



St. Olaf College Ole Avenue Student Housing Project

Neighborhood Meeting Report

September 21, 2020



REPORT FOR:
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PROJECT SUMMARY

The proposed Ole Avenue Student Housing project involves a new 300-bed residential hall to be constructed on the south side of St. Olaf Avenue on the current site of the President's House as well as townhouse-style residences with 140 student beds to replace existing honor houses on the north side of St. Olaf Avenue. The design also includes 200 additional parking stalls, green space, and other improvements to promote interaction and community.

This project stems from the results of a 2018 housing study commissioned by the Board of Regents. The study was commissioned to address what was determined to be a 462-bed deficit in available on-campus student housing. To accommodate growing enrollment in the mid-1990s, this deficit caused the college to convert study lounges into rooms and add beds in double rooms to boost on-campus housing capacity. There has also been a need for individual students to procure further off-campus housing options. With this in mind, the study analyzed current and future on-campus housing needs and provided corresponding recommendations.

The study found that the college's current housing situation is not sustainable due to overcrowding and mounting maintenance costs for the honor houses. The report recommended replacing beds that are in overcrowded environments to return several existing residence halls to their designed capacity. It also recommended replacing the existing honor houses with new facilities that meet today's standards for fire safety, accessibility, egress, indoor air quality, and other 21st century student needs.

By continually improving the quality of residential life, St. Olaf supports student retention and prioritizes improvements to encourage their success.

NEIGHBORHOOD MEETING PREPARATION + ATTENDANCE

A neighborhood meeting was held from 5 to 6:30 on the evening of September 21, 2020 to share information with the neighborhood adjacent to the proposed Ole Avenue Student Housing project. The following report is being submitted in accordance with City of Northfield Code Section 8.3.5 Neighborhood Meetings as it relates to development review requirements.

Neighborhood Meeting Invitation

Forty-nine (49) households located within 350' of the project boundary were notified of the neighborhood meeting via a mailed invitation sent via USPS on Thursday, September 10, 2020. A copy of the neighborhood meeting invitation and project vicinity map which accompanied the invitation is attached for reference in Appendix A. A map illustrating the neighborhood area within 350' of the project boundaries as well as a list of invited neighbors within this area is also attached within Appendix B.

Neighborhood Meeting Attendance

Of the 49 invitations that were sent, 20 households within 350' of the project boundary attended the meeting. An additional eight attendees included representatives from the City, a student, and citizens outside of the 350' boundary.

Neighborhood Meeting Format

In an effort to connect with the neighborhood and place the utmost importance on providing neighbors with information about the project, an in-person meeting was held outdoors at the location of the proposed project on St. Olaf College Campus. Per Minnesota Governor Walz's Executive Order 20-81 and St. Olaf Campus protocol, masks were required, and physical distancing was practiced throughout the meeting.

Representatives from St. Olaf College and their project partners (Workshop Architects, ICS Consulting, and ISG) were present in person to present information to the neighbors, answer questions about the project, and listen to comments.

Neighbors were encouraged to check-in at the welcome table and stroll through the outdoor meeting at the base of the St. Olaf sledding hill at their own pace, stopping to ask questions or provide comments as they wished. An informational presentation was delivered by St. Olaf Vice President/Chief Financial Officer Jan Hanson at the mid-point of the meeting, and verbal questions were also answered from neighbors at this time.

After the presentation neighbors were again encouraged to stroll through the outdoor meeting area and ask questions of the college and their project partners. Photos depicting the activities described at the neighborhood meeting are also provided within Appendix D.

EXHIBITS + INFORMATION

In an effort to provide neighbors with information about the project, presentation boards illustrating existing and proposed conditions were available throughout the outdoor meeting area to spur discussion and point out key areas of interest to neighbors.

These boards sought to graphically portray the following information to the neighborhood:

- Site layout and landscaping
- Proposed building architecture
- Traffic and Parking Studies
- Areas affected by the proposed rezoning and conditional use permit
- Decommissioning strategies for existing buildings (President's House and Honor Housing)

NEIGHBORHOOD COMMENTS

In addition to encouraging verbal questions and discussions during the neighborhood meeting, individual pens and comment cards were provided to attendees as they were welcomed to the neighborhood meeting. Neighbors were encouraged to provide any written comments they wished to make on these cards which could then be deposited in any one of several boxes located throughout the outdoor meeting area.

All comment cards received have been recorded and provided within Appendix C. In addition, one post-meeting email was received which is also provided in Appendix C.

RESPONSE TO NEIGHBORHOOD COMMENTS

St. Olaf has sought to address the questions and concerns of the neighboring property owners as indicated in the following sections.

Site Layout + Landscaping

Several comments noted concerns about tree removal and requested consideration of planting additional trees. As part of the planning process, St. Olaf intends to protect as many mature trees as possible. Trees which cannot be preserved are planned to be replaced as part of a comprehensive restoration and quality landscape planting strategy.

The landscape design strives to integrate the campus with the surrounding community by meeting and exceeding City of Northfield Landscape Standards and providing appropriate buffers. Plantings will also seamlessly blend the project site into the overall campus landscape.

Screening for parking, trash, utilities, and privacy has been integrated as part of a comprehensive landscape plan designed to smoothly incorporate complementary landscape elements. Rain gardens comprised of masses of ornamental grasses and low-growing shrubs have been incorporated for stormwater mitigation as well as a visual amenity for adjacent residential uses.

Comments were also received suggesting consideration of sidewalk extensions west of Lincoln Street from Greenvale to 1st Street. St. Olaf is a major proponent of pedestrian safety and strongly encourages walkability improvements. As parcels are rezoned and projects move forward on adjacent parcels, they are committed to expanding the sidewalk network as part of those projects.

A few comments were received regarding the location and necessity of stormwater retention. Explanations were provided about stormwater requirements dictated by local, state, and federal rules as well as where stormwater retention and entrance into the municipal stormwater system were technically feasible from an engineering standpoint.

Architecture

Neighbors appeared interested in renderings of the proposed new buildings. The project architect was on-hand to answer verbal questions posed by neighbors throughout the meeting.

Minimal written comments were received relative to the architecture of the proposed new student housing buildings. The exterior material color palette and the selection of a flat roof system were among the comments received. St. Olaf intends to move forward with a color palette that is timeless and consistent with the existing stone buildings found on campus. This rationale has led to the current color selections. With proper design and maintenance, flat roof systems are a widely accepted, economical choice common to construction of the current era. Overall, the buildings have been designed to carry on the tradition of the architecture that makes up the St. Olaf Campus in form, color, and material.

Traffic + Parking Studies

After review of the verbal and written comments received from the neighborhood, it appears that the most common concern is how neighborhood traffic levels and safety may be impacted by the proposed project. Prior to the neighborhood meeting, St. Olaf College commissioned both a Traffic Study and a Parking Study to obtain actual data relevant to existing and proposed conditions. This information was discussed with neighbors throughout the meeting.

Potential for increased traffic and noise were also concerns called out specifically by the neighborhood. St. Olaf voiced commitment to being a good neighbor and encouraged neighbors to contact the police and campus housing with any potential issues experienced. In addition, with the new student living facilities, St. Olaf intends to have dedicated living quarters within the new residence hall for on-site supervision in an effort to provide both mentorship opportunities and oversight of student behavior.

Further discussions revealed that most traffic concerns were centered around student trips to and from campus during off-peak hours, construction traffic, enforcement issues (speed, parking infractions, etc.), and a perception that if there is potential for more student traffic, greater enforcement issues would exist.

However, traffic study data revealed no generation of additional traffic to and from campus. Rather, existing traffic redistribution is expected to occur. The redistribution is expected to have minimal impacts to the adjacent public roadway network based on the conclusions of the traffic study. Essentially, students are already present on campus and commuting to campus from elsewhere

in the community. These same students would be living on campus and no longer commuting, thereby decreasing the overall number of daily student trips to and from campus. Further, no decrease in level of service at the Lincoln Street/St. Olaf Avenue intersection or the Highway 19/St. Olaf Drive intersection were projected by the analysis as a result of the project.

With additional on-campus housing capacity, additional parking becomes an obvious necessity. Student parking on residential neighborhood streets was also discussed. Parking study data confirms that the on-site parking increase proposed as part of the project will be adequate to meet the demand without requiring any street parking. There were discussions regarding the location of the proposed new parking and the reasons for not putting it on another area of the campus.

The current parking design and capacity was proposed based on data from the parking study as well as applicable City Ordinance Chapter 34, Article 3, Section 6.5 Off-Street Parking Space Requirements, and more specifically, Tables 3.6-1 and 3.6-2 relevant to the parking requirements in the CD-S District.

Rezoning + Conditional Use Permit

Most verbal comments and questions revolved around what areas would be rezoned and why the rezoning was necessary. An explanation of City process and zoning code requirements to accommodate the proposed use was provided in response to these questions.

Two written comments were received regarding the necessity of the proposed rezoning action. Both were specific to rezoning of the field between 1st and 2nd Street and whether there is a need to move forward with rezoning this area pertinent to the project proposed.

St. Olaf plans to consolidate properties under their ownership to join them with the overall campus as it is practical to do so. This has benefits for planning purposes as well as overall cohesiveness of the campus. As adjacent parcels are developed as part of the Ole Avenue Student Housing project, it makes sense to unify this parcel as part of the same action.

Decommissioning

One written comment was received regarding decommissioning of the honor homes and President's house. The comment expressed lament over deconstruction of these buildings and suggested their continued usefulness.

St. Olaf has proactively studied options to renovate the existing structures to better meet the needs of students and improve their safety and accessibility to meet current building and fire codes. Unfortunately, estimates for the level of work required to meet these needs proved cost prohibitive. Therefore, after analysis it was determined that moving forward with new, accessible, code-compliant living facilities designed to meet the needs of a 21st Century student were of great importance to the overall success and well-being of students.

CONCLUSIONS

Overall, comments suggested an understanding by the neighborhood that St. Olaf is in need of more on-campus housing. Various opinions were voiced regarding the best location for said housing. After studying the possible options, St. Olaf selected the proposed site based on factors including consistency with the St. Olaf vision and commitment to an orderly campus master plan.

St. Olaf College believes residential life is a vital part of the student experience. Their vibrant residential community fosters the connections that make St. Olaf a top choice for a liberal arts education. The Ole Avenue Project will create an opportunity for the college to renovate and provide wider student access to on-campus housing. This is a critical investment in the residential experience that defines a St. Olaf education.

Appendix A: Neighborhood Meeting Invitation + Project Vicinity Map



ST. OLAF COLLEGE STUDENT HOUSING

Neighborhood Meeting

A vibrant residential experience is a defining part of a St. Olaf education and a core value of the Northfield community. In an effort to address a three-decades-long housing shortage on campus and meet current standards for health, safety, and accessibility, the Ole Avenue Project will provide a new 300-bed residence hall on the south side of St. Olaf Avenue, as well as townhouse-style residences for an additional 140 students on the north side of St. Olaf Avenue. Additional green space, parking, and sustainability improvements are also planned to promote St. Olaf's commitment to the community and environment.

Enter the St. Olaf Campus at Lincoln and 1st Street and look for tents at the base of the sledding hill. Rain or shine, please dress accordingly.

► Neighborhood Meeting Goals

- Share information about the project, process, and measures to complement the existing neighborhood
- Encourage one-on-one dialog with the neighborhood to answer questions about the project

► Who is Included?

To maintain physical distancing and follow group gathering guidelines, only property owners within 350 feet of the project boundary are invited to this special neighborhood meeting.

Visit stolaf.edu/oleavenue to learn more about the project. We look forward to talking with you and answering your questions during the meeting.

WALK OVER AND JOIN US FOR AN OUTDOOR OPEN HOUSE!

Monday, September 21, 2020

Open Information
Stations + One-on-One Q&A
Opportunity

5:00-5:30 p.m.

Informational Presentation

5:30-5:45 p.m.

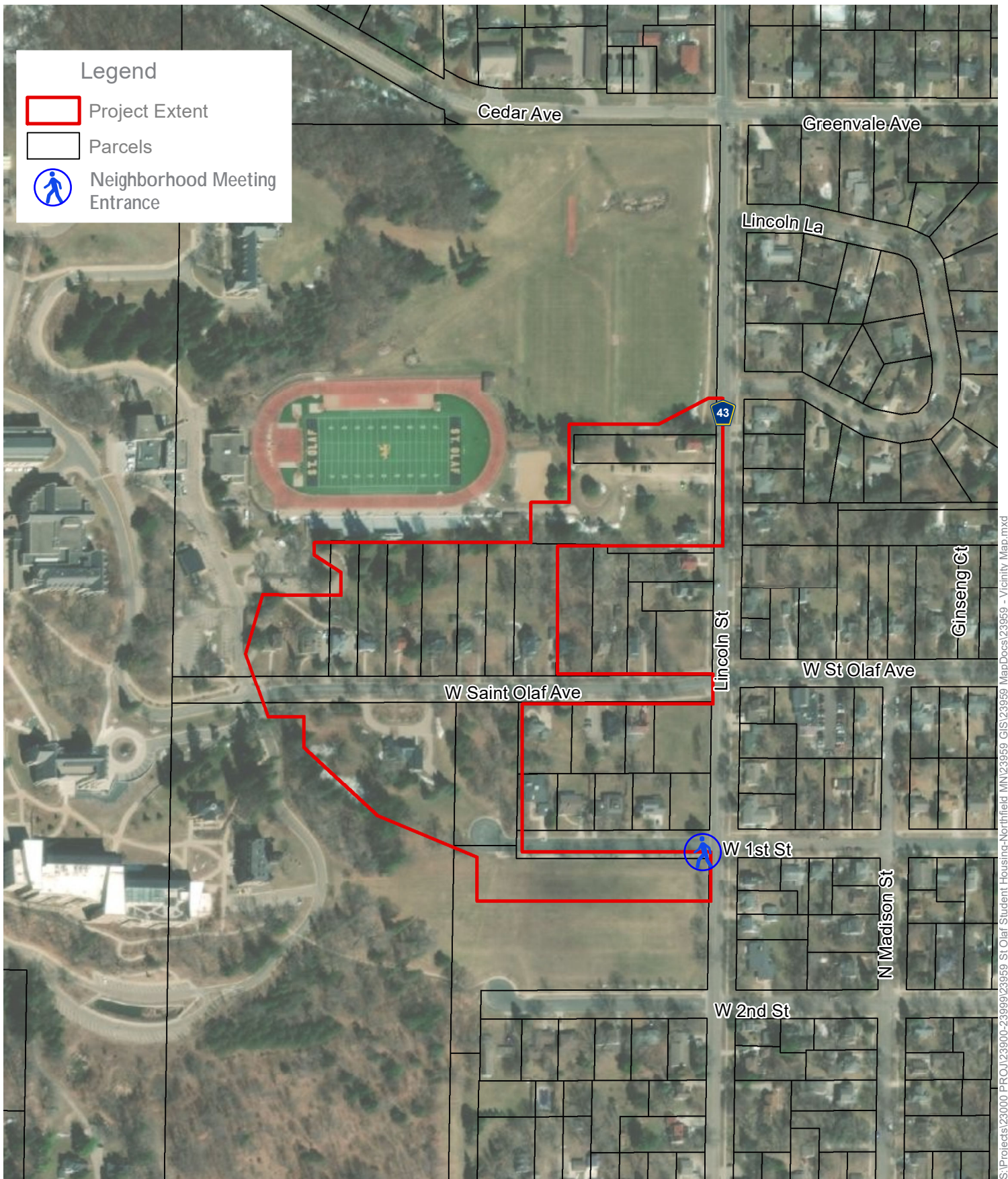
Re-Open
Information Stations +
One-on-One Q&A

5:45-6:30 p.m.

**REMEMBER
MASK ON**



Please respect other attendees
by maintaining appropriate
physical distancing.



Friday, September 4, 2020

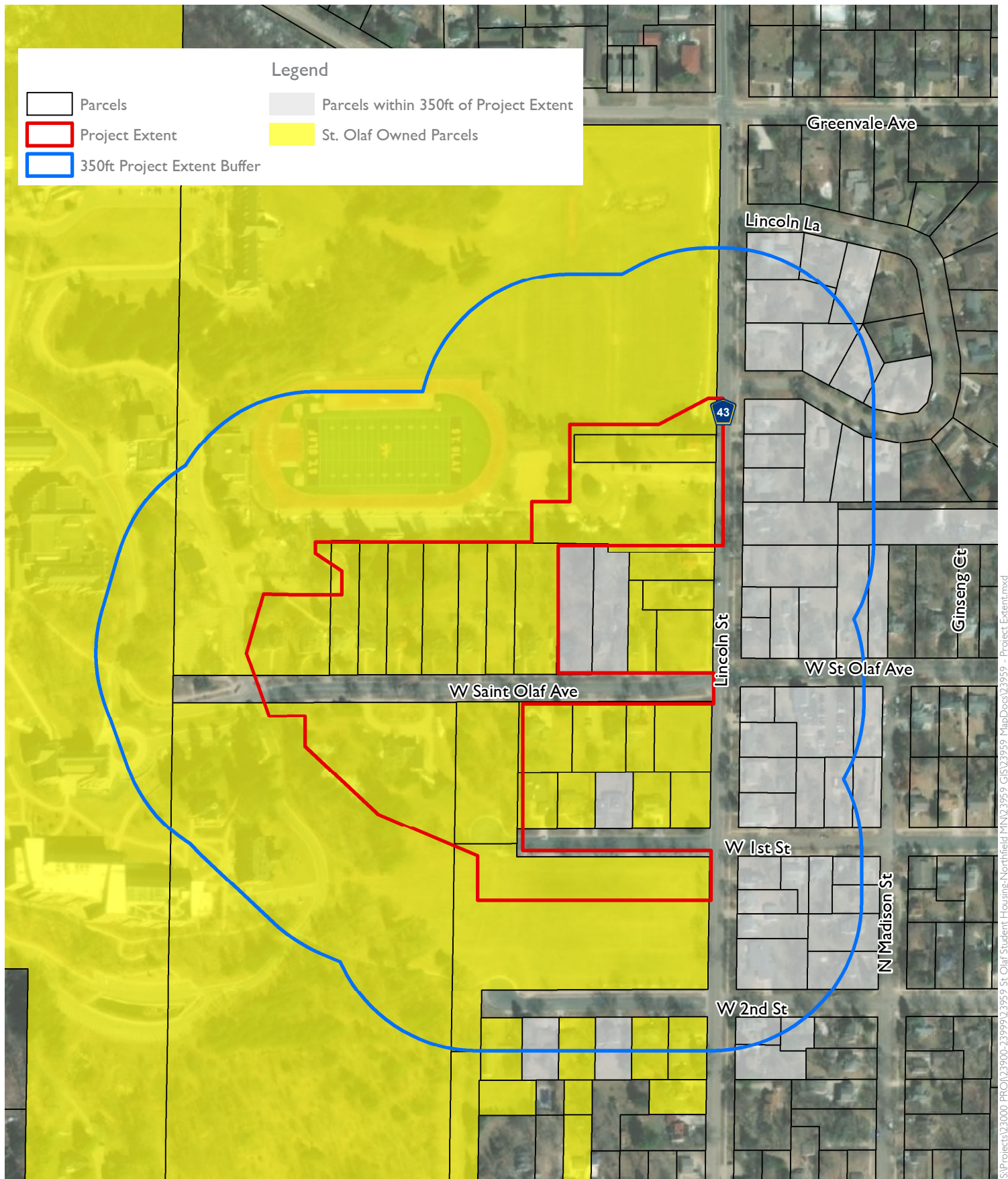
Project Number 20-23959

Vicinity Map St. Olaf Student Housing Northfield, Rice County, Minnesota

Appendix B: Invited Residents List + 350' Boundary Map

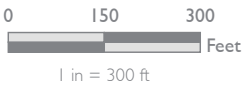
Properties within 350' of Project Boundary

| Owner Name | Owner Address Line 1 | Owner Address Line 2 | Site Address Line 1 | Site Address Line 2 | Owner and Site Same Address | Extent |
|--|----------------------|----------------------|---------------------|---------------------|-----------------------------|--------------|
| AARON & JENNIFER ROTHMEYER | 31 LINCOLN LN | NORTHFIELD MN 55057 | 31 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| ABRAHAM HENSON & RACHEL MORRISON | 100 MADISON ST S | NORTHFIELD MN 55057 | 100 MADISON ST S | NORTHFIELD, MN | YES | 350ft Extent |
| ALAN E & JANET M OKERMAN | 3391 E ORCHARD RD | CENTENNIAL CO 80121 | 115 MADISON ST N | NORTHFIELD, MN | NO | 350ft Extent |
| AMY J PALMQUIST | 107 LINCOLN ST S | NORTHFIELD MN 55057 | 107 LINCOLN ST S | NORTHFIELD, MN | YES | 350ft Extent |
| ANN B LUFKIN | 310 MAPLE ST | NORTHFIELD MN 55057 | 1 LINCOLN LN | NORTHFIELD, MN | NO | 350ft Extent |
| BRYAN & VENESSA RINALDI | 310 LINCOLN ST N | NORTHFIELD MN 55057 | 310 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| BRYAN C & JENNIFER M EGGUM | 390 385TH ST | DENNISON MN 55018 | 100 LINCOLN ST N | NORTHFIELD, MN | NO | 350ft Extent |
| CHARLES A & BARBARA WILSON | 1118 ST OLAF AVE | NORTHFIELD MN 55057 | 1118 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| CHARLES L PRYOR | 1011 ST OLAF AVE | NORTHFIELD MN 55057 | 1011 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| CHRISTOPHER & BARBARA BARTH | 220 LINCOLN ST N | NORTHFIELD MN 55057 | 220 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| CLAY D & STACEY A NIELSEN | 29 LINCOLN LN | NORTHFIELD MN 55057 | 29 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| COLLEGE CITY RENTALS LLC | 29269 BURMA AVE | NORTHFIELD MN 55057 | 101 LINCOLN ST S | NORTHFIELD, MN | NO | 350ft Extent |
| DAVID J HARRIS | 108 LINCOLN ST N | NORTHFIELD MN 55057 | 108 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| DOUGLAS FRANCE & JULIE BREHMER | 5 LINCOLN LN | NORTHFIELD MN 55057 | 5 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| DOUGLAS G & SUSAN D OUIMETTE | 304 LINCOLN ST N | NORTHFIELD MN 55057 | 304 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| DOUGLAS R WAECHTER & ALLISON G CARR | 205 LINCOLN ST S | NORTHFIELD MN 55057 | 205 LINCOLN ST S | NORTHFIELD, MN | YES | 350ft Extent |
| EMILY NELSON | 1007 1ST ST W | NORTHFIELD MN 55057 | 1007 1ST ST W | NORTHFIELD, MN | YES | 350ft Extent |
| ERIK MALAND REAL ESTATE HOLDINGS LLC | 657 MARSHALL AVE | SAINT PAUL MN 55104 | 1014 ST OLAF AVE | NORTHFIELD, MN | NO | 350ft Extent |
| FREDERICK M HOWE | 1114 ST OLAF AVE | NORTHFIELD MN 55057 | 1114 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| GEOFFRY & KELLY KNOTT | 1017 ST OLAF AVE | NORTHFIELD MN 55057 | 1017 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| GREGORY KNESER & SANDRA KIMMES | 1008 ST OLAF AVE | NORTHFIELD MN 55057 | 1008 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| HELOISA C HOLDEN | 39 LINCOLN LN | NORTHFIELD MN 55057 | 39 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| JESSE HAYES LIND HOHMAN & BRIANNA HOHMAN | 110 MADISON ST S | NORTHFIELD MN 55057 | 110 MADISON ST S | NORTHFIELD, MN | YES | 350ft Extent |
| JUDITH E ROTTSOLK | 300 LINCOLN ST N | NORTHFIELD MN 55057 | 300 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| KATHRYN A HAUGEN | 113 LINCOLN ST | NORTHFIELD MN 55057 | 113 LINCOLN ST S | NORTHFIELD, MN | YES | 350ft Extent |
| KATHRYN ANN JAMISON | 118 MADISON ST S | NORTHFIELD MN 55057 | 118 MADISON ST S | NORTHFIELD, MN | YES | 350ft Extent |
| KEVIN C & KAREN J OVERBY ET AL | 5062 LONSDALE BLVD | NORTHFIELD MN 55057 | 1008 1ST ST W | NORTHFIELD, MN | NO | 350ft Extent |
| KEVIN L ELY & GERALD D FOX | 101 MADISON ST N | NORTHFIELD MN 55057 | 101 MADISON ST N | NORTHFIELD, MN | YES | 350ft Extent |
| KIERKEGAARD HOUSE FOUNDATION | 1208 NEVADA ST | NORTHFIELD MN 55057 | 3 LINCOLN LN | NORTHFIELD, MN | NO | 350ft Extent |
| LOIS ELAINE QUAM | 4227 37TH ST NW | WASHINGTON DC 20008 | 30 LINCOLN LN | NORTHFIELD, MN | NO | 350ft Extent |
| LOURDES M CALLEJA | 1012 ST OLAF AVE | NORTHFIELD MN 55057 | 1012 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| MARCI A PIKULA | 201 LINCOLN ST S | NORTHFIELD MN 55057 | 201 LINCOLN ST S | NORTHFIELD, MN | YES | 350ft Extent |
| MARCIA R WIDMAN TRUST | 212 LINCOLN ST N | NORTHFIELD MN 55057 | 212 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| MARVIN KORBEL & EILEEN SEELEY | PO BOX 855 | NORTHFIELD MN 55057 | 208 LINCOLN ST N | NORTHFIELD, MN | NO | 350ft Extent |
| MARY A BROWN | 104 MADISON ST S | NORTHFIELD MN 55057 | 104 MADISON ST S | NORTHFIELD, MN | YES | 350ft Extent |
| MICHAEL R & OLIVIA BOUDREAU | 1004 1ST ST W | NORTHFIELD MN 55057 | 1004 1ST ST W | NORTHFIELD, MN | YES | 350ft Extent |
| NOAH A CASHMAN | PO BOX 227 | DUNDAS MN 55019 | 107 GINSENG CT | NORTHFIELD, MN | NO | 350ft Extent |
| PATRICK A CEAS & JEAN C PORTERFIELD | 312 LINCOLN ST N | NORTHFIELD MN 55057 | 312 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| PAUL & WENDY CLOAK | 34 LINCOLN LN | NORTHFIELD MN 55057 | 34 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| PEGGY ANN JOHNSON | 106 LINCOLN ST N | NORTHFIELD MN 55057 | 106 LINCOLN ST N | NORTHFIELD, MN | YES | 350ft Extent |
| PETER J & KAREN SAXE WEBB | 1113 2ND ST W | NORTHFIELD MN 55057 | 1113 2ND ST W | NORTHFIELD, MN | YES | 350ft Extent |
| ROBERT S & CATHLEEN J CARLSON | 1002 ST OLAF AVE | NORTHFIELD MN 55057 | 1002 ST OLAF AVE | NORTHFIELD, MN | YES | 350ft Extent |
| ROGER & RIDDICK ANNIE BOEHM | 35 LINCOLN LN | NORTHFIELD MN 55057 | 35 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| STEVEN P MCGUIRE | 721 12TH ST NW | ROCHESTER MN 55901 | 1009 1ST ST W | NORTHFIELD, MN | NO | 350ft Extent |
| THOMAS E & KATHRYN A ROHS | 1005 2ND ST W | NORTHFIELD MN 55057 | 1005 2ND ST W | NORTHFIELD, MN | YES | 350ft Extent |
| TOBE Z BARKSDALE | 1106 FIRST ST W | NORTHFIELD MN 55057 | 1106 1ST ST W | NORTHFIELD, MN | YES | 350ft Extent |
| TYLER & EMMA BALOW | 6 LINCOLN LN | NORTHFIELD MN 55057 | 6 LINCOLN LN | NORTHFIELD, MN | YES | 350ft Extent |
| WALTER A STROMSETH TRUST | 1123 2ND ST W | NORTHFIELD MN 55057 | 1123 2ND ST W | NORTHFIELD, MN | YES | 350ft Extent |
| WILLIAM R POEHLMANN | 105 LINCOLN ST S | NORTHFIELD MN 55057 | 105 LINCOLN ST S | NORTHFIELD, MN | YES | 350ft Extent |



Wednesday, September 23, 2020

Project Number 20-23959



Parcels and Project Extent Map **St. Olaf Student Housing** Northfield, Rice County, Minnesota

Source(s):
 Orthophoto (ESRI)
 Parcels (Rice County, 2020)



Appendix C: Neighborhood Comment Card Log

ARCHITECTURE

Comment 1

Are you going to regret flat roofs later on?

Comment 2

Use an extra color – not all grey!

SITE LAYOUT / LANDSCAPING

Comment 3

Very concerned about the tree removal that the new buildings will require. Beautiful trees should be left alone if at all possible.

Comment 4

Please consider planting even more trees that will one day bring beauty back to campus.

Comment 5

The pictures don't really look as if it fits into our neighborhood...very flat...tiny trees...

Comment 6

Please consider adding some native prairie grasses in a few areas. Great environmental benefits to these.

GENERAL COMMENTS

Comment 7

Apparently there is a page on the St. Olaf web site that is a 'portal' to communicate with people if we want to draw attention to some campus issue, short of calling the police. I have never found the page. Could someone please send me the url? Peter Webb webb@math.umn.edu

Comment 8

As an alum, I understand the deep need for more housing. Now as a resident of Ole Ave, I'm very concerned with how this current plan will change and shape the neighborhood. I'd really like to see housing expand into a different direction. Olaf owns so much land. I'd like to see the honor houses taken down and green space leading up to campus. Put the housing elsewhere. Thanks for considering.

Comment 9

What are expected changes in noise volume in adjacent neighborhood? – Nighttime noise volume?

REZONING/CUP COMMENTS

Comment 10

Concern about CD Zoning of field south of First St. Tobe Barksdale toby_barksdale@yahoo.com

Comment 11

Rezoning: Please leave the field between 1st and 2nd St. off the rezoning. If St. Olaf really has no intention for development of this field, what does the college have to lose by leaving the zoning of the field as it is. Peter Webb

PARKING / TRAFFIC

Comment 12

I live on St. Olaf Avenue and have small children who run the neighborhood and cross Ole Ave. I am concerned about added traffic to the avenue. I would like to see parking for students remain by Buntrock, as it was when I was a student. I hope it doesn't make parking to accessible for students.

Comment 13

I think that St. Olaf should reverse its policy about allowing students to have their own cars. Check with Carlton – Carlton students are allowed cars but they can't access them at every whim...

Comment 14

Concern with connection to First St.

Comment 15

What is the campus police plan?

Would St. O. support neighborhood parking permits?

Comment 16

We need a better handle on actual traffic volume on E-W neighborhood streets.

- Not just commuting hours.
- What are expected changes in volume vs. present-day counts?
- Speed control near restaurant/neighborhood?
- Foot traffic volume changes?

Comment 17

St. Olaf's current policy (parking) needs to be tightened up and mirror Carleton's policy. Street parking in the neighborhood is increasing by students!

Comment 18

Curb bump outs at Lincoln/St. Olaf and 2nd/Lincoln to slow traffic.

Comment 19

Enforce/enhance off campus parking regs to not on street.

Comment 20

I think this will result in increased traffic – noise and air pollution past my home on Lincoln.

I am concerned about increased traffic to the new Lincoln Street parking lots. It is already a busy street that many speed down and I am concerned about safety and traffic flow.

Comment 21

Do not install a parking lot on the field south of 1st St. Leave trees on 1st St. intact, please. If a drainage point at the east end of 1st St. is necessary, please minimize the impact. Please do not install more street lights on 1st St. Peter Webb

Comment 22

Use of 1st street by increased traffic, especially trucks.

The delivery to the new dorm is accessible primarily from 1st St. (and to some extent by the new road joining to St. Olaf Ave. There will be traffic from service vehicles, which is a concern. It will change the neighborhood. Peter Webb

Comment 23

I suspect vehicle traffic to and from the campus that regularly goes by the house will increase.

Comment 24

Extend sidewalk west of Lincoln

Move holding ponds

Comment 25

Move holding pond from athletic field where frisbee football etc held to just east of dorm.

Preserve view of Old Main and athletic field use.

Comment 26

We would like to see the sidewalk continue all the way down the west side of Lincoln street from Greenvale to First St. at least.

Comment 27

A concern about basin on field next to First St. toby_barksdale@yahoo.com

DECOMMISSIONING

Comment 28

Recycling or not – it seems a pity to tear down buildings with character and usefulness.

Appendix D: Neighborhood Meeting Photography



Figure D-1: Various tents were set up to encourage questions, sharing of information, and appropriate physical distancing



Figure D-2: Project partners used presentation boards to describe the project and answer neighbor questions



Figure D-3: Neighbors visiting individual tents to learn about various aspects of the project



Figure D-4: Presentation by Jan Hanson - St. Olaf College



Figure D-5: Neighbors listening to presentation



Figure D-6: Neighbors visiting booths to ask questions and be informed