



PLANNING COMMISSION  
Regular Meeting Agenda

**Wednesday, September 6, 2017 at 6:30 p.m.**

Roseville City Hall Council Chambers, 2660 Civic Center Drive

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
  - a. August 2, 2017, regular meeting minutes
4. **Communications and Recognitions**
  - a. **From the public:** Public comment pertaining to land use issues **not** on this agenda, including the 2040 Comprehensive Plan Update
  - b. **From the Commission or staff:** Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
5. **Public Hearing**
  - a. **Planning File 17-014:** Request by Centre Pointe, LLC (University Northwestern, St. Paul) to amend Centre Pointe Planned Unit Development (PUD) Agreement 1177 to allow College or post-secondary school, office-based, as a permitted use on 2955 Centre Pointe Drive.
6. **Adjourn**

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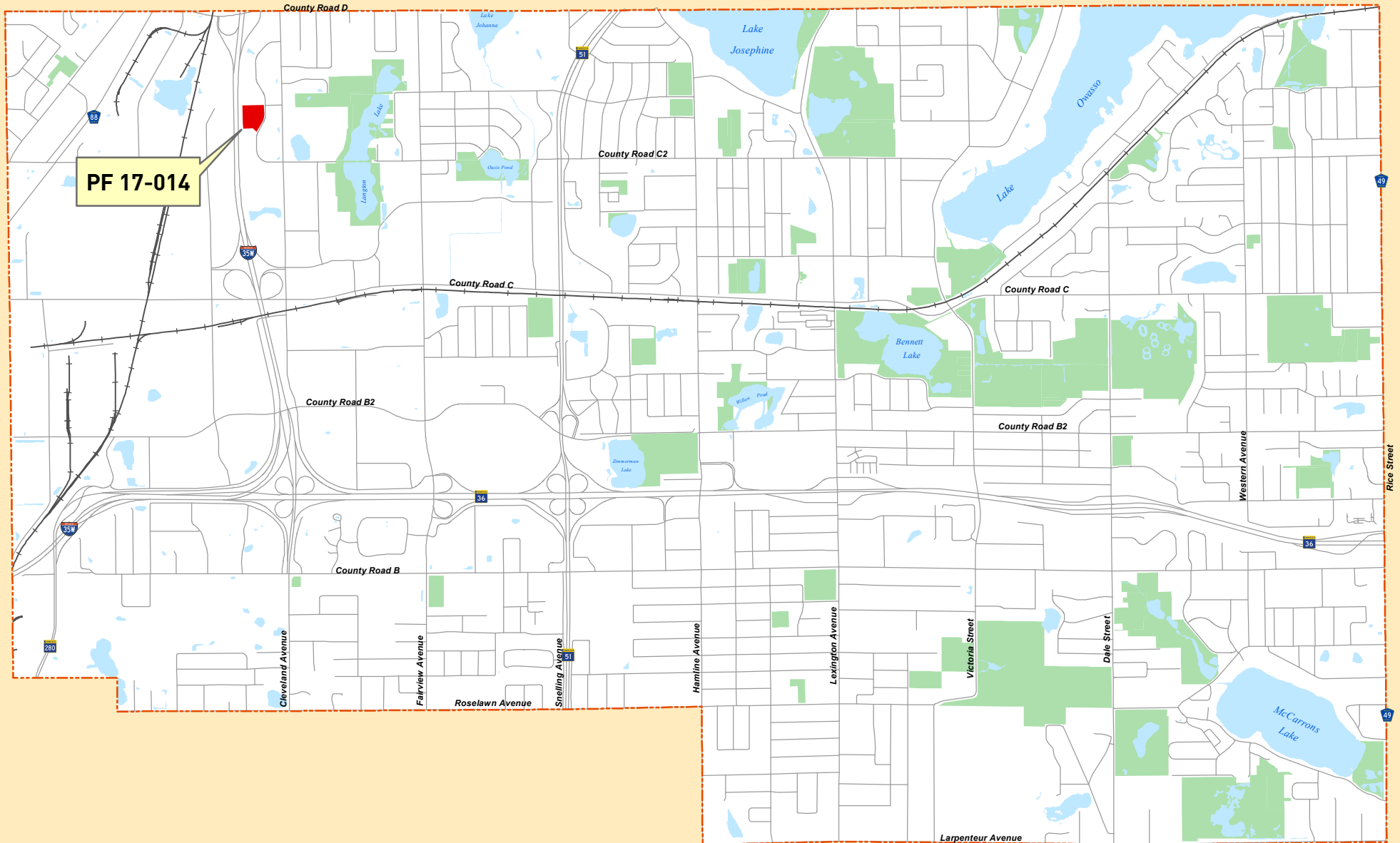
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For up to date information on the comprehensive planning process, go to [www.cityofroseville.com/CompPlan](http://www.cityofroseville.com/CompPlan)

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**City Council (tentative):** August 14, 28 & September 11, 18, 25

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# City of Roseville Planning Commission Meeting September 6, 2017



Prepared by:  
Community Development Department  
Printed: August 31, 2017



**Location of  
Planning Case**

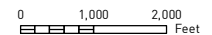
**Data Sources**

- Ramsey County GIS Base Map (8/3/2017)
- City of Roseville Community Development

For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

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**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, August 2, 2017 – 6:30 p.m.**

1 **1. Call to Order**

2 Chair Murphy called to order the regular meeting of the Planning Commission meeting at  
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.  
4

5 **2. Roll Call**

6 At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.  
7

8 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners  
9 Sharon Brown, James Daire, Chuck Gitzen, Julie Kimble and Peter  
10 Sparby  
11

12 **Staff Present:** Community Development Director Kari Collins and City Planner  
13 Thomas Paschke  
14

15 **3. Review of Minutes**

16 **a. July 12, 2017, Regular Meeting Minutes**  
17

18 **MOTION**

19 **Member Kimble moved, seconded by Member Bull to approve the July 12, 2017**  
20 **meeting minutes.**  
21

22 **Corrections:**

23 **▪ Page 11, line 476 (Kimble)**

24 Member Kimble commented she was not in favor of the land use, but the wording  
25 in the minutes made it sounds as if she was. She requested her comment be  
26 changed to, "If our recommendation as a Planning Commission is to cancel and  
27 direct the Planning Division to undertake a review solely for the purpose of  
28 amending the zoning such that it would allow this use anyway, then why would  
29 they not just vote on the action to support the use this evening."  
30

31 **▪ Page 1, line 36 (Bull)**

32 "City Planner Collins" should be changed to "Community Development Director  
33 Collins."  
34

35 **▪ Page 6, line 265-266 (Bull)**

36 Typographical Correction: "Recommendation A would take the longest..." should  
37 be changed to "Recommendation C would take the longest..."  
38

39 **Ayes: 7**

40 **Nays: 0**

41 **Motion carried.**  
42

43 Chair Murphy requested Community Development Director Collins communicate  
44 with the minute taking service that more detail is needed.

45  
46 **4. Communications and Recognitions:**

47 **a. From the Public: Public comment pertaining to land use issues not on this**  
48 **agenda, including the 2040 Comprehensive Plan Update**

49 None.

50  
51 **b. From the Commission or Staff: Information about assorted business not already**  
52 **on this agenda, including a brief update on the 2040 Comprehensive Plan**  
53 **Update process.**

54 Member Kimble referred to the homework they were to do from the last meeting and  
55 inquired if new information was available or if they were supposed to pull the  
56 spreadsheet from the meeting packet.

57  
58 Ms. Collins stated the intent was for the Commission to use the materials from the  
59 packet, but she can provide an electronic copy.

60  
61 The Commission agreed an electronic copy would be helpful.

62  
63 **5. Public Hearing**

64 **a. PROJ0017-Amdt32: Request by the City of Roseville to consider the inclusion of**  
65 **multiple-family residential housing in the Commercial and Mixed-Use Districts,**  
66 **specifically the Regional Business District.**

67 Chair Murphy opened the public hearing for PROJ0017-Amdt32 at approximately  
68 6:38 p.m. He advised this item will be on either the September 11 or 18, 2017 City  
69 Council agenda.

70  
71 City Planner Paschke summarized the request as detailed in the staff report dated  
72 August 2, 2017. He reported this is a text amendment request by the City Council to  
73 consider modifications to Table 1005-1 for inclusion of multi-family residential use  
74 in Commercial and Mixed-Use Districts, and specifically the Regional Business (RB)  
75 district. He referred to the lines “Dwelling, multi-family (upper stories in mixed-use  
76 building)” and “Dwelling, multi-family (8 or more units per building)”, and suggested  
77 under RB-1 and RB-2, it be changed from not permitted (NP) to permitted (P). These  
78 represent a denser development within the Regional Business areas and highly dense  
79 Commercial districts.

80  
81 Mr. Paschke reported after review of the current table uses, the Planning Division  
82 recommends that dwelling unit, multi-family (upper stories in mixed-use building) in  
83 the Neighborhood District be changed from permitted to conditional. A mixed-use  
84 building with commercial on the bottom and residential on top could have some  
85 potential impacts for adjacent properties, because these areas are typically adjacent to  
86 single-family residential properties. Staff recommends this use should also be  
87 conditional in the Community Business district as well.

89 Mr. Paschke reported contrary to what was recommended by the City Council, they  
 90 also recommend permitting residential in both Regional Business districts. They see it  
 91 as similar to office buildings being built within that same district, where their impacts  
 92 may not seem to be fitting for a conditional use. When they looked at where their  
 93 Regional Business district was and the type of uses there, it seemed to be more  
 94 appropriate for it to be permitted than conditional.  
 95

96 Regarding the dwelling, multi-family (eight or more units per building) use, Mr.  
 97 Paschke explained they changed it from not permitted in a Community Business  
 98 district to conditional, and permitted it in both Regional Business districts. Staff felt if  
 99 a conditional use was allowed in a Neighborhood Business district, it should also be  
 100 allowed in a Community Business district because of the similar impacts and where  
 101 they are located.  
 102

103 The recommended changes reported on by Mr. Paschke are provided in the following  
 104 chart below:  
 105

	<b>NB</b>	<b>CB</b>	<b>RB-1</b>	<b>RB-2</b>	
<b>Residential-Family Living</b>					
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	<del>P</del> <b>C</b>	<del>P</del> <b>C</b>	NP <b>P</b>	NP <b>P</b>	
Dwelling, multi-family (8 or more units per building)	C	<del>NP</del> <b>C</b>	NP <b>P</b>	NP <b>P</b>	
Dwelling unit, accessory	NP	NP	NP	NP	Y
Live-work unit	C	NP	NP	NP	Y

117  
 118 Mr. Paschke stated greater discussion with the City Council will be required  
 119 regarding the procedures section of the City Code. They will need to determine  
 120 whether they want to have any specific standards or limitations on density within  
 121 these areas and consider specific conditions for each individual project.  
 122

123 Mr. Paschke advised line 35-36 in the meeting packet should read, “multi-family  
 124 (eight or more units) should be ~~e~~conditional permitted, as there may be a site...”  
 125

126 Chair Murphy inquired what the “Y” was for in the chart in the meeting packet.  
 127

128 Mr. Paschke responded the “Y” refers to the standards being somewhere else in the  
 129 code.  
 130

131 Member Kimble inquired how this text amendment relates to the Comprehensive Plan  
 132 work and new classifications.  
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Mr. Paschke responded it will bridge the gap between what is currently being discussed to what may occur a few years from when the Comprehensive Plan is adopted when they revise the zoning code and districts.

Member Kimble referred to the area of Lexington and Larpenteur and pointed it is zoned Community Business. She stated it reminds her of the Grand Avenue area and inquired why they would not allow townhomes or rowhouses in that area.

Mr. Paschke responded from a Regional Business standpoint, it is not a redevelopment project and would be added into the mix of what is currently there. He agreed that residential uses would be very well supported in the area at Lexington and Larpenteur, and could be more of a larger redevelopment project. However, he sees it more as being reguider and rezoned than having it as a use that is allowed in the zone.

Member Kimble stated in relation to their discussion around senior housing and access to amenities, that area may potentially be an interesting fit.

Member Brown referred to Table 1005-1, and inquired what “accessory” and “live-work unit” referred to.

Mr. Paschke explained a live-work unit is where a person has a business on the lower level and then resides in the rest of the building. There are none around yet, but they wanted to include it as an option moving forward for the smaller neighborhood business areas. Dwelling unit accessory is something that is supported in low density residential and would be something similar to a mother in law apartment. It would not be supported in the business districts because it is specifically tied to single-family residential.

Member Sparby stated the motion in the Council minutes seemed to reflect support in amending the table to include conditional use. However, when he watched the meeting, it sounded more like they just passed it off to the Planning Commission to take a look at.

Ms. Collins explained that a text amendment has to go to the Planning Commission for consideration and then to the City Council for approval. The Council provided their ideas and staff sees this as an opportunity to look at the Commercial districts and explore all the various family living uses.

Mr. Paschke stated the Council has not taken formal action on amending the table yet and they would like to see the not permitted changed to conditional for both the dwelling, multi-family (upper stories in mixed-use building) and dwelling, multi-family (eight or more units per building).

Member Sparby requested additional clarification between the two types of residential uses referred to by Mr. Paschke.

181 Mr. Paschke explained in a mixed-use project with residential above a mix of uses,  
182 the main level is going to be office or retail and the stories above will be residential.  
183 In the other use of eight or more units per building, it will be an apartment complex  
184 with eight units or more, which is only residential.

185  
186 Member Daire referred to the email provided to them from the Mayor, and inquired if  
187 they are to regard it as a question for consideration or an instruction. He pointed out  
188 the vote on the Council's recommendation was unanimous.

189  
190 Chair Murphy responded the job of the Planning Commission is to hold the public  
191 hearing and the Council cannot take action on amending the table until after it takes  
192 place. It is up to the Council to choose whether or not they follow the  
193 recommendation of the Planning Commission. When he received the memo, he took  
194 it as a direct follow up from their joint meeting with the City Council where they  
195 asked for more feedback after City Council meetings and the mayor was just  
196 providing that information.

197  
198 Ms. Collins advised the Planning Commission to try to take an objective look at the  
199 land use table, and based on the family living categories, determine where it makes  
200 sense, and articulate the rationale for it. The Council will be very interested in the  
201 Planning Commission's discussion and recommendation moving forward. She stated  
202 it would be beneficial to evaluate each district, discuss if the use should be permitted,  
203 and then document why.

204  
205 Chair Murphy referred to dwelling, multi-family (3-8 units per building), and  
206 inquired why they are not permitted in any district.

207  
208 Mr. Paschke responded he would need to have the standards to figure out why. There  
209 is nothing that would compel him to change the number of units and he sees them as  
210 being more smaller scale and suited for areas other than what the current table  
211 supports.

212  
213 Chair Murphy inquired if someone wanted to build an eight-unit building, he would  
214 argue it would not be allowed based on line two of the table; However, on line four, it  
215 would be allowed. He inquired if they should change line two include "3-7 units".

216  
217 Mr. Paschke recommended they keep line two to read "3-8 units" and change line  
218 four to read, "more than eight".

219  
220 Member Bull agreed that the Mayor's memo was not clear and he thought they were  
221 changing the table from not permitted to conditional. He also mentioned it is hard to  
222 have a public hearing with no public present. He inquired if the districts that are  
223 recommended to go from permitted to conditional were causing any issues.

224  
225 Mr. Paschke stated they were not causing any issues because they have not had a  
226 proposal for an apartment complex for many years. In an effort to be more sensitive  
227 to the neighborhoods where the zoning districts are, the conditional use process might

228 prove beneficial in requiring certain mitigations and lessening impacts to them. They  
229 are sensitive to those areas and are trying to be transparent and involve the broader  
230 community in the process.

231  
232 Member Kimble commented the Council discussed in the Community Mixed Use  
233 (CMU) districts that multi-family was conditional. She inquired what it would say if  
234 this were carried across to cover CMU 1 through 4.

235  
236 Mr. Paschke stated he did not know because there is a separate chart for all its uses, it  
237 is not linked to these districts, and they have their own regulating plans.

238  
239 Member Kimble stated she understands it is not connected, but it may be helpful to  
240 understand it. If it were conditional use, there could be a broader discussion on  
241 greenspace and pathways. She understands this is difficult because there may be one  
242 site and to require green connectivity would not make sense if there is nothing to  
243 connect to. The Council's point of a conditional use permit is that there might be  
244 something available that enhances the overall master plan. While it is good to look at  
245 these districts one by one, it is also beneficial to look at Roseville as a whole to see  
246 how it is all fitting together.

247  
248 Member Gitzen commented conditional use seems to be the middle ground between  
249 permitted and not permitted use.

250  
251 Mr. Paschke agreed, but a conditional use permit can be denied if it cannot meet the  
252 conditions that are there, or additional conditions can be put in place. With any  
253 conditional use on the chart, they will have to think of specific conditions they will  
254 require the projects to go through, along with density maximums and minimums. He  
255 provided the example of pedestrian connections, which is reviewed with every project  
256 to minimize conflict.

257  
258 Ms. Collins stated residential conditional use permits may be more complicated to  
259 define. She suggested they begin by sorting through where they would allow multi-  
260 family housing without conditions. She suggested they begin by looking at Regional  
261 Business, which includes Rosedale Mall and the car dealerships along Long Lake  
262 Road, north of County Road C.

263  
264 In response to Member Daire, Ms. Collins stated she sees conditional use as an  
265 allowed use, as long as certain conditions are satisfied.

266  
267 Member Kimble inquired what other work needs to be done after they complete this  
268 first step.

269  
270 Mr. Paschke responded they will need to flush out specific conditions for the  
271 proposed changes and place them in the code. They will set standards for all the  
272 different residential they support going into the Commercial districts. Examples of  
273 this might include greater setbacks, maximum number of units allowed or height  
274 requirements.



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Member Kimble inquired what would happen if they went with the proposed chart and changed it to conditional use, but then realized there are not any additional conditions that made sense.

Chair Murphy commented there does not have to be additional conditions with conditional use.

Mr. Paschke advised within the code there are certain set of general standards and conditions that a project has to meet.

Member Gitzen referred to dwelling, multi-family (upper stories in mixed-use building), and inquired why they were and not permitted before the recommended change to permitted.

Mr. Paschke responded it was determined that allowing it as a permitted use within the Community Mixed Use district made better sense. If an area was zoned Regional Business, they would come back and reguide and rezone it to Community Mixed Use. The areas of higher intensity commercial uses are now seeing mixed-use projects or just standalone multi-family housing being built as a part of them for many different reasons. The Council felt it was appropriate to make these changes to be consistent with this trend as well as with the Planning Commission’s discussions about going to all mixed-use and supporting housing in those districts. This becomes a bridge for where they are at today to where they will be in the next three years.

Ms. Collins stated in the past 10 years, mixed-use development is a more recent phenomenon with Cities trying to create more flexibility in their City code to allow mixed-use development. The original intent may have been to preserve Commercial districts, but that is changing.

In response to Member Sparby’s question about conditions, Mr. Paschke explained general conditions or criteria in an area would have to be achieved after they analyzed the project. After these are met, each project would have certain other conditions that are applied to it given its location and many other factors, and it would allow staff or the Planning Commission to recommend them. It is a way to set standards that become the condition. For example, in a Community Business district, a density limit or setback requirements may be needed.

**Public Comment**

With no one coming forward to speak for or against this request, Chair Murphy closed the public hearing at approximately 7:26 p.m.

**Commission Deliberation**

Member Bull asked Member Kimble if she feels the lower density residential uses should be conditional or permitted, based on development trends she may be aware of.

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Member Kimble responded they are typically seeing more dense developments. However, with seniors there might be some situations where they might have lower density in some districts that would make a lot of sense. She suggested they be conditional versus not permitted because they would be unique.

Member Kimble commented she agreed it is not developer friendly to have conditional use permits because it is open ended. When she thinks of Rosedale, she can see housing permitted there, but it would be a major shift. Starting with conditional in the Regional Business district may make sense because it is a bridge for things to start coming in and would allow for people to comment on it.

**MOTION**

**Chair Murphy moved, seconded by Member Gitzen, to recommend to the City Council adoption and changes to Table 1005-1 to have all red “P” changed to “C”, and (8 or more units per building) be changed to (more than 8 units per building).**

Chair Murphy commented conditional use allows additional input from the community and concerns to be addressed through the conditional use process. He does not see it as a terrible burden on a developer, and if it is, they can make changes going forward.

Member Gitzen stated he supported the motion because he agrees with both Chair Murphy and Member Kimble.

Member Brown agreed with the other Members and stated what makes Roseville unique is it is centrally located, people want a home and some land, and Roseville is not an urban sprawl. Going forward, she would like to see thoughtfulness with issuing permits, and they should proceed carefully with how it is built out around the Rosedale area.

Member Daire commented at Rosedale, JC Penny is going for structured parking instead of surface parking. It is a short step to surround Rosedale with structured parking and have residential over it. He agreed they need to be cautious with the conditional use designation. It is a more gradual shift and convenient bridge between what is and what will be. He also encouraged Members to begin thinking if structured parking would be a better use of space.

Member Sparby commented he agrees with other Members. He inquired about the wording preference in the motion related to the number of units per building.

Mr. Paschke suggested it read “more than eight”.

Member Sparby requested a friendly amendment to the motion to have it read “more than 8 units per building”. Chair Murphy and Member Gitzen agreed.

369 Member Bull commented he is not strongly opposed to the motion versus what staff  
370 recommended as a permitted use. He likes the permitted use in Regional Business  
371 because he wants to be sensitive to any extra steps they are going to put developers  
372 through. They put significant amount of time and money into developing plans before  
373 they come to the City and it staggers what they can do if they are required to go  
374 through a conditional use permit process. He will support the motion, but suggested  
375 to the Council they consider Regional Business-1 and Regional Business-2 as a  
376 permitted use.

377  
378 Member Daire stated with the way the City sets up land use patterns, they are  
379 advertising for certain uses. If conditional use means they are open to it, it opens to  
380 door to creative connections between commercial, residential, and parking ramp  
381 developers. It shows they are willing to talk about options, and that they are cautious  
382 about what is going in there and how it is put together.

383  
384 Member Kimble commented from a developer's standpoint, permitted is easier.  
385 However, she supports the conditional use designation because there are some major  
386 areas that need further discussion.

387

388

**Ayes: 7**

389

**Nays: 0**

390

**Motion carried.**

391

392 Chair Murphy reminded Members of the joint meeting with the Public Works  
393 Environment and Transportation Commission on August 22 at 6:30 p.m. He  
394 encouraged Members to reply to Ms. Collins if they plan to attend the meeting.

395

396

## **6. Adjourn**

397

398

### **MOTION**

399

**Member Bull moved, seconded by Member Kimble adjournment of the meeting  
at approximately 7:44 p.m.**

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401

402

**Ayes: 7**

403

**Nays: 0**

404

**Motion carried.**



**REQUEST FOR PLANNING COMMISSION ACTION**

Agenda Date: **09/06/17**

Agenda Item: **5a**

Prepared By

Agenda Section  
**Public Hearings**

Department Approval

Item Description: Consideration of a request to amend Planned Unit Development 1177 (Centre Pointe Business Park) to allow College or post-secondary school, office based, as a permitted use on 2955 Centre Pointe Drive (PF17-014).

1 **APPLICATION INFORMATION**

2 Applicant:	Centre Pointe, LLC (University of Northwestern)
3 Location:	2955 Centre Pointe Drive
4 Property Owner:	same
5 Application Submission:	July 26, 2017
6 City Action Deadline:	September 24, 2017
7 Planning File History:	PF2880 and PUD #1177

8 **Level of Discretion in Decision Making:**

9 Actions taken on a Planned Unit Development Amendment request are legislative; the  
10 City has broad discretion in making land use decisions based on advancing the health,  
11 safety, and general welfare of the community.

12 **BRIEF INTRODUCTION**

13 Centre Pointe, LLC (University of Northwestern) seeks an amendment to Planned Unit  
14 Development (PUD) Agreement 1177 to allow College or post-secondary school, office-  
15 based, as a permitted use at 2955 Centre Pointe Drive. The Centre Pointe Business Park  
16 is regulated by PUD 1177 and not the Office/Business Park zoning that is indicated on  
17 Roseville's Official Zoning Map.

18 A PUD amendment requires an Open House Meeting prior to the submittal of an  
19 application. For this proposal, the open house was held on July 19, 2017, with no  
20 citizens attending (Attachment C). Since the open house, the Planning Division has  
21 received a number of emails regarding the PUD amendment request by Northwestern  
22 University.

23 **CENTRE POINTE PUD REVIEW/HISTORY**

24 Although the 2030 Comprehensive Plan Land Use Map guides the area Office/Business  
25 Park (O/BP) and the Official Zoning Map classifies the area the same, Centre Pointe  
26 Business Park was rezoned from a previous zoning classification of Retail Office Service  
27 District (B-4) to Planned Unit Development Business Zone and is governed by a very  
28 specific Planned Unit Development Agreement (1177) approved in April 1987.

29 It is clear from our research that the desire back in 1996/1997 was to create a  
 30 professional office/jobs-based redevelopment area that offered some service industry  
 31 use (hotels and restaurants) or supportive services, as well as light manufacturing. This  
 32 is evidenced by the list of permitted uses in the PUD (found in table below) that are  
 33 somewhat dependent on office as a primary use. Amendments over the years helped to  
 34 reinforce the office/jobs desire (Veritas and Solutia) but also to support other uses as  
 35 was the case with the PUD allowance of a third hotel (Ordinance 1242 – Attachment D).

36 A recent drive through Centre Pointe finds few businesses that are 100% office type  
 37 uses. Many, however, are office with customers/clients including Physicians Head &  
 38 Neck, Eckroth Music, Respiritech, US Bank Home Mortgage, Pillar Title Services, and  
 39 Summit Investments. The Planning Division is unaware of showroom or manufacturing  
 40 uses or at least the types identified in the allowable use table of the PUD.

41 Traffic was also a consideration back in 1996/1997 as evidenced by the Environmental  
 42 Assessment Worksheet (EAW) that assisted with the initial PUD and subsequent  
 43 Veritas/Solutia amendments. Traffic, however, never materialized to the extent noted  
 44 in the original EAW which can be directly tied to how Centre Pointe has developed and  
 45 been used (tenant wise) throughout the years. Specifically, the Veritas campus has not  
 46 built out to its approved plan and is currently contemplating a division of land to sell a  
 47 portion of the undeveloped campus for another use. Similarly, the three hotels  
 48 contribute to a reduction in both overall and peak hour traffic, and again the types of  
 49 tenants in the various multi-tenant buildings are of a mix that that typically does not  
 50 generate high volumes or traffic impacts.

51 Per the PUD Agreement, uses within the PUD area are limited to the following  
 52 statement and table:

53 *In the PUD, the intent is to maintain at least 50% of each building as office uses,*  
 54 *except for the hotel and restaurant buildings. Permitted " office" uses shall be*  
 55 *defined as listed in Exhibit E- 2. The uses shall be restricted to those two specified in*  
 56 *the site plans and supporting documents including office, office/showroom, office/*  
 57 *manufacturing, two hotels and one restaurant within the Centre Pointe Business*  
 58 *Park Plan. If either of the hotels or the restaurant are not built, the lots/ sites*  
 59 *designated for those uses on the approved land use/site plans shall be used for*  
 60 *office, office/showroom, or office manufacturing uses as per Exhibit E- 2. Accessory*  
 61 *structures or exterior trash collection areas shall be prohibited. Where not*  
 62 *superseded by more restrictive requirements of this PUD, the standards of the B-4*  
 63 *zoning district and the City Zoning Code shall apply.*

<b>B-4 Uses Permitted Within Each Building Type</b>		
<b>OFFICE (minimum 50% of each bldg.)</b>	<b>SHOWROOM</b>	<b>MANUFACTURING</b>
MEDICAL & DENTAL	BLUE PRINTING/PHOTO COPYING ESTAB.	ELECTRONIC & MEDICAL DEVICE MFG.
BUSINESS & PROFESSIONAL OFFICES	OFFICE SERVICE BUILDING EXCEPT RETAIL	BLUE PRINTING/PHOTO COPYING ESTAB.
BANKS & FINANCIAL INSTITUTIONS	PRINTING UTILIZING OFFSET PRESSES	OFFICE SERVICE BUILDING EXCEPT RETAIL
RESEARCH, DESIGN, DEVELOPMENT LABORATORY AND CLEAN ROOM	ELECTRONIC & MEDICAL DEVICE MFG.	PRINTING UTILIZING OFFSET PRESSES
OFFICE SERVICE BUILDING EXCEPT RETAIL		
RECORDING STUDIOS		
PRINTING UTILIZING COMPUTERS AND LASER PRINTERS OR SIMILAR TECHNOLOGY		
DELI		

64 In March 2000 the City granted Ryan Companies an administrative amendment to the  
65 Centre Pointe PUD in support of a revised Veritas Campus (Attachment E).

66 In December 2001, Solutia Consulting sought and received a formal amendment to PUD  
67 1177 in support of changing the “planned” use of the property at 3015 Centre Pointe  
68 Drive from a 6,000 sq. ft. restaurant site to a 21,240 sq. ft. office with underground  
69 parking and other site improvements (Attachment F).

## 70 **REVIEW OF REQUEST**

71 The University of Northwestern – St. Paul seeks to expand the use of the building from a  
72 permitted Office use to a use that includes classrooms, laboratories, and research  
73 facilities for its new engineering and science program (building use plan - Attachment  
74 G). In so doing, Northwestern is seeking an amendment to the use table contained  
75 within the PUD to permit college or post-secondary school, office-based.

76 At the heart of this request is whether college or post-secondary school, office-based, is  
77 an appropriate use within Centre Pointe Business Park, as the central theme of the  
78 approved PUD appears to suggest office and job uses.

79 Similarly to the previously requested PUD amendment (PF17-010) for a self-storage  
80 facility, the Planning Division is challenged to come up with a firm interpretation of the  
81 office column as it seems that many of the uses could be different depending on  
82 interpretation. The Division interprets office as being a room or cubical where an  
83 employee works versus space to perform services to clients or the public. For example,  
84 medical and dental are clinic based uses, as a clinic includes treatment rooms, lobby  
85 area, and other spaces that are normally vastly larger by percentage than any offices.

86 The Planning Division recognizes the degree of interpretation that is present when  
87 reviewing older PUD agreements against new requests for development. A link to the  
88 Centre Pointe PUD can be found below to help you sift through the initial objectives of  
89 the PUD and how this request and/or future requests for amendment might be  
90 considered. <http://www.cityofroseville.com/DocumentCenter/View/23769>

91 Since the open house and published public hearing notice, the Planning Division has  
92 received correspondence regarding this application (Attachment H). The University of  
93 Northwestern has also submitted additional information in support of its application  
94 (Attachment I)

95 The Planning Division Recommends the Planning Commission consider the following  
96 two options:

- 97 **a.** Recommend approval of a PUD amendment that would modify the permitted  
98 uses on the subject property to include college or post-secondary school, office-  
99 based, as defined by Section 1001.10 of the Zoning Code.
- 100 **b.** Recommend denial of the request as the suggested uses including classroom,  
101 laboratories, and research facilities affiliated with a college or post-secondary  
102 school are deemed not appropriate for the Centre Pointe Business Park.

103 **ALTERNATIVE ACTIONS**

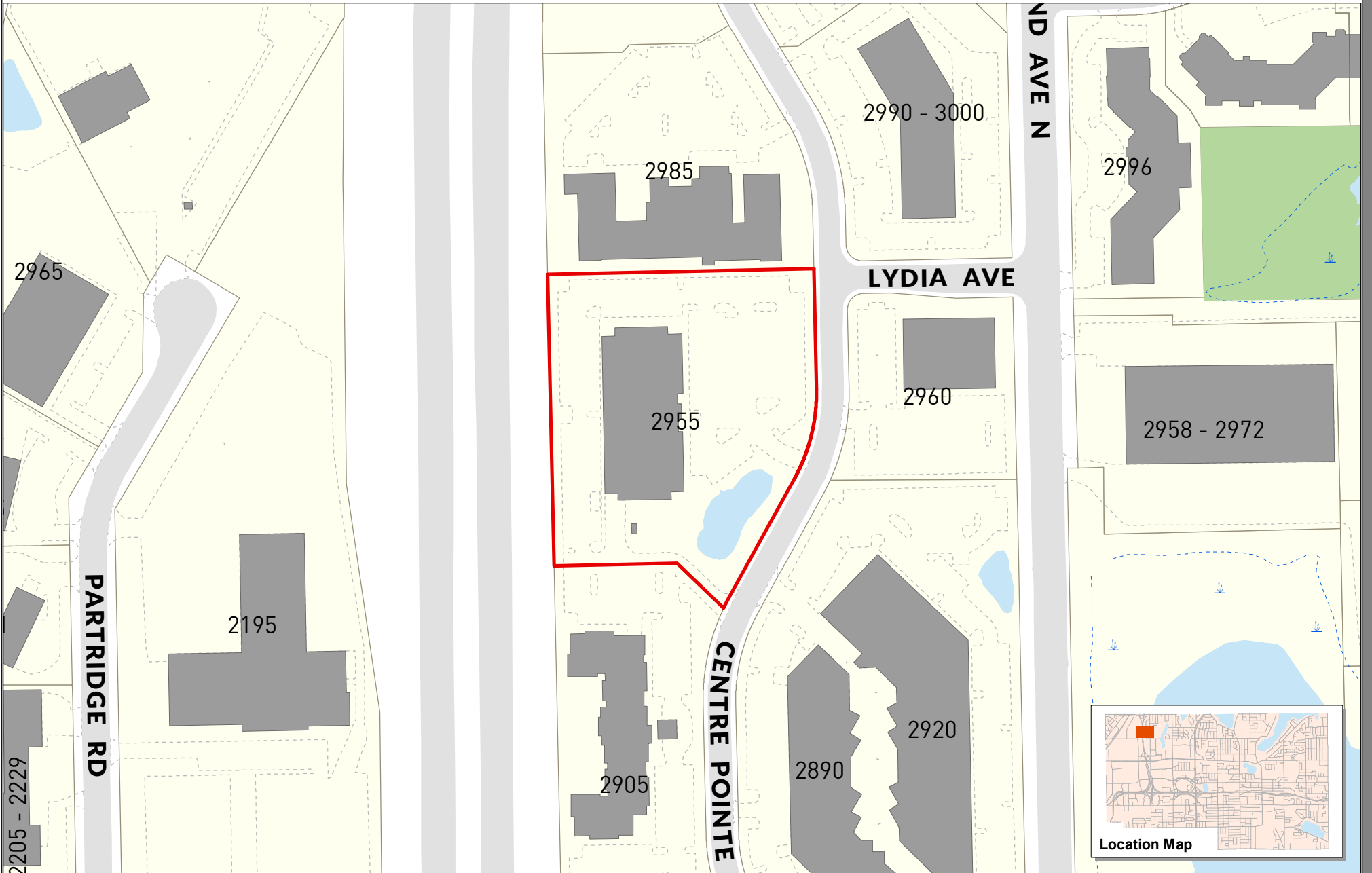
104 **a.** Pass a motion to table the item for future action. An action to table must be tied to  
105 the need for clarity, analysis and/or information necessary to make a  
106 recommendation on the request.

107 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include  
108 findings of fact germane to the request.

Report prepared by: Thomas Paschke, City Planner 651-792-7074 | [thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com)

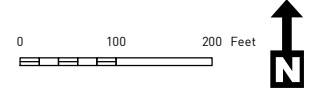
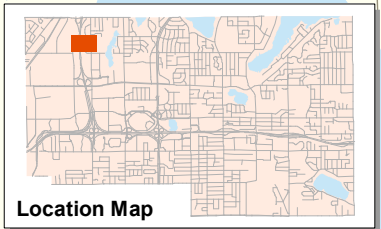
- Attachments:
- |                              |                         |
|------------------------------|-------------------------|
| A. Location map              | B. Aerial map           |
| C. Open house info/narrative | D. Hotel amendment      |
| E. Veritas amendment         | F. Solutia amendment    |
| G. Building layout plans     | H. Email correspondence |
| I. Supportive documents      |                         |

# Attachment A for Planning File 17-014



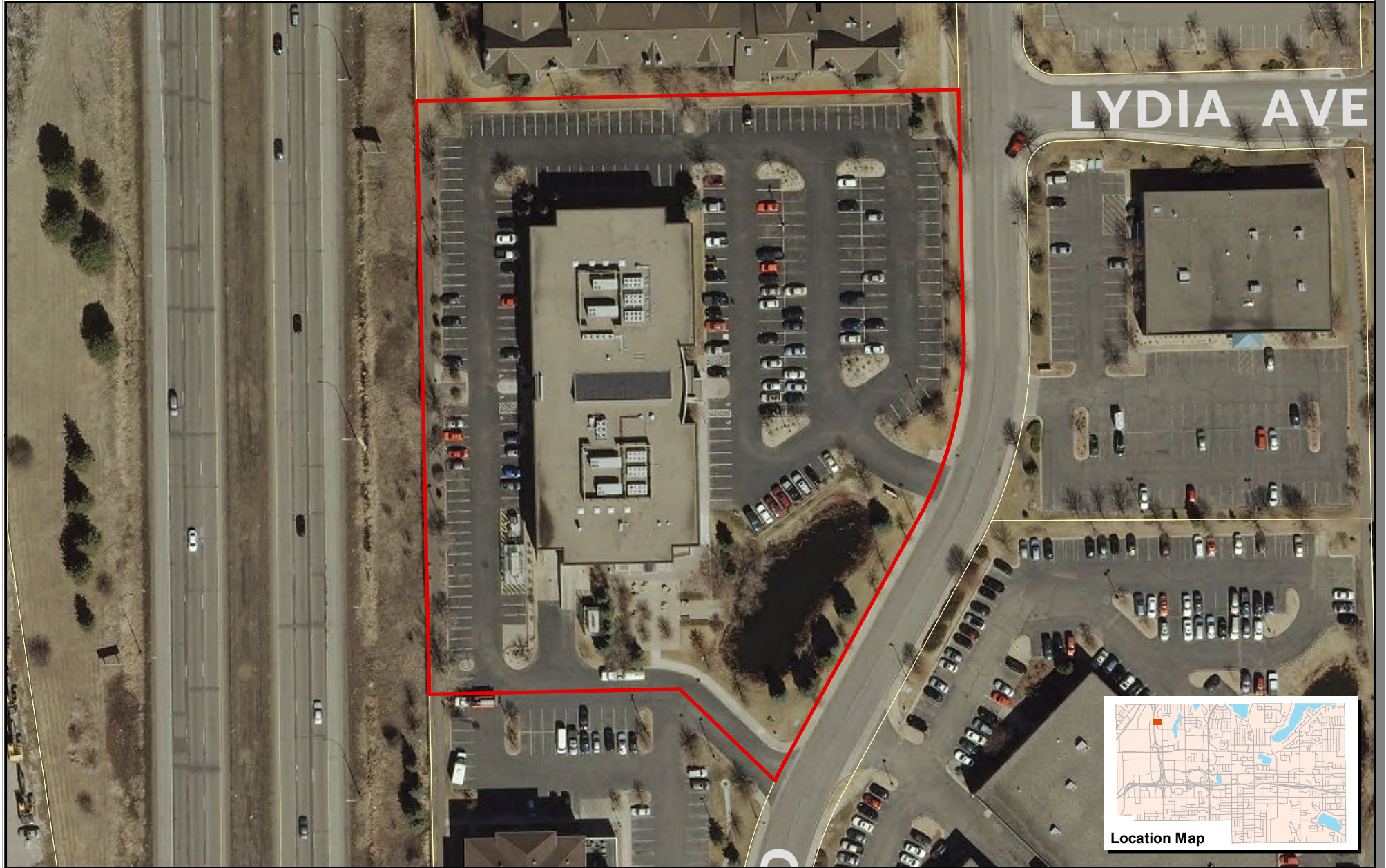
**Data Sources**  
 \* Ramsey County GIS Base Map (8/3/2017)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

**Disclaimer**  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.





# Attachment B for Planning File 17-014



Location Map



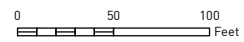
Prepared by:  
Community Development Department  
Printed: August 29, 2017



Site Location

**Data Sources**  
\* Ramsey County GIS Base Map (7/7/2017)  
\* Aerial Data: Surdex (4/2015)  
For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

**Disclaimer**  
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



## PUD Sketch Plan Submittal Requirements

### Contact Information:

See attached.

### Current Legal Description:

See attached.

### Open House Summary:

An open house was held at the Centre Pointe facility from 6:00 PM – 8:00 PM on Wednesday, July 19, 2017. UNW Staff was available during that time to respond to any questions or inquiries from the public or attendees. No individuals other than UNW staff and its consultants attended the open house.

### Narrative:

The University of Northwestern is requesting an amendment to the current PUD, as it only applies to 2955 Centre Pointe Drive, to allow as “permitted” uses those uses permitted under the City’s current zoning code for the Office/Business Park zoning district, specifically “Campus-Office Base” as defined by ordinance 1427, 7-9-2012 which states, “An institution for post-secondary education, public or private, offering courses in general, technical, or religious education, which operates in commercial-type buildings, wholly or partially owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, and/or other related facilities.”

### Proposed Use:

The University of Northwestern proposes to use the 60,000 square foot facility at 2955 Centre Pointe Dr. to provide teaching and laboratory space, along with related support space for faculty offices and student gathering space, for its new Engineering and expanded Science programs.

### Conceptual Development Schedule:

Phase I (2 Engineering laboratories & 1 Biology laboratory): Begin Construction 2/1/2018, End Construction 8/1/2018

Phase II (the remainder of the building): Begin Construction 1/1/2019, End Construction 8/1/2019

### PUD Sketch Plan:

There is no proposed external change to the building except identifying signage. For internal sketch plan see attached.



AN ORDINANCE AMENDING ORDINANCE #1177, BEING THE  
ORDINANCE CHANGING ZONING OF PROPERTIES WITHIN CENTRE POINTE  
BUSINESS PARK FROM B-4 TO A PLANNED UNIT DEVELOPMENT, BY  
ALLOWING CONSTRUCTION  
OF A THIRD HOTEL BUILDING  
[PF3208]

**The City Council of the City of Roseville does ordain:**

Section 1. Pursuant to Section 1008 (Planned Unit Developments) of the City Zoning Code of the City of Roseville, the Planned Unit Development #1177, being for properties generally located between I-35W and Cleveland Avenue, south of County Road D and north of County Road C, known as Centre Pointe Business Park, is herein amended (from allowing two hotels) to allow as a permitted use, the following facility:

*A third hotel within the Centre Pointe Business Park PUD, consisting of a three-story building with 120 rooms and meeting, dining and bar facilities primarily for guests. The hotel shall meet or exceed all site planning requirements and all hotel requirements within the original PUD ordinance and agreement.*

*The proposed hotel shall be located on property legally described as: Portions of Block 1, Lot 4, Centre Pointe Business Park, PIN: 05293140028.*

Section 2. **Effective Date.** This ordinance amendment to the City Code shall take effect upon passage by the City Council and publication.

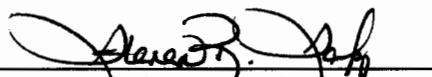
Passed this 22nd day of May, 2000.

CITY OF ROSEVILLE

BY:

  
John Kysylyczyn, Mayor

ATTEST:

  
Steven R. Sarkozy, City Manager



March 2, 2000

Mr. Kent Carlson  
 Ryan Companies US, Inc.  
 700 International Centre  
 900 Second Avenue South  
 Minneapolis, Mn. 55404-3387

Post-It® Fax Note 7671		Date 3/30	# of pages 14
To	Shawn Frisell	From	Dennis W. Sch
Co./Dept.	Grease Seal	Co.	Roseville
Phone #		Phone #	651-490-2232
Fax #	612.373.0929	Fax #	

Dear Kent:

The City of Roseville Development Review Committee (DRC) and I have completed the review of your request proposing changes to Centre Pointe Planned Unit Development (#1177) and have concluded the following:

**1.0 Administrative Review for proposed Veritas expansion.**

From the information you submitted, I understand the proposed changes to include: 1) a decrease of 8,100 s.f. of restaurant space from 14,100 s.f. to 6,000 s.f., 2) an increase of 5,791 s.f. of business hotel space from 106,613 s.f. to 112,404 s.f., 3) an increase of 377,399 s.f. of office space from 185,757 s.f. to 563,156 s.f., 4) a decrease of 313,130 s.f. of office/showroom space to 0 s.f., and 5) a decrease of 60 parking spaces from 2,800 to 2,740 spaces.

The Veritas Master Site Plan dated March, 2000 consists of three buildings totaling approximately 260,000 s.f.. The original PUD projected two - 1 story, Office/Showroom buildings in excess of 100,000 s.f. each, but did allow for flexibility and more density on the site in the areas south of Centre Pointe Drive.

Pursuant to Roseville City Code §1008.09.B.1., minor extensions, alterations or modifications of existing or proposed buildings or structures may be authorized by the DRC if they are consistent with the purposes and intent of the final plan. Paragraph 6 of the PUD also specifies that minor variations from the final plans may be approved by the DRC under the direction of the Community Development Director. Pursuant to Roseville City Code §1008.07.A., minor changes in the location, placement and height of structures may be authorized by the Development Review Committee.

The current completed buildings on the Centre Pointe site are as follows:

Centre Pointe Development	Developer	Year Built	Square Footage
Residence Inn	CSM	1998	75,391
Fairfield Inn	Torkelson	1998	37,013
CSM Office Building	CSM	1999	12,015
Ehlers & Associates	Ryan	1998	13,425
Centre Pointe - Phase I	Ryan	1998	25,445
Centre Pointe - Phase II	Ryan	1998	101,886
Builders Association	Ryan	1997	15,120
Veritas Software - Phase I	Ryan	1999	62,420
<b>Square footage to-date</b>		<b>Total SF</b>	<b>342,715 SF</b>
<b>Total allowable PUD S.F.</b>		<b>Total SF</b>	<b>619,600 SF</b>
<b>Remaining new construction available based on PUD</b>		<b>Total SF</b>	<b>276,885 SF (Jan. 2000)</b>
<b>Requested addition to PUD</b>	<b>Ryan</b>	<b>10% of Total SF</b>	<b>61,960 SF</b>
<b>Modified Total Allowable PUD S.F.</b>			<b>681,560</b>
<b>Total S.F. Remaining to Develop</b>		<b>110% of Total</b>	<b>338,845 SF</b>

In addition to the previous 1988 building construction of 110,000 s.f., the allowable new building area under the March 1997 EAW and the approved PUD is a total of 619,600 square feet. Construction is on schedule to reach those totals in the next three to four years (2003 to 2004), if not sooner. The Year 2000 Veritas Master Site Plan, dated March, 2000, includes more general office space and a reduction or elimination of Office/Showroom/Warehouse structures.

Ryan has proposed development that would increase the total allowable building area (or building cube) on the site by 10 percent (61,690 s.f.) more than the previously approved total of 619,600 s.f. for a total of 681,560 s.f.. This proposed modification is consistent with the approved plan, constitutes a minor modification from paragraph 38 of the original Planned Unit Development # 1177, is authorized under City Code §1008.09.B.1. and is hereby approved.

With this modification, there is a total of 338,845 s.f. remaining to be developed. As now proposed and approved, the development will be divided among the following parcels:

1. Lot 3, Block 1 Centre Pointe Business Park 2<sup>nd</sup> Addition will be developed as a 6,000 s.f. restaurant.
2. The southerly remainder of Lot 4, Block 1, Centre Pointe Business Park and the northerly portion of Lot 5, Block 1, Centre Pointe Business Park as described in attachment "A" may be developed for up to 72,500 s.f. of office space.

3. The southerly remainder of Lot 5, Block 1, Centre Point Business Park as described in attachment "B", and all of Lots 6 and 7 of Block 1, Centre Point Business Park will be developed for up to 260,345 s.f. of office space.

Ryan has also proposed a change in location, placement and height of the structures. These changes are shown on the Veritas Software Second Addition Master Site Plan dated March, 2000 (the "Site Plan"). Based on the determination by the DRC that the changes are not major or significant, the changes in location, placement and height of the structures proposed by Ryan in the Site Plan are approved by the DRC. Additionally, building set back requirements are waived for Veritas Building No. 2, located at 2825 Cleveland Avenue, as shown on the Site Plan.

## **2.0 Traffic, Indirect Source Permit (MnPCA), and Environmental Assessment Worksheet (EAW) Review**

The city engineering staff has reviewed the projected traffic on the site based on the revised building configuration and found that the level of service along Cleveland Avenue from County Road C to County Road D will not deteriorate.

The Minnesota Pollution Control Agency has also reviewed the Indirect Source Permit (ISP) and found no significant change based on the amended plan and by letter dated February 11, 2000 has granted approval of the minor modification to the ISP to allow the construction of the proposed changes.

City staff has also analyzed the proposed modifications with regard to the Environmental Assessment Worksheet (EAW) prepared for the original PUD, including the analysis prepared by RLK Kuusisto, Ltd. Dated January 25, 2000, and has determined that the proposed modifications do not constitute a substantial change that affects the potential for significant adverse environmental effects as contemplated by Minnesota Rule 4410.1100, Subp. 5. Consequently, the City has determined that a new or supplemental EAW is not required. However, the applicant should be aware that future increases in square footage or changes in proposed uses will likely require the preparation of a new EAW for the project, or may exceed the mandatory Environmental Impact Statement thresholds.

## **3.0 Administrative Reviews**

Ryan must comply with City Code administrative requirements on the following issues:

Tax parcel combination of lots for identification of Veritas project - survey required - administrative work City Manager, Community Development Director must approve. Ryan must record.



Grading Plan review for Veritas Building 1 – administrative work, plan submitted.

Utility Plan review for Veritas Building Phases – administrative work, plan submitted.

Building and Landscape Plans - administrative work, plans being completed.

Pond renovation – administrative work with City, Rice Creek, MnDot, and MnDNR.

In conclusion, the City through its DRC and the Community Development Director has determined that the proposed project modifications are consistent with the terms and conditions of PUD #1177 and the City Code and are hereby approved. All other provisions of the Planned Unit Development #1177 will remain in full force and effect.

Sincerely,



Dennis P. Welsch  
Community Development Director

Attachments: MnPCA Letter dated February 11, 2000  
Parcel Descriptions  
Site plan dated March, 2000  
RLK Correspondence dated January 25, 2000

Xc: Steven Sarkozy, City Manager  
Joel Jamnik, City Attorney

Q:\Special Projects\Centre Pointe\Centre Pointe Veritas Expansion4(RR)\_3.2.00.doc

**ORDINANCE NO. 1257**

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT #1177,  
BEING THE CENTRE POINTE BUSINESS PARK PLANNED UNIT  
DEVELOPMENT, TO ALLOW AND ADDITIONAL 15,240 SQUARE FEET OF  
OFFICE DEVELOPMENT (PF3338)**

The City Council of the City of Roseville does ordain:

**Section 1.** Pursuant to Section 1008 (Planned Unit Developments) of the City Code of the City of Roseville, Planned Unit Development 1177, for property generally located at 3015 Centre Pointe Drive, within the Centre Pointe Business Park, is herein amended to allow the following:

*Within the 47-acre Centre Pointe Business Park Planned Unit Development, on the vacant 61,000 square foot lot (as described below), an additional 15,240 square feet in total building area, to allow Solutia Consulting to construct a two-story, 21,240 square foot office building, which shall meet all other criteria and required permits of the original PUD#1177 as well as implement the Solutia EAW state agency comments. The previous Master Site Plan indicated a 1 story, 6,000 square feet restaurant building.*

The vacant parcel addressed as 3015 Centre Pointe Drive is legally described as:

*Lot 3, Block 1, Centre Pointe Business Park 2<sup>nd</sup> Addition, City of Roseville,  
Ramsey County, Minnesota.*

**Section 2.** Effective Date. This ordinance amendment to the City Code shall take effect upon passage by the City Council and publication.

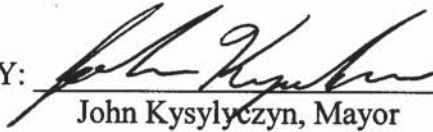
Passed this 17th day of December, 2001.



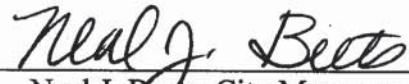
Ordinance – 1257

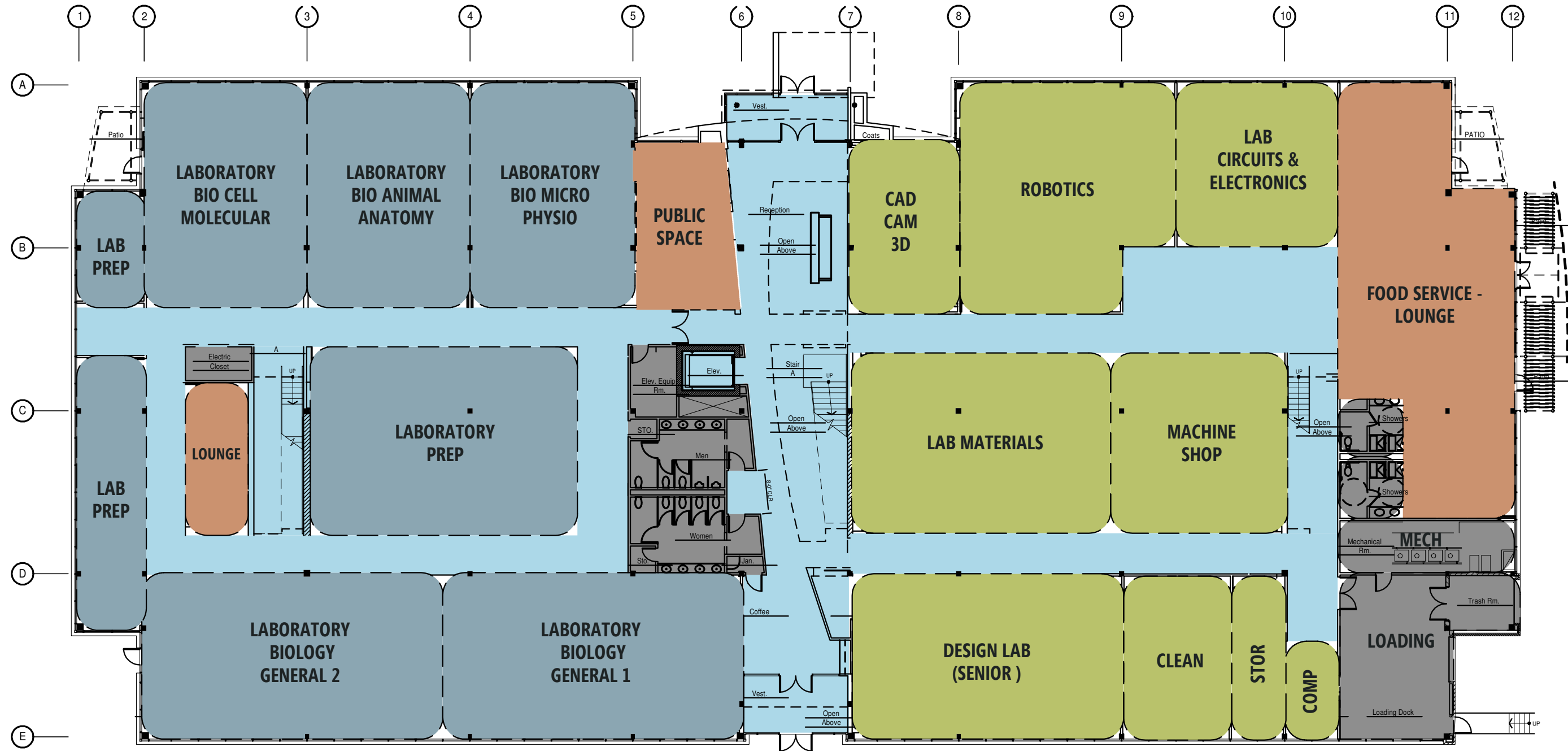
(SEAL)

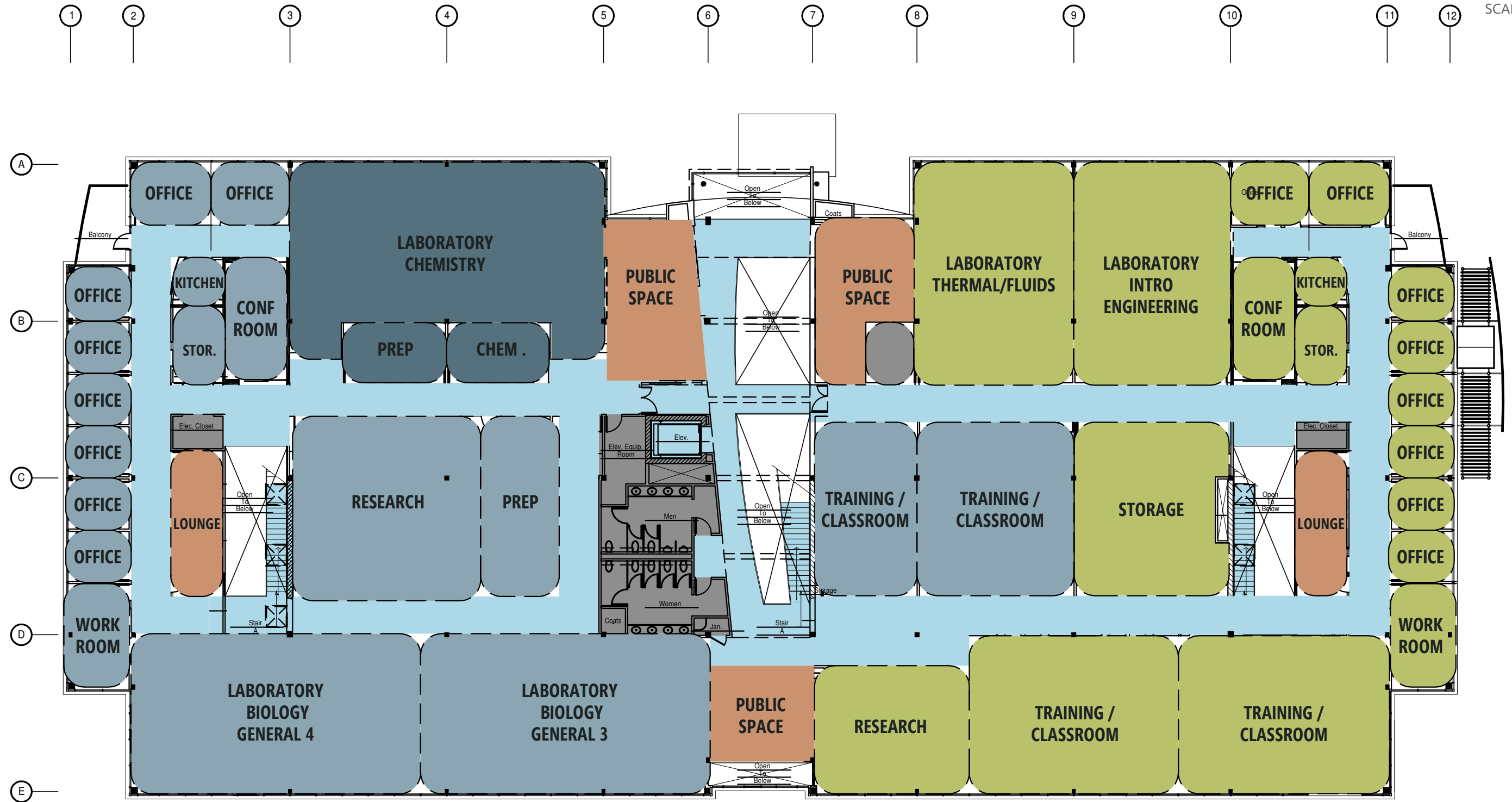
CITY OF ROSEVILLE

BY:   
John Kysylyczyn, Mayor

ATTEST:

  
Neal J. Beets, City Manager





**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Friday, August 11, 2017 8:13 AM  
**To:** Thomas Paschke  
**Subject:** FW: Letter of support  
**Attachments:** 2017.08.02NorthwesternRoseville.pdf

---

**From:** Marie Ellis [REDACTED]  
**Sent:** Wednesday, August 02, 2017 8:54 AM  
**To:** Dan Roe; Jason Etten; Lisa Laliberte; Tammy McGehee; Robert Willmus  
**Cc:** Kari Collins  
**Subject:** Letter of support

Hello Mayor Roe and members of the Roseville City Council,

Please see the attached letter of support for the University of Northwestern's application to amend the Centre Point PUD Agreement.

Thank you,  
Marie



Marie Ellis  
Director of Public Affairs and Legal Counsel  
[REDACTED]

**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Thursday, August 10, 2017 10:36 AM  
**To:** Thomas Paschke  
**Subject:** FW: 2955 Centre Point Drive/ University of Northwestern

-----Original Message-----

**From:** Christine Entner [REDACTED]  
**Sent:** Thursday, August 10, 2017 10:27 AM  
**To:** Dan Roe; Lisa Laliberte; Robert Willmus; Jason Etten; Tammy McGehee; Kari Collins; [REDACTED]  
**Subject:** 2955 Centre Point Drive/ University of Northwestern

Hello,

I'm writing this letter in support of the college being able to utilize the space in question to it's fullest potential. Northwestern has enriched our community in numerous ways.

Chris Entner

**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Friday, August 11, 2017 8:13 AM  
**To:** Thomas Paschke  
**Subject:** FW: U of Northwestern - PUD

**From:** Amanda Cornelius [REDACTED]  
**Sent:** Wednesday, August 09, 2017 7:53 PM  
**To:** Kari Collins  
**Subject:** U of Northwestern - PUD

Dear Ms. Collins,

I am contacting you today regarding the University of Northwestern St. Paul and its recent acquisition of the building at 2955 Centre Point Drive. I do hope that you will amend the planned unit development that currently defines the property usage, so that Northwestern is able to expand opportunities for its students.

My young children frequently take music lessons from students at Northwestern's music academy, and they regularly attend Northwestern's summer sports camps. We have experienced first hand that Northwestern graduates and students are quality people who are passionate about making an impact in their communities. We are very lucky to have this institution in Roseville.

I am excited about Northwestern's partnership with the city of Roseville. I hope that you, council member, will amend the PUD so that Northwestern may continue the work of equipping students well as they pursue their vocational aspirations in our city.

Thank you for your attention and time.

Kindly,

Amanda Cornelius

[REDACTED]

**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Friday, August 11, 2017 8:12 AM  
**To:** Thomas Paschke  
**Subject:** FW: Support for amendment to PUD

-----Original Message-----

From: Judy Palke [REDACTED]  
Sent: Thursday, August 10, 2017 9:51 PM  
To: Dan Roe; Lisa Laliberte; Robert Willmus; Jason Etten; Tammy McGehee; Kari Collins  
Subject: Support for amendment to PUD

Dear Members of Roseville City Council:

Please accept this letter as support for the University of Northwestern request to amend the planned unit development (PUD) that defines the property usage for 2955 Centre Pointe Drive. This will allow the university to expand several of its programs. Expanding these education programs will continue to enhance the University of Northwestern's reputation as an academic institution producing career ready individuals in practical occupations. My understanding is that the engineering and nursing programs will reap the most benefits from the change in this policy by the city of Roseville. Both of these fields are in great demand at this time in Roseville and greater Minnesota.

My family and I have been residents of Roseville for 35 years and have found having Northwestern in the community to be a tremendous asset as a property owner. We live just 3 blocks from the University of Northwestern and take advantage of many of the educational, cultural and sporting opportunities for Roseville community members. I believe it is imperative that the City of Roseville continue a long and profitable relationship with the university by granting this request. It is a win win situation for both Roseville and Northwestern..

Thank you for considering our request.

George and Judy Palke  
[REDACTED]

**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Friday, August 11, 2017 8:13 AM  
**To:** Thomas Paschke  
**Subject:** FW: University of Northwestern support

-----Original Message-----

**From:** Charlotte Hyatt [REDACTED]  
**Sent:** Wednesday, August 09, 2017 9:15 AM  
**To:** Dan Roe  
**Cc:** Jason Etten; Lisa Laliberte; Robert Willmus; Tammy McGehee  
**Subject:** University of Northwestern support

Hi there, I am a resident of Roseville since 2005. I just want to convey my support of the University of Northwestern's use of the property at 2955 Centre Point Drive as a site for education. There are both locals and international students attending this school and we should expose our beautiful city to as many people as we can. Also the next generation is influencers will come from institutions like this, let's be part of their experience!  
Thanks,  
Charlotte Hyatt

[REDACTED]



**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Friday, August 11, 2017 8:13 AM  
**To:** Thomas Paschke  
**Subject:** FW: Property acquisition at 2955 Center Pointe

-----Original Message-----

From: Lois [REDACTED]  
Sent: Monday, August 07, 2017 7:34 PM  
To: Dan Roe  
Cc: Jason Etten; Lisa Laliberte; Tammy McGehee  
Subject: Property acquisition at 2955 Center Pointe

Dear Roseville Council members,

Congratulations to UNW St.Paul on the acquisition of the property at 2955 Center Pointe Drive.

I support their request to have the Council amend the planned unit development that currently defines the property usage.

Just this spring my grandson completed all of the class work that Northwestern offered in their Engineering program, and now he must go to the U of M in order to get his degree. Would have been nice to take all four years at Northwestern.

I trust you will do the right thing for Roseville and the students of the University of Northwestern, St. Paul.

Sincerely,  
Lois Gulbranson  
50 year resident of Roseville

**Thomas Paschke**

---

**From:** Kari Collins  
**Sent:** Saturday, August 12, 2017 11:19 AM  
**To:** Thomas Paschke  
**Subject:** Fwd: PUD

Sent from my iPhone

Begin forwarded message:

**From:** TIMOTHY CALLAGHAN [REDACTED]  
**Date:** August 12, 2017 at 10:56:53 AM CDT  
**To:** [dan.roe@cityofroseville.com](mailto:dan.roe@cityofroseville.com), [lisa4roseville@gmail.com](mailto:lisa4roseville@gmail.com), [rwillmus@msn.com](mailto:rwillmus@msn.com),  
[jason.etten@gmail.com](mailto:jason.etten@gmail.com), Tam McGehee <[tam@mcgehee.info](mailto:tam@mcgehee.info)>,  
[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)  
**Subject:** PUD

Please do not change the zoning on what was one of our first redevelopments. The worst use we could have for the business park would be to have a school like Northwestern use the property for classrooms. They have not been a good neighbor. I have suffered from their sound system for twenty years at volumes that exceed state law. Our police department does not enforce the noise law or the parking regulations along Lydia. The cars park closer together than allowed by city ordinance and the cars often do not move during a snow emergency. I have often seen cars parked for up to a week after a major storm. This makes the street far to navigate since the cars keep parking farther from the curve. They already have cost us money to repair the erosion that they caused to the hill going into Little Johanna. I watch the damage begin and increase even though the Northwestern filled a plan to repair the damage (2001), then was ordered by Rice Creek Watershed to repair the damage (2005). They falsely claimed that the damage was due to the previous owner.

Letting the college use one of the buildings will subject more of the city to traffic problems as well as taking tax money away from the city, the school system, and the county. The purpose of this development was to increase revenue. We also have a problem that Northwestern is in violation of its PUD. Their enrollment exceeds that approved for their PUD and also they were told at that time that they could expand on their campus but not off the campus. They have already added three buildings off their campus.

**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Monday, August 14, 2017 9:10 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: University of Northwestern PUD request

Sent from my iPhone

Begin forwarded message:

**From:** Oscar Knudson [REDACTED]  
**Date:** August 14, 2017 at 8:50:03 PM CDT  
**To:** [Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)  
**Subject:** University of Northwestern PUD request

Dear Ms. Collins,

I would like to urge you to support the University of Northwestern St. Paul's request to amend the PUD that has been submitted for 2955 Centerpoint Drive. As a Roseville resident of 30 plus years I understand that a strong and healthy University of Northwestern is good for Roseville. Many people employed by UNWSP live in Roseville and support it's many businesses. It's students often work in our area businesses and spend their money here also. The quality of education and leadership skills learned at UNWSP are vital to our state and nation. The science and technology programs that they wish to house there also in great demand. Please support these future leaders by approving the amended use request.

Sincerely,

Oscar Knudson

**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Tuesday, August 15, 2017 12:56 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: Please Approve University of Northwestern's Request for Amendment to PUD at 2955 Centre Pointe Drive

Sent from my iPhone

Begin forwarded message:

**From:** Gene Gjerdingen [REDACTED]  
**Date:** August 15, 2017 at 12:31:34 PM CDT  
**To:** "[dan.roe@cityofroseville.com](mailto:dan.roe@cityofroseville.com)" <[dan.roe@cityofroseville.com](mailto:dan.roe@cityofroseville.com)>, "[jason.etten@gmail.com](mailto:jason.etten@gmail.com)" <[jason.etten@gmail.com](mailto:jason.etten@gmail.com)>, "[lisa4roseville@gmail.com](mailto:lisa4roseville@gmail.com)" <[lisa4roseville@gmail.com](mailto:lisa4roseville@gmail.com)>, "[tam@mcgehee.info](mailto:tam@mcgehee.info)" <[tam@mcgehee.info](mailto:tam@mcgehee.info)>, "[rwillmus@msn.com](mailto:rwillmus@msn.com)" <[rwillmus@msn.com](mailto:rwillmus@msn.com)>, "[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)" <[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)>  
**Subject: Please Approve University of Northwestern's Request for Amendment to PUD at 2955 Centre Pointe Drive**

Dear Mayor Roe, Council Member Etten, Council Member Laliberte, Council Member McGehee, Council Member Willmus, and Community Development Director Collins:

My wife and I have lived in Roseville since March of 1979. I am a 1977 alumnus of the University of Northwestern and was an employee there for 23 years. Our two sons currently work for Northwestern.

As a resident of Roseville and friend of Northwestern, I would ask the Roseville City Council to approve Northwestern's request to amend the Planned Unit Development that currently defines the property usage at 2955 Centre Pointe Drive.

Sincerely,

Gene Gjerdingen  
[REDACTED]

**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Tuesday, August 15, 2017 9:23 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: UNWSP & 2955 Centre Point Drive

Sent from my iPhone

Begin forwarded message:

**From:** Sam Tindall [REDACTED]  
**Date:** August 15, 2017 at 8:04:25 PM CDT  
**To:** "[dan.roe@cityofroseville.com](mailto:dan.roe@cityofroseville.com)" <[dan.roe@cityofroseville.com](mailto:dan.roe@cityofroseville.com)>  
**Cc:** "[jason.etten@gmail.com](mailto:jason.etten@gmail.com)" <[jason.etten@gmail.com](mailto:jason.etten@gmail.com)>, "[lisa4roseville@gmail.com](mailto:lisa4roseville@gmail.com)" <[lisa4roseville@gmail.com](mailto:lisa4roseville@gmail.com)>, "[tam@mcgehee.info](mailto:tam@mcgehee.info)" <[tam@mcgehee.info](mailto:tam@mcgehee.info)>, "[rwillmus@msn.com](mailto:rwillmus@msn.com)" <[rwillmus@msn.com](mailto:rwillmus@msn.com)>, "[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)" <[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)>  
**Subject:** UNWSP & 2955 Centre Point Drive

Dear Members of the Roseville City Counsel,

It is my understanding that the University of Northwestern - St Paul recently purchased the 2955 Centre Point Drive property with a goal of utilizing it for it's ever expanding STEM degrees. The recent addition of a 4-year engineering program, coupled with our ever expanding Biology, Kinesiology, Nursing, and Media degrees is something each private school is facing. As a wonderful asset to the community, UNW was very beneficial to me as a student looking for a new direction. For them to be able to hold the types of classes they need and laboratory uses necessary to effectively teach the next generation is crucial and would be a wonderful improvement to that space. I hope you can see there is a vital need here and as a Roseville resident, I believe furthering your education is a must in today's society. STEM degrees seem to be the current trend in education and for Northwestern to thrive, I believe this area must be a focus. I hope and pray you will support my alma mater in this decision.

Blessings,

**Sam Tindall**

[REDACTED]

[REDACTED]

**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Friday, August 18, 2017 10:52 AM  
**To:** Thomas Paschke  
**Subject:** Fwd: Roseville Resident Letter to City Council Members in Support of University of Northwestern PUD Amendment for 2955 Centre Pointe Dr

Sent from my iPhone

Begin forwarded message:

**From:** "Stoll, Kirby R" [REDACTED]  
**Date:** August 18, 2017 at 10:34:32 AM CDT  
**To:** "[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)" <[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)>  
**Subject:** Roseville Resident Letter to City Council Members in Support of University of Northwestern PUD Amendment for 2955 Centre Pointe Dr

August 18, 2017

Kari Collins, Community Development Director  
Roseville City Council  
2660 Civic Center Drive  
Roseville, MN 55113

Dear Kari,

My name is Kirby Stoll and I am a 20 year resident of Roseville, residing at 1973 Lexington Ave N.

My letter to you today is to request that you and all Roseville city council members look favorably upon the request of University of Northwestern to amend the PUD currently in place for the property they recently acquired on 2955 Centre Pointe Drive. I understand Northwestern endeavors to expand their engineering, sciences and nursing programs, and this building was the most affordable and suitable way of doing that. I am in full support of their plans for expansion. I'd also like to put in a good word for Northwestern by saying that their students and graduates are making a positive impact on our Roseville community, the greater Twin Cities and the world. Northwestern is good for Roseville and has always been a "good neighbor" to Roseville residents!

Northwestern is near to my heart for a number of reasons. I relocated from a small northern Minnesota town to attend college in the 1990s where I received a degree in Finance. Northwestern introduced me to Roseville and the Twin Cities, and my love for urban living began there. They have since allowed me to have purposeful and fulfilling employment for the last 16 years, and as of last Friday, my wife and I moved in our oldest of six (6) children to Northwestern. Our son (Jacob) is attending Northwestern with plans of becoming a mechanical engineer. He (and other students, of course) will directly benefit from

Northwestern's expansion. And wouldn't it be great if Jacob got his engineering degree and stayed in Roseville to work and raise his family?! Our hope is to put all of our children through the very enriching and positive educational experience Northwestern has to offer.

Our family loves Roseville! There is no other place we'd rather live. The home we purchased 20 years ago was our first, and we have continued to improve and expand it as our family has grown. This past year we invested \$175,000 into our 1927 home, fitting it for the future and adding to Roseville's property tax base in the process. Our Roseville public school systems is also the best. We have many great relationships with neighbors from our surrounding blocks and are patrons (nearly exclusively) to Roseville businesses.

Kari, please hear my plea for support on behalf of Northwestern. Please feel free to let me know if you have any questions. I will do my best to reply in a timely manner. Also, I plan on being present at the Planning Commission meeting on September 6 and the City Council meeting on September 25 when this PUD amendment will be discussed and where I'll be prepared to speak, if given the opportunity. Your faithful service and representation of Roseville residents is much appreciated.

Very Sincerely,



Kirby R. Stoll



**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Friday, August 18, 2017 12:21 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: Building Usage-2955 Centre Point Drive, Roseville

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** August 18, 2017 at 11:07:07 AM CDT  
**To:** Kari collins <[Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)>  
**Subject:** **Building Usage-2955 Centre Point Drive, Roseville**

Good morning Community Development Director, Kari Collins, I hope all is well.

I'm reaching out to you in support of The University of Northwestern St, Paul and their need to have the ability to fully utilize the building that the school has recently acquired located at 2955 Centre Pointe Drive for academic purposes. As a constituent of the local governing bodies of the city of Roseville. I am asking that the planned unit development; that currently defines property usage be amended to allow the school to provide it's students the full scope of their science, engineering and technology programs. Thank you in advance for your consideration of this request that will position a great institution of higher learning; to continue to support a number of industries. By providing high quality graduates who are passionate to make an impact in their perspective fields.

Alfonzo M Greene  
Roseville Resident



**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Friday, August 18, 2017 7:01 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: University of Northwestern - Please amend PUD

Sent from my iPhone

Begin forwarded message:

**From:** Julie Lynch [REDACTED]  
**Date:** August 18, 2017 at 5:28:05 PM CDT  
**To:** [kari.collins@cityofroseville.com](mailto:kari.collins@cityofroseville.com)  
**Subject:** University of Northwestern - Please amend PUD

Dear Kari,

Thank you for the work you do for our city.

I understand that Northwestern recently acquired the 2955 Centre Point Drive space, and that to fully utilize the space, they need the City Council to amend the PUD. As a longtime resident of Roseville (and an alumni of UNW), I fully support the positive role that they have in our community and **ask for your support of amending the PUD** as well.

Many thanks for your support -

Julie Lynch

[REDACTED]

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[REDACTED]

**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Saturday, August 19, 2017 1:47 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: Northwestern & Quality education in Roseville

Sent from my iPhone

Begin forwarded message:

**From:** Eithne Shimasaki [REDACTED]  
**Date:** August 18, 2017 at 8:11:22 PM CDT  
**To:** "[kari.collins@cityofroseville.com](mailto:kari.collins@cityofroseville.com)" <[kari.collins@cityofroseville.com](mailto:kari.collins@cityofroseville.com)>  
**Subject:** Northwestern & Quality education in Roseville  
**Reply-To:** Eithne Shimasaki [REDACTED]

Dear Ms. Collins,

My name is Eithne Shimasaki. I was raised right here in Roseville, graduated from RAHS (in 1987) and moved back to Roseville with my husband and children in 2006. Now my youngest is heading into her senior year at RAHS herself. We love our neighborhood, our schools and the people who make Roseville a great place to live!

I can remember visiting Northwestern College's campus when I was only 5, and I had several wonderful student teachers from Northwestern through the years. After graduating from RAHS, I decided that I wanted to go to Northwestern, and graduated in 1994 with degrees in Finance and International Business. After 10 years abroad, I came full-circle and returned to Roseville, in part because of the excellent education Roseville schools have to offer. As a Roseville parent, I know that tradition of cooperation between Northwestern and Roseville continues in the Roseville schools today - with student teachers and full-time faculty trained at Northwestern.

As an alumnus, I also keep up with the vision of Northwestern to impact our community in a positive way. I was excited to hear about the plans to expand the science and engineering programs at UNW, doubly so since my son had just enrolled in the Engineering program at UNW! Now, as you may know, the property at 2955 Centre Pointe Drive in Roseville which UNW acquired to realize the burgeoning science and engineering programs, currently cannot be utilized in a way that will optimally further Northwestern's (and our) vision of positively impacting our community. An amendment to use for education needs to be approved by the City.

I understand that you, as Community Development Director for our City, are key to making this amendment happen. I hope that you agree that UNW is an asset to the City of Roseville and that you will work together with the city council to amend the Planned Unit Development policy so that Roseville and Northwestern can best utilize this asset - partnering together to invest in Roseville and in our young people, who will in turn make Roseville an even better place to live.

Thank you for listening and for believing in Roseville residents and for making Roseville education even better.

Sincerely,

Eithne (Daire) Shimasaki



**From:** [Kari Collins](#)  
**To:** [Thomas Paschke](#)  
**Subject:** Fwd: Online Form Submittal: Contact City Council  
**Date:** Saturday, August 19, 2017 1:00:43 PM


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Sent from my iPhone

Begin forwarded message:

**From:** Pat Trudgeon <[Pat.Trudgeon@cityofroseville.com](mailto:Pat.Trudgeon@cityofroseville.com)>  
**Date:** August 19, 2017 at 12:49:00 PM CDT  
**To:** Kari Collins <[Kari.Collins@cityofroseville.com](mailto:Kari.Collins@cityofroseville.com)>  
**Subject:** FW: Online Form Submittal: Contact City Council

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**Patrick Trudgeon | City Manager**  
O: 651.792-7021 | | F: 651.792.7020  
[pat.trudgeon@cityofroseville.com](mailto:pat.trudgeon@cityofroseville.com)

 **ROSEVILLE**  
2660 Civic Center Drive | Roseville, MN 55113  
[Facebook](#) | [Twitter](#) | [YouTube](#)

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) [<mailto:noreply@civicplus.com>]  
**Sent:** Friday, August 18, 2017 11:18 PM  
**To:** \*RVCouncil <[city.council@cityofroseville.com](mailto:city.council@cityofroseville.com)>; Dawn O'Connor <[dawn.oconnor@cityofroseville.com](mailto:dawn.oconnor@cityofroseville.com)>; Pat Trudgeon <[Pat.Trudgeon@cityofroseville.com](mailto:Pat.Trudgeon@cityofroseville.com)>  
**Subject:** Online Form Submittal: Contact City Council

## Contact City Council

Please complete this online form and submit.

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Subject Request by UNW to amend PUD for 2955 Center Pointe Drive

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### Contact Information

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Name: Rosanne Wood

---

Address: [REDACTED]

---

City: Roseville

---

State: MN

---

Zip: 55113

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This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

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How would you prefer to be contacted? Remember to fill in the corresponding contact information. No Reply Necessary

---

Email Address: 

---

Phone Number: *Field not completed.*

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Please Share Your Comment, Question or Concern

I a Roseville resident and am writing as a supporter of the University of Northwestern asking that you approve the university's amendment request for the 2955 Center Pointe Drive property. Having a higher education provider like UNW brings a lot to our community and allowing for their expansion will benefit us further. The science and engineering programs will attract quality employees; students will hopefully find Roseville a great place to stay after graduation. High quality post-secondary education options help keep young people in the area. Allowing this amendment will enable UNW to use the Center Pointe Drive property to its fullest potential, benefiting the university and the community. Thank you for your consideration, Rosanne Wood

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Unless restricted by law, all correspondence to and from Roseville City government offices, including information submitted through electronic forms such as this one, may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

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**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Wednesday, August 16, 2017 2:48 PM  
**To:** Thomas Paschke  
**Subject:** Fwd: northwestern

Sent from my iPhone

Begin forwarded message:

**From:** JAMES EVERSON Owner [REDACTED]  
**Date:** August 16, 2017 at 2:06:33 PM CDT  
**To:** [Kari.collins@cityofroseville.com](mailto:Kari.collins@cityofroseville.com)  
**Subject:** Fwd: northwestern

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Dear Kari Collins,  
Please consider the request of the University of Northwestern St. Paul to use the building at 2955 Centre Pointe Drive, Roseville for classroom expansion.  
As a Roseville resident and former Northwestern student, I would support changes to the PUD property usage of this site. Thank you for your consideration.  
Sincerely, Julie Everson

**Thomas Paschke**

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**From:** Kari Collins  
**Sent:** Monday, August 28, 2017 11:57 AM  
**To:** Thomas Paschke  
**Subject:** FW: UNW PUD CHANGE

**From:** Jerry Beilby [REDACTED]  
**Sent:** Monday, August 28, 2017 11:45 AM  
**To:** Kari Collins  
**Subject:** UNW PUD CHANGE

Dear Community Development Director Collins

I wish to speak on behalf of University of Northwestern-St. Paul and the request for a change to the current PUD for the Center Pointe property. Before I continue, I want to state that I am a retired 36 year-faculty-member of the biology department. But I also speak as a 40-year resident of Roseville. My wife and I greatly enjoy our daily walks around Langton Lake and the access to many shopping options.

Northwestern continues to expand programs that draw people to Roseville. The theater program is gaining recognition. ON the NEXTDOOR neighborhood website my neighbors have posted positive comments and encouraged others to attend. Northwestern has a new sports facility that is widely used in the summer for non-student training camps. Many weddings and non-college theater events draw many to campus and to local motels and restaurants. Often the faculty and staff will go out for lunch to local restaurants. Quick access to Rosedale is helpful for many employees who live outside of Roseville.

Unlike commercial businesses, Northwestern is a permanent presence in Roseville that continues to be a positive impact for Roseville.

Thank you for your service for Roseville and for your favorable consideration of the request for the change to the PUD under consideration.

Respectfully submitted,

Jerry Beilby, PhD

Professor Emeritus, Department of Biology and Biochemistry

University of Northwestern-St. Paul



August 30, 2017

To: City of Roseville, Minnesota; City Council members, Planning Commission members, City Staff

This cover letter and the accompanying pages serve as an attachment to Northwestern's application for an amendment to the PUD associated with the Centre Pointe District.

As the Staff report indicates, Northwestern's request is to amend the PUD, not for some special non-conforming use within the Office/Business Park zoning district in which the Centre Pointe business district is located but, rather, to amend the original 1997 PUD to be consistent with the City's current zoning code for the Office/Business Park district. The City has already applied this definition to other accredited, degree-granting higher education institutions located in business districts within the City. As noted by the Staff in their report, the City's current zoning code allows, as a permitted use, College-Office Based uses, within the Office/Business Park district. The Staff report includes the City's definition for "College-Office Base."

As the Staff report states, "A recent drive through Centre Pointe finds few businesses that are 100% office type uses." A further review of the district's buildings and their business activities indicates that for the buildings having unique uses such as retail, daycare, health and medical services, it is likely these buildings would fall short of the "minimum 50%" office use stated in the original PUD, if the definition of "office use" is limited to the traditional four-wall room or cubicle. A broadened and updated understanding of current and typical business activities allows for the current business activities located in the district. This broadened understanding led to the 2012 creation of the College-Office Based definition, which was applied to the former Edina Realty office building purchased by the university in 2006. This building was used as a traditional office building until 2013 when Northwestern began its Nursing program after partnering with the City to locate this new program in this "office building," (now known as Wilson Center) under the new, updated and broadened "office" definition of "College-Office Based."

Similarly, the university is again seeking to partner with the City to apply this now existing definition, which is applicable to the underlying zoning district, to the Centre Pointe PUD in order for the university to expand its Nursing program and establish a full four-year Engineering program. Northwestern and the Roseville community need the university to expand its Nursing program and develop a full Engineering program. The success of the partnership between the City and Northwestern that allowed for the creation of our Nursing program now speaks for itself. Today, after just four years, there are now 120 students in Northwestern's Nursing program, and the City of Roseville is home to the State of Minnesota's highest quality Nursing program as measured by the most recent Nursing Board tests scores.

However, the importance to the Roseville community of Northwestern's Nursing program goes far beyond the State's highest test scores. The accompanying document prepared by Dr. Ginger Wolgemuth, the program's director, shows how, in just these few short years, Northwestern's Nursing program has become an integral part of the Roseville community. These mutual benefits can, and will, continue to grow if Northwestern is allowed to continue to grow its Nursing program, which is dependent on our ability to grow our Biology program at the Centre Pointe site.



Northwestern is extremely confident that in a similar way, our new full Engineering program will have the same type of positive impact on the Roseville community, if we are allowed, in the Centre Pointe facility, to create the type of program described by Dr. Matt Hyre in the second accompanying document. Dr. Hyre articulately describes the program he and Northwestern envision for the coming years and how this program will directly benefit the community in which it is located. As this program is being patterned after other similar successful programs, this positive community impact is not just idle boasting. It will happen, just as Northwestern during these past few years made it happen with our Nursing program. Additionally, a glimpse of what can happen through Northwestern's full Engineering program can be seen by reviewing what Dr. Hyre shares that our students and program have already accomplished recently through business partnerships while our program has only been a 3/2 program with the University of Minnesota.

Northwestern looks forward to the opportunity to share with you more about our vision for these programs, why the Centre Pointe location is the right location for these programs, and why another partnership between the City and Northwestern will result in mutual benefits for the Roseville community and for the University of Northwestern.



## Overview of Northwestern's Engineering Program Planned Cooperation with the City of Roseville

Significant informal interaction has already taken place between the University of Northwestern's Department of Mathematics & Engineering and the City of Roseville. This engagement has come primarily in the form of engineering internships and employment at companies within Roseville. The expansion of Northwestern Engineering into a fully accredited four-year program provides a tremendous opportunity for an even closer partnership between our program and the City of Roseville, because of the distinctive way our program is structured.

The newly developed Engineering program at Northwestern includes community service as a core commitment and is included in our ABET (Accreditation Board for Engineering and Technology) outcomes. This outcome places a high emphasis on interaction with the local community, including providing updated technology and new ideas based on applied research to local industry and businesses. Additionally, our Senior Design course will seek out local industry design needs and provide engineering solutions to local companies at no cost.

In addition to its emphasis on community service, our program also embraces a new system for teaching engineering called Design Thinking, which is based on the following principles:

1. Show Don't Tell
2. Be Mindful of the Process
3. Bias Toward Action
4. Focus on Human Values
5. Craft Clarity
6. Radical Collaboration
7. Embrace Experimentation

This concept of teaching recognizes the importance of developing a partnership with local industry and providing community service to enable students to actively practice engineering. Cooperation with local industry and municipalities provides students with the best platform through which they can implement their ideas and design solutions.

Non-profit organizations, municipality departments, and industries within Roseville may require substantial technological assistance to improve their products and services. Some local organizations do not have the budget and/or the expertise to develop their products or services without technological assistance. Through the year-long Senior Design class, Northwestern's engineering program will create forums for the exchange of information with the expectation that engineering solutions will be created and applied to benefit local industry and municipalities.

With a full four-year engineering program, Northwestern will be better equipped to provide human and equipment resources to Roseville. This includes a highly educated and expert workforce in different specializations, laboratory equipment, technical libraries, computers and software, and other facilities required to deal with most community needs. The increased number of faculty and engineering students with a higher level of education will increase the availability of expert scientists with strong technical backgrounds. These faculty and students can actively engage with community organizations to meet public expectations by providing new engineering solutions and improving the technological performance of the organizations. The faculty are committed to working closely with interested

community organizations to discuss and analyze their needs and to suggest new technology to be developed or existing technology to be modified.

Since Northwestern's Engineering program is based on Design Thinking, our engineering students will acquire their skills through active learning and will be required to implement these skills in a real and practical way. Therefore, Northwestern's Engineering program is integrating service learning into our curriculum to address the contextual, motivational, and multidisciplinary needs of their skills. This idea is not unique to Northwestern. Rather, we are modeling our curriculum based on the ideas developed at such schools as Purdue University, the University of Massachusetts, and the University of Michigan that include service learning as part of their educational goals.

Examples of projects already considered include the following:

1. Local-community schools: Northwestern engineering students (under the supervision of faculty members) can deliver tutorial sessions to students in mathematics and science. Additionally, they can help incorporate pre-engineering classes to Roseville high school students, help schools design laboratory experiments, aid in the development of engineering exhibitions, and provide software training sessions.
2. Students with special needs: Northwestern engineering students and faculty members can help design equipment targeted toward students with special needs. Such projects could include security systems to enhance students' safety and electronic devices to aid in communication and learning for students with disabilities such as blindness or deafness.
3. Local municipality projects: Northwestern engineering faculty members and students hope to participate in some of the local municipality projects such as construction and/or reconstruction plans, site evaluation works, environmental impact assessments, or water and power supply projects.

Applying their knowledge within Roseville provides a great opportunity for Northwestern engineering students and faculty to cooperate with and serve the local community and to experience the societal impacts of their engineering solutions.

To effectively implement service learning, Northwestern's engineering faculty hope to develop a local community service board that would include senior representatives from Northwestern's Engineering program, local industry, and the local community (such as government agencies, municipality departments, or non-profit organizations). This board would do the following:

1. Help establish the general policies and responsibilities among university, industry, and community;
2. Review and outline tasks, necessary requirements, period for completion, and any cost for industry projects;
3. Coordinate the working relationship between the local organization and Northwestern's Engineering program;
4. Examine the completed design to ensure all criteria of the agreement have been met.

In summary, Northwestern is creating an Engineering program that recognizes the importance of integrating teaching and research with a commitment to community service. It is a goal we have included in the development of our curriculum. A cooperative relationship between Northwestern Engineering and Roseville's business and government sector will be critical to accomplishing this goal.

**Northwestern Engineering Collaboration with Industry  
Both Domestic and Around the World (Past 6 Years)**

- Development of new methods for designing and manufacturing complex glass products.  
Company: Ramon Clemente  
Location: Barcelona, Spain
- New glass bottle coating methods for increased chemical vapor deposition efficiency  
Company: Institute for Glass Research  
Location: Zurich, Switzerland
- Design of grit separation tanks for wastewater treatment to improve bioreactor performance:  
Company: Hampton Roads Sanitation District  
Location: Virginia Beach, VA
- Stent and balloon expansion dynamics to reduce arterial damage and restenosis  
Company: Cordis (Cardinal Health Company)  
Location: Fremont, CA
- Computation modeling of the formation of defects in glass bottles using unique material models  
Company: Bucher Emhart Glass  
Location: Enfield, CT
- Ventilation and air flow mapping for a Navy SEAL facility in Southern California  
Company: Subcontracted by Clark Nexsen for the United States Navy  
Location: Richmond, VA
- Data analytics and cloud-based computing for the automation and integration of financial transactions  
Company: Goldleaf Partners  
Location: Bloomington, MN
- Glass bottle strengthening and computational modeling for increased manufacturing efficiency and reduced energy consumption  
Company: Bucher Emhart Glass  
Location: Enfield, CT
- Training for the simulation of complex viscoelastic flows in glasses and plastics  
Company: Lav Glass  
Location: Istanbul, Turkey
- Software development for simulation tools used by technicians in the manufacturing of non-standard glass containers  
Company: IQS  
Location: Barcelona, Spain



**The University of Northwestern  
School of Nursing and the City of Roseville  
Community Impact**

Located within the City of Roseville, at the Wilson Center, the UNW School of Nursing (SON) has offered a variety of local community strengthening events through its curriculum and program requirements since 2014. Examples of these include:

- **Health Fairs**, (2014, 2015 and 2016) organized and executed by senior nursing students as part of their community health course clinical requirements. The SON collaborated with KTIS radio and a variety of local vendors and businesses to provide health screenings, a Red Cross Blood Drive, health and wellness information and resources to the local community. Clinical partners such as Presbyterian Homes and Pediatric Home Services, also based in Roseville, participated. In 2015, the health fair hosted 55 vendors. KTIS radio provided on-air marketing for the Health Fair and broadcast music at the Health Fair. In 2014, Assistant Dean and Nursing Department Chair, Dr. Ginger Wolgemuth, was interviewed on KARE 11 television at the Health Fair. KARE 11 is a co-sponsor of the Community Health Screening Van, which was also present. The health fair is promoted throughout the Roseville community to local residents and businesses. In 2014 and 2015, Night to Unite or National Night Out were partners in the event with Roseville Police and Fire giving tours of their vehicles. Students, along with faculty, worked with the City of Roseville on logistics. Attendance at the Health Fairs has averaged 100-150 over the past three years.
- **As a class assignment**, two student groups conducted a Community Assessment on the City of Roseville for the Community and Population-Based Care Services course. These assessments will help students plan the 2017 Health Fair and to specifically meet needs in the Roseville community. For example, obesity, and texting and driving are statistically noted to have a high incidence in the city.
- **Emergencies and Complex Pediatrics: A Conference for Home Care Nurses**, in partnership with Pediatric Home Services, based in Roseville, partnered to offer this conference on April 27, 2017. Students assisted with the planning and preparation for their “Leadership in Nursing” course. Over 140 home care nurses and health care staff attended this first annual conference held in the Nazareth Great Room. Participants were impressed with the location and expressed a desire to return for future conferences.
- **Centennial United Methodist Church in Roseville**, has a parish nurse, Julia Nordling, RN, who has provided clinical opportunities through her role for our Community Health students since 2014. 6-8 students spend a day with her in spring and summer terms.

- **The Gathering at Centennial United Methodist Church in Roseville**, is a community based respite program for area residents with mild to moderate memory loss, still living at home with a family caregiver. Our students were trained by the sponsoring organization, Lyngblomsten in St Paul to provide one-to-one facilitation with a care recipient during the twice-monthly five-hour respite time, offering brain-stimulating programming in a calming environment through engaging activities. Students in both “Mental Health” and the “Leadership in Nursing” courses had clinical time at this site, as well as four others in greater St. Paul, for an impact of over 100 area participants and their caregivers, and 32 hours per student of clinical time.
- **First Annual 5K Fun Run, May 2017 on the campus of UNWSP**, Senior School of Nursing students helped faculty plan this on-campus event, which drew 20+ nurses and participants from the community to run or walk our beautiful campus. Local businesses helped advertise and we collaborated with The Running Room in St. Paul to provide t-shirts and registration packets for the event. Live music and prizes were part of the event.
- **Day Set Apart Conference, March 2015, 2016, 2017**. Students provided blood pressure screenings, health teaching and an information booth on the SON in the vendor area for this annual two-day event that attracts hundreds of women both locally and around the region. Approximately 40-50 women stop to have their blood pressure checked at our booth each year.