

From: [BRUCE PEDALTY](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Comment on hearing regarding UST Arena
Date: Friday, June 7, 2024 9:40:05 PM

Regarding File # ZF# 24-039-050, UST Multipurpose Arena Appeal

Address: 2260 Summit Ave.

Hearing Date: Wenesday June 12, 2024, 3:30 PM

I would like to comment. I believe the arena should not be sited in the current planned location. There is not adequate parking and transportation to support this facility.

There are no arterial roads to bring attendees in or out of the site. Grand Ave, Cretin Ave, Summit, and Mississippi River boulevard are all two lane roads. There is no transit, except city buses using the roads listed previously. There will be at least 60 Division One Men's and Women's hockey and basketball events. Plus many other special events, meetings, etc. STU will be joining the NCHC Hockey league, whose members include this year's national champion Denver, as well as North Dakota, Minnesota Duluth, St Cloud State, and other top echelon teams. It's reasonable to assume that most games will be at or near capacity. My home is a 5 minute walk to this venue, and on Fairmount there are no weekend parking restrictions.

For many decades, St Thomas was a small men's military primary school. Over the last 30 years or so, and with the benefit of many millions of dollars of donations, it has become the largest private University in the state. Will one of St Paul's iconic neighborhoods be overrun by traffic, parking, and continued development? I hope not.

Bruce Pedalty

2234 Fairmount Ave

St Paul 55105

From: [Pete Kootsikis](#)
To: [*CI-StPaul Contact-Council](#)
Subject: University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985
Date: Friday, June 7, 2024 5:40:33 PM

To whom it may concern,

I'm writing in support of the new stadium on the University of St. Thomas campus in St. Paul.

- There is already a football stadium on campus with a capacity of 8,000; this new stadium will have a capacity of 5,000.
- The new stadium will bring more parking and better infrastructure for traffic, as well as environmental benefits through drainage improvements.
- The infrastructure improvements will help alleviate traffic and parking issues as attendance grows for the new D1 football team and support the crowds attending events at the new stadium.
- The project is being built on private property within the bounds and rights of the University of St. Thomas, without applying for any special variances.
- It is unrealistic to live in an urban neighborhood and expect that things will not evolve or change over time.
- A new stadium will have a direct positive impact on the amount of time and money myself and others spend at small businesses in the area surrounding the campus in St Paul.
- St Thomas has been a good proactive partner of the surrounding neighborhoods and maintains a full time director dedicated to community relations.

Thank you for your consideration,

Pete Kootsikis
University of St Thomas Executive MBA Grad
University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #:
23-079-985

From: [Mychal Brenden](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Support for St. Thomas Basketball/Hockey Arena
Date: Friday, June 7, 2024 2:13:45 PM

University of St. Thomas 2260 Summit Avenue

Appeal File #: 24-039-050

Site Plan File #: 23-079-985

Dear City Council members –

In connection with the recent appeal of the new St. Thomas basketball and hockey arena and the news related thereto, I am writing to express my strong support for the new facility. My family lives in between St. Thomas' north campus and Mississippi River Blvd., meaning any of the purported detriments of the new arena would directly impact those I care about most. While those purported detriments should be appropriately evaluated, it is also important to recognize the benefits such an arena would bring and to acknowledge the university's history as a responsible and committed neighbor.

I would be remiss if I did not mention that I am a graduate of St. Thomas. The university means a great deal to me, as does the neighborhood that we live in, and the new arena represents a great opportunity enhance the campus – bringing increased economic activity, providing an on-campus venue for students, and creating additional opportunities for youth sports. In the more than 20 years since I attended, the university has continued to grow and evolve. New student living facilities have been added, a new student center replaced a surface lot on Summit and Cretin, and numerous older buildings have been replaced. Throughout all of this change, the university has been respectful of the neighborhood and ensured that any adverse impacts to its neighbors were limited.

Aside from my individual feelings, it is important to call out several important facts. St. Thomas is not asking for a variance from the city to build this arena; it is building in compliance with city rules and within its campus boundaries. The university has also committed to investing in infrastructure that will benefit the neighborhood, including improvements to crossings on Cretin at Grand Avenue and Goodrich. And, a comprehensive environmental review has indicated that the project will actually improve water drainage through investment in drainage infrastructure. As with its prior developments, it is clear that this project has not been undertaken without appropriate analysis and a commitment to benefitting the university and the neighborhood.

Change can be scary. I am respectful of my neighbors' right to request an appeal and to have their concerns heard; however, my experience has been that strong resistance to the project is a minority position amongst my neighbors. As with any proposed changes, people want to make sure things are done the right way. I have no doubt, based on its past history, that St. Thomas is keeping all constituents' interests in mind in pursuing this project.

Respectfully submitted,
Mychal S. Brenden
2244 Riverwood Place
St. Paul, MN 55104

From: [Bob Shoemake](#)
To: [*CI-StPaul Contact-Council; ward4@ci.stpaul.mn.us.](#)
Subject: University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985
Date: Friday, June 7, 2024 11:32:36 AM
Importance: High

Dear St. Paul City Council Members,

I am writing to encourage you to support the University of St. Thomas (UST) as it builds a new athletic arena on its St. Paul campus.

I am a long-time St. Paul resident and tax-payer. I currently live at 1523 Pascal Street North, in the Como neighborhood. I lived for ten years at 2218 Dayton Avenue, just northwest of the UST campus, and for 10 years at 1907 Goodrich, just southeast of the campus. I know well what it means to be a St. Thomas neighbor. It is a treat to live within biking and walking distance of a beautiful campus, full of smart, energetic young people, of green space, and of a wide variety of educational, cultural, and athletic events.

I have been a UST employee for more than 25 years, in a variety of staff and faculty roles. I currently direct the Selim Center for Lifelong Learning, a 50-year old St. Thomas community outreach program that provides high-quality educational experiences to help adult learners, primarily older adults, grow in mind, body, and spirit. The Selim Center served more than 400 St. Paul residents over the past two program years.

St. Thomas works very hard to be a responsible citizen. In its efforts to be a good St. Paul citizen, the university is building this new arena on its existing property, working within the frameworks of all existing agreements and regulations. By building on property the university already owns, rather than buying additional land, the tax base of the city is maintained, rather than diminished, a huge issue in a city in which a very large portion of its land mass is non-taxable.

A recent economic development study suggests that UST currently brings just under a half-billion dollars to St. Paul, and almost \$125 million to its surrounding neighborhoods. When UST flourishes, it contributes to the flourishing of the City of St. Paul, a goal I believe we all share.

St. Thomas works hard to be a good neighbor. In addition to the Selim Center, many university events and programs are open to neighbors, either for free or for a deeply discounted price. UST is the only university in Minnesota with a full-time director of neighborhood relations. As is its practice, St. Thomas consulted widely in the process of this project, conducting 17 public meetings.

The university is committed to being a good steward of the environmental resources in its care. This project will bring a number of significant improvements to the campus, improving water drainage, adding a green quad and building a Leed-certified athletic facility.

As both a long-time St. Paul resident and a long-time UST employee, I strongly encourage you to support UST by declining the efforts to stop this project.

Thank you for your work on behalf of our city, and for your consideration of my perspective.

Many thanks,

Bob

Robert C. Shoemake
612-730-6401
1523 Pascal Street North
Saint Paul, MN 55108

Be who God meant you to be
and you will set the world on fire.
Catherine of Sienna

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Support for UST Stadium
Date: Friday, June 7, 2024 10:34:09 AM

From: Kenneth Schaefer <kmschaefer2014@gmail.com>
Sent: Wednesday, June 5, 2024 01:46 PM
To: #Cl-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #Cl-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Support for UST Stadium

Think Before You Click: This email originated **outside** our organization.

Dear council members Jalali and Jost - I am a long-time resident of Mac-Groveland and strongly support the new UST stadium. UST contributes to the vitality of our neighbourhood as well the City of Saint Paul and the overall metro area. UST contributions are widespread, growing and include economic, educational, entertainment and future high skill employees. This stadium and collegiate Division I sports will add vitality to our neighborhood. Further:

- There are less than 40 events annually or less than one per week, so minimal day-to-day impact on the neighborhood.
- In a metro area with over 3 million residents, the impact of 40 events with 5,500 attendees has a negligible climate impact.
- Many event attendees will walk to games such as students living on or near the campus.
- The stadium is served by the MTC with direct routes on both Grand and Cleveland Avenue. Nearby routes include Marshall Avenue, both light rail lines and the "A-Line". Mass transit will reduce the need for cars and parking.
- UST fans will support existing and potential neighborhood businesses such as Divanis, Gus Gus, Marios, Kims and in the Highland shopping area. Added traffic could lead to re-opened (now shuttered) retail sites at St Clair/Cleveland, Mount Curve/Ford and Highland Village Mall.

Please support UST's exciting growth!

Kenneth M. Schaefer

KMSchaefer2014@GMail.com

651-363-1268

2151 Berkeley Ave, St Paul, MN 55105

From: [Connelly, Evans](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [Connelly, Evans](#)
Subject: June 7, 2024 Note on Behalf of the University of St. Thomas
Date: Friday, June 7, 2024 10:25:10 AM
Attachments: [disclaim.txt](#)

Dear "City of St. Paul Planning Commission"

My name is Evans Connelly Jr. My wife and I live at 139 Stonebridge Road in St. Paul, (MN 55118).

Please reference Case Number/Appeal File #:24-039-050 SITE Plan File #:23-079-985-University of St. Thomas

I am blessed to have been involved with the University (College) of St. Thomas since visiting the campus in August 1980. Over these short 44 years I have witnessed a vibrant and I feel necessary community in St. Thomas. The growth has been well coordinated and done *with* the community. I have seen this happen right in front of my eyes as I have been in and around the campus as a student/Alum/Parent of three additional grad-'11, '14 & '18. Also, a season ticket holder for 10 plus years.

This new facility is needed. The buildings and parking lots removed were NOT adding materially to student life. In addition to bringing more activity, it also brings additional facilities for the community to enjoy.

We live in a great country where everyone gets to voice their opinion. What makes it even better, when a group of people (like your committee) can see the big picture.

I completely support this new construction of the Arena at the University of St. Thomas.

Evans "Chip" Connelly, Jr., CRPC®
Senior Vice President – Wealth Management
Wealth Advisor

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Forbes Best-In-State Wealth Management Team for 2024.
Forbes Best-in-State Wealth Management Teams, 2023.

The *Forbes* rating is compiled by SHOOK Research and is awarded annually in January, based on information from March of the prior year. Eligibility is based on quantitative factors and is not necessarily related to the quality of the investment advice
Eligibility for the above awards is based on quantitative factors and is not necessarily related to the quality

of the investment advice. For more information on third party rating methodologies, please visit www.ubs.com/us/en/designation-disclosures

<https://advisors.ubs.com/chmcwealthmanagement/>

Let's connect on [LinkedIn](#)

From: [Linda Baughman](#)
To: [*Cl-StPaul Contact-Council](#)
Subject: I support the St. Thomas ice arena
Date: Friday, June 7, 2024 10:24:46 AM

Hello,

I am writing in reference to case: University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985

My name is Linda Terry and live at 1373 Bayard Avenue and have been a St. Paul resident for the past 22 years.

I am writing to express how much I value the University of St. Thomas. This university is a vital cornerstone in the St. Paul community. I know a recent economic impact report stated the university currently brings 498.8 million to the City of St. Paul. The arena will only increase contributions to the St. Paul community.

It seems to me that those appealing do not understand that the University is building within its campus boundaries and abiding by the existing conditional use permits and that the university is working with the city on all necessary approvals and requirements.

Building the arena on campus is an asset for several reasons. Having an on-campus facility means fans will be able to walk to the games or easily access public transportation--this will reduce traffic congestion that would exist at an off-campus site. St. Thomas is also investing in an infrastructure to improve crossings at Cretin and Grand. They are going to want and need the fans to have a good experience with commuting to the games--no doubt they are committed to figuring this out.

My understanding is that the city of St. Paul was not in favor of St. Thomas building an arena off-campus for tax reasons---so the university appears to be aligning with goals of the city.

I know there are environmental impact concerns. However, the review of the impact on the environment by the city was thorough. The arena is taking down three very inefficient buildings, and a series of surface lots to create the site. The project will actually improve water drainage significantly through investments in drainage infrastructure. In addition, they are adding a green quad to the south campus and building a LEED certified building. These factors demonstrate a commitment to the environment.

None of my neighbors have complained about St. Thomas building an arena. In fact, mostly what I hear is excitement.

When you buy a home near a university, it is a known fact that there will be university activity. In today's world, a university that is actually growing and contributing more to the community is something to be proud of and to support ---it is not something to run from.

I hope you will deny the appeals that have been submitted and allow the university to continue the arena project.

Sincerely,
Linda Terry
1373 Bayard Avenue
St. Paul, MN