

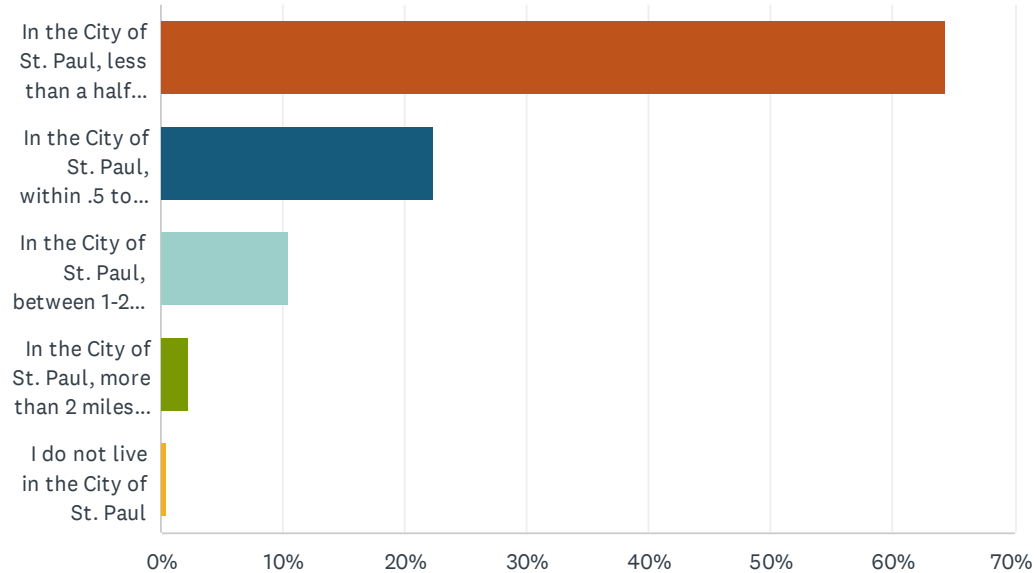
Community Survey Results

Conditional Use Permit Updates

20 July 2026

How close do you live to the University of St. Thomas St. Paul campus?

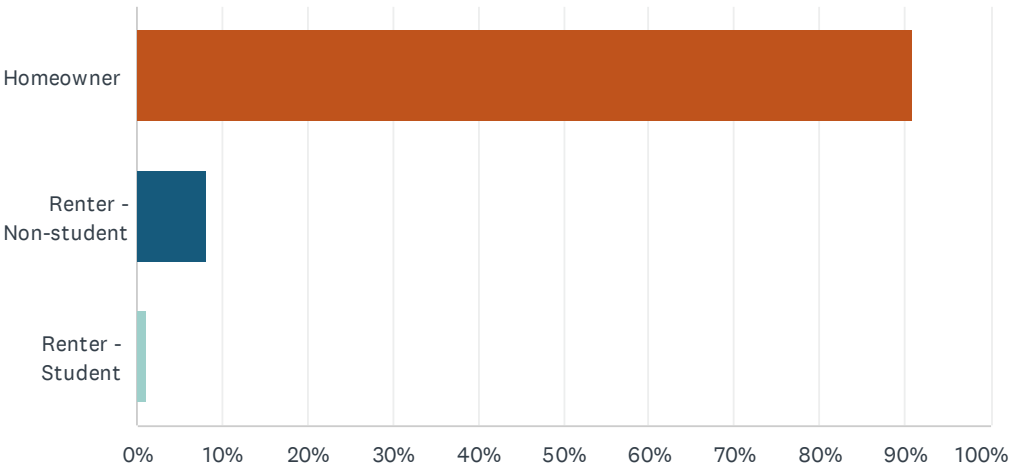
Answered: 1,274 Skipped: 9



ANSWER CHOICES	RESPONSES	
In the City of St. Paul, less than a half mile from campus	64.36%	820
In the City of St. Paul, within .5 to 1 mile of campus	22.45%	286
In the City of St. Paul, between 1-2 miles from campus	10.52%	134
In the City of St. Paul, more than 2 miles from campus	2.28%	29
I do not live in the City of St. Paul	0.39%	5
TOTAL		1,274

Are you a homeowner or renter?

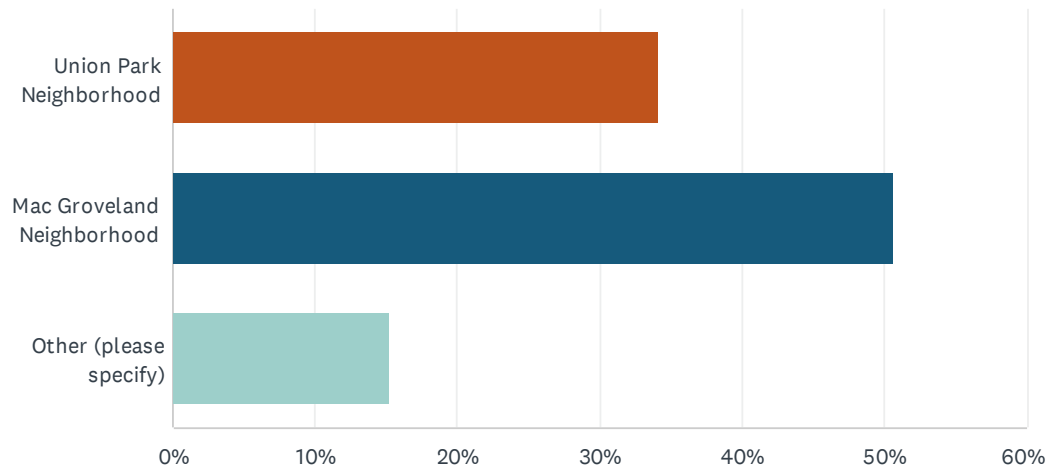
Answered: 1,273 Skipped: 10



ANSWER CHOICES	RESPONSES	
Homeowner	90.81%	1,156
Renter - Non-student	8.09%	103
Renter - Student	1.10%	14
TOTAL		1,273

Which neighborhood do you live in?

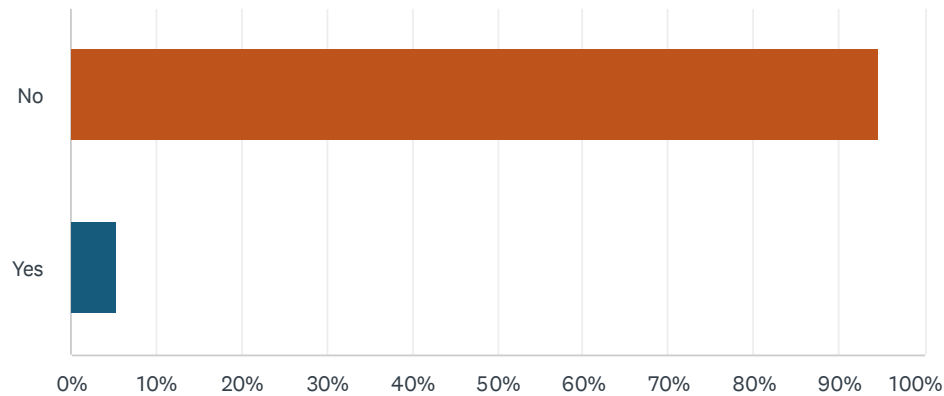
Answered: 1,266 Skipped: 17



ANSWER CHOICES	RESPONSES	
Union Park Neighborhood	34.12%	432
Mac Groveland Neighborhood	50.63%	641
Other (please specify)	15.24%	193
TOTAL		1,266

Do you live on Summit Avenue?

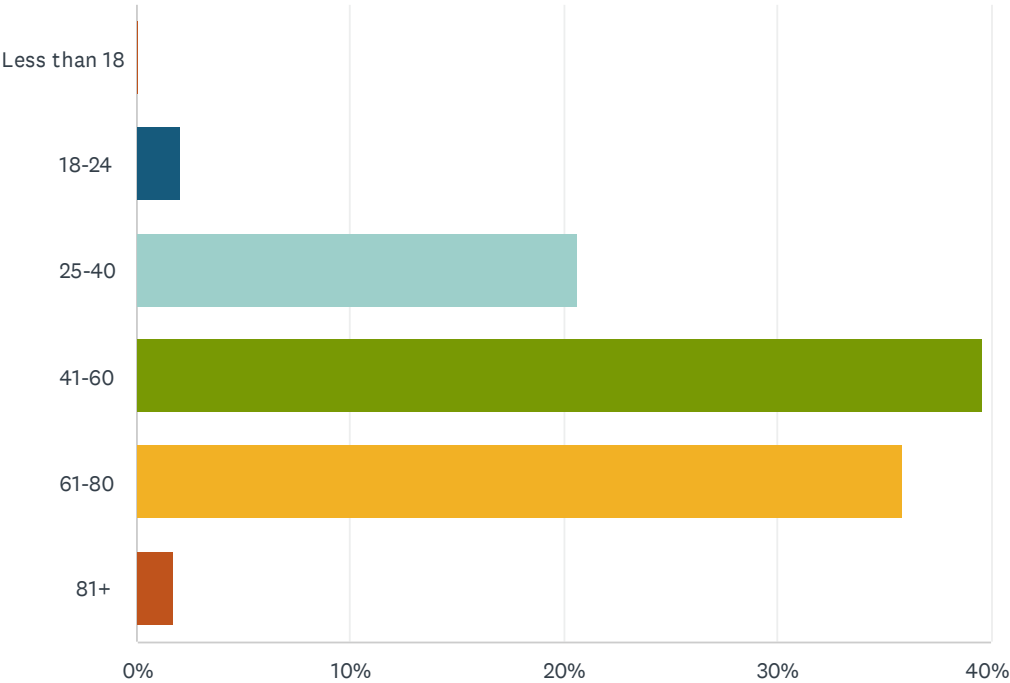
Answered: 1,271 Skipped: 12



ANSWER CHOICES	RESPONSES	
No	94.65%	1,203
Yes	5.35%	68
TOTAL		1,271

How old are you?

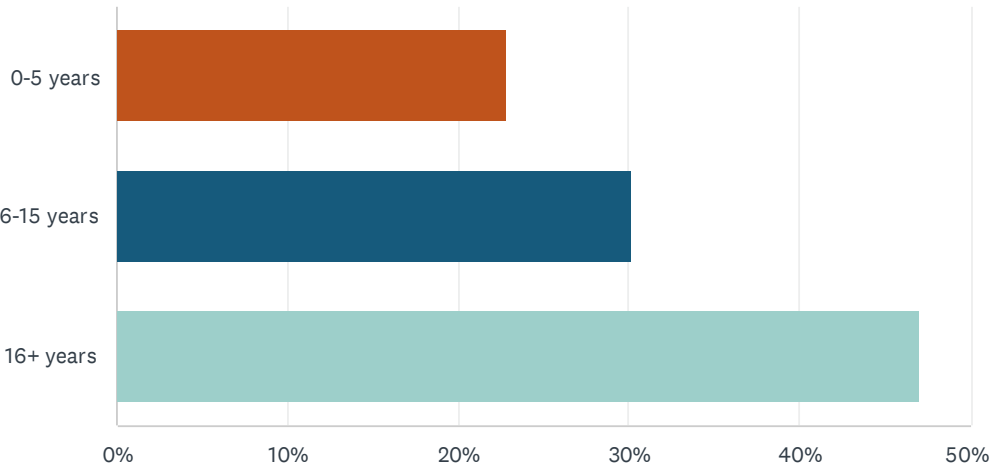
Answered: 1,262 Skipped: 21



ANSWER CHOICES	RESPONSES	
Less than 18	0.08%	1
18-24	2.06%	26
25-40	20.68%	261
41-60	39.62%	500
61-80	35.90%	453
81+	1.66%	21
TOTAL		1,262

How long have you lived in your current neighborhood?

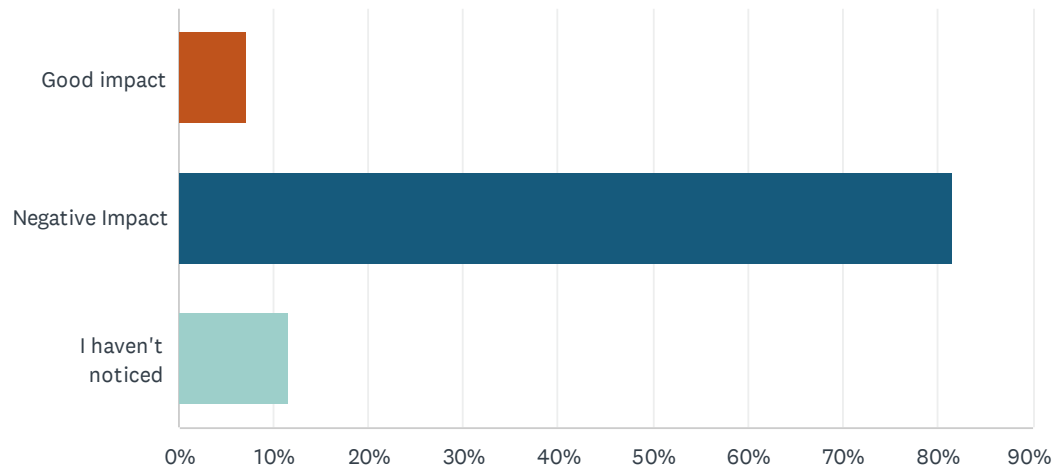
Answered: 1,272 Skipped: 11



ANSWER CHOICES	RESPONSES	
0-5 years	22.80%	290
6-15 years	30.19%	384
16+ years	47.01%	598
TOTAL		1,272

What type of impact do you think the recent rise of private, off-campus student development has on the surrounding neighborhoods?

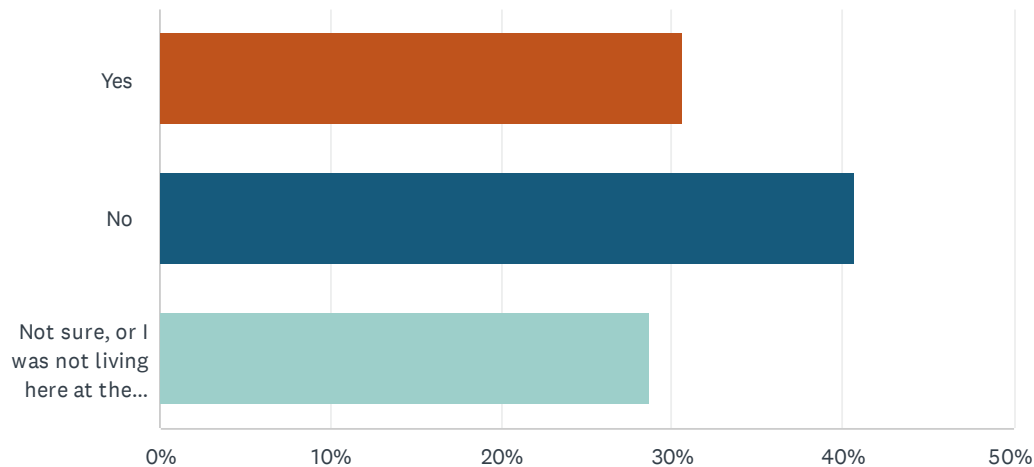
Answered: 1,156 Skipped: 127



ANSWER CHOICES	RESPONSES	
Good impact	7.01%	81
Negative Impact	81.49%	942
I haven't noticed	11.51%	133
TOTAL		1,156

Beginning with the Fall 2021 entering first-year class, the University of St. Thomas implemented a new policy requiring full-time, undergraduate, first and second-year students to live on campus at St. Thomas. Living on campus provides learning opportunities that are holistic and transformative. If you were living in the neighborhood at that time, have you noticed a change from then to now?

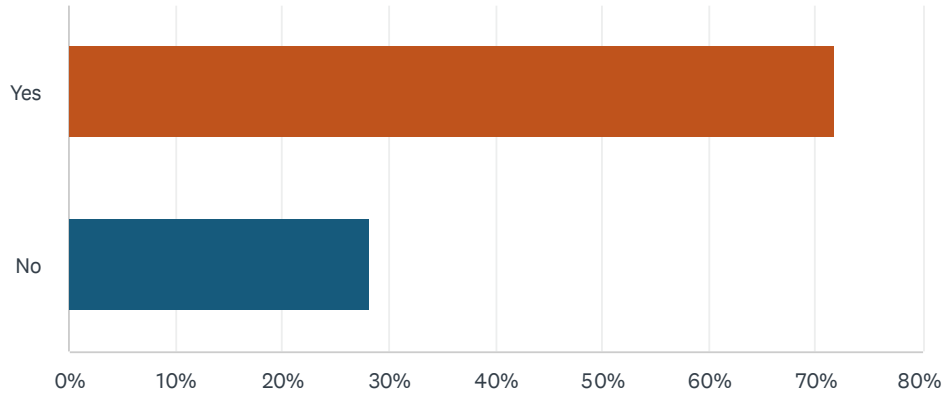
Answered: 1,159 Skipped: 124



ANSWER CHOICES	RESPONSES	
Yes	30.63%	355
No	40.72%	472
Not sure, or I was not living here at the time	28.65%	332
TOTAL		1,159

Currently, the University owns all property on the north side of Grand Avenue between Cleveland and Cretin (We call this area Mid Campus). In general, would you support St. Thomas in their efforts to rebuild and develop more on-campus student housing on Grand Avenue?

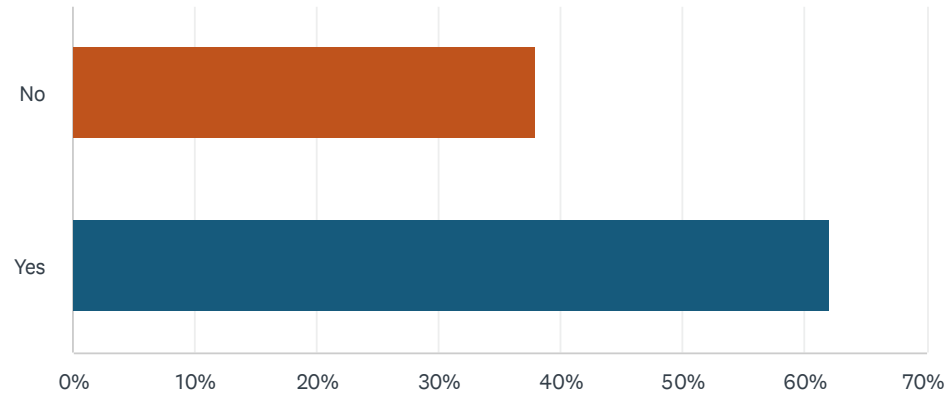
Answered: 1,131 Skipped: 152



ANSWER CHOICES	RESPONSES	
Yes	71.79%	812
No	28.21%	319
TOTAL		1,131

Do you live on a block that includes off-campus student rental housing?

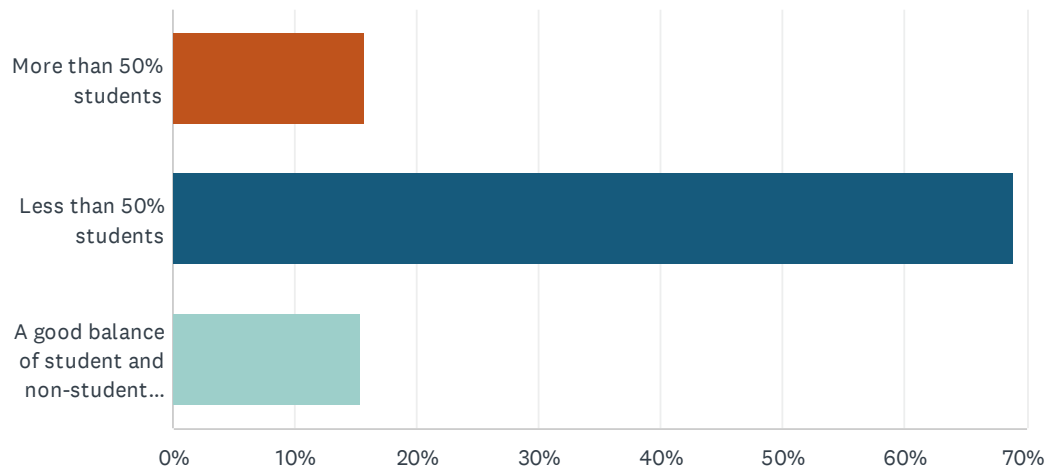
Answered: 1,162 Skipped: 121



ANSWER CHOICES	RESPONSES	
No	37.87%	440
Yes	62.13%	722
TOTAL		1,162

You indicated you live on a block that includes off-campus student rental housing. What is your perception of the balance of students and non-student residents on your block?

Answered: 721 Skipped: 562

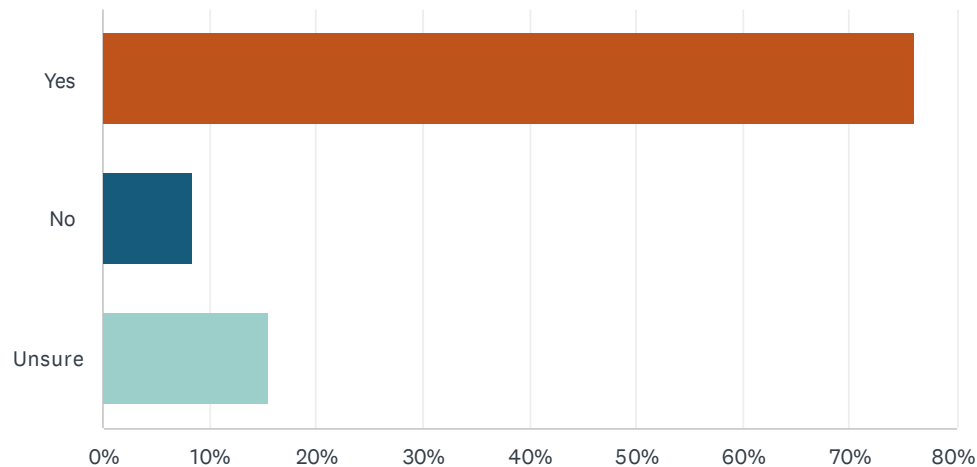


ANSWER CHOICES	RESPONSES	
More than 50% students	15.67%	113
Less than 50% students	68.93%	497
A good balance of student and non-student residents	15.40%	111
TOTAL		721

St. Thomas enrollment goals are to remain steady at about 10,000 students total, approximately 6,000 undergraduates and 4,000 graduate students (this includes full-time, part-time, Minneapolis campus and online students). Currently about half of the undergraduate population lives on campus, and there is a demand for even more students to live on campus.

Do you support more students living on campus?

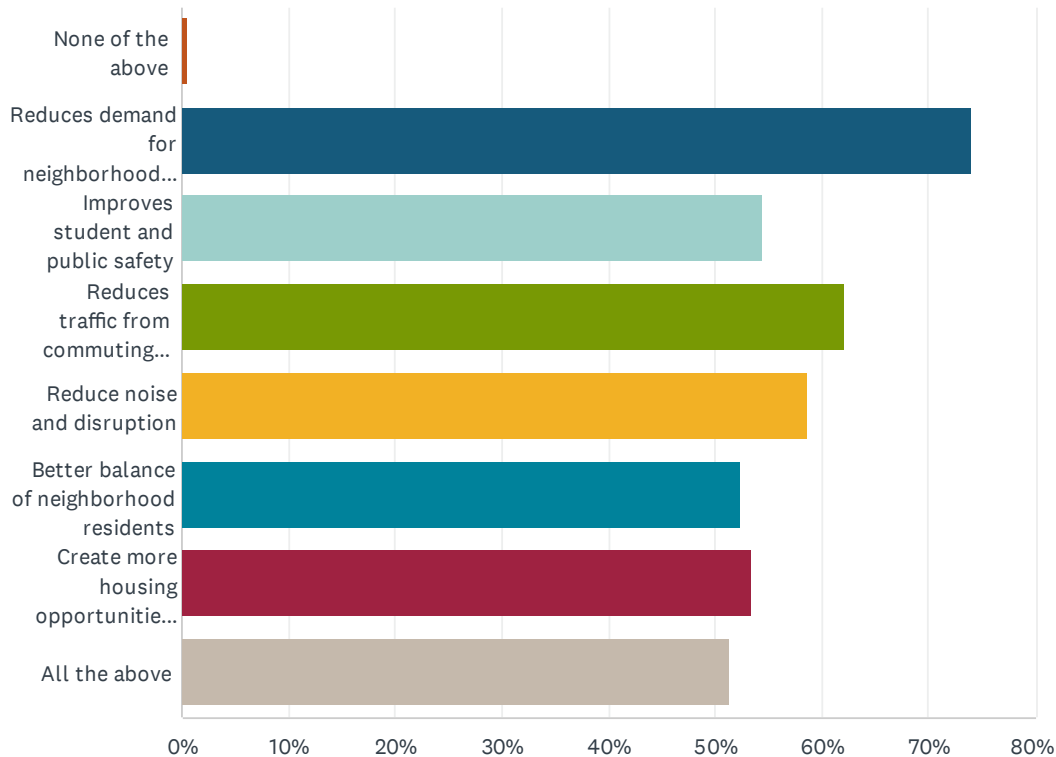
Answered: 1,152 Skipped: 131



ANSWER CHOICES	RESPONSES	
Yes	76.13%	877
No	8.42%	97
Unsure	15.45%	178
TOTAL		1,152

You indicated you support more students living on campus. What benefits do you believe additional on-campus housing could provide?
Please select all that apply

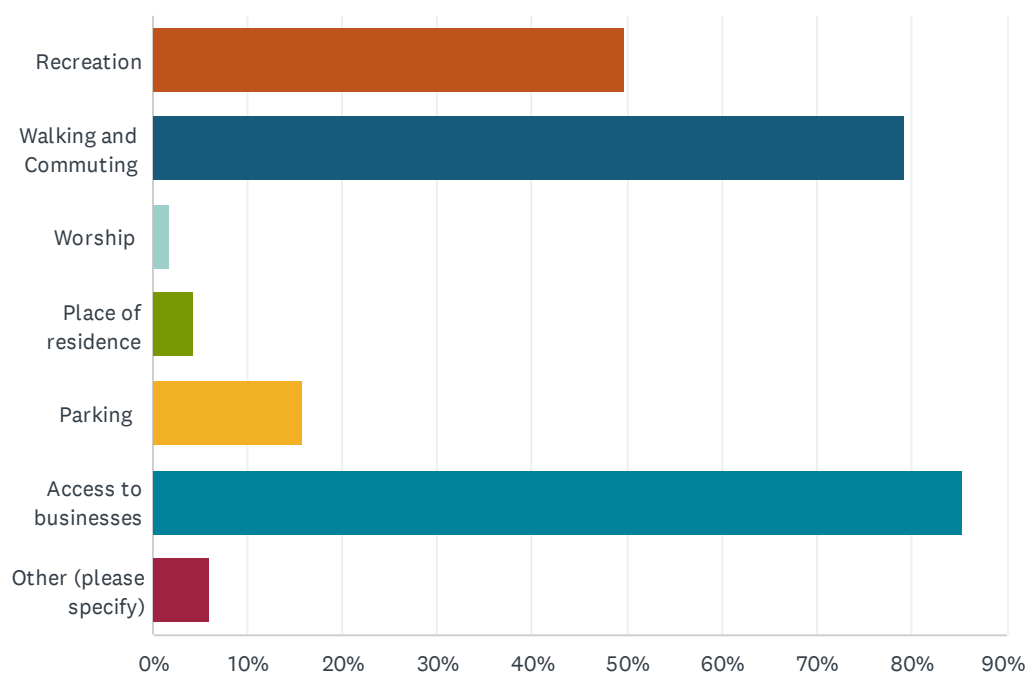
Answered: 872 Skipped: 411



ANSWER CHOICES	RESPONSES	
None of the above	0.46%	4
Reduces demand for neighborhood rentals and development	73.97%	645
Improves student and public safety	54.47%	475
Reduces traffic from commuting students	62.16%	542
Reduce noise and disruption	58.72%	512
Better balance of neighborhood residents	52.41%	457
Create more housing opportunities for non-student residents	53.33%	465
All the above	51.38%	448
Total Respondents: 872		

How do you use Grand Avenue? Please select all that apply.

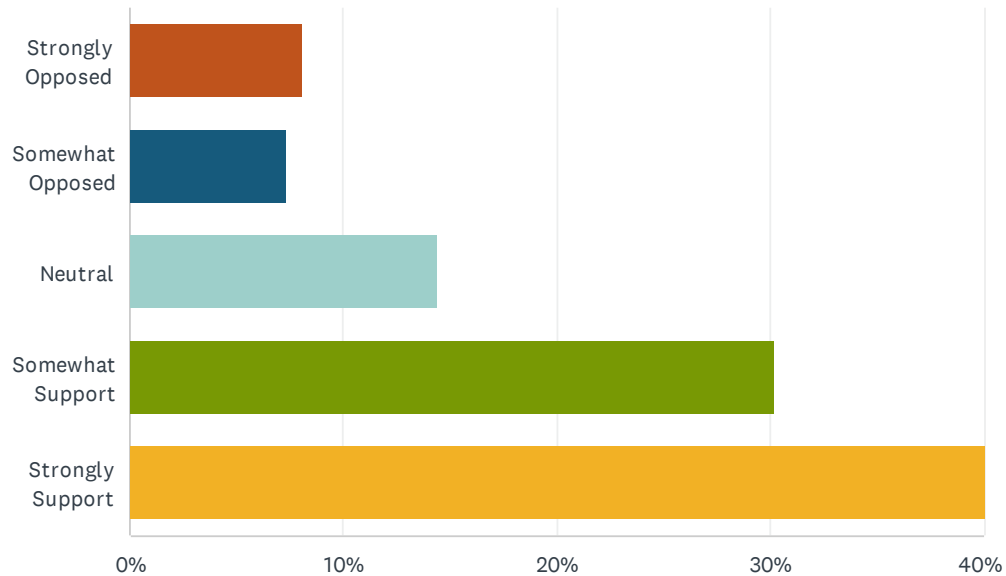
Answered: 1,137 Skipped: 146



ANSWER CHOICES	RESPONSES	
Recreation	49.78%	566
Walking and Commuting	79.33%	902
Worship	1.67%	19
Place of residence	4.13%	47
Parking	15.74%	179
Access to businesses	85.49%	972
Other (please specify)	5.89%	67
Total Respondents: 1,137		

Do you support adding a mix of ground-floor, small-scale retail with student housing on Grand Avenue on campus? (e.g., café, bookstore, neighborhood-serving retail, like Grand near Macalester) on campus?

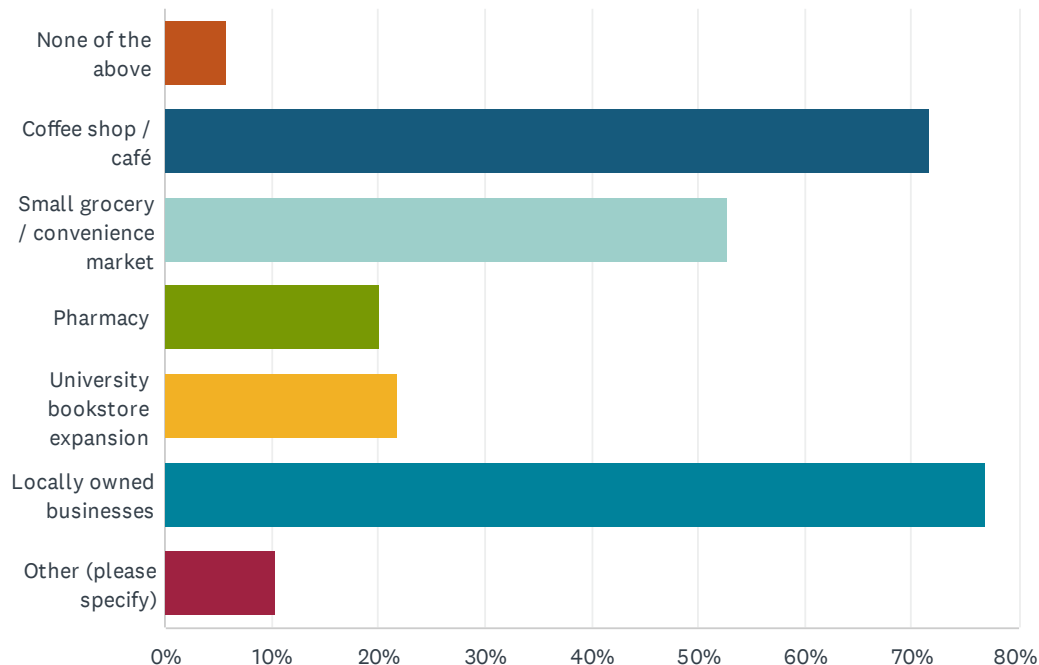
Answered: 1,138 Skipped: 145



ANSWER CHOICES	RESPONSES	
Strongly Opposed	8.08%	92
Somewhat Opposed	7.29%	83
Neutral	14.41%	164
Somewhat Support	30.23%	344
Strongly Support	39.98%	455
TOTAL		1,138

What types of retail would you most support? Please select up to 2 options.

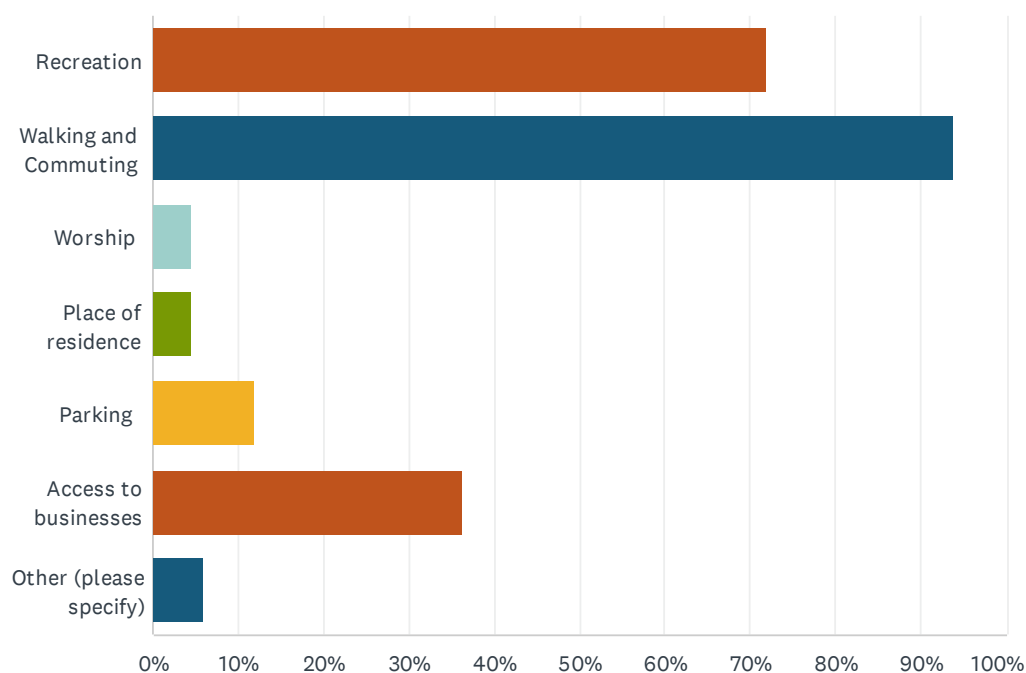
Answered: 1,129 Skipped: 154



ANSWER CHOICES	RESPONSES	
None of the above	5.85%	66
Coffee shop / café	71.57%	808
Small grocery / convenience market	52.79%	596
Pharmacy	20.11%	227
University bookstore expansion	21.79%	246
Locally owned businesses	76.97%	869
Other (please specify)	10.36%	117
Total Respondents: 1,129		

How do you use Summit Avenue? Please select all that apply.

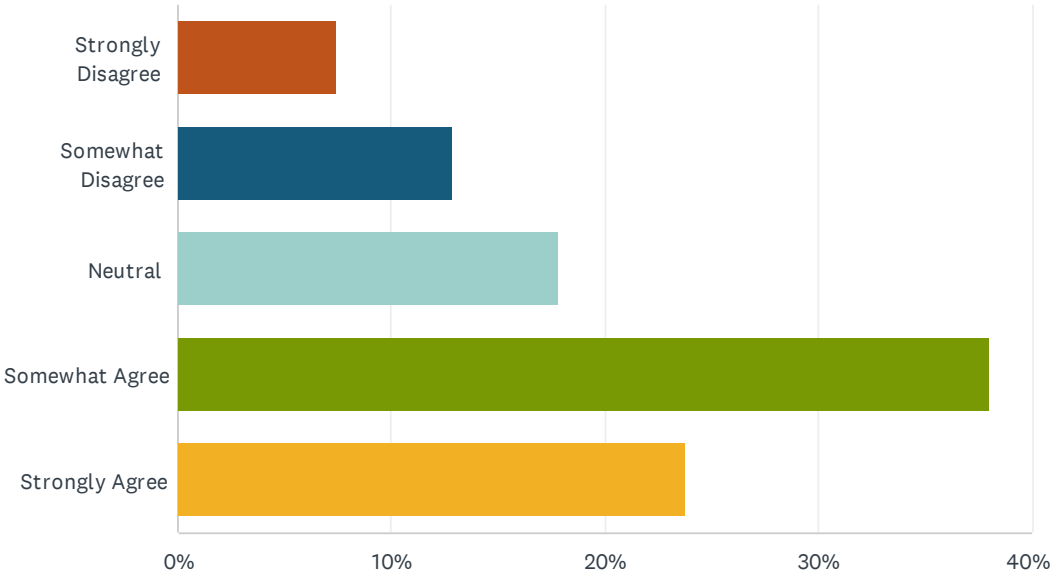
Answered: 1,115 Skipped: 168



ANSWER CHOICES	RESPONSES	
Recreation	71.75%	800
Walking and Commuting	93.81%	1,046
Worship	4.57%	51
Place of residence	4.39%	49
Parking	11.84%	132
Access to businesses	36.14%	403
Other (please specify)	5.92%	66
Total Respondents: 1,115		

The architectural details of St. Thomas buildings fit within the historic character of Summit Avenue?

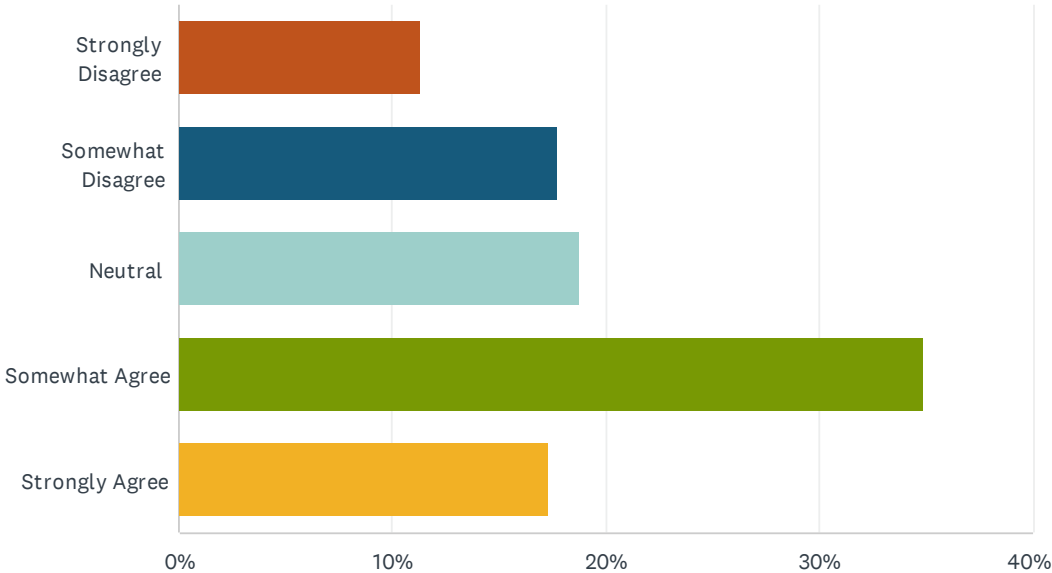
Answered: 1,114 Skipped: 169



ANSWER CHOICES	RESPONSES	
Strongly Disagree	7.45%	83
Somewhat Disagree	12.84%	143
Neutral	17.86%	199
Somewhat Agree	38.06%	424
Strongly Agree	23.79%	265
TOTAL		1,114

The size and scale of current St. Thomas academic buildings fit within the character of Summit Avenue?

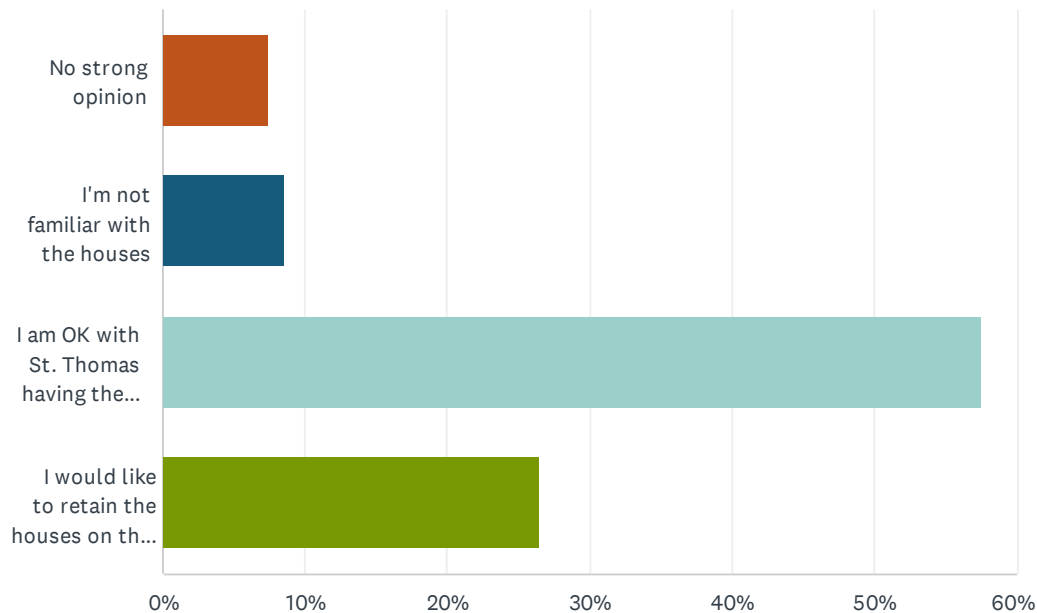
Answered: 1,110 Skipped: 173



ANSWER CHOICES	RESPONSES	
Strongly Disagree	11.35%	126
Somewhat Disagree	17.75%	197
Neutral	18.74%	208
Somewhat Agree	34.86%	387
Strongly Agree	17.30%	192
TOTAL		1,110

The block on Summit between Finn Street and Cretin Avenue, contains several small and mid-sized University-owned houses. The houses are centrally located on campus but do not meaningfully contribute to the student experience and are inconsistent with the historic character of Summit Avenue. What is your opinion of the best use of that block in the future?

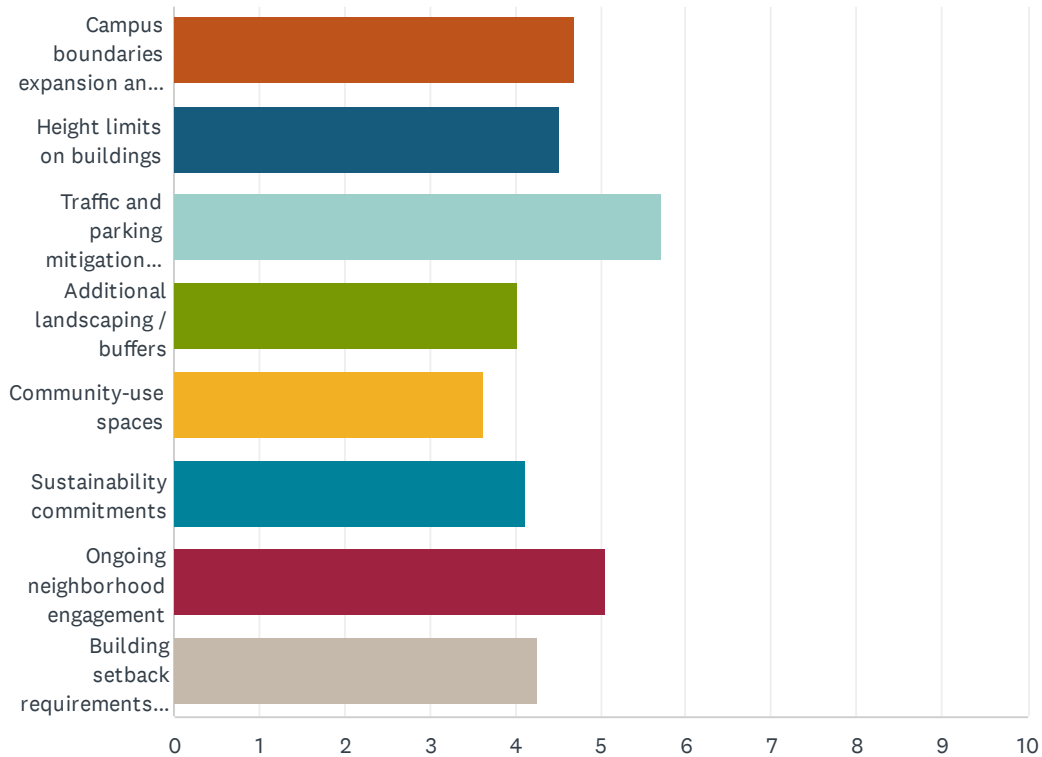
Answered: 1,114 Skipped: 169



ANSWER CHOICES	RESPONSES	
No strong opinion	7.36%	82
I'm not familiar with the houses	8.62%	96
I am OK with St. Thomas having the ability to build academic buildings on that block, as long as the architectural character of any new Summit Avenue building(s) fit with the historic nature of Summit Avenue and the architectural style of St. Thomas.	57.54%	641
I would like to retain the houses on that block (Please explain how these homes contribute to the character of Summit Avenue)	26.48%	295
TOTAL		1,114

When it comes to St. Thomas development, please rank the following in order of importance. (1 = most important)

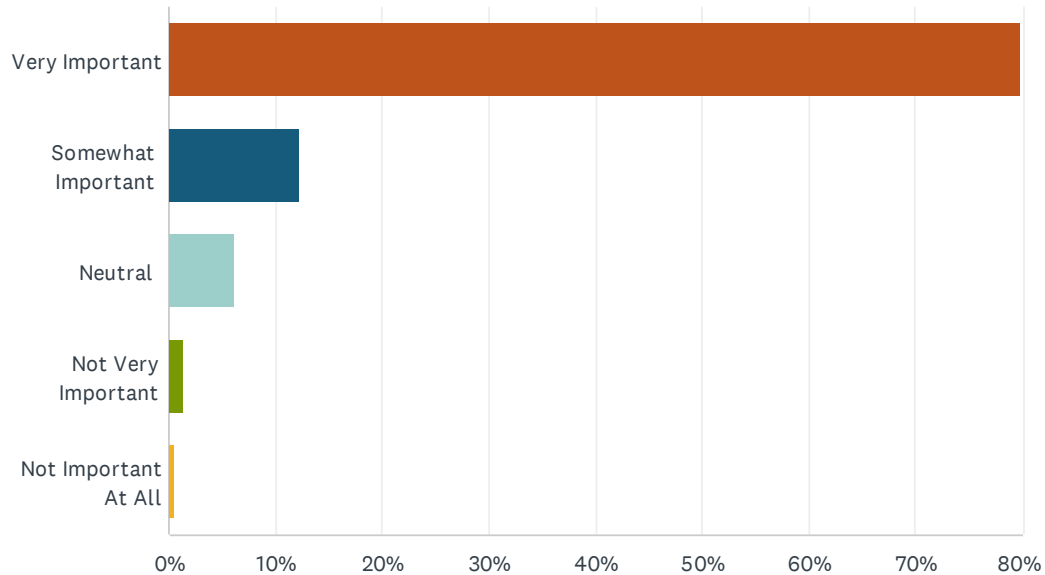
Answered: 1,075 Skipped: 208



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Campus boundaries expansion and land acquisition	23.35% 251	12.65% 136	8.74% 94	7.91% 85	9.02% 97	8.37% 90	10.14% 109	19.81% 213	1,075	4.69
Height limits on buildings	11.44% 123	12.47% 134	13.30% 143	14.70% 158	12.65% 136	10.98% 118	12.84% 138	11.63% 125	1,075	4.53
Traffic and parking mitigation measures	22.79% 245	21.49% 231	15.26% 164	13.77% 148	10.42% 112	7.07% 76	5.40% 58	3.81% 41	1,075	5.71
Additional landscaping / buffers	2.70% 29	9.77% 105	12.74% 137	16.56% 178	16.28% 175	16.00% 172	13.95% 150	12.00% 129	1,075	4.02
Community-use spaces	5.86% 63	9.86% 106	8.84% 95	9.12% 98	10.23% 110	16.47% 177	18.33% 197	21.30% 229	1,075	3.63
Sustainability commitments	9.58% 103	8.37% 90	11.91% 128	11.91% 128	14.42% 155	14.42% 155	15.35% 165	14.05% 151	1,075	4.12
Ongoing neighborhood engagement	19.53% 210	12.74% 137	14.23% 153	12.00% 129	12.65% 136	12.09% 130	10.33% 111	6.42% 69	1,075	5.05
Building setback requirements from the street	4.74% 51	12.65% 136	14.98% 161	14.05% 151	14.33% 154	14.60% 157	13.67% 147	10.98% 118	1,075	4.26

How important is it that new development enhances the surrounding neighborhood experience?

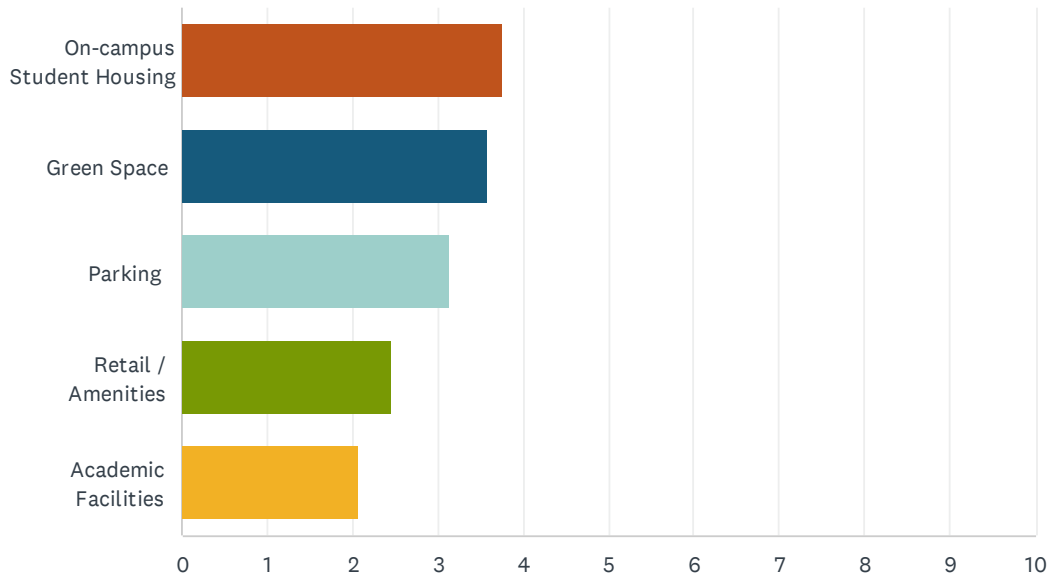
Answered: 1,067 Skipped: 216



ANSWER CHOICES	RESPONSES	
Very Important	79.76%	851
Somewhat Important	12.28%	131
Neutral	6.09%	65
Not Very Important	1.31%	14
Not Important At All	0.56%	6
TOTAL		1,067

As a community stakeholder, what improvements should St. Thomas consider to make the neighborhood a better experience for all? Please rank the following in order of importance. (1 = most important)

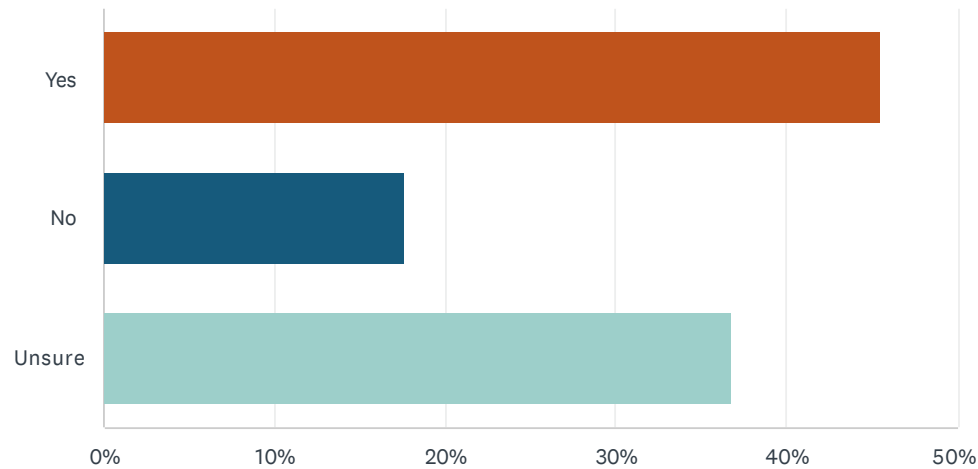
Answered: 1,038 Skipped: 245



	1	2	3	4	5	TOTAL	SCORE
On-campus Student Housing	42.49% 441	21.87% 227	14.35% 149	11.56% 120	9.73% 101	1,038	3.76
Green Space	29.29% 304	26.01% 270	24.86% 258	13.68% 142	6.17% 64	1,038	3.59
Parking	16.96% 176	30.35% 315	20.81% 216	13.39% 139	18.50% 192	1,038	3.14
Retail / Amenities	8.96% 93	15.41% 160	19.65% 204	24.47% 254	31.50% 327	1,038	2.46
Academic Facilities	2.31% 24	6.36% 66	20.33% 211	36.90% 383	34.10% 354	1,038	2.06

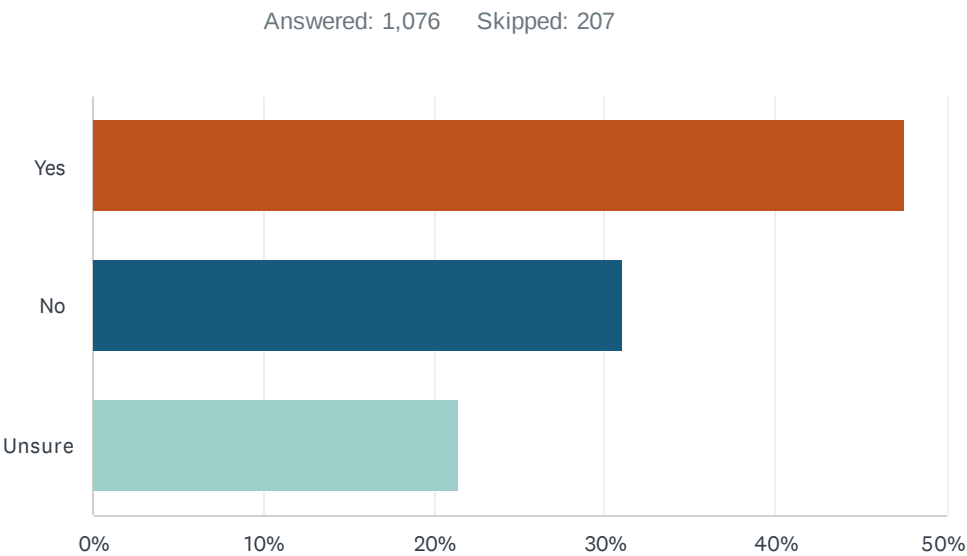
Would you support more flexibility to maximize parking options on Mid Campus?

Answered: 1,060 Skipped: 223



ANSWER CHOICES		RESPONSES	
Yes		45.57%	483
No		17.64%	187
Unsure		36.79%	390
TOTAL			1,060

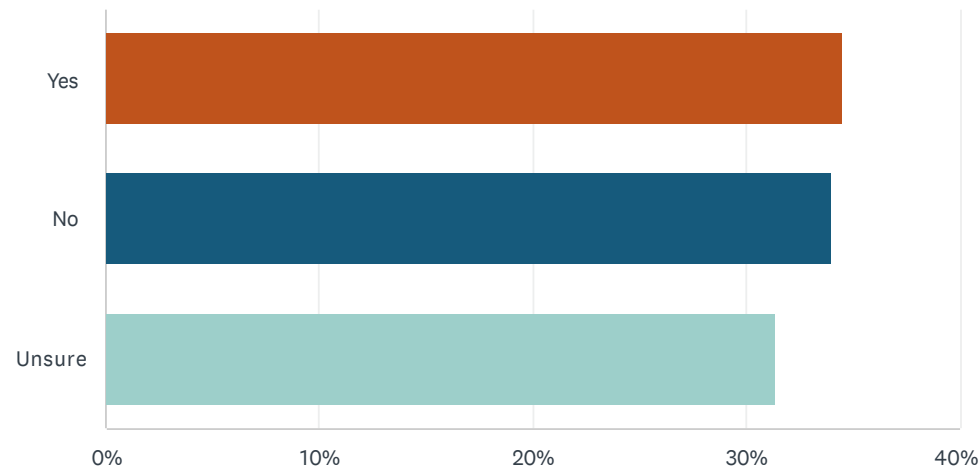
When St. Thomas eventually builds a new residence hall and/or a new academic building on Mid Campus, it would be a good opportunity to increase underground parking as part of this development project. Would you support increasing building heights if a new building includes underground parking?



ANSWER CHOICES	RESPONSES	
Yes	47.58%	512
No	31.04%	334
Unsure	21.38%	230
TOTAL		1,076

Should St. Thomas be able to add surface parking on Mid Campus as a temporary solution until underground parking can be provided in as part of a new residence hall and academic building project?

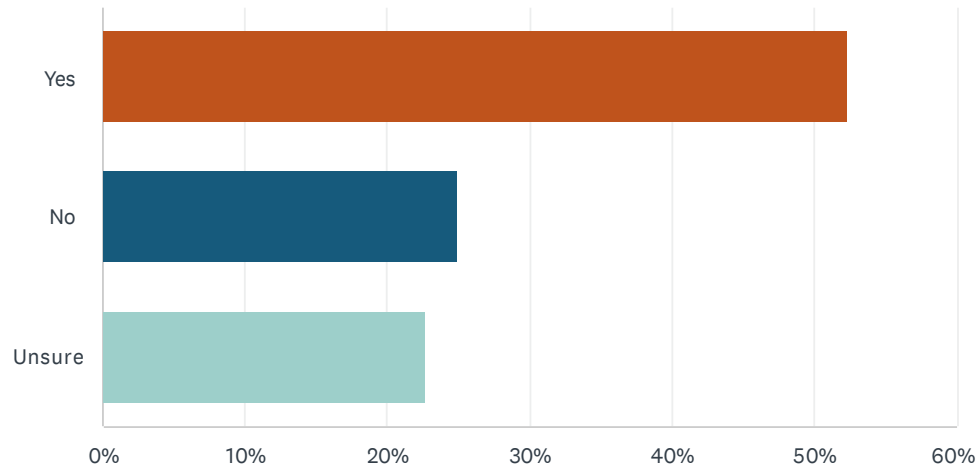
Answered: 1,073 Skipped: 210



ANSWER CHOICES		RESPONSES	
Yes		34.58%	371
No		34.02%	365
Unsure		31.41%	337
TOTAL			1,073

Would you support increasing the allowable building height at the Anderson Parking Facility to accommodate two additional parking levels, resulting in a net increase of 300 parking spaces?

Answered: 1,073 Skipped: 210



ANSWER CHOICES		RESPONSES	
Yes		52.38%	562
No		24.98%	268
Unsure		22.65%	243
TOTAL			1,073