed plans violate these points. Approval of variances for the flawed site plan will violate the letter, spirit, and intent of the city and neighborhood plans.

I appreciate the work that has been done to examine the charter school's proposal, but the analysis of the proposed plan is incomplete, and many committee and staff conclusions are puzzling.

READ The zoning staff report says that the site plan needs to support the city plan. But then said that the city plan provides mixed guidance, BUT YET concludes the site plan "on balance" meets the city plan. That's a puzzling conclusion. The Comprehensive and Neighborhood Planning Committee notes suggested that the city plan is ambiguous about what to do when confronted with the demolition of an historic building. No it isn't.

In its list of ""High Priorities for Action" the comp plan lists "Preserve and Protect Historic Resources."

Quotes from city comp plan:

"There are a finite number of irreplaceable historic resources in Saint Paul. Historic resources are focal points of the community...neglect, inappropriate alterations, and purposeful removal are all avoidable conditions. Policies under this strategy focus on how to preserve, protect, and maintain the unique character of Saint Paul's historic resources."

"Despite an appreciation for historic preservation and obvious examples of its economic value, historic structures and neighborhoods are too often sacrificed..."

The city plan is clear that the building should be saved. Approval of the variances will lead to demolition. The demolition of the church would violate many key strategies of the city plan. A violation is non compliance. Where is the ambiguity?

Some city plan strategies, such as sustainability, were not given their due. In fact, the city plan calls sustainability "the overarching theme of the Saint Paul Comprehensive Plan." Sustainability must be considered and even prioritized. Preservation and reuse is all about sustainability. Sustainability underlies Minnesota state law that protects historic buildings as natural resources that the public has a right to enjoy. Yet the discussions had so far in committee are limited and incomplete.

The site plan was noted as energy-saving, yet there was no consideration of the massive energy and environmental cost of demolition and construction. According to studies by the National Trust, projects like this can take *up to 80 years to make up for the massive carbon footprint and environmental damage they do*. The greenest building is the one already built. That should have been considered but was not.

The staff zoning report called the proposed development consistent with the Como Park plan's goal of maintaining a "stable, residential neighborhood quality with limited, sensitive development and re-development that enhances the residential quality of the neighborhood." What part of destroying a landmark in the heart of the neighborhood qualifies as LIMITED, SENSITIVE DEVELOPMENT or enhances the residential quality of the area?

The Land Use part of the city plan speaks about how schools can form "an identity for specific areas of the city." That's true, but Warrendale's identity is not tied to TCGIS, which is a recent arrival to the neighborhood. Instead, it is more closely tied to the St. Andrew's school which operated for decades.

Some of TCGIS' claims are also puzzling.

They claimed "the new building will fit more with the scale of surrounding structures." So, they claim that the proposed building will fit in better than a building that was built in Warrendale nearly a century ago and has been the heart of the community! That makes no sense and shows a profound lack of empathy for the neighborhood's history. They also claimed that the new building will be "less imposing" than St. Andrews—as if the removal of a grand, proud building is somehow a benefit to the neighborhood.

TCGIS claims that about 20% of staff do not drive a car to work, but they "attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars." I live near 2 TCGIS teachers from Germany. They have two cars. Parking is a contentious issue in Warrendale so getting the figures the right is important.

Any notion that TCGIS suffers "due to circumstances unique to the property" is untrue. TCGIS has used the building as a school for 5 years. In 2014, they claimed to be happy with the property, according to their own documents. There is nothing inherently difficult about using the property for a school—as they have done for 5 years. The property didn't force the school to add another section. The variance guideline makes it clear that it was meant to offer landowners relief from onerous or unsolvable situations caused by the property itself. This is not one of those situations.

Any fear that the site would sit abandoned if they left is baseless. The site has had a steady string of tenants from church groups, to SPPS, to French Immersion. There is no reason to think it would ever sit abandoned.

The assertion that the school did an adequate job alerting the community about their plans is false. Like most neighbors, I didn't learn of the pending demolition of the church until a D10 Land Use meeting in March, 2018. And no meaningful community input was sought nor included in the plan before or after that meeting.

Neighbors who organized offered to work creatively with the school to find better ideas for adaptive reuse that would fit the city comprehensive plan, and offered to organize a design charette to help find win/win solutions, but TCGIS refused. They are now radar-locked on a single, inflexible plan that requires variances to proceed, but neighborhood acceptance to succeed.

I am not against the school. I am against this harmful plan, created without community collaboration. I hope that by rejecting the current variance request or delaying a decision so the PC can better evaluate new information in committee will encourage TCGIS to meet with the community to create a better plan that respects the entire community.

Thank you.

Roy Neal

1231 Minnehaha Ave W

St. Paul, MN, 55104