

UPDATES ON EFFORTS RELATED TO THE **CONDITIONAL USE PERMIT (CUP)**

OPEN HOUSE

SEPTEMBER 30, 2026



Open House Agenda

30 SEPT 2026

1. Introductions
2. St. Thomas Story
3. City Planning 101
4. Survey Results
5. Current Conditions
6. Proposed Revisions
7. Discussion



Aerial of Mid-Campus Existing Conditions
University of St. Thomas
Date: 4/7/2026



St. Thomas 2030 Strategic Plan: Advance Campus Vibrancy

As we evolve into our identity as a national Catholic University, we want our campuses to reflect that momentum, becoming more vibrant, energized destinations for students, faculty, staff, and visitors.

- **For students and prospective students:** A place to live, gather, learn and thrive
- **For parents and visitors:** When you come to St. Thomas, you'll have a vibrant, beautiful and cohesive campus in a safe, walkable neighborhood with amenities
- **For the neighborhood:** We're investing in the community, adding high-quality on-campus housing, parking, and academic buildings, boosting foot traffic and economic vibrancy





St. Thomas Priorities for a Revised CUP

Transparent and Simple:

- Simplify into one CUP (City recommendation) that is more accessible to the public
- Update and clarify language; clear, reasonable standards that fit with the City's Comprehensive Plan
- Include consistent, general standards for CUPs, similar to other college CUPs, standard procedures for boundaries, heights, setbacks, etc.

Provide Flexibility for Today:

- Allow St. Thomas to build more on-campus housing, parking, and academic buildings that meets needs of students and neighbors
- Allow us to be responsive to Neighbors' Concerns:
 - *More on-campus housing will slow down unwanted development. City supports increasing the neighborhood supply of affordable housing*

Flexibility for Future Needs:

- Allow St. Thomas to plan for future needs, some of which are unknown.
- Flexibility for future leaders to take advantage of campus development opportunities as they arise



Why Revise the CUP: Changing Campus Needs

The University and the surrounding neighborhood have evolved since the 2004 CUP was approved; the current CUPs reflect outdated conditions and limit flexibility

- **Housing**

- Increased demand due to the two-year residency requirement
- More demand for on-campus options for junior and senior students
- CUP restricts who can live on mid-campus, where housing is allowed, and limits the number of beds.

- **Parking**

- Ongoing parking challenges across campus
- CUP restricts expansion of the Anderson Parking Ramp
- Places limits on the amount of parking located in mid-campus and new surface lots.



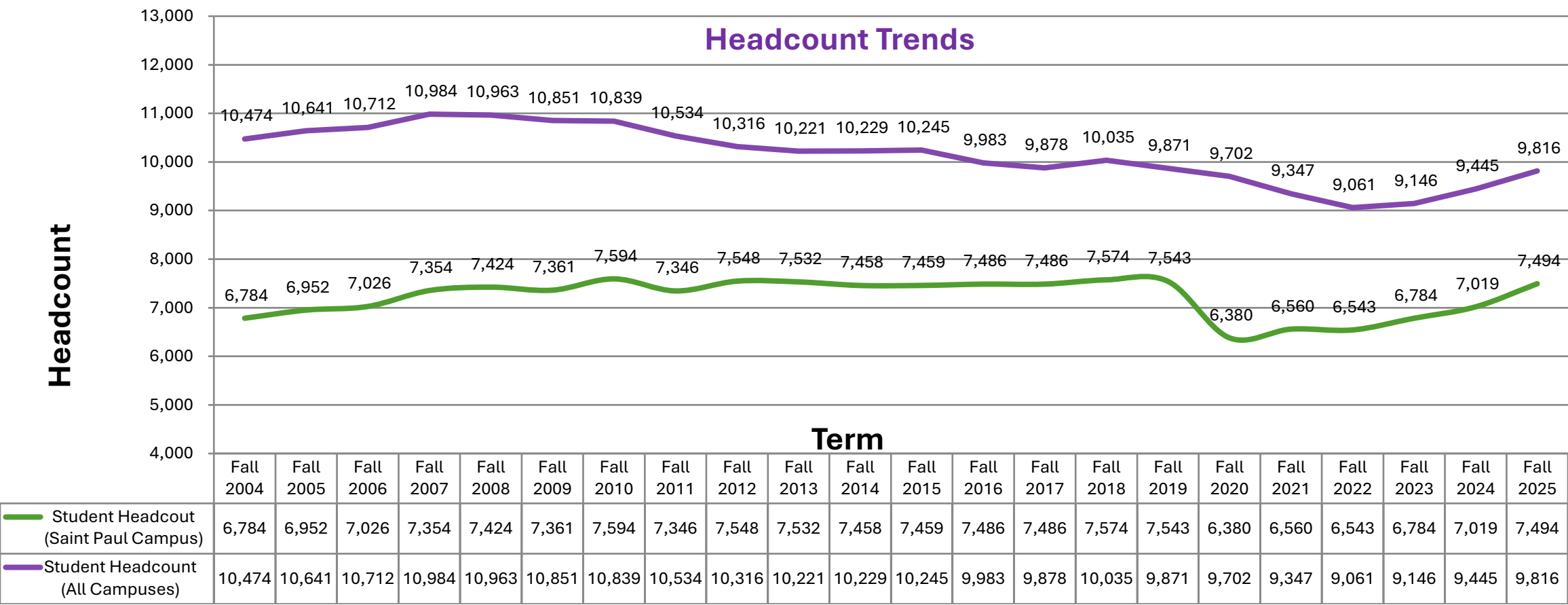


Why Revise the CUP: Planning for the Future

- **Academic Spaces**
 - Anticipated need for additional classrooms and laboratories
 - Growing programs (e.g., Morrison Family College of Health) require flexibility
 - CUP overly restricts the size, use, and location of academic buildings
- **Campus Vibrancy & Retail Options**
 - Lack of a traditional campus retail corridor
 - Grand Avenue has potential for walkable dining and local businesses
 - Retail activity would enhance campus life and benefit the community
- **Outdated, Unusual Restrictions**
 - CUP includes highly prescriptive requirements uncommon for Saint Paul universities
 - Originally designed for needs identified over 20 years ago
 - Revision needed to align regulations with today's realities and future growth



St. Thomas Enrollment Data



From the 2004 CUP: 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.



COMMENTS HEARD TO DATE

Meetings and Engagement Held

- **January – Present:** Ongoing conversations with community members and stakeholder groups.
- **January 16:** Neighbors for Responsible Living and Development (NRLD) to discuss the increase in private student housing development in the neighborhood and the CUP.
- **March 16:** Met with City planning and zoning.
- **April 7:** St. Thomas hosted SARPA (Summit Avenue Residential Preservation Association) on campus to discuss the CUP and hear feedback on future campus development.
- **April 8:** Neighborhood Relations met with neighbors from Goodrich Avenue to discuss CUP and other neighborhood concerns.
- **April 15:** Opened Community Survey
- **April 20:** St. Thomas presented CUP proposal to Union Park District Council (UPDC)– Community Land Use and Economic Development Committee.
- **April 22:** St. Thomas presented CUP proposal to Macalester Groveland Community Council – Housing Land Use Committee.
- **May 8:** SARPA Complaint Regarding Lawsuit, Paused communication with City
- **May 12-June:** Addressed neighborhood concerns related to Derby Day parties.
- **May 18:** Check in with UPDC. Extensive conversation on the legal implications of the settlement agreement.

Meetings and Engagement Held

- **July 20:** Attended Union Park District Council – Community Land Use and Economic Development (CLUED) committee meeting. Propose a possible working group in collaboration with MGCC's land use committee.
- **July 22:** Attended Macalester-Groveland Community Council – Housing and Land Use (HLU) Committee. Proposed a possible working group in collaboration with members of UPDC's land use committee.
- **End of July:** Jerome and Amy met with executive leaders of Union Park District Council and Macalester-Groveland Community Council Board, pre-meeting for open house/alignment meeting
- **August 3, 2026:** Met with the City to restart engagement with City Planning.
- **August 17, 2026:** Attended Union Park District Council – CLUED committee meeting. History of CUP presentation.
- **August 21:** Met with City Leadership (Ward 4, Mayor's Office, Planning leadership)
- **August 26:** Attended Macalester Groveland Community Council – HLU committee meeting. Check in for questions.
- **September 21:** Attended UPDC – CLUED Committee. Listened to feedback from a community member.
- **September 24:** Attended MGCC – HLU Meeting. Check in for questions. Discuss the process.

Concerns in the Community



Concerns Heard in the Community	How St. Thomas Can Respond
Developers are building fast, dense housing using loopholes in Student Overlay	Develop more on-campus housing and communicate steady enrollment expectations
Lack of neighborhood retail opportunities	Develop and encourage more retail opportunities with redevelopment of Mid Campus
More students should live on campus, fewer in neighborhoods	Develop more on-campus housing
Parking demand spills over into the neighborhood	Create more parking options on campus
Lack of affordable housing in St. Paul	St. Thomas students on campus frees up properties in the city
Maintain Neighborhood Relations	Reset Advisory Committee that represents near-neighbors and maintains District Council partnerships
Concerns about growth in student enrollment	Maintain current CUP restriction on enrollment
Concerns about expansion of boundary	No expansion in this proposal. Any future expansion would require public process and city approval.



CITY PLANNING 101

Brief History of Zoning

IN THE UNITED STATES

Why? Concerns like:

- *Daylight/ shadow*
- *Air quality*
- *Property values*
- *Impact to building design*
- *Impact to neighborhoods*

Outlawing “improper” uses while allowing freedoms



The Equitable Building, today

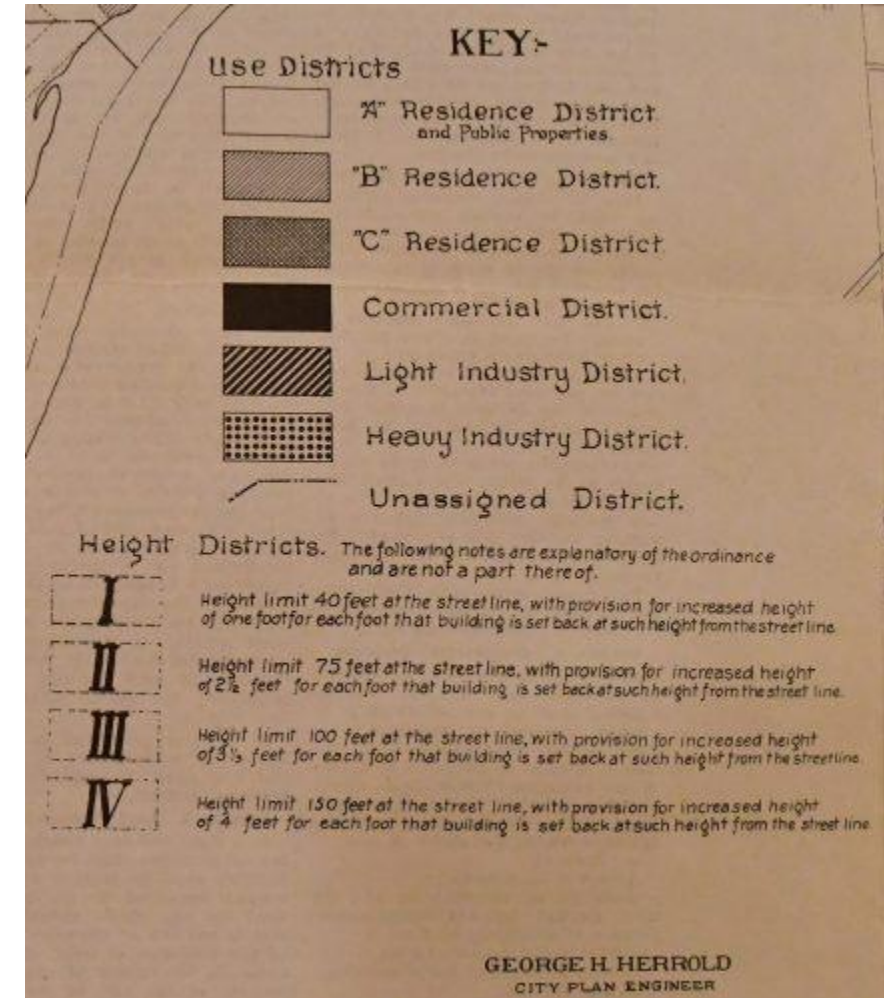


*The Equitable Building, NYC 1915
38 stories totaling 555'*

Brief History of Zoning

IN THE UNITED STATES

- **1871** Chicago fire
- **1885** NYC height-restricting law
- **1886** Anti-laundromat attempt in San Francisco
- **1909** Los Angeles limitations
- **1909** Supreme Court ruling related to events in Boston
- **1915** NYC "Equitable Building" and lawsuit
- **1917** Nation's first comprehensive zoning code, in NYC
- **1924** Standard State Zoning Enabling Act – model code



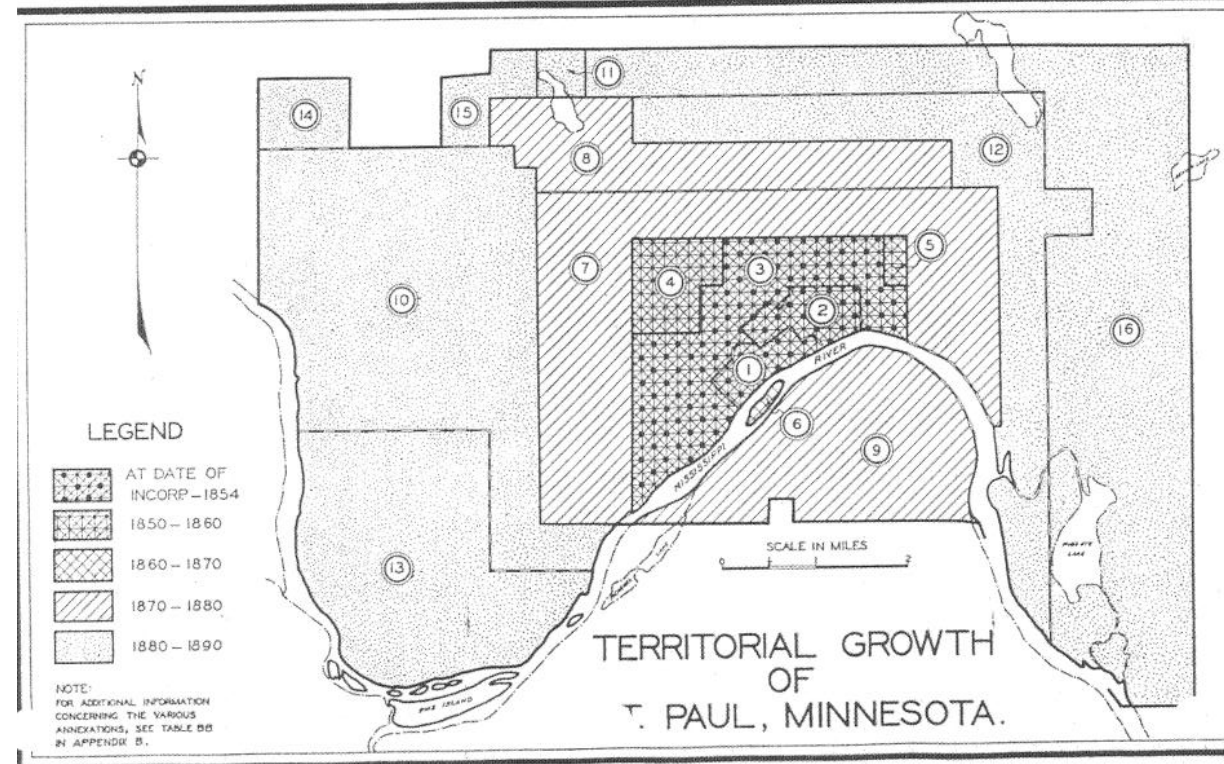
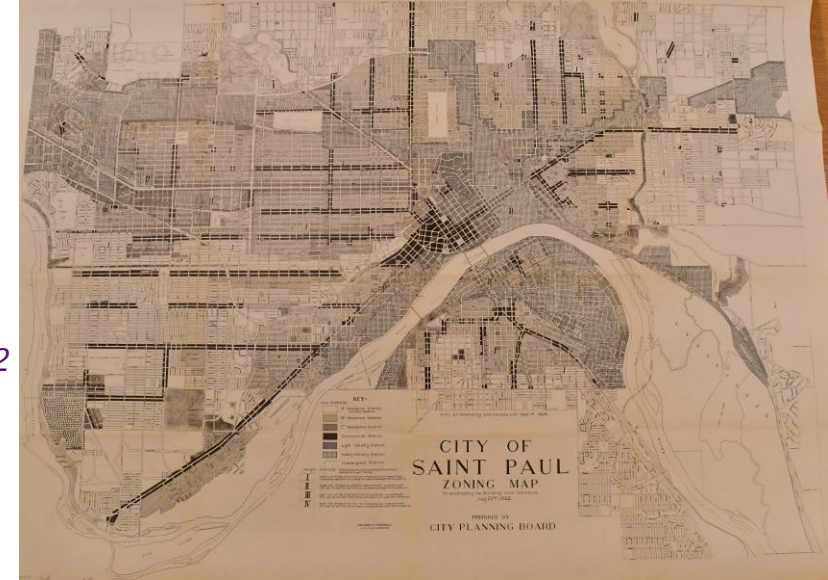
St Paul 1922 Zoning map legend

Brief History of Zoning

SAINT PAUL, MN

- 1880 – Individuals and developer activity
- 1922 – First comprehensive zoning code
- 1965 – State-wide Planning Act
- 1975 – **(17)** Neighborhood council districts
- 1990 – District plans
- 2004 – New “T” zones for more mixed-use
- Today – 2040 Comprehensive Plan, 304pgs

Zoning map, 1922



Saint Paul City Expansion 1854 – 1890

Zoning 101 – Legislated Code

SAINT PAUL, MN

- City ordinances Title VIII. Chapters 60-69.
 - Intent
 - Definitions, impact to other regulations
 - (25) districts
 - (9) overlay districts

The screenshot displays the official website for the City of Saint Paul, Minnesota, specifically the Code of Ordinances. The header includes the city name and a search bar. The main navigation menu on the left lists various parts of the code, with 'PART II - LEGISLATIVE CODE' and 'TITLE VIII - ZONING CODE' highlighted. The right side of the page shows a list of sections under Title VIII, including Chapter 60 (General Provisions) and Article I (General Provisions), with links to specific sections like 'Sec. 60.101. - Short title' and 'Sec. 60.102. - Authority'.

Saint Paul, Minnesota

Search or jump to

[St. Paul, Minnesota - Code of Ordinances](#) / [PART II - LEGISLATIVE CODE](#) / [TITLE VIII - ZONING CODE](#)

VERSION: **FEB 10, 2026 (CURRENT)**

CODE OF ORDINANCES OF THE CITY OF SAINT PAUL, MINNESOTA

SUPPLEMENT HISTORY TABLE **modified**

- › PART I - CITY CHARTER
- ▼ **PART II - LEGISLATIVE CODE**
 - › Title I - GENERAL PROVISIONS
 - › Title II - CITY MANAGEMENT AND ADMINISTRATION
 - › Title III - ENFORCEMENT AND APPEAL
 - › Title IV - TAXES
 - › Title V - ELECTIONS
 - › Title VI - BUILDING AND HOUSING
 - › Title VII - FIRE CODE
 - ▼ **TITLE VIII - ZONING CODE**
 - › Chapter 60. - Zoning Code—General Provisions and Definitions

< [Sec. 58.06. - Penalty.](#)

TITLE VIII - ZONING CODE

[Chapter 60. - Zoning Code—General Provisions and Definitions](#)

[ARTICLE I. - 60.100. GENERAL PROVISIONS](#)

- [Sec. 60.101. - Short title.](#)
- [Sec. 60.102. - Authority.](#)
- [Sec. 60.103. - Intent and purpose.](#)
- [Sec. 60.104. - Construction of language.](#)
- [Sec. 60.105. - Scope of regulations.](#)
- [Sec. 60.106. - Essential services.](#)
- [Sec. 60.107. - Voting place.](#)
- [Sec. 60.108. - Requirements declared void.](#)
- [Sec. 60.109. - Other city, local, regional or state law.](#)
- [Sec. 60.110. - Reasonable accommodation.](#)
- [Sec. 60.111. - Private easements or covenants.](#)
- [Sec. 60.112. - Severability.](#)
- [Sec. 60.113. - Vested right.](#)

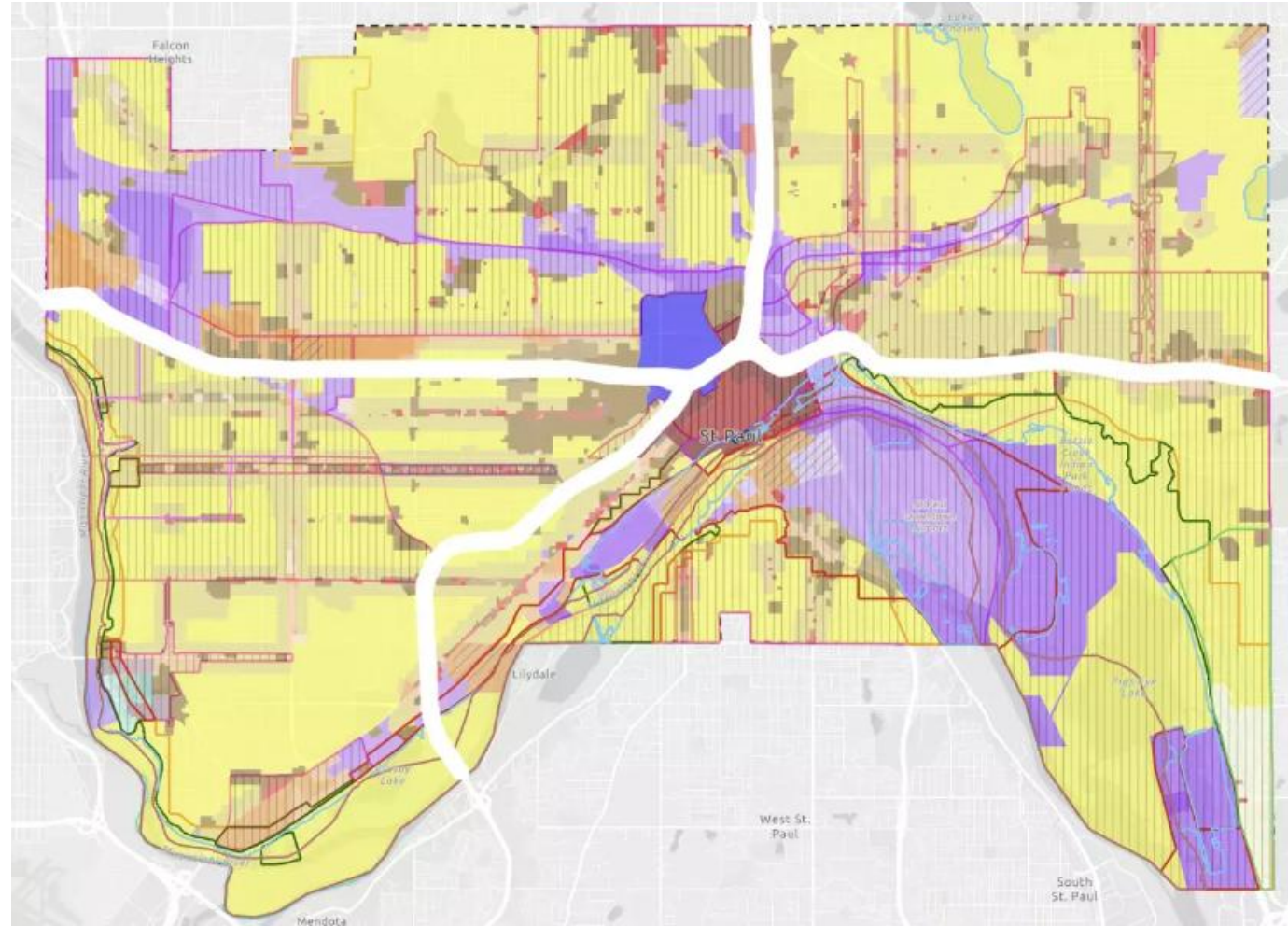
[ARTICLE II. - 60.200. GENERAL DEFINITIONS](#)

- [Sec. 60.201. - General definitions.](#)
- [Sec. 60.202. - A.](#)

Zoning 101 – How it's Organized

SAINT PAUL, MN

- Zoning districts
- Overlay districts
- Within each district:
 - *Permitted uses*
 - *Conditionally permitted uses*
 - *Not allowed uses*



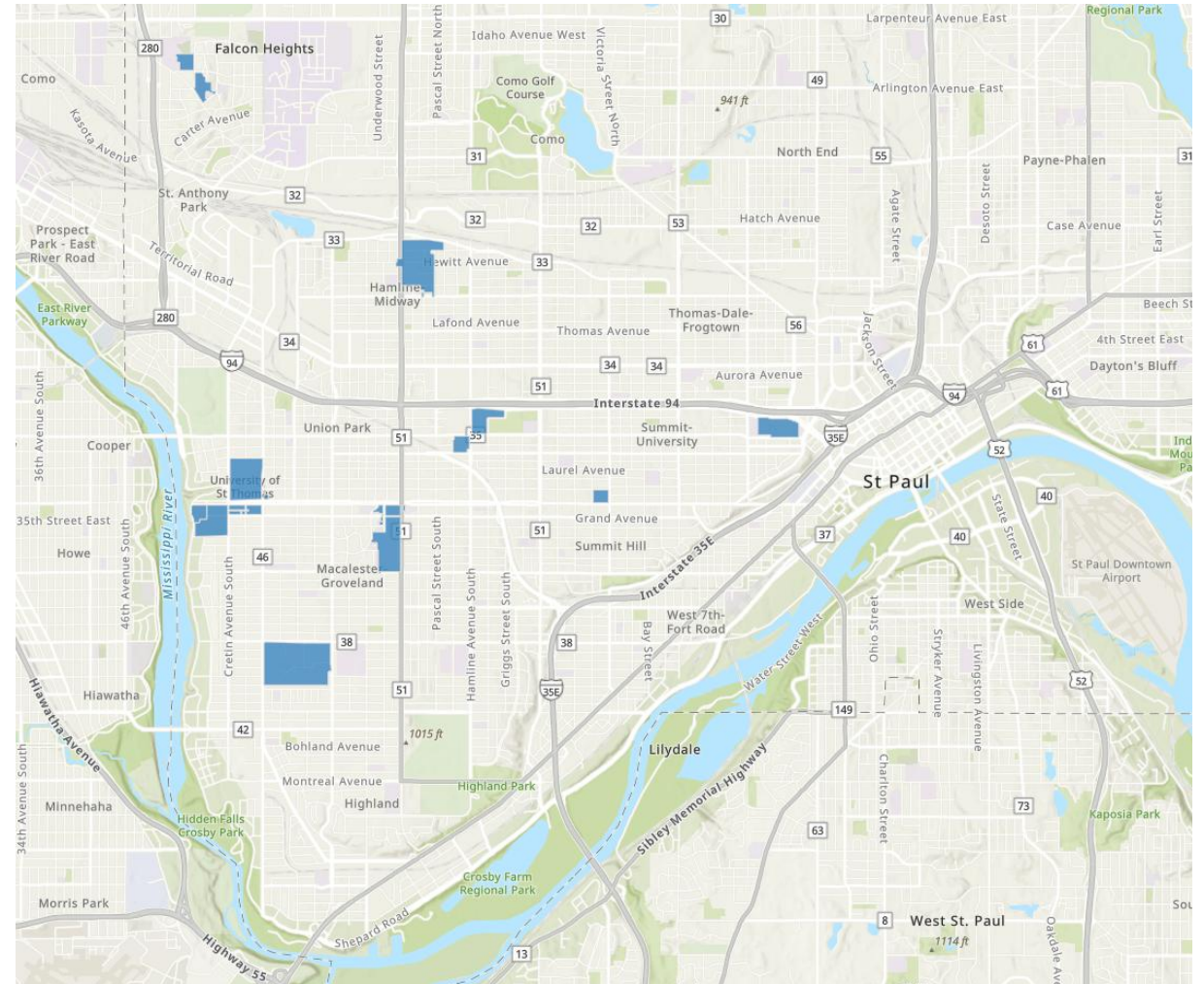
Current Zoning Map



Universities & Colleges with a CUP

SAINT PAUL, MN

- Zoning Code requires colleges & universities in Residential Districts to obtain a CUP.
- Colleges & Universities in St Paul with a current CUP:
 - St. Thomas
 - Macalester College
 - Concordia University St Paul
 - Hamline University
 - Mitchell Hamline
 - St Catherines University
 - Luther Seminary
 - Saint Paul College



Typical CUP

CITY OF ST. PAUL CONDITIONAL USE PERMIT



SAINT PAUL
MINNESOTA

I Want To... ▾

Parks & Rec ▾

Residents ▾

Businesses ▾

Departments ▾



Safety and Inspections



What We Do

Who We Are

Our Services

Report a Concern ▾

Building and Construction ▴

Construction Permits and Inspections ▾

Planning Your Project ▾

Zoning Permits and Land Uses ▾

Zoning Appeals and Variances ▴

Conditional Use Permit

Administrative Review (Appeal)

Determination of Similar Use

Rezoning

Change of Non-Conforming Use

General Information

Conditional uses are permitted uses (of land and/or buildings) within zoning districts that are subject to additional requirements; they require permit per the zoning code. The [Planning Commission](#) has the authority to issue Conditional Use Permits. The Planning Commission's [Zoning Committee](#) holds a public hearing for conditional use permits, and makes a recommendation to the Planning Commission for a final vote. Public hearing notices are mailed at least ten days prior to property owners within 350 feet of the property seeking a conditional use permit. Notice is also sent to the area's [District Council](#). In addition, notices about all conditional use cases are published in the Saint Paul Legal Ledger on Mondays, 10 days before the public hearing. Notices can be searched by property address and viewed by visiting [Twin Cities MarketPlace - Legals](#).

The Zoning Committee holds public hearings every other Thursday. The hearings start at 3:30 pm in City Council Chambers on the third floor of the City Hall/ Courthouse. **It is essential that the applicant or their representative attend the hearing.** At the public hearing, the Zoning Committee hears a staff report and recommendation based on the review of the special conditions required by the zoning code, hears public testimony and makes a recommendation on the request. The Planning Commission receives the recommendation of their Zoning Committee at its next meeting, 8:30 am on the Friday of the following week, when they approve or deny the application. This is a public meeting but no public testimony can be heard.

Code Requirements

In addition to meeting all conditions listed under a specific use, there are general conditions that must be met for all Conditional Use Permits as follows:

- The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.
- The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
- The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
- The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The Planning Commission may impose such reasonable conditions and limitations in granting an approval as are determined to be necessary to fulfill the spirit and purpose of the zoning code and to protect adjacent properties. Conditions may be modified by the Planning Commission when strict application of such conditions would unreasonably limit or prevent the otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.

CUP General Requirements

DIRECT QUOTE FROM CITY WEBSITE

"In addition to meeting all conditions listed under a specific use, there are general conditions that must be met for all Conditional Use Permits as follows:

- The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan, and any applicable subarea plans which were approved by the city council.
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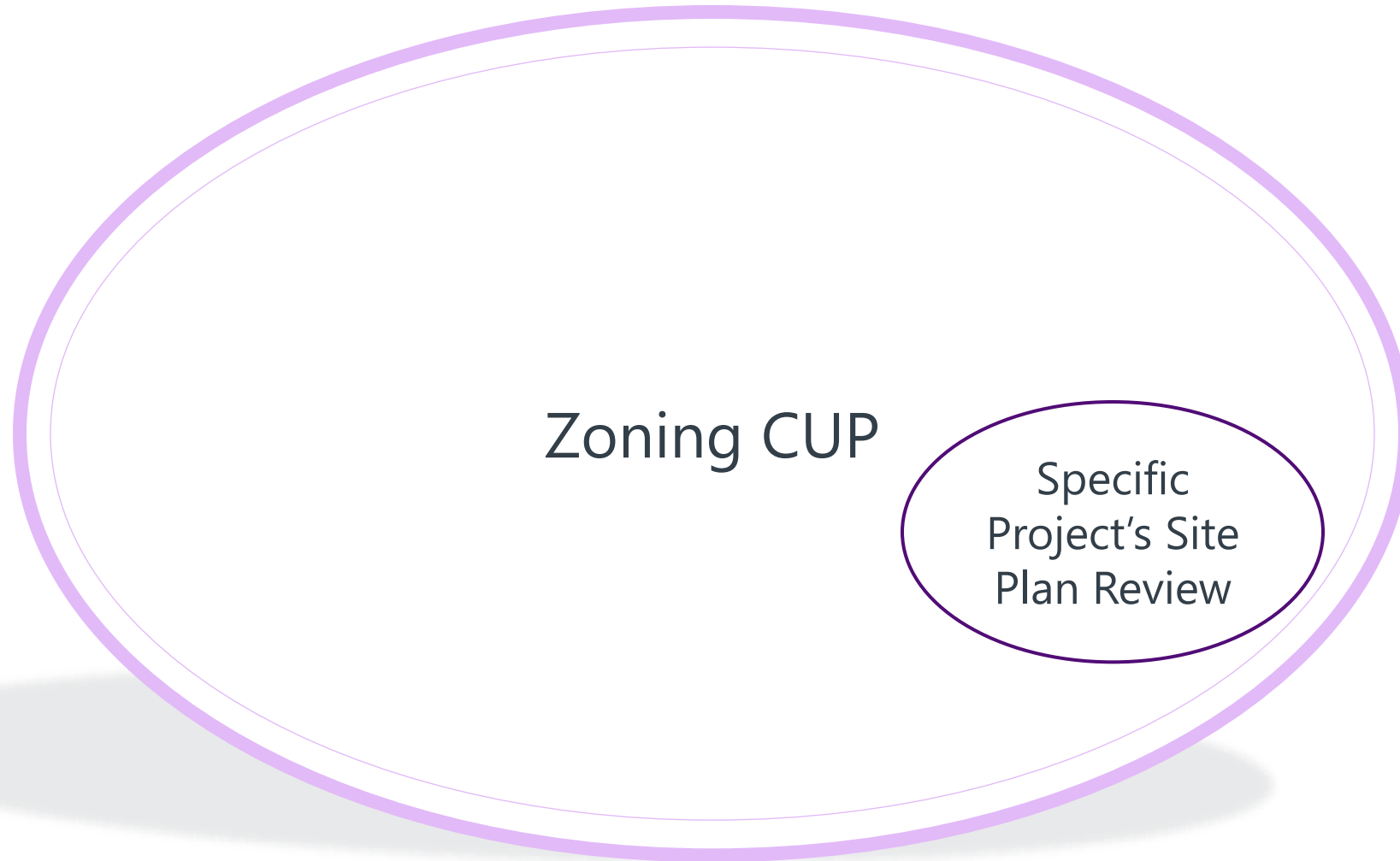
"A zoning staff person will visit the site to take photos which will be shown at the public hearing.

If the conditional use permit is granted, an inspection is made as part of the building permit or license for the project.

If a use established by a Conditional Use Permit fails to comply with any conditions of the permit, the Planning Commission may, after a public hearing, revoke the permit and require that the use be discontinued."

CUP vs Site Plan Review

COMPARISON



Site Plan Review Process

SAINT PAUL, MN

- **Required for...** any new project or addition over 4-unit residential, even 1-2 family on large lots, parking lots over 10,000sf.
- **Application must include...** project description, Certified civil engineering survey, demolition plan, erosion control plan, site layout and paving plan, grading plan, utility plan, landscaping plan, architectural/building plans, stormwater plan, travel/traffic plan, and fee. Sometimes additional exhibits

The screenshot displays the Saint Paul Minnesota website's navigation and content for the Site Plan Review process. The top navigation bar includes the city logo, name, and links for 'I Want To...', 'Parks & Rec', 'Residents', 'Businesses', and 'Departments'. A left sidebar menu lists various permit categories, with 'Building and Construction' expanded to show 'Construction Permits and Inspections', 'Electronic Plan Review' (selected), and other categories. Under 'Electronic Plan Review', 'Site Plan Review' is highlighted. The main content area features an 'Overview' section explaining the Site Plan Review (SPR) process and a 'Process' section with two steps: '1. Preliminary Meeting (Recommended, but optional)' and '2. Submit Your Application'. A blue button at the bottom right reads 'Get Ready to Apply in PAULIE'.

SAINT PAUL MINNESOTA

I Want To... ▾ Parks & Rec ▾ Residents ▾ Businesses ▾ Departments ▾

Building and Construction ▾

- Construction Permits and Inspections ▾
 - Building Permits & Inspections ▾
 - Electrical Permits & Inspections ▾
 - Electronic Plan Review** ▾
 - Building Plan Review
 - Site Plan Review**
 - Using Electronic Plan Review
 - Electronic Plan Review Submission Guidelines
 - Electronic Plan Review FAQs
- Elevator Permits & Inspections ▾
- Fire Engineering
- Mechanical Permits & Inspections ▾
- Plumbing/Gas Permits & Inspections ▾

Overview

Site Plan Review (SPR) and the approval process is generally for one- and two-family dwelling developments, or parking lot reconstructions that involve grading or the erection or enlargement of any building except for one- and two-family dwelling units and including the list of development types specified in Zoning Ordinance. Regulations regarding Site Plan Review are found in [Section 61.01](#).

A site plan must be submitted to and approved by the planning commission before any grading or the erection or enlargement of any building except for one- and two-family dwelling units and including the list of development types specified in Zoning Ordinance. Regulations regarding Site Plan Review are found in [Section 61.01](#).

Process

- 1. Preliminary Meeting (Recommended, but optional)**
 - When your design team is ready to apply, you may schedule a preliminary meeting with city staff to review the requirements for a complete application.
 - Please note: staff cannot provide detailed plan review until a complete application is submitted.
 - To request a prelim meeting, email [SitePlanReview@stpaulmn.gov](#).
- 2. Submit Your Application**
 - All site plans are reviewed electronically through [PAULIE](#).
 - Review the [Site Plan Review Application Submission Requirements](#) and [Site Plan Review Application Submission Checklist](#) are required.

Get Ready to Apply in PAULIE

Site Plan Review Steps

SAINT PAUL, MN

1. Pre-application meeting with City Staff (optional)
2. Application submitted
3. City staff review and comment
4. Site Plan review meeting
5. Conditional Approval Letter issued – *window to appeal opens*
6. Plan updates and re-submittal
7. Final Site Plan approval
8. Building Permit issuance (after building code review process)

B|W|B|R

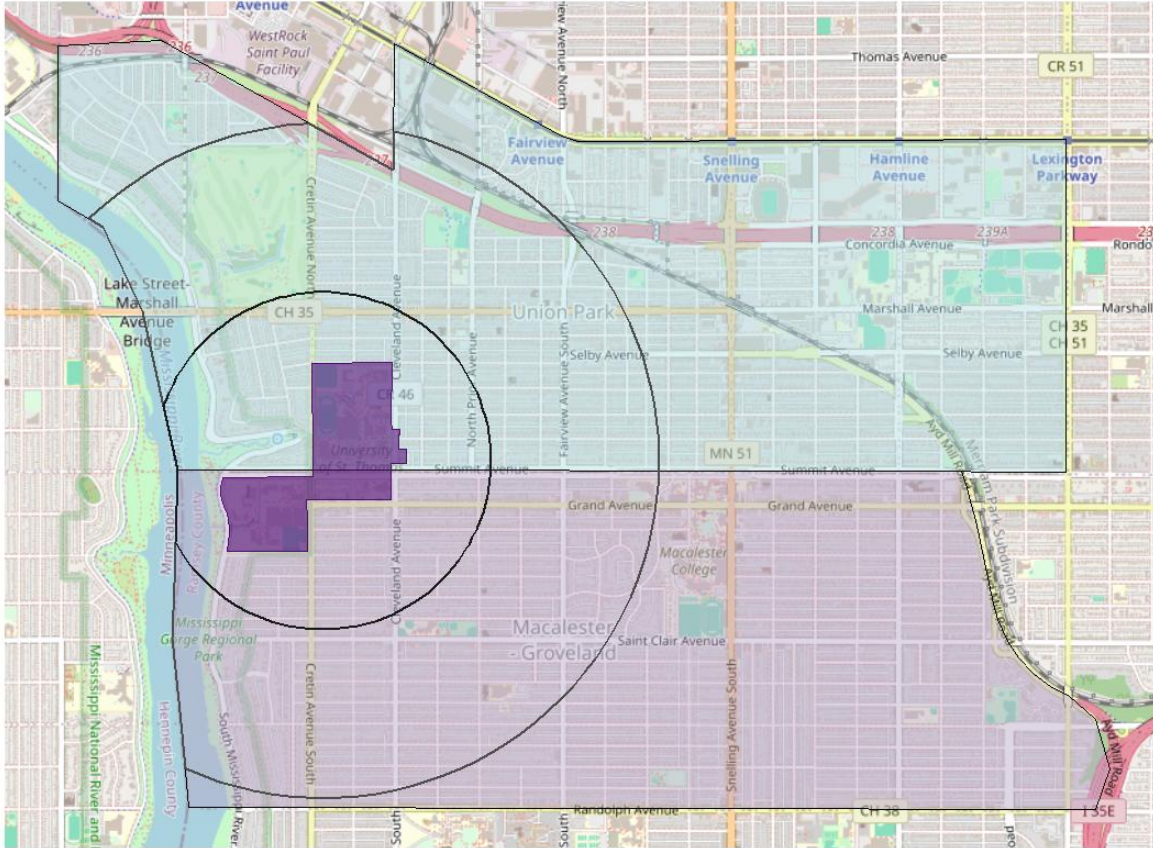
UST CUP NEIGHBORHOOD SURVEY

May 2026

Survey Orientation

- **Survey Purpose:**
 - *Evaluate community sentiment regarding potential future UST development*
- **Distribution:**
 - *Information mailed to nearby households*
 - *Shared with district councils*
 - *Emailed to neighbors*
 - *Available on UST website*
- **1,284 Respondents:**
 - *Most questions had > 1,000 responses (low missingness)*
 - *Median duration time of 15.1 minutes*

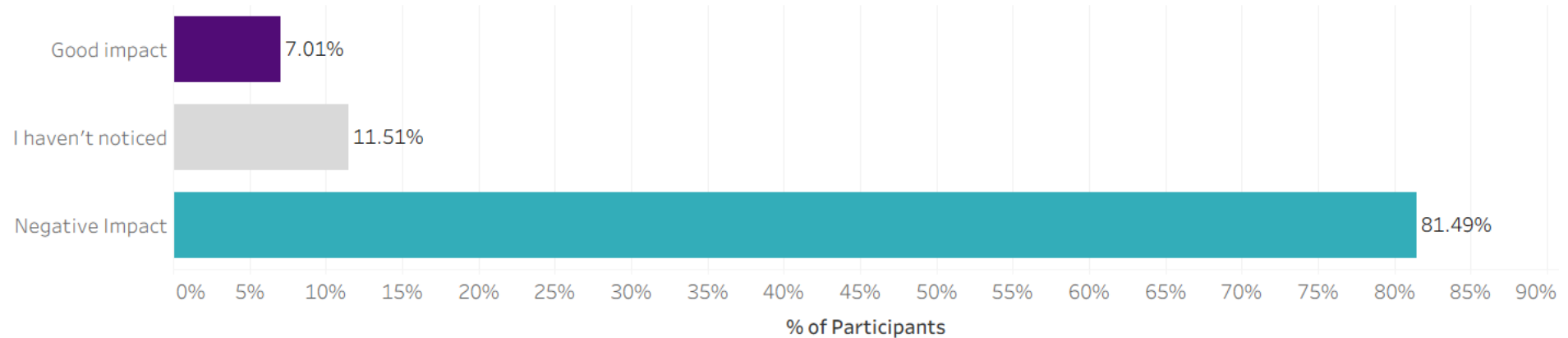
Respondent Characteristics



- Neighborhood Breakdown:
 - **50%** live in Macalester-Groveland
 - **34%** live in Union Park
- Proximity to UST Campus:
 - **64%** live within 0.5 mile of campus
 - **86%** live within 1 mile of campus
- Additional characteristics:
 - **47%** have lived in the neighborhood for over 16 years
 - **~75%** over the age of 40
 - **90%** are homeowners
 - **5%** live on Summit Avenue

Development Impact

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

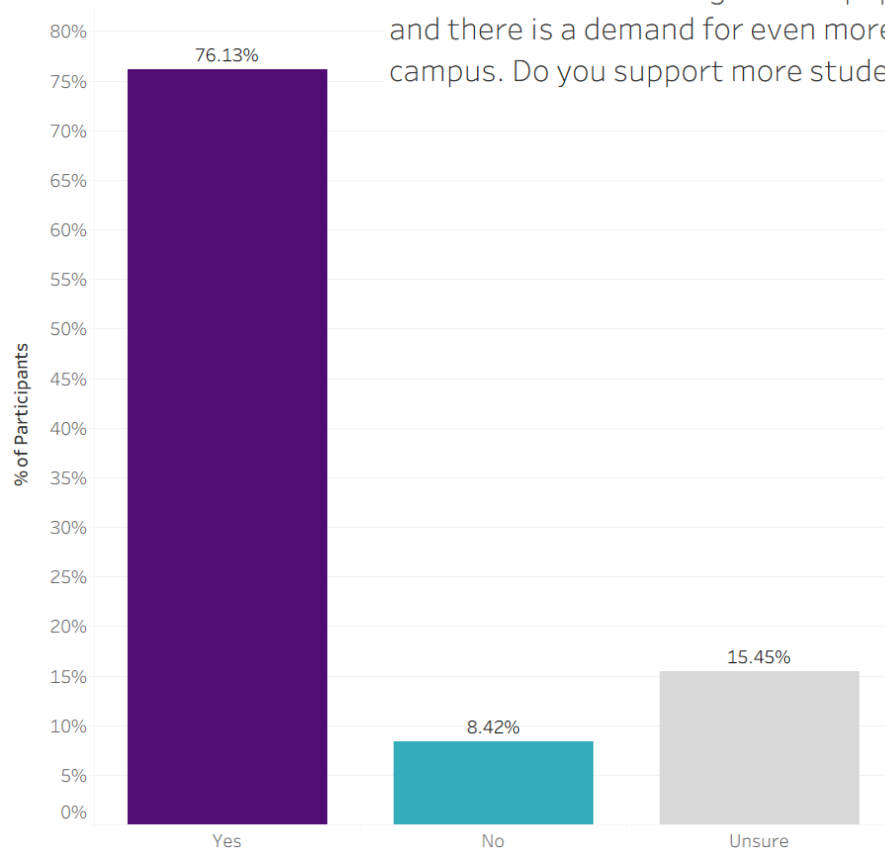


Quotes:

- *"The private developments are out of character and scale to the lots they are going on. Too much density on streets other than Grand Ave."*
- *"Lowers property values, more congested parking."*
- *"My real reaction is mixed. I have noticed, and I think some developments (on arterial streets like Marshall) have been well-done and fairly positive. But some are absolutely poorly built and poorly managed on residential streets and are deeply negative in impact."*

Support for On Campus Housing

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?

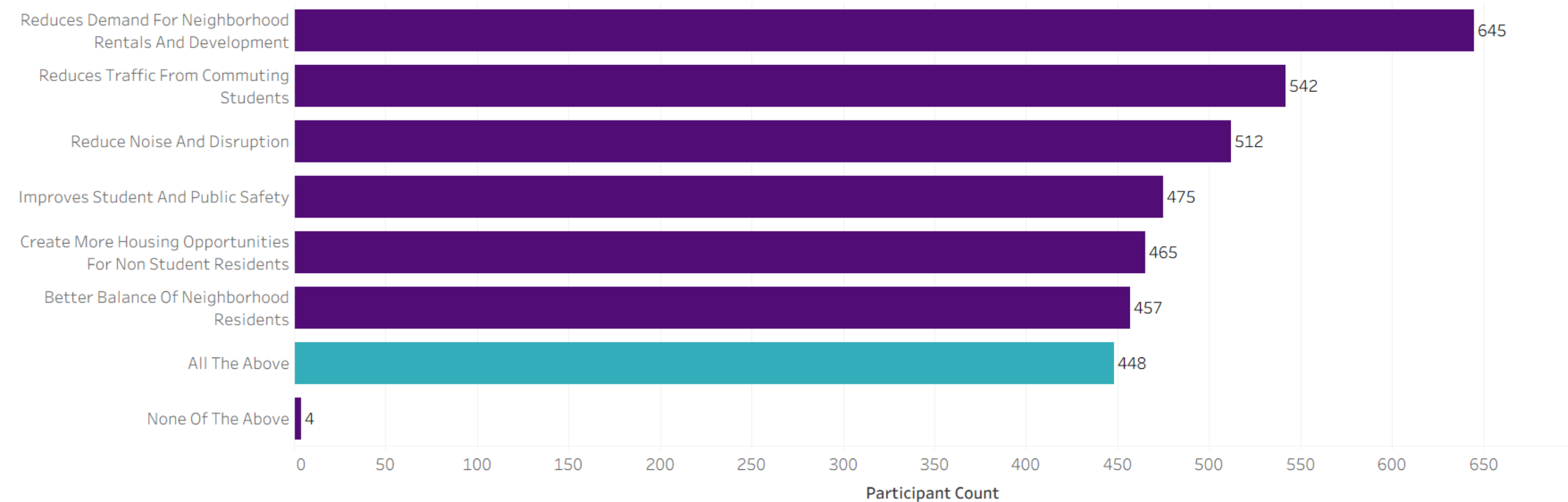


Quotes:

- *"Yes, I think it reduces strain on neighborhood rentals and gives students somewhere reliable and close to campus to live."*
- *"I'm all for a healthy community/neighborhood - if the students are living off-campus or if they are living on-campus; as long as they are visiting local businesses - I'm happy!"*

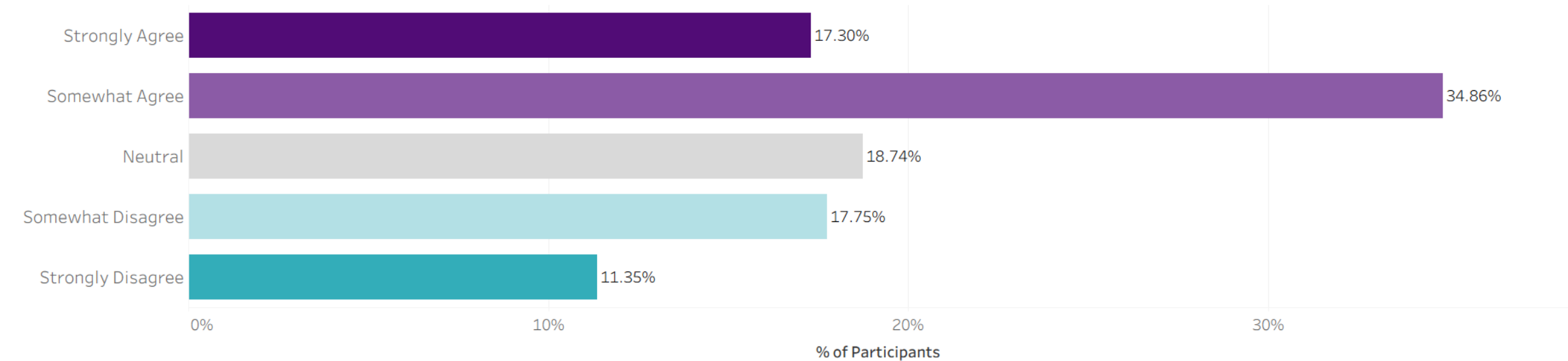
On Campus Housing Benefits

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



Size and Scale of UST Buildings

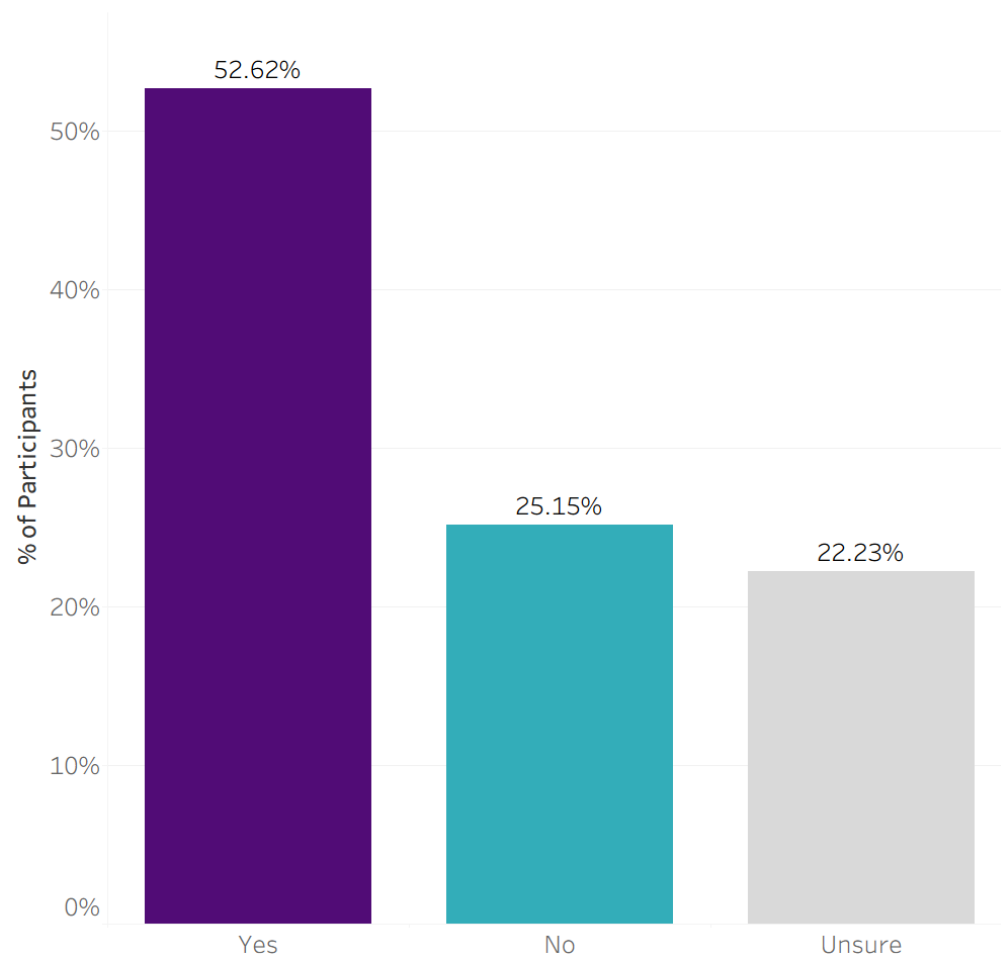
The size and scale of current St. Thomas academic buildings fit within the character of Summit Avenue?



52% of respondents agree or strongly agree

Anderson Parking Facility Height

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?

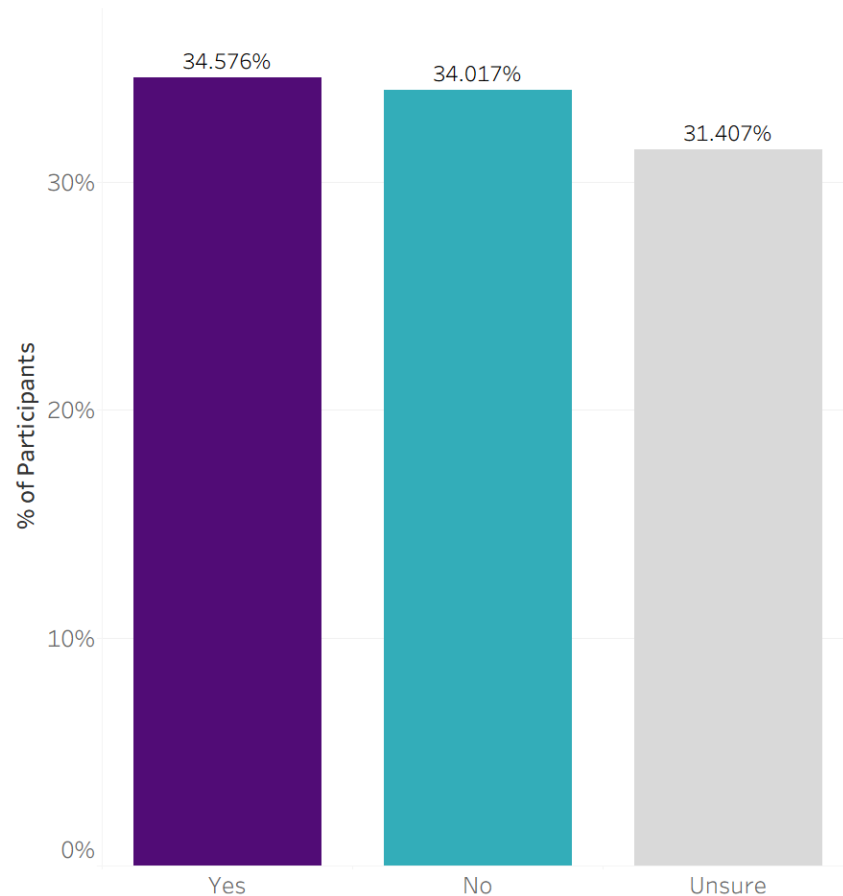


Quotes:

- *"Although I hate to encourage driving. If you have to add parking, this is a good place to do it."*
- *"Two additional levels seems like a lot, but it would be helpful to see a rendition and know how many feet that would be. It would also be helpful to consider this proposal AFTER knowing how many spaces could be gained by an underground parking facility in mid campus."*
- *"If it prevents another parking structure or surface lots."*

Temporary Surface Lot Support

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?

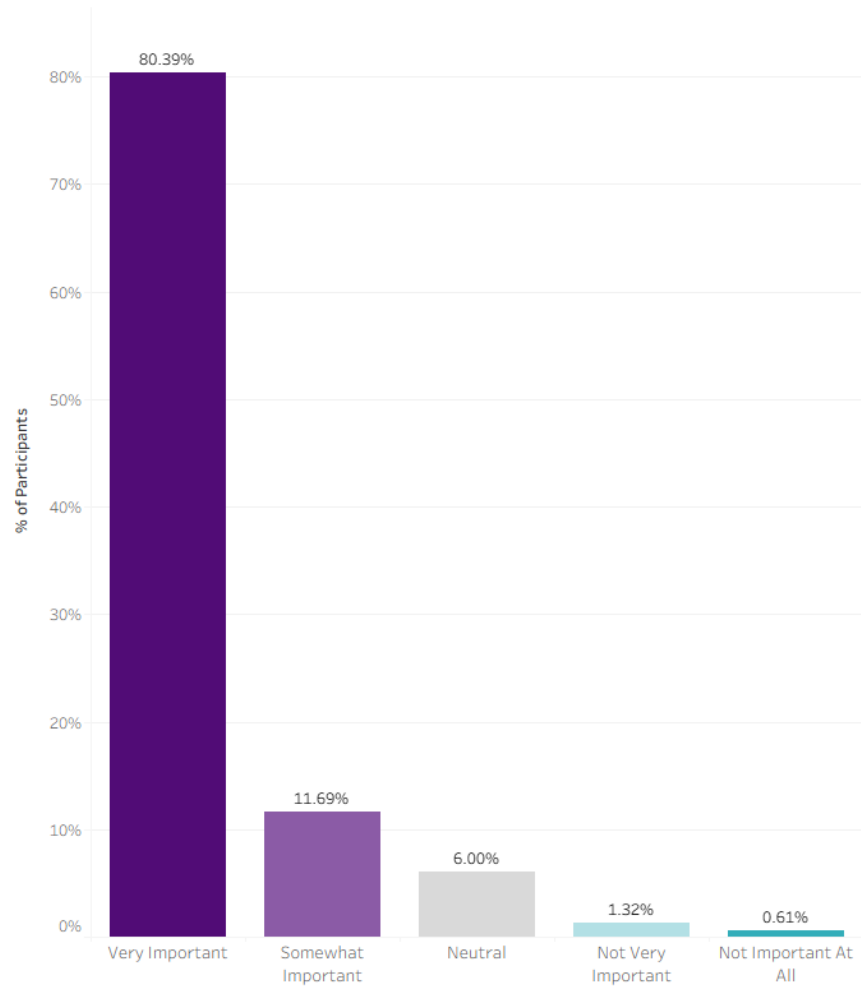


Quotes:

- *"Pushes off an overall solution."*
- *"Temporary could become permanent."*
- *"Please offer options other than increased parking such as incentives for transit and cycling."*
- *"No more asphalt."*

UST Development

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



Important considerations when considering new development:

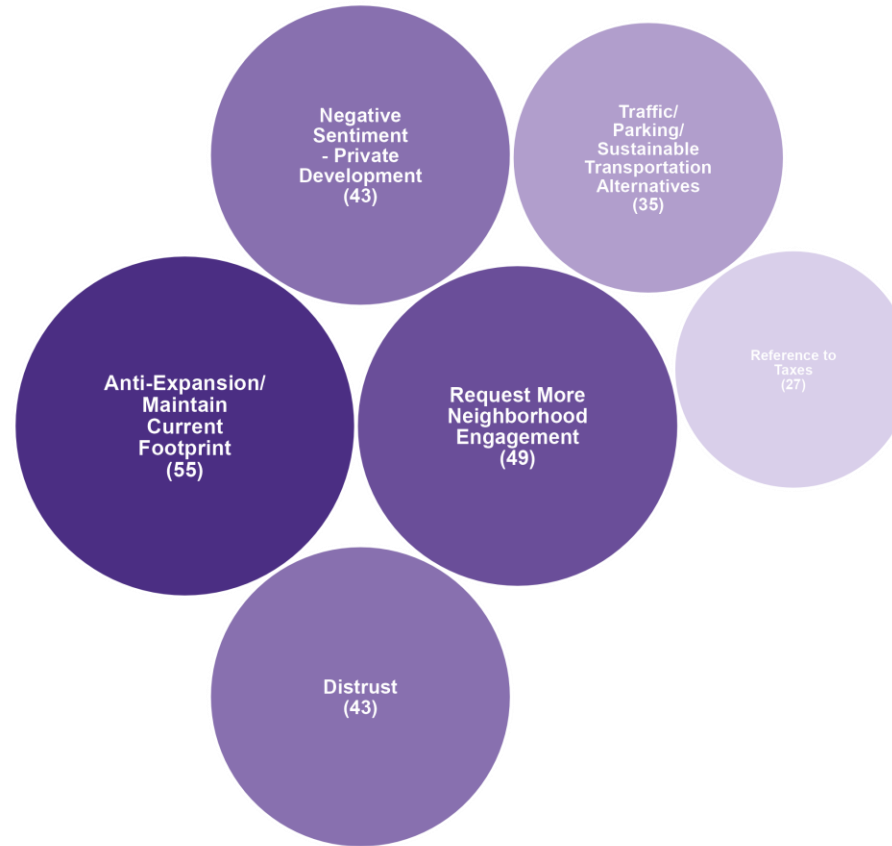
- 1. Traffic and Parking**
- 2. Neighborhood Engagement**
- 3. Campus Boundaries**
4. Height Limits
5. Building Setbacks
6. Sustainability
7. Landscaping and Buffers
8. Community Spaces

Free-Text Themes

- This survey included **14** opportunities for participants to provide free-text/open-field feedback resulting in **~6,000 total free-text responses**.
- For a selection of these questions, a random sample of responses was taken and reviewed to identify general themes and sentiments.
 - The number of responses reviewed for each question was dependent on the question and the apparent variability among responses.
- **95%** of participants provided at least 1 free-text response.
 - **10%** of participants provided 10 or more free-text responses, contributing **~20%** of all free-text data.
- Datasets of all free-text responses have been provided to the University.

Free-Text Themes

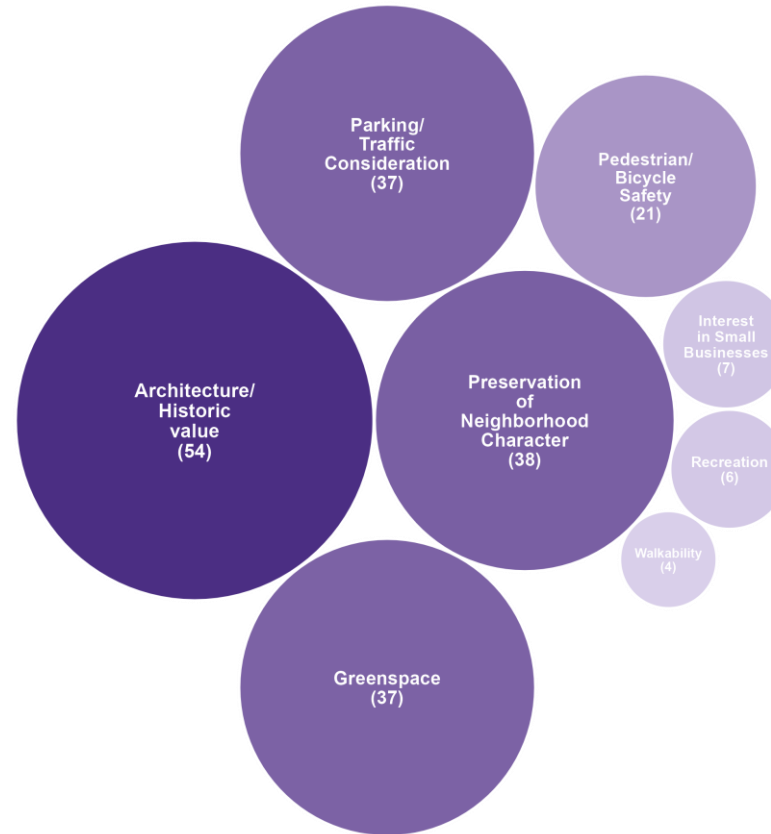
“What else do you want St. Thomas to know about when it comes to campus development?”



**Themes identified and coded using a random sample of 200 open text responses.*

Free-Text Themes

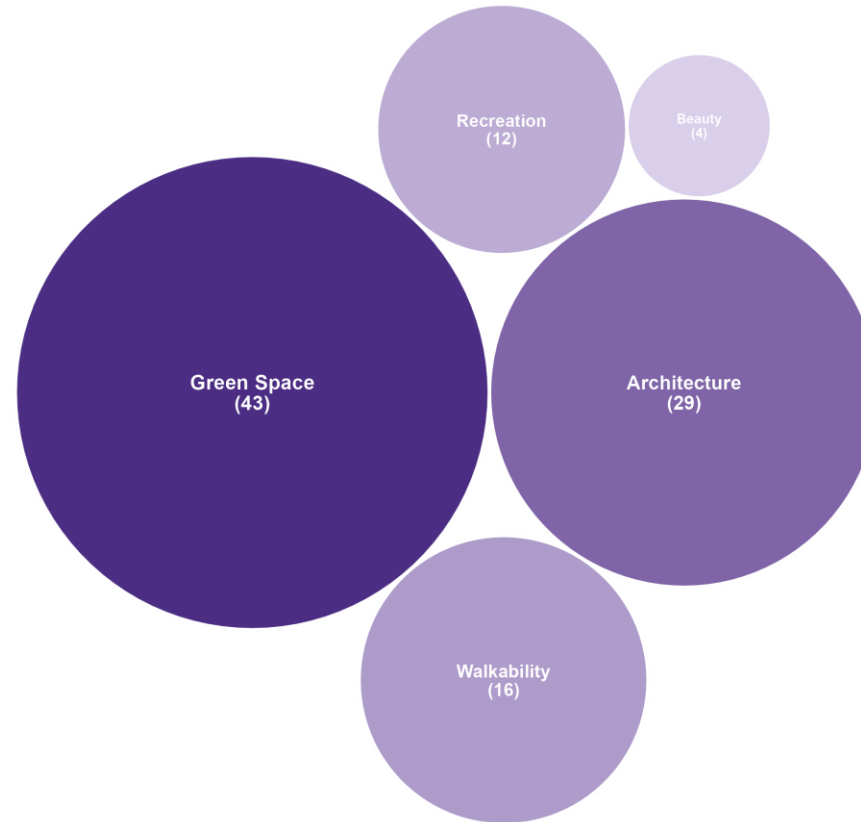
“What should the University consider when developing St Thomas property on Summit Avenue? Please explain.”



**Themes identified and coded using a random sample of 200 open text responses.*

Free-Text Themes

“What do you love about Summit Avenue near the University of St. Thomas campus?”



**Themes identified and coded using a random sample of 100 open text responses.*

General Themes and Takeaways

- There are limited apparent demographic (age, neighborhood, proximity) trends in these data. Many respondents appear to share opinions.
- There is strong community attachment to the current available **greenspace** in the neighborhood, as well as to the architectural identity and **historic homes**.
- **Parking, traffic, and public safety** are major concerns. Residents frequently cite a need to push or incentivize public transit options.
- General support for more **campus housing** to lessen the burden on the neighborhoods.
- A strong negative sentiment exists towards private development and multi-unit buildings targeted at students.
- Concerns about property taxes and preserving City's taxable property base were mentioned in open field responses.
- A desire for stronger **community engagement**, and for development priorities to reflect the mixed-use reality of the neighborhood.



ST THOMAS CURRENT CUP

Stakeholder Groups

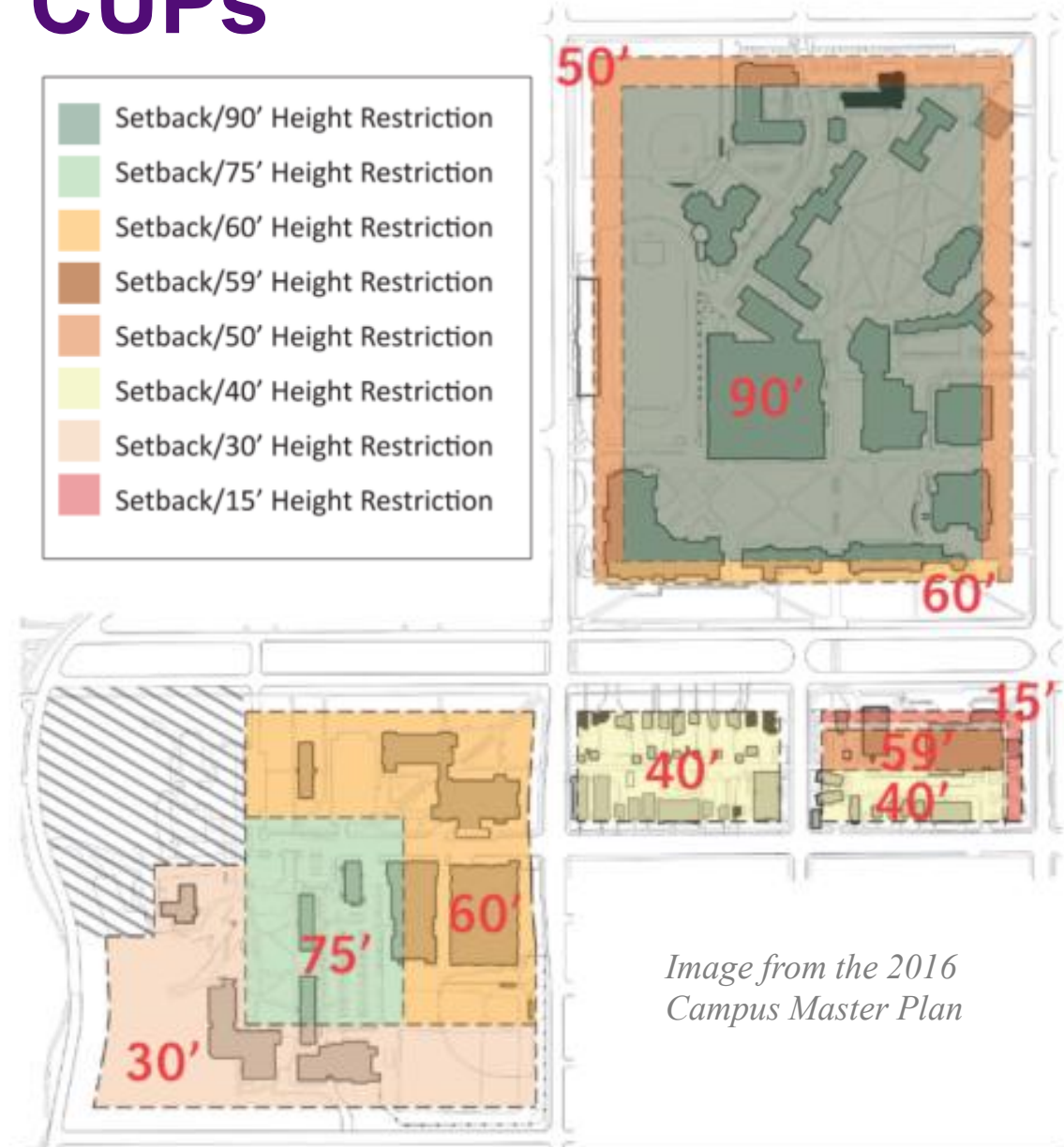


- University of St. Thomas
- City staff, like zoning and planning & economic development staff
- Planning Commission
- City's Heritage Preservation Commission (HPC)
Portion of campus within the West Summit Ave Historical District
- City council
- Mac-Groveland Neighborhood District Council
- Union Park Neighborhood District Council
- Summit Avenue Residential Preservation Association (SARPA)
- West Summit Neighborhood Advisory Council (WSNAC)
- Neighbors and community members

Prevailing St. Thomas CUPs



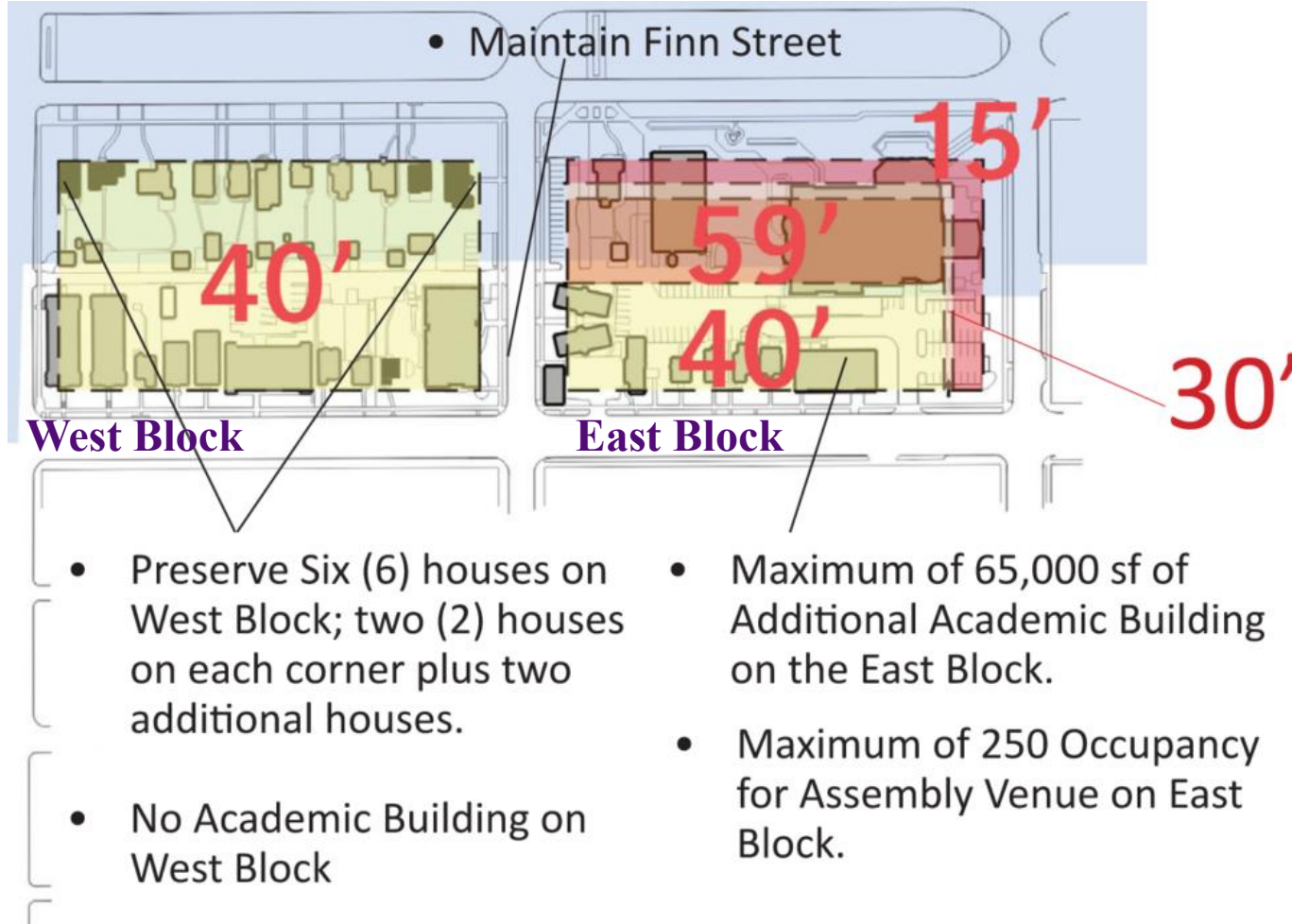
1. 1990 CUP – Original
2. 1995 CUP – Minor modifications to campus boundary & south campus setbacks
3. 2004 CUP – Expanded campus boundary to the west and east blocks



*Image from the 2016
Campus Master Plan*

Diagram of Existing CUP & SCUP Setbacks and Vertical Height Limitations

2004 CUP: Mid Campus



Other Conditions

- Maximum parking allowed on west/east blocks = 590 stalls, underground parking
- Maximum beds allowed on west/east blocks = 475 beds
- Building Heights are defined as absolute, not the same as the city code.
- Limits placed on what students can live on these blocks
- Requires “mansion” style housing along Summit Ave, West Block
- Enrollment cap: 8,750 students
- Keep Finn Street open for 30 years- until 2034
- No property acquisition within 1 mile of campus



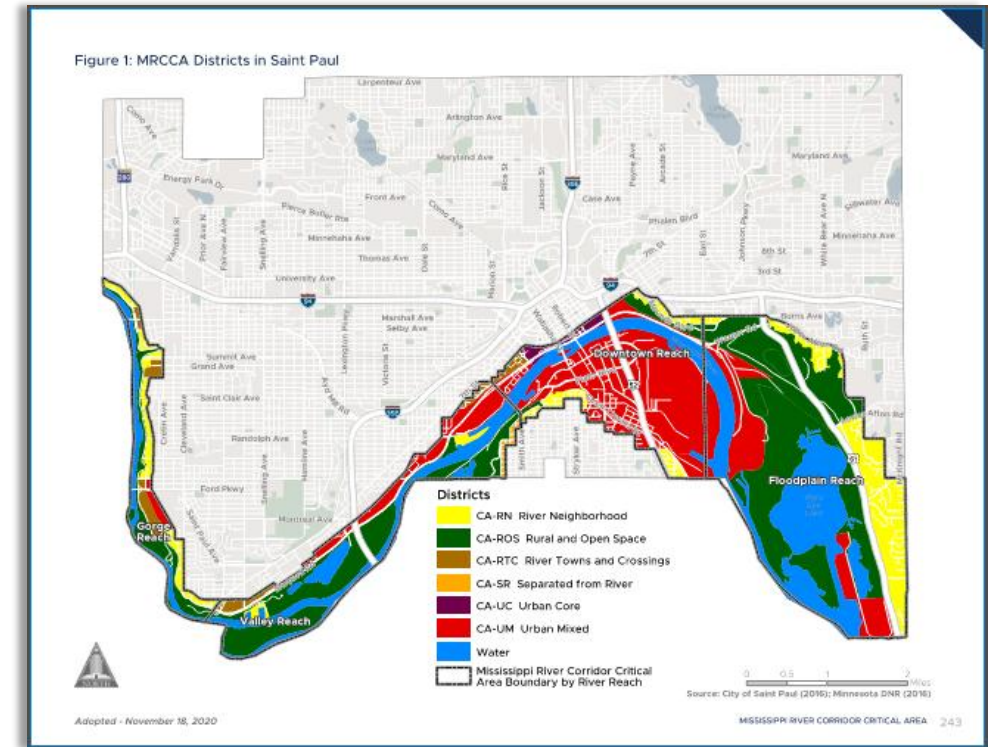
PROPOSED CUP REVISIONS

Proposed Revisions

GENERAL/ ADMINISTRATIVE

- Update into one CUP that replaces all three that currently exist (1990, 1995, and 2004).
- Update per recent legislation: MRCCA.
- Remove all duplicative process items already covered in the Code of Ordinances of the City of Saint Paul or other regulatory agencies.
- Remove all conditions that have already been fulfilled or are no longer relevant.
- Update language around neighborhood advisory council(s). Continue to work with District Councils.
- Remove specific restrictions on property acquisition; defer to the City's established process of review and approval of any boundary expansion.

General goal to be more aligned to typical process and other Universities' process.



2020 MRCCA diagram

Current Recommendation

North Campus

- No proposed changes. Updated diagrams though.

Mid Campus

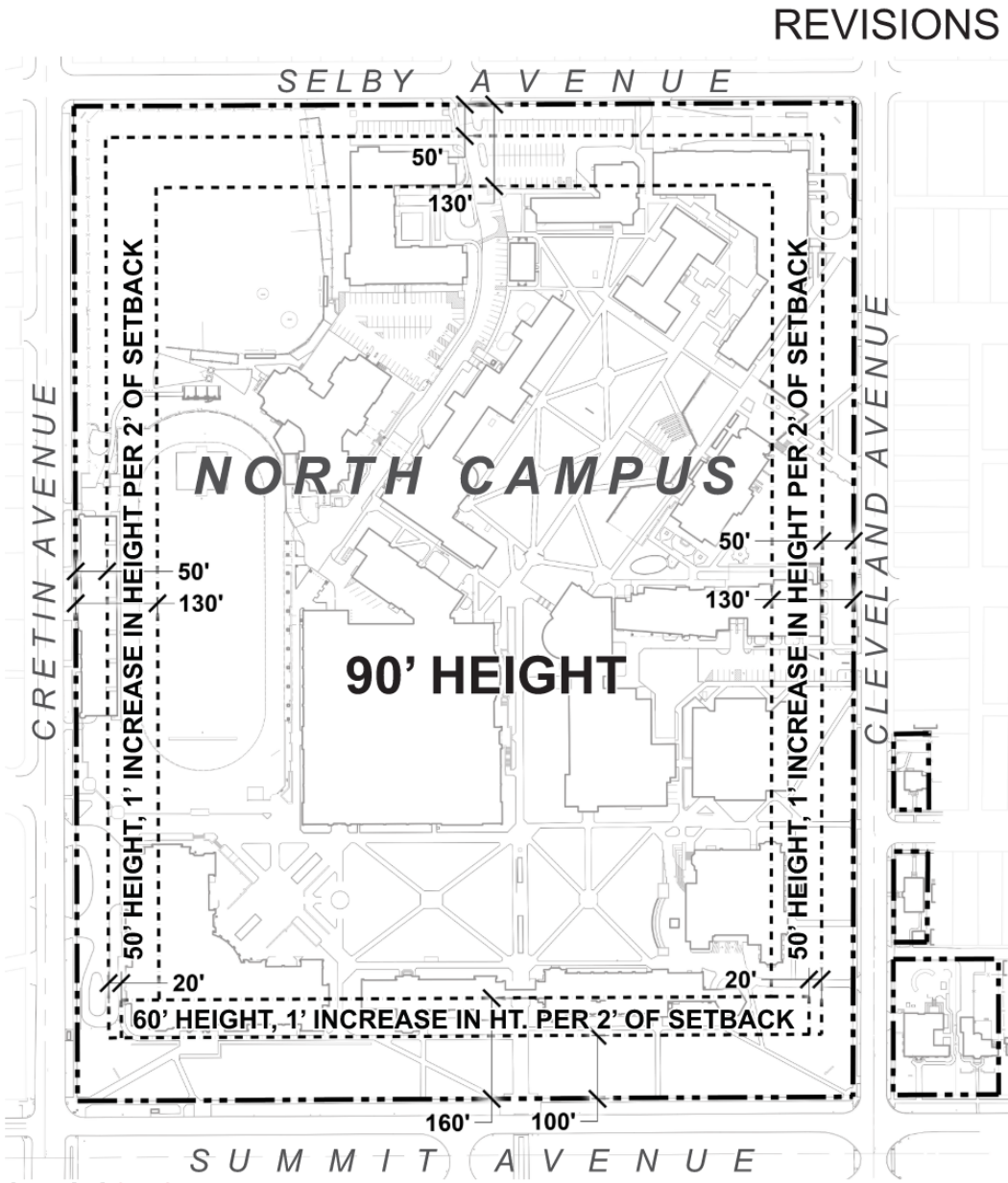
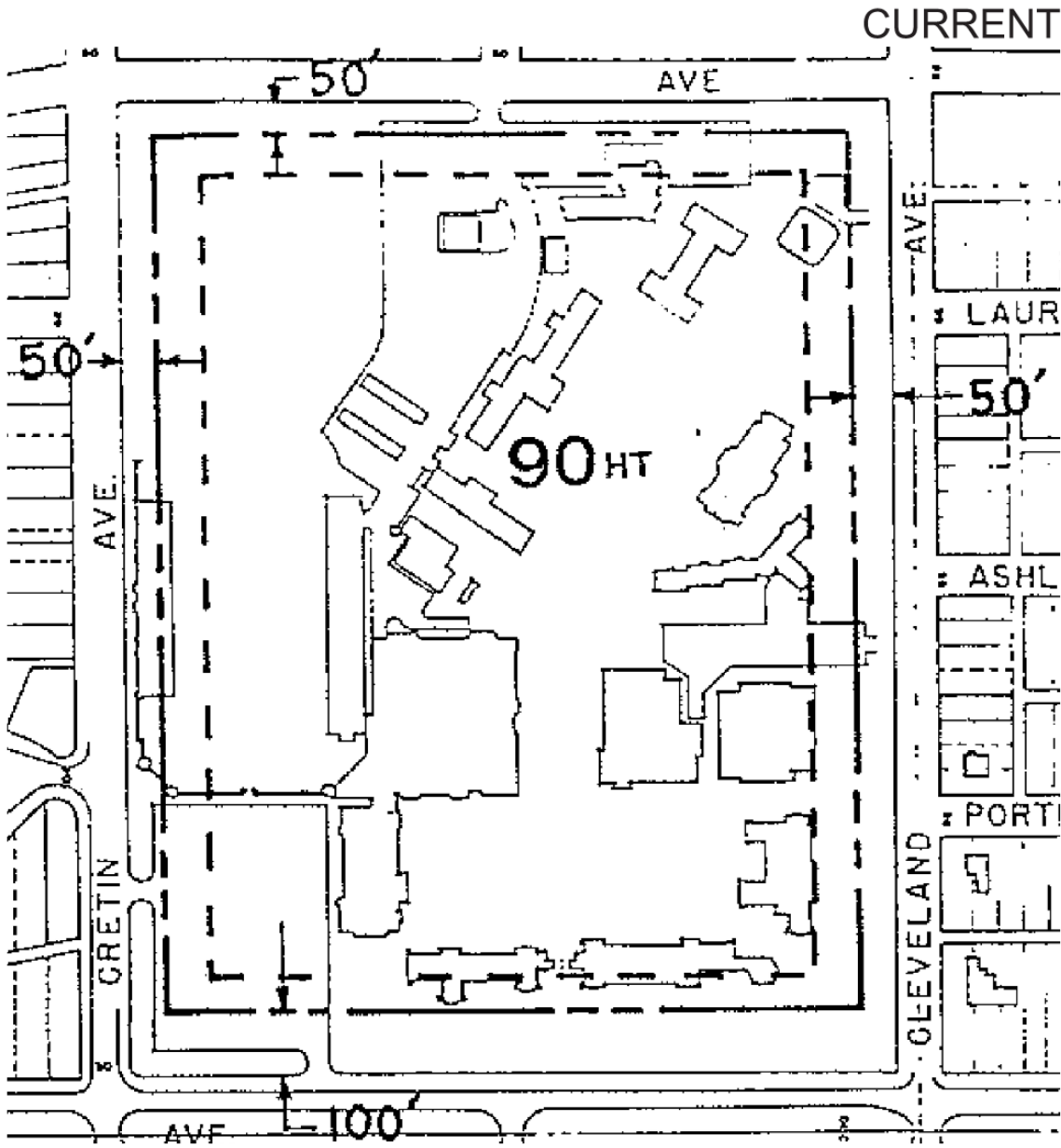
- Revisions to allowable height and setbacks, and Finn Street potential, [see diagrams](#).
- Remove restriction on the type of housing allowed, such as quantity of beds and student class.
- Remove the restriction to maintain six houses on Summit. Would still work with Historic Preservation District on any proposed projects.
- Allow surface parking prior to new construction development.

South Campus

- Revise allowable height and setbacks, [see diagrams](#). Increase for additional 300 parking stalls, revise to match MRRCA.



NORTH CAMPUS COMPARISON



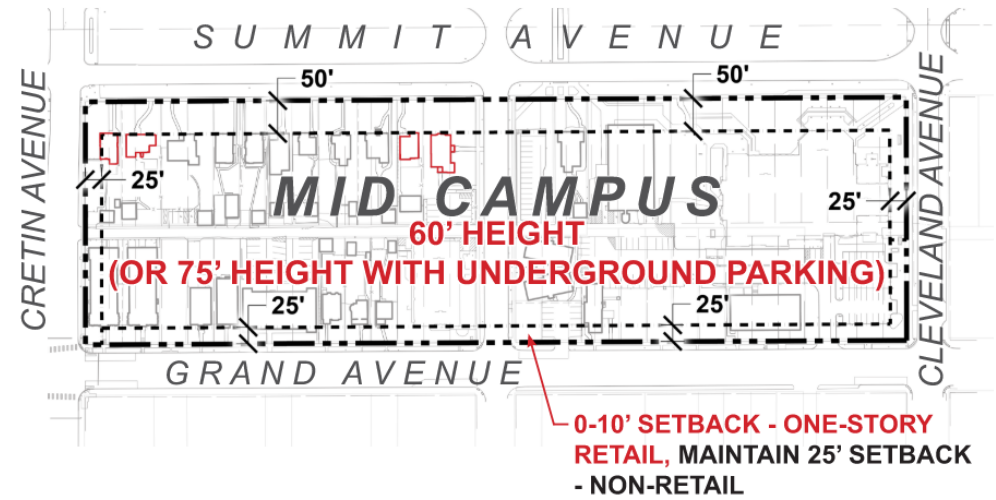
CHANGES (RED):
- NONE

MID CAMPUS COMPARISON

CURRENT



REVISIONS

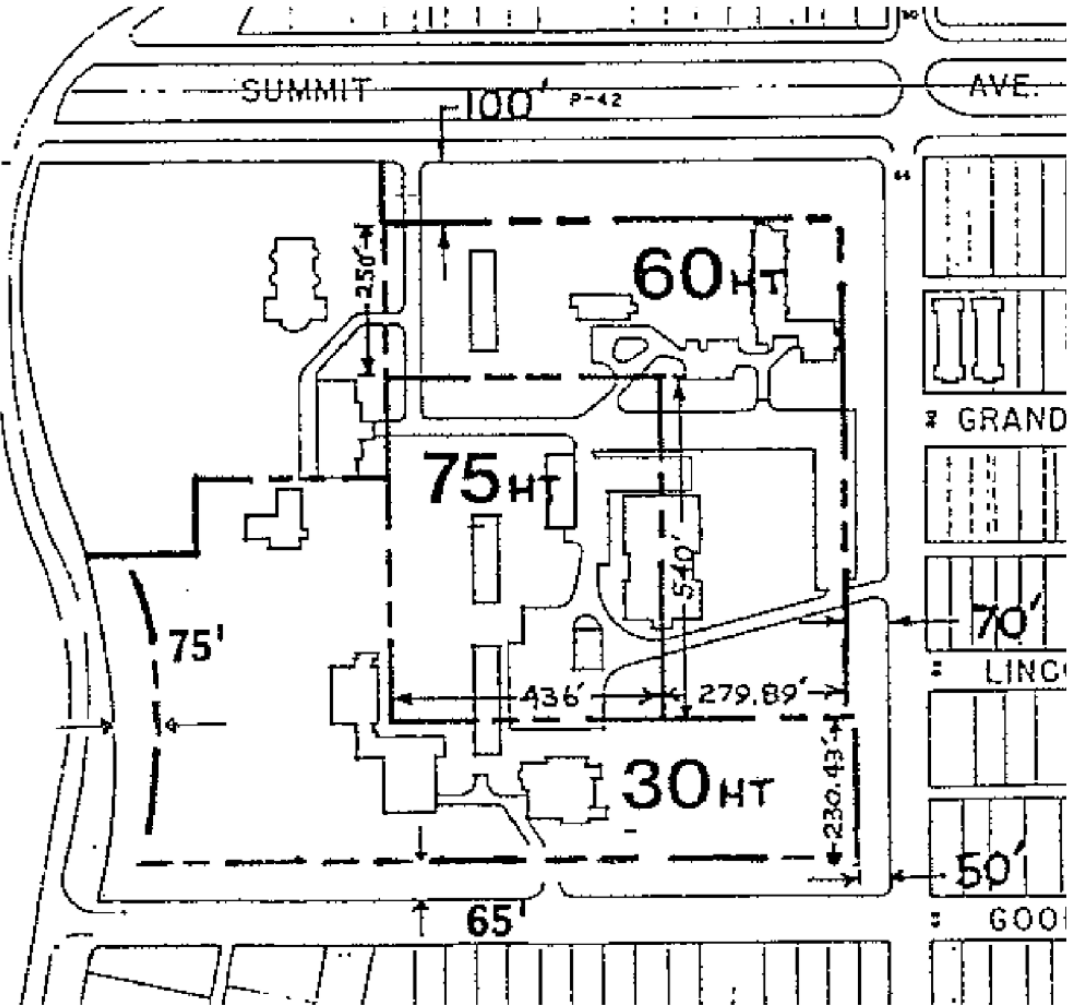


CHANGES (RED):

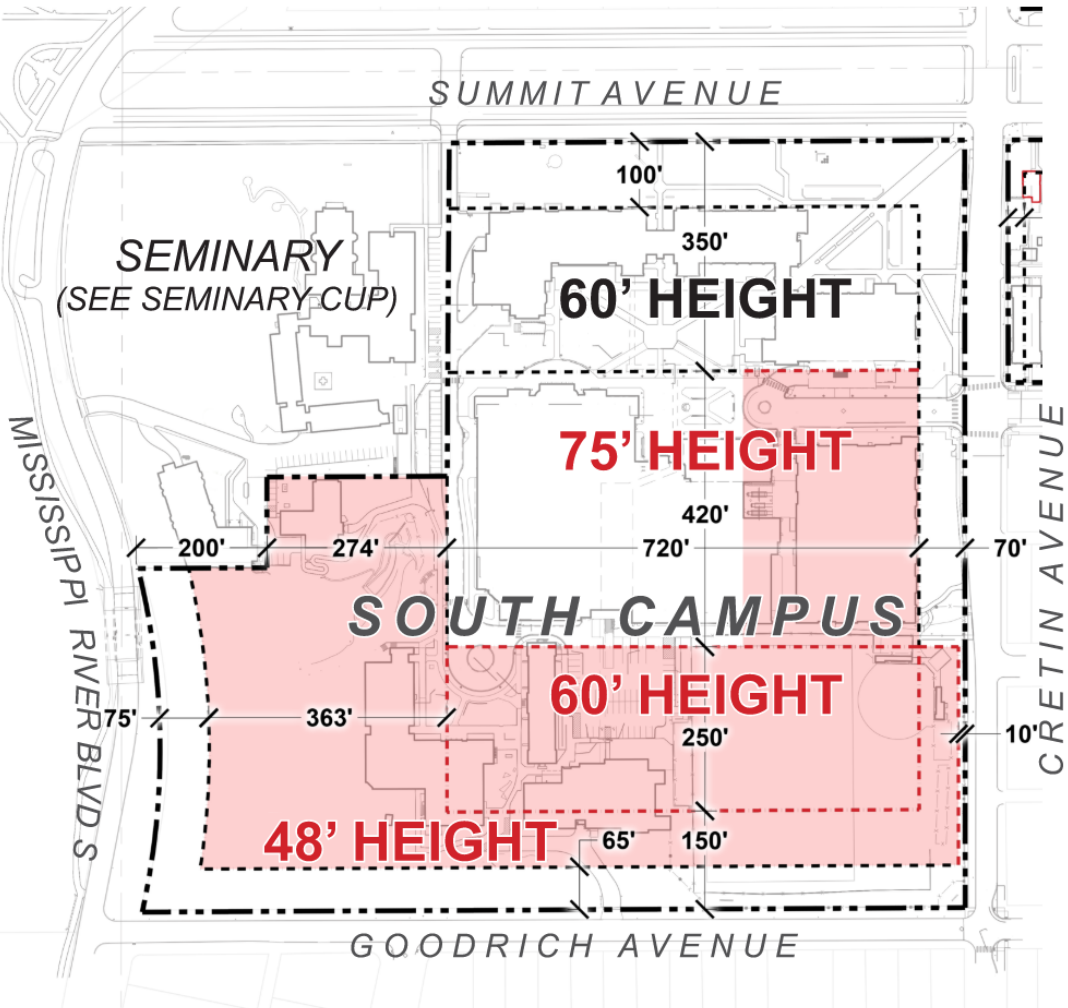
- MAXIMUM BUILDING HEIGHT ON CRETIN, SUMMIT, AND CLEVELAND AVENUE FROM 40', 59' TO 60', 75' HEIGHT WITH UNDERGROUND PARKING TO MATCH EXISTING UNDERLYING ZONING.
- NEW GRAND AVENUE MAXIMUM BUILDING HEIGHT WITH 0'-10' SETBACK FOR ONE-STORY RETAIL, AND 25' SETBACK FOR NON-RETAIL.
- HEIGHT DEFINITION TO MATCH CITY CODE.
- NO LONGER RETAIN ANY RESIDENCES ON SUMMIT AVENUE.
- NO RESTRICTION TO RESIDENTIAL ONLY.
- ABILITY TO VACATE ALLEY AND FINN STREET (SOONER THAN 2034).

SOUTH CAMPUS COMPARISON

CURRENT



REVISIONS



CHANGES (RED):
- MAXIMUM BUILDING HEIGHT ON CRETIN AVENUE INCREASED FROM 60' TO 75'.
- MAXIMUM BUILDING HEIGHT ON MISSISSIPPI RIVER BOULEVARD, GOODRICH AVENUE, AND CRETIN AVENUE INCREASED FROM 30' TO 48' TO MATCH MRCCA.

Questions?





DISCUSSION & FUTURE VISION

DISCUSSION PROCESS

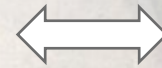
TWO SETS OF QUESTIONS:



2 min:
Individual reflection
on the question.



5 min:
In your groups,
hear one another's
ideas and discuss.



6-8 min:
Each group reports
a summary of ideas
that stood out.

DISCUSSION

As you think about the future,
what would you like to see on
Summit Avenue?

...what would you like to see on
Grand Avenue?

DISCUSSION

Looking ahead, what aspects of the campus and neighborhood ***should be preserved?***

...and where do you see ***opportunities for enhancement?***



Thank you.

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