



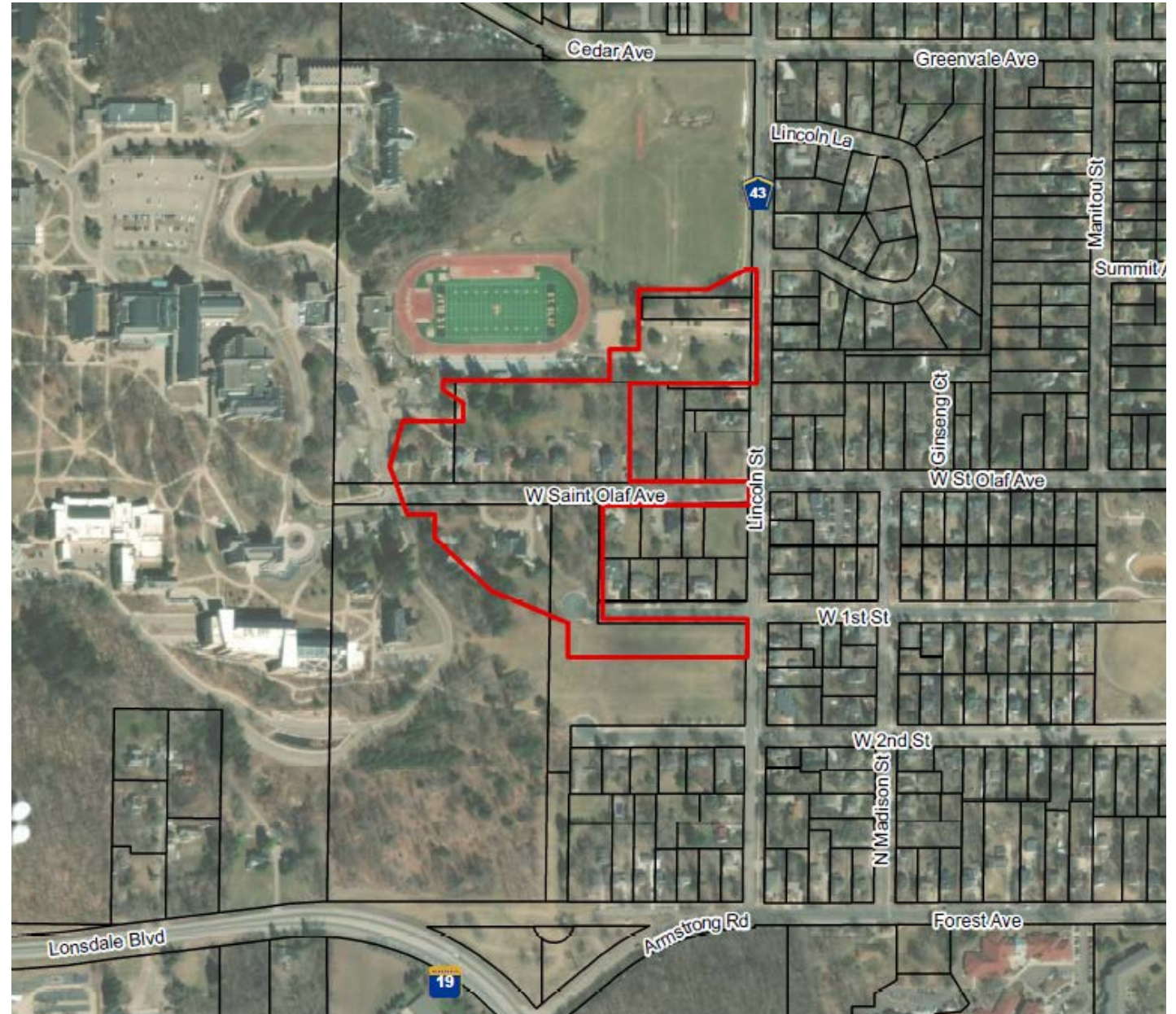
Continuation of Discussion on the CUP for St. Olaf College: Ole Avenue Housing Project

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FEBRUARY 2, 2021 – CITY COUNCIL MEETING

Overview & Location Map

- Red outline shows the project area
- Construction of a residence hall, 7 townhomes and other improvements are planned for the project area



Perimeter Transition Area

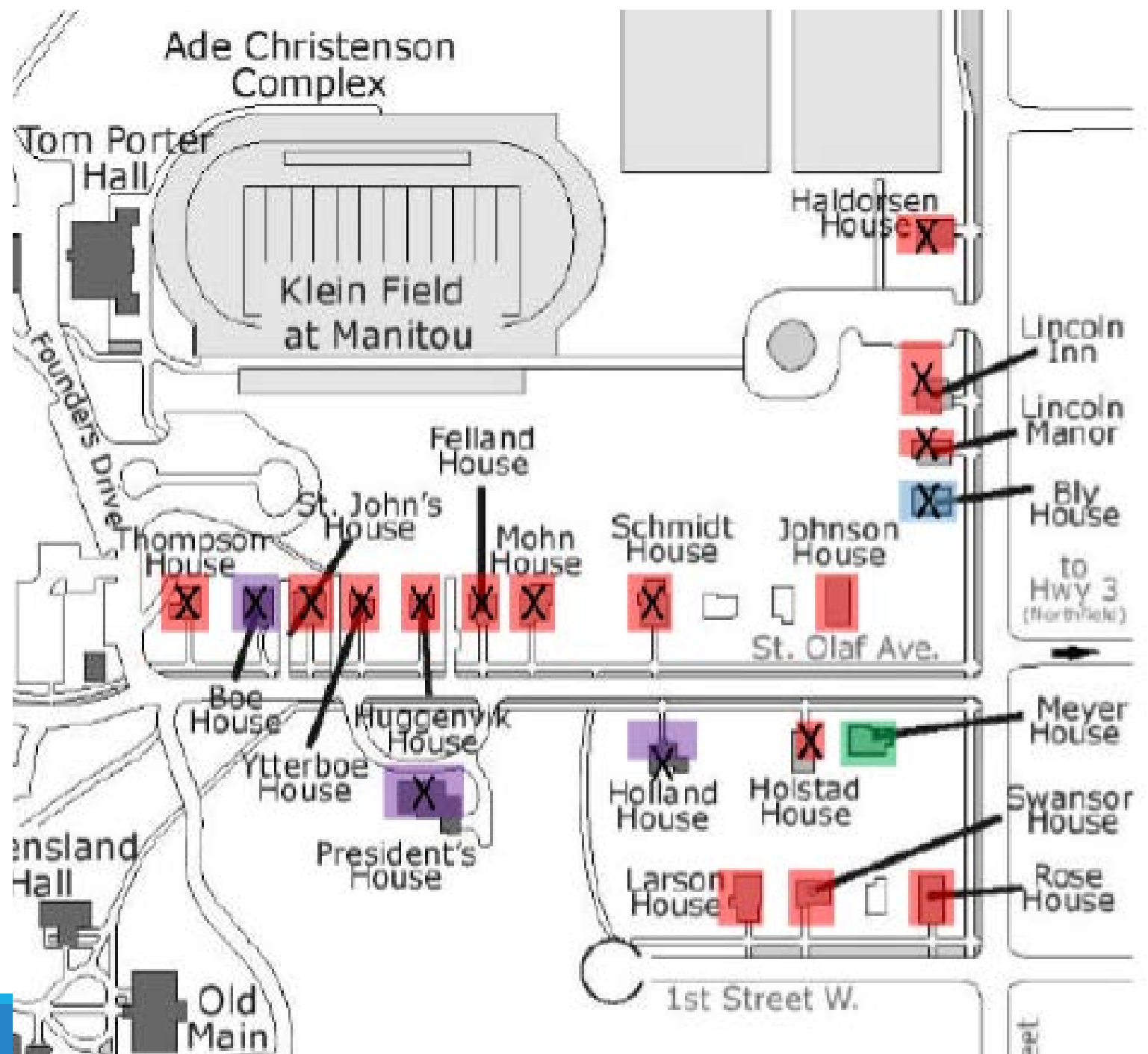
- PTA = 200 ft. of centerline of ROW and adjacent residential zoned properties
- Land Dev. Code requires a Conditional Use Permit issued for any work in the CD zone

Map of the Site Plan overlaid by the Perimeter Transition Area



Summary of St. Olaf's Letter Addressing Parking & Timeline

- The college owns 31 homes along St. Olaf Ave., 1st St. W., 2nd St. W., Lincoln Ave., Forest Ave., and Walden Pl.
- 19 of those homes are used for student housing or honor houses.
- 4 homes are used for overflow/quarantine
- 3 homes are used for program/office space
- 5 homes are used for faculty/staff housing



Honor House
 Student Quarantine Housing
 Program/Office
 Faculty/Staff Housing

- 138 students live in the 19 honor houses – all of which will be housed in the town houses as part of the Ole Ave. Project
- These 19 houses will no longer be used for student housing
- The honor houses have 85 available parking spaces associated with them

- 7 honor houses and 2 program/office houses will be demolished or moved as part of the construction
- The 2 program/office homes are the Boe and President's house (the President's house has already been demolished)
- These 9 buildings have 49 parking spaces that will be gone

- At the project completion, 9 more homes will be deconstructed or moved
- 7 are honor houses
- 1 is a program office
- 1 is a student overflow/quarantine house
- These 9 homes have 35 spaces that will be gone

- At the end of the project, 5 existing honor houses will be utilized for visiting faculty or temporary housing for faculty/staff
- Long-term the 4 houses located on St. Olaf Ave. and 1st St. W. will eventually be deconstructed or moved to achieve the open green space vision shown on the site plans and the fifth house could be put on the market for sale (that may happen at the completion of construction)
- 20 parking spaces are associated with these homes that will be used by faculty/staff – the parking will not be available for student parking
- The College will continue to use the faculty/staff housing after the Ole Avenue Project is completed.

The Ole Avenue
Project includes
189 parking
spaces

- 161 total existing spaces replaced in project design
 - 57 (Klein Field lot)
 - 49 (honor house/office spaces demolished for construction)
 - 35 (honor house/office spaces demolished at completion of construction)
 - 20 (honor house spaces to be used by visiting faculty/staff and no longer available for student parking; long-term these houses are deconstructed or moved with parking spaces eliminated)
- 28 of those spaces are new
- 189 total designed spaces

Other comments from the St. Olaf letter

- The students living in the new housing facilities will be juniors or seniors who often have practicum or internships
- At the Sept. 2020 neighborhood open house, the biggest complaint the College received from those attendees was the number of students who park on city streets in the residential neighborhoods east of Lincoln Ave.
- Project delays would create cost and timeline implications. Boldt Construction estimated a cost factor of \$70K to \$80K per week should the project be delays.
- Tree/shrub clearing and soil correction work would need to begin mid-February and footings would begin early March

Motion and Recommendation from the Planning Commission

- The PC members unanimously approved a motion to approve the Conditional Use Permit with the conditions in the staff memo plus the condition that new parking be removed from the site plan.
- Planning Commissioner Schroeer provided additional analysis on the approval criteria for the CUP (attached to the staff report).

Conditional Use Permit Review & Staff Recommendations

- When reviewing a CUP, the City Council is to consider several criteria.

Staff recommends the City Council consider a resolution with the following conditions:

- The final site plan, subject to approval of the City, will include a safe pedestrian connection from the north parking lot to the townhomes and athletic fields;
- The final site plan, subject to approval of the City, will incorporate adequate apparatus access and turn around for fire and emergency safety vehicles and personnel; and
- This project is subject to other City approvals pursuant to City Code, including but not limited to site plan approval, which could result in additional required project modifications.

Direction from Council

- Staff will be looking for direction from Council on the Planning Commission (PC) recommendation as well as the staff recommendations and/or other conditions to further inform preparing resolutions for consideration at the February 16th Council meeting.
- The City Council is the authority on a final decision.

The ask tonight of Council is to give further direction on the preparation of the resolution(s) for the CUP.

