

PLANT SERVICES
18 FOLWELL HALL • MINNEAPOLIS, MINNESOTA 55455

November 3, 1970

Mr. John Scott
The Architects Collaborative
46 Brattle Street
Cambridge, Massachusetts 02138

Re: Health Science Expansion
Unit A and Unit B-C
University of Minnesota

Dear Mr. Scott:

Mr. Smith has asked me to reply to your letter to him of October 5th. This report is a current status report of the answers to your questions. For the most part, no changes from our earlier discussions have occurred.

1. Ownership of Property

The highway easement will not be filed. Instead, the University will be giving a quit claim deed to four (4) feet of the frontage along Washington Avenue as part of an overall transaction. Nothing on the TAC drawings indicates that the building will encroach on the relocated property line, hence there appears to be no need to advise NIM since it would not concern them. If the excavation for construction encroaches on the highway right-of-way, a request for construction permit is required. The Highway Department will require an exact drawing prepared by a professional engineer that will describe such temporary encroachment and subsequently how the site will be left.

2. Vacation of Streets

The vacation of Delaware and Union Streets has been a slow (very slow) process through the City. The City offers their apologies but the best they can do is what was previously reported:

- | | |
|--------------------------------|-------------------|
| 1. Planning Commission Hearing | November 3, 1970 |
| 2. Planning and Zoning Hearing | November 10, 1970 |
| 3. City Council Action | November 13, 1970 |

Air rights are only involved with Federal highways. Where City streets are vacated, we know of no restrictions as to air rights. We know of no agreement other than the terms of the vacation and hence we know of no constraints.

Mr. John Scott - TAC
November 3, 1970
Page 2

3. Vacation of Union Street

This matter is answered the same as for above.

4. Earth Anchors

Whenever construction permits for earth anchors (or excavation for formwork, etc.) are required of the State or City, it is necessary to provide an exact drawing prepared by a professional engineer and to submit the same to the proper authority. Since we do not have that design, there is nothing to present.

The above has been discussed with Health Science Architects and Engineers with respect to the Early Excavation Contract and future foundation walls of Unit A. As long as a construction permit is obtained from the proper parties I don't think there should be a problem.

Very truly yours,

ABK

Alfred B. Kemper
Senior Engineer

ABK:tkr

cc: E. A. Kogl
C. Tom Smith ✓
Brooks Cavin



UNIVERSITY OF MINNESOTA
TWIN CITIES

Health Sciences Planning Office
4103 Powell Hall
Minneapolis, Minnesota 55455
(612) 373-8981

August 5, 1974

TO: Clinton N. Hewitt
Assistant Vice President
Physical Planning

FROM: *Paul J. Maupin*
Health Sciences Planning Coordinator

SUBJECT: Building B/C Health Sciences Storage Area

During recent discussions with Gene Kogl and Duane Blanchard, it would appear that we shall require additional outside storage area for Building B/C sometime around April, 1975. We understand from Mr. Vern Ausen that the lots of the northeast corner of Delaware and Harvard Street are presently owned by the University of Minnesota and the balance is privately owned.

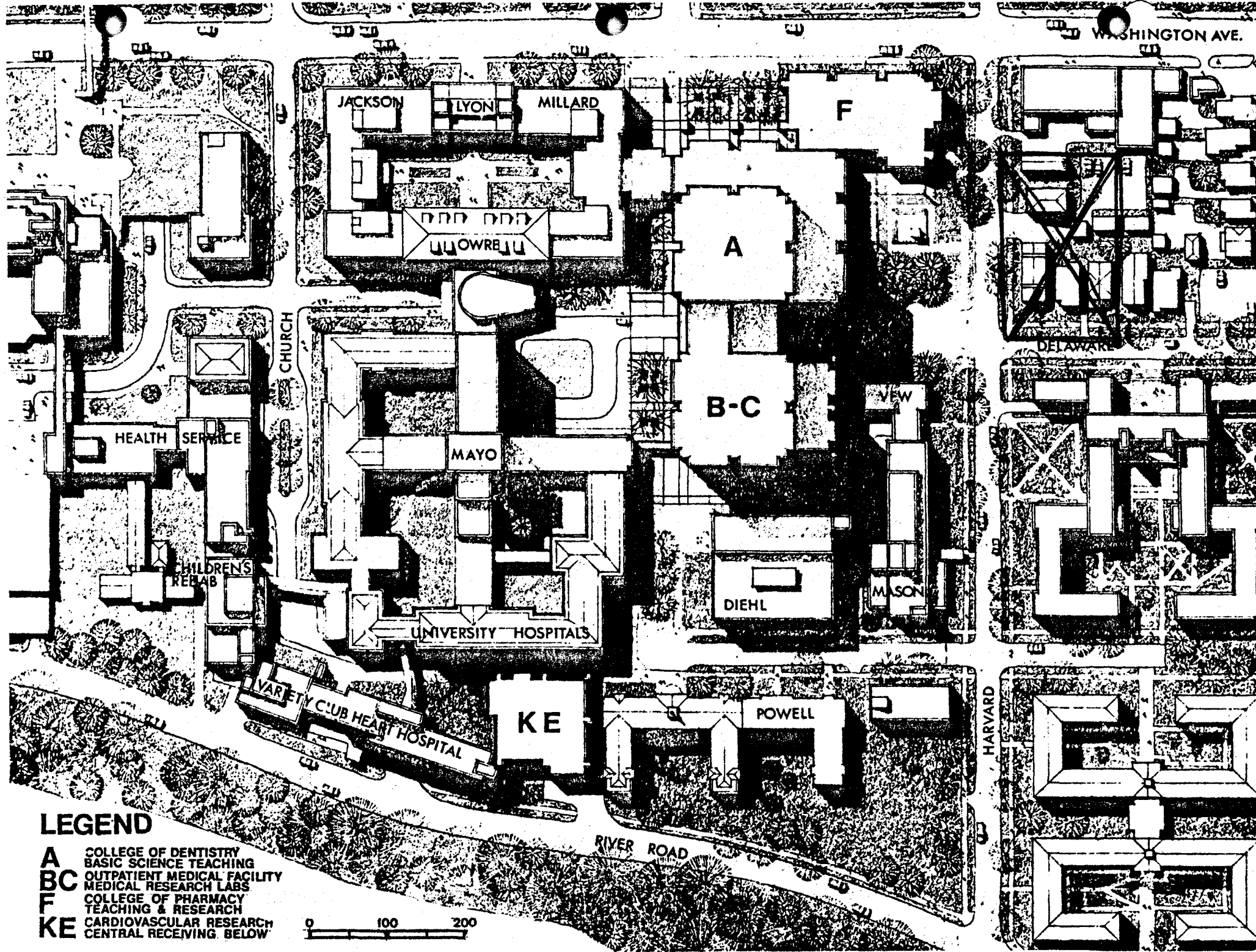
The attached map indicates our desired area. We also understand from Mr. Ausen, in order to meet our proposed schedule that action on lots Westerly 42, Lots 9 and 10, Block 31 of St. Anthony Addition to Minneapolis should go to the September Regents meeting. We would certainly appreciate your assistance.

PJM:rm

cc: Gene Kogl
Vern Ausen

Attachment

WASHINGTON AVE.

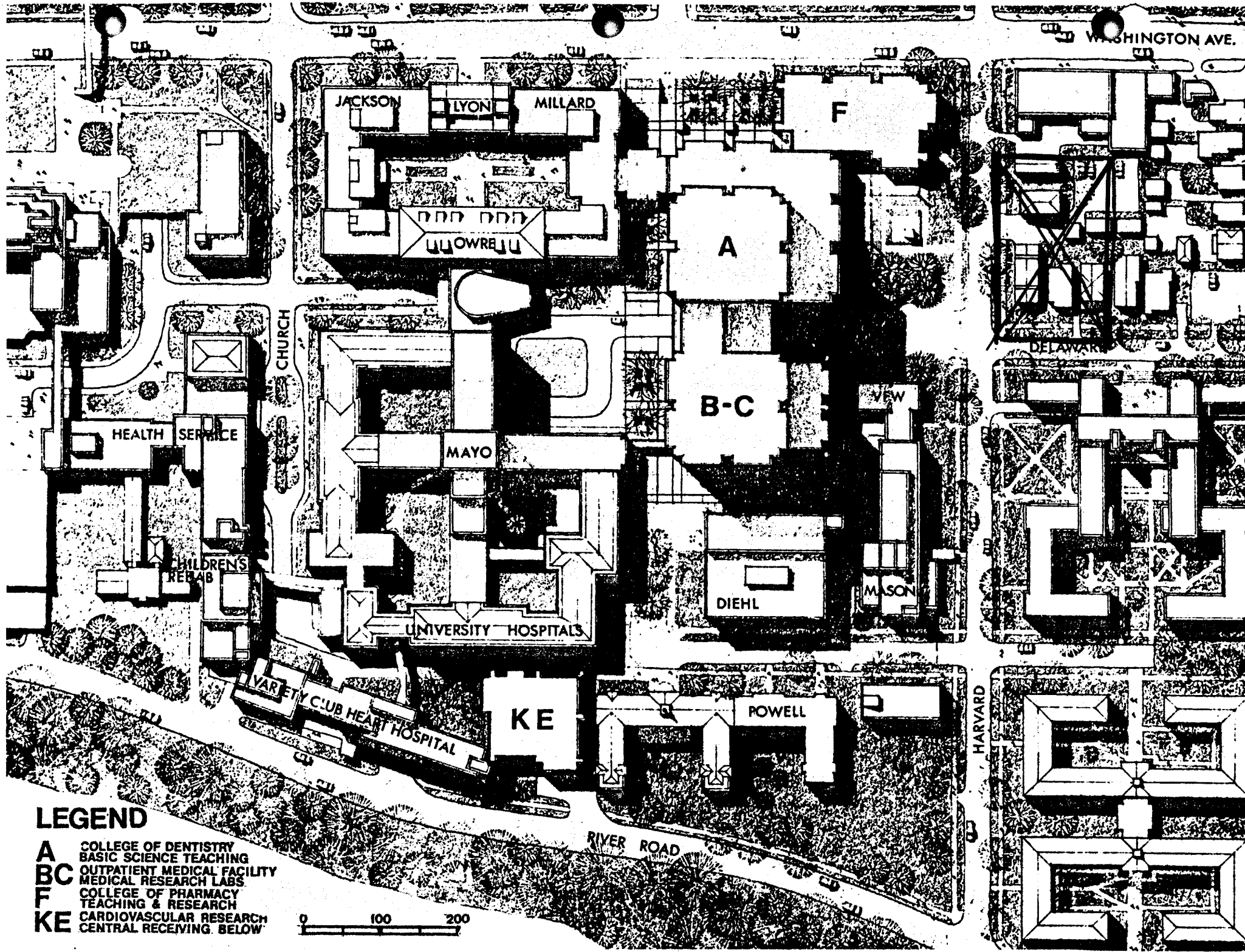


104

LEGEND

- A** COLLEGE OF DENTISTRY
- B** BASIC SCIENCE TEACHING
- BC** OUTPATIENT MEDICAL FACILITY
- C** MEDICAL RESEARCH LABS
- F** COLLEGE OF PHARMACY
- KE** TEACHING & RESEARCH
- CARDIOVASCULAR RESEARCH
- CENTRAL RECEIVING BELOW





104

LEGEND

- A** COLLEGE OF DENTISTRY
- A** BASIC SCIENCE TEACHING
- BC** OUTPATIENT MEDICAL FACILITY
- BC** MEDICAL RESEARCH LABS
- F** COLLEGE OF PHARMACY
- F** TEACHING & RESEARCH
- KE** CARDIOVASCULAR RESEARCH
- KE** CENTRAL RECEIVING BELOW





UNIVERSITY OF MINNESOTA
TWIN CITIES

Division of Space Programming and Management
Office of Physical Planning
N-363 Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-2996

RECEIVED

October 7, 1974

OCT 8 1974

Eric Ringrad
Kappa Chi, Medical Fraternity
House Manager
325 Harvard Street S.E.
Minneapolis, Minn. 55414

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

Dear Mr. Ringrad:

You will recall my visit last month in which we discussed the University's need for your fraternity building at 325 Harvard Street S.E., in order to create an adequate staging area for the impending construction of Units B and C of the Health Science Complex.

This will confirm my late call advising that upon further reflection, the University concluded that it can probably get along at this time without your property, and the item was removed from the agenda.

There will be stockpiling and moving of structural materials on all sides of the fraternity, however, because adjacent houses on Delaware and Harvard will be demolished to provide staging area. You can anticipate noise, dust and other inconveniences which are associated with construction.

If your group has any complaints about the workmen and equipment during construction, please call me and I will ask our project engineer to see what he can do to alleviate the problems.

I also wish to thank you for your hospitality while I was on the premises and extend my best wishes to your organization.

Yours sincerely,

Vernon L. Ausen
Coordinator, Property Acquisition
Physical Planning

cc: Clinton Hewitt
Paul Maupin
Joel Tierney
Greg Kittlesen

VLA:MM



UNIVERSITY OF MINNESOTA
TWIN CITIES

Health Sciences Planning Office
Box 75 Powell Hall
4103 Powell Hall
Minneapolis, Minnesota 55455
(612) 373-8981

October 15, 1974

TO: Vern Ausen

FROM: *Paul* Paul Maupin

SUBJECT: Building B/C Staging Area in Block 31

In response to your letter dated October 7, 1974, regarding B/C staging area. The schedule for B/C indicates we shall advertise for construction bids in July of 1975. Therefore, in discussions with Mr. Gene Kogl regarding the staging area, we would appreciate having the site ready to turn over to the contractors in August and they shall be responsible for demolition of the buildings.

PJM:rm

cc: Clinton Hewitt
Eugene Kogl



UNIVERSITY OF MINNESOTA
TWIN CITIES

Division of Space Programming and Management
Office of Physical Planning
N-363 Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-2996

Hold

RECEIVED

October 7, 1974

OCT 9 1974

To: Paul Maupin
From: Vernon L. Ausen
Subject: Demolition for Staging Area in Block 31

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

You informed me by phone several times earlier this summer that excavation for Units B/C could start in August but that general construction or erection of the building would be six months or more later.

In your memorandum of August 5 to Clint Hewitt about the Medical Fraternity buildings you indicate that it would appear that you will need additional outside storage sometime around April, 1975.

This is into the third quarter of the year, and most of the tenants are students. It would be more convenient for them and consistent with the University's policy of causing minimal interference if we could give tenants notice about March 1, or April 1 to vacate the four buildings on or before June 30, 1975.

Otherwise, if awards are let which permit the constructor to start erection by April, we must give notice December 31 requiring vacation of the premises at the end of the Winter Quarter, or by April 1.

Will you please check this timing out closely with Kogl and Hewitt, and let me know as soon as possible how long we can permit the buildings to remain in use as residences.

Vernon L. Ausen

cc: Clinton Hewitt
Eugene Kogl

VIA:MM



UNIVERSITY OF MINNESOTA
TWIN CITIES

B/C Land Acquisition

Health Sciences Planning Office
Physical Planning
Box 75 Powell Hall
4103 Powell Hall
Minneapolis, Minnesota 55455
(612) 373-8981

March 27, 1975

TO: Vernon L. Ausen
FROM: *Paul* J. Maupin
SUBJECT: Demolition of Four Houses on Block 31
To Provide Staging Area for Unit B/C

Please excuse the delay in responding to your letter of January 31, 1975, regarding demolition of the subject properties to provide staging area for Unit B/C. We have not been able to determine a firm time frame until the present, and it does appear that your understanding and estimate of late August is realistic and we should proceed accordingly.

PJM:rm

cc: Clinton Hewitt
Paul Kopietz



UNIVERSITY OF MINNESOTA
TWIN CITIES

Division of Space Programming and Management
Office of Physical Planning
N-363 Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-2996

RECEIVED

FEB 6 1975

January 31, 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

To: Paul Maupin

From: Vernon L. Ausen

Subject: Demolition of Four Houses on Block 31
To Provide Staging Area for Units B and C

Following our previous correspondence, I had planned to have the two houses on Harvard Street and the two houses on Delaware vacated by the end of August this year so they could be demolished the week of September 1.

It is my assumption that you want me to proceed on that schedule even though construction of the upper levels of Units B and C may not commence until nearer the end of the Fall Quarter.

At one time I inquired into the desirability of trading some of the land on Harvard (east side) for the Grace University Lutheran Church parking lot in order to provide more space immediately adjacent to the construction side. At some time we will want to do this anyway in order to create an appropriate entrance to the U of M Medical Center, and if a trade this summer will facilitate construction, I should get back in touch with the Church.

Will you discuss this with Clint Hewitt and advise me. If construction of a Pharmacy Building is imminent, he may not want to do this. (However, the fraternity house could be purchased at that time to provide additional space.)

VLA:MM

cc: Clinton Hewitt
Paul Kopietz



UNIVERSITY OF MINNESOTA
TWIN CITIES

Division of Space Programming and Management
Office of Physical Planning
N-363 Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-2996

January 31, 1975

To: Charles Lawrence

From: Vernon L. Ausen

Subject: 605 and 607-9 Delaware Avenue

I am enclosing a copy of the Commissioners' awards on the above two properties. You will note that the University is given possession as of March 1, 1975. The owners filed appeals to the awards with District Court on January 20, but did not appeal the date of possession as we had been lead to believe they would.

The University intends to demolish the above premises in late summer. Will you, therefore, take over the management of the above premises on March 1 and continue to lease them until further notice. A copy of the appraisals on the two properties is enclosed to assist you in determining rentals. Mrs. Granrud and the tenants who have called me have been told that they will have to sign month-to-month rental agreements. I believe that all tenants are students, and the one tenant keeps the walks clear as a part of his or her rent.

The Granruds were told that they can lease their unit back until it is demolished. Mr. Granrud, who is now elderly and in declining health, was for many years President of Lutheran Brotherhood Insurance Company. His wife informed Sam Jurkovic and I a couple of weeks ago that they intended to go to Florida for a couple of months and may not be home. They intend to start looking for another place as soon as the snow is gone.

The University is liable for rental supplement payments or purchase supplement payments under the Statute adopted by the Legislature in 1973. It is important, therefore, that the tenants be offered other comparable housing units on campus as they open up to minimize relocation payments. After the spring quarter is probably the only time this can be accomplished, when other units are being vacated. Some tenants may want to waive these rights (but not moving compensation) and stay where they are until the end of the summer.

Please call me if I can be of further assistance to you. I will let you know when the units have to be vacated well before the ninety (90) day minimum eviction notice you are now required by Statute to give occupants of the above buildings.

Enclosures

VLA:MM

cc: Clinton Hewitt
C.L. Carlson
Paul Maupin ✓
Sam Jurkovic
Cedric Williams
David Anderson

B/C - Land Acquisition



UNIVERSITY OF MINNESOTA
TWIN CITIES

Division of Space Programming and Management
Office of Physical Planning
~~4333~~ Elliott Hall 348
Minneapolis, Minnesota 55455
(612) 373-~~2996~~ 7540

May 19, 1975

RECEIVED

MAY 23 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

David Anderson, Director
Housing Office
210 Delaware Street
Comstock Hall East
University of Minnesota
Minneapolis, Minn. 55455

Dear Mr. Anderson:

The Planning Office has requested that various houses purchased by eminent domain in order to provide a staging area for Unit B-C of the Health Sciences Building and later for the Pharmacy Building be demolished in early September so that that purpose may be accomplished.

Will you, therefore, please notify the occupants of buildings at the following addresses prior to the end of May that their leases will not be extended beyond August 31, 1975 because the University needs the land for other uses:

311-313 Harvard Street Southeast
315-317 Harvard Street Southeast
605 Delaware Street Southeast
607-609 Delaware Street Southeast

Please notify Property Accounting when each occupant intends to move so that office can secure the unit immediately and prepare the buildings for demolition.

All occupants should be informed that Sam Jurkovic will contact them about relocation benefits and that anyone desiring moving reimbursement according to a moving schedule

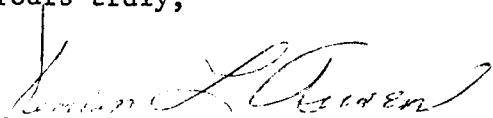
Mr. Anderson

2


May 19, 1975

rather than actual billing by a moving company must definitely arrange this with Mr. Jurkovic before any moving takes place.

Yours truly,


Vernon L. Ausen
Coordinator,
Property Acquisition
Physical Planning

APPROVED:


James F. Brinkerhoff,
Vice President for Finance

VLA:MM

cc: Paul Maupin ✓
Charles Lawrence
Clint Hewitt
Dale Reedstrom
Paul Kopietz
O. Jerome Nelson
Orville Hauge
Sam Jurkovic
Police Department
Cedric Williams
Lazlo Fulop
Milton Trapold
Al Wagner

health sciences architects & engineers

THE CERNY ASSOCIATES INC.
HAMMEL GREEN & ABRAHAMSON INC.
SETTER LEACH & LINDSTROM INC.

113 HUBBARD BUILDING, 2675 UNIVERSITY AVENUE
SAINT PAUL, MINNESOTA 55114

612/646-8875

att
pm
RECEIVED

JUN 6 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

2 June 1975

Mr. Paul J. Maupin
Health Sciences Planning Coordinator
University of Minnesota
4104 Powell Hall
Minneapolis, Minnesota

Regarding: Unit B/C - Health Sciences Expansion
Delaware Street and Church Property

Dear Mr. Maupin:

The purpose of this letter is to review the design status of Delaware Street with relationship to the Health Sciences Complex and the adjacent church property.

The 1971 Design Development Documents had developed the Delaware Street Entrance to the Health Sciences Complex based upon the premise that the Church parking lot property would be available for the overall entrance development. Enclosed is a sketch indicating the proposed entrance provisions. The referenced drawing indicates Delaware Avenue with a curvilinear alignment which forms a pleasing transition for the parallel offset which is required West of Harvard Street. A simple and simple-reverse curve of equal radius are used to accomplish the alignment change and are located approximately equal distance between Harvard Street and Units A and B/C. This street curvature provides a desirable tangent balance between the surface feature changes at Harvard Street and the street widening that occurs between Units A and B/C. The continuity of the Plaza dimensions and materials are extended to Harvard Street to further enhance the primary entrance to the Health Sciences Complex.

We understand that the University does not wish to encroach upon the church property at this time. We have therefore developed an entrance design outside the limits of the church property. This design parameter necessitates a shift in the street curvature to the west resulting in a less comfortable vehicular pathway through the required offset. A retaining wall on the south and west property line of the church will be required to accommodate the grade changes. The north sidewalk will be restricted to approximately 5 feet of width at the southwest corner of the church property.

Page 2
Paul Maupin
2 June 1975

We are not comfortable with the current design and hope that this layout can be changed to the design development layout in the near future. We urge and recommend that the University seriously pursue a property change so that the design development plan can be incorporated into the project by change order prior to any construction in this area. Please let us know if you need any assistance in resolving this recommended property change.

We understand that the University has or will secure the necessary approvals for terminating the alley-way at Delaware Street, adding the retaining wall adjacent to the church property and revising the Delaware Street configuration. Please advise our office if you need any assistance in securing these approvals.

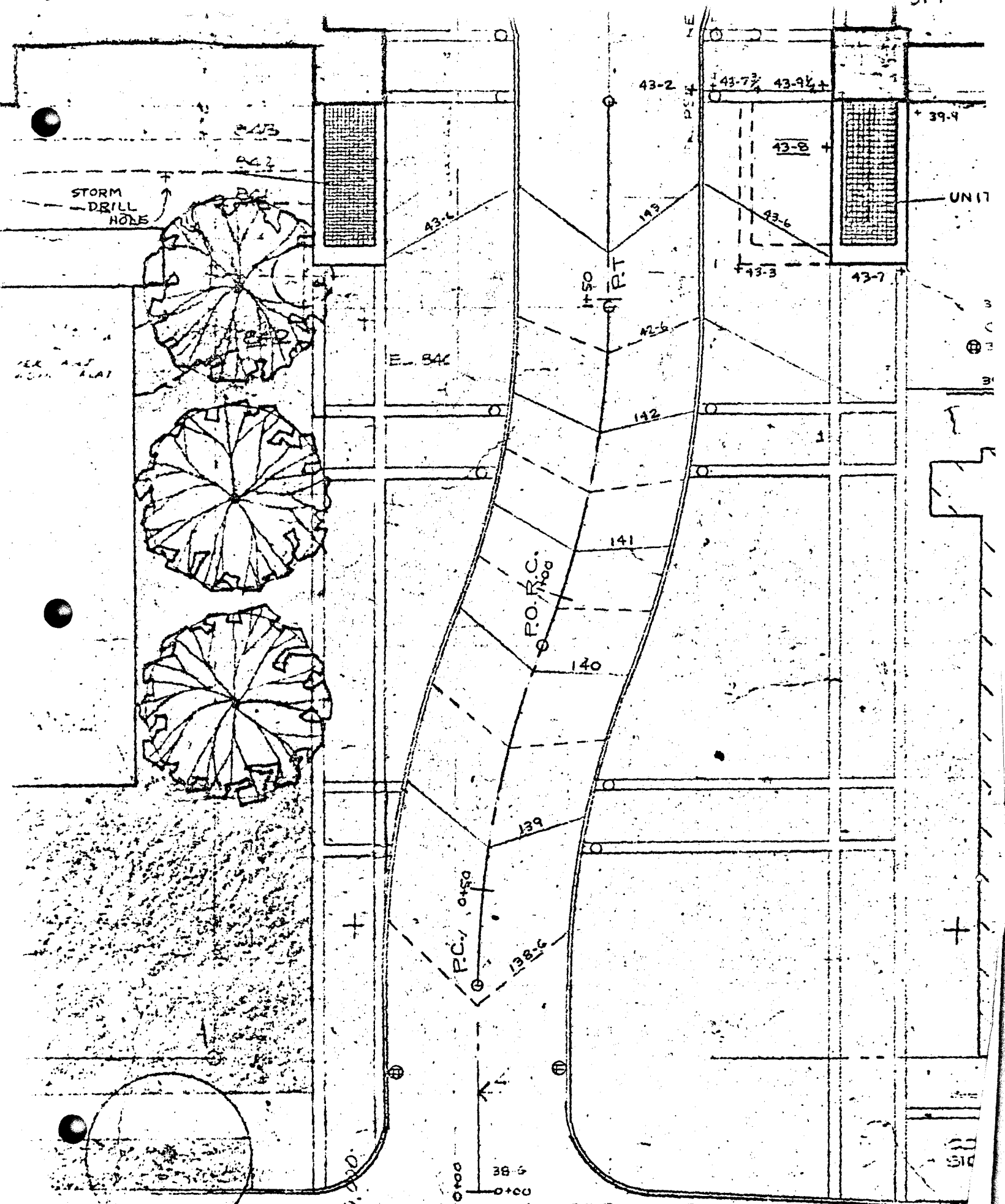
Sincerely,

HEALTH SCIENCES ARCHITECTS & ENGINEERS



Duane E. Blanchard

cc: Mr. Clinton Hewitt
Mr. Eugene Kogl
Mr. Jerome Nelson
Mr. John Scott



STORM
DRILL
HOLE

SEE PLAN
FOR ALIAS

UNIT

720.000

MPLS ORDINANCES LIMIT
C OFF-SET TO BLOK
FIELD MEASUREMENT

STREET

SEA

RD

38-6

0+00

P.C. 0+50

P.O. R.C.

1+50

P.T.

43-6

E. 346

43-2

43-7

43-9

39.4

43-8

43-3

43-7

142

141

140

139

138-6

143

43-6

42-6

1

3

C

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

B

UNIT "B/C"

AM TUNNEL

T = 27.3'
R = 133.9'
L = 53.8'

PT. = E18

43-714 43-914

43-87

EXISTING 10' Ø SHAFT

PROTECT EXISTING
TRUBS THIS AREA

HOSPITAL

PORC

F39-6

← RETAINING WALL

T = 27.3'
R = 133.9'
L = 53.8'

PC

DELAWARE STREET

CATCH BASIN # 324
TOP ELEV. 838-4

ADJUST MANHOLE
TO BE INSIDE

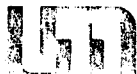
VERIFY EXISTING
UTILITIES IN THIS AREA &
APPROPRIATE UTILITY
LOCATE THEIR LINES
REQUIRED.

STREET

15' R

15' R

B/C - Land Acquisition



UNIVERSITY OF MINNESOTA
TWIN CITIES

Division of Space Programming and Management
Office of Physical Planning
N 363 Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-2996

RECEIVED

SEP 2 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

August 27, 1975

David Anderson, Director
Housing Office
Comstock East

Dear Mr. Anderson:

Eugene Kogl has advised me that the building at 611 Delaware Street S.E. will be required for use by the contractors who will be building Units B-C and F of the Health Sciences complex.

Will you please inform the tenants that their leases will not be extended beyond December 31, 1975? These notices should be delivered before the end of August so that those students who may wish to find other quarters before school begins can start looking immediately.

I am suggesting 120 days' notice rather than the 90 days required by statute, with Mr. Kogl's approval, even though he would like the facility available as soon as possible, because we have followed a policy of evicting students only during quarter breaks or at the end of the school year.

Please notify Property Accounting when each occupant intends to move so that office can secure the unit immediately and prepare the building for demolition.

All occupants should be informed that Sam Jurkovic will contact them about relocation benefits and that anyone desiring moving reimbursement according to a moving schedule rather than actual billing by a moving company must definitely arrange this

Mr. Anderson

-2-

August 27, 1975

with Mr. Jurkovic before any moving takes place.

Very truly yours,

Vernon L. Ausen
by Mary Barrett
Vernon L. Ausen
Coordinator, Property Acquisition
Physical Planning

APPROVED:

J F Brinkerhoff

James F. Brinkerhoff, Vice President,
Finance

VLA/MB

CC: Paul Maupin
Charles Lawrence
Clinton Hewitt
Dale Reedstrom
Paul Kopietz
O. Jerome Nelson
Eugene Kogl
Orville Hauge
Sam Jurkovic
Cedric Williams
Laslo Fulop
Milton Trapold
Al Wagner

health sciences architects & engineers

THE CERNY ASSOCIATES INC.
HAMMEL GREEN & ABRAHAMSON INC.
SETTER LEACH & LINDSTROM INC.

113 HUBBARD BUILDING, 2675 UNIVERSITY AVENUE
SAINT PAUL, MINNESOTA 55114

612/646-8875

CS
RECEIVED

SEP 23 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

18 September 1975

Mr. Eugene A. Kogl
University Building Official
321 Morrill Hall
University of Minnesota
Minneapolis, Minnesota 55455

Regarding: Unit B/C - Health Sciences Expansion
Delaware Street

Dear Mr. Kogl:

Under cover of this letter we are forwarding to you two sets of the following Architectural Drawings indicating the Delaware Street profiles and general design.

1. AM-1 Site Plan
2. A2-2 Delaware Street Profile
3. A2-5 South Plaza Entrance
4. A2-6 East Plaza Entrance
5. A3-10 3rd Floor Plan
5. A3-11 3rd Floor West Plan

These drawings are provided for your review per your request September 10, 1975 at the Unit B/C Review Meeting.

Please advise our office if you desire a meeting to discuss the subject design provisions further.

Sincerely yours,

HEALTH SCIENCES ARCHITECTS & ENGINEERS

Duane E. Blanchard

Duane E. Blanchard

jkw

cc: Paul Maupin
 John Scott



UNIVERSITY OF MINNESOTA
TWIN CITIES

348

Division of Space Programming and Management
Office of Physical Planning
~~1255~~ Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-~~2996~~ ~~7540~~

October 13, 1975

RECEIVED

OCT 20 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

TO: Jerry Nelson

FROM: Vernon L. Ausen

SUBJECT: Driveway between 611 Delaware and 617-619 Delaware

The driveway between 611 Delaware, which will be used by contractors for Units B/C and F, and 617-619 Delaware, which is owned by a Mrs. Yanke, is shared by the two premises. It leads to garages behind the two respective buildings.

Mrs. Yanke called me as soon as the tenants at 611 received eviction notices to ask if the building were going to be demolished. When I explained that it would be used as a headquarters by the contractors, she expressed concern about the traffic on the joint driveway because she rents sleeping units to outpatients as visitors to the University Hospitals.

You explained that you can put a chain link fence on the northerly and westerly side of 611 and notify the contractors that they are not to use the driveway. I believe that this will ease her mind, and will inform her that you are doing your best to help take care of the problem.

VLA/MEO

CC: Paul Maupin

University of Minnesota
Department of Health Sciences
Planning Office
1300 University Avenue
SEAS Building
Minneapolis, MN 55455

UNIVERSITY OF MINNESOTA
PLANNING OFFICE



RECEIVED

October 13, 1977

100-111-100

UNIVERSITY OF MINNESOTA
HEALTH SCIENCES
PLANNING OFFICE

Jerry Johnson

TO:

Vernon L. Austin

FROM:

SUBJECT: Highway between EIT Office and DTN-1 buildings

The driveway between the buildings, which will be used by cars and trucks, is shown on the site plan. It leads to the two existing buildings.

Mr. Austin called me to see as the driveway as shown on the site plan. I explained that it would be used as a driveway for the buildings. I explained that it would be used as a driveway for the buildings. I explained that it would be used as a driveway for the buildings.

I explained that you can put a chain link fence on the northern and eastern side of it and notify the contractor and ask me not to use the driveway. I believe that this will solve the problem and will inform you that you are joining your part to the driveway.

100-111-100
100-111-100



UNIVERSITY OF MINNESOTA
TWIN CITIES

348

Division of Space Programming and Management
Office of Physical Planning
~~333~~ Elliott Hall
Minneapolis, Minnesota 55455
(612) 373-2996 7540

October 13, 1975

RECEIVED

OCT 20 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

Dr. Ronald L. Villella, President
Kappa Chi Alumni
6001 Leslee Lane
Minneapolis, Minnesota 55436

Dear Dr. Villella:

As you know, the University at one time included the Kappa Chi building at 325 Harvard Street Southeast in its plans for the staging area necessary for construction of Units B/C and F of the Health Sciences Complex. Later I wrote Eric Ringold, your House Manager, October 7, 1974 and explained that the building would not be acquired by condemnation because this didn't seem to be necessary at this time.

The following May 1, the University had a call from a Mike Miller, who identified himself as representing the fraternity. Mr. Miller explained that the fraternity believed it to be only a matter of time before the University takes its building and was interested in finding another location east of Oak Street. Subsequently I had a number of discussions with Rich Evans about the possibility of trading land on Oak Street for the land at 325 Harvard, it being his thinking that the building might be moved to the new location. Mr. Evans and I discussed this with two members of your Board the evening of July 22 and their decision was to firm up the moving costs. Mr. Evans called again September 26 to explain that the moving company's estimate had gone up to \$150,000, ruling out the relocation of the building.

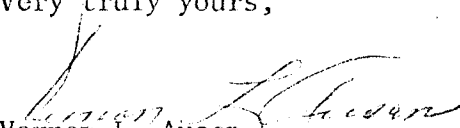
A former fraternity building at 632 Ontario Street had been sold to the Minnesota Student Association Housing Corporation the year before, and Mr. Evans observed several times that the Kappa Chi Fraternity should have made an offer. It has 7 double and 1 single sleeping rooms. When I inquired about that building September 26, Mr. Evans explained that the rooms were too small and medical students preferred not to double up; nevertheless, it was occupied by a medical fraternity, Phi Beta Pi, until recently.

I call this to your attention because the building is quite new, having been built in 1965, and is not far from the two houses the Alumni own on Ontario. The possibility of expansion exists because the single family houses in the area are older for the most part, and some parcels are changing ownership each year. Also, there is a possibility that the property is again available.

Dr. Ronald L. Villella
October 13, 1975
Page Two

Mr. Evans informed me he can spend no more of his own time on this, since his former efforts infringed too much on his study time, this being reflected in the August examinations. Please let me know, however, if the Kappa Chi Alumni desire to pursue that location. If so, there may still be the possibility of the University's acquiring the property and arranging a trade for your property at 325 Harvard Street. I do think we have to know of your interest fairly soon, however.

Very truly yours,


Vernon L. Ausen
Coordinator, Property Acquisition
Physical Planning

VLA/MEO

CC: Laszlo Fulop
Clinton Hewitt
Donald Zander
Paul Maupin

UNIVERSITY OF MINNESOTA
TWIN CITIES

Physical Planning
340 Morrill Hall
Minneapolis, Minnesota 55455

RECEIVED

OCT 17 1975

UNIV. OF MINN.
HEALTH SCIENCE
PLANNING OFFICE

October 16, 1975

TO: O. J. Nelson
FROM: E. A. Kogl *EAK*
SUBJECT: Health Sciences Expansion Unit B/C
Realignment of Delaware Street

I believe that it was your intention to get some form of agreement from the City of Minneapolis allowing us to realign and change the grade of Delaware Street S.E. from Harvard Street S.E. to a point a half block west. It was hoped that this would be done prior to advertisement for bids. The job is now advertised and we should get some agreement prior to receipt of bids. It will not be possible to start the job without some form of agreement with the city.

Verne Ausen is proceeding with acquisition of the church parking lot, which would give us property on both sides of the street and allow for its vacation. In the event that that transaction fails to go through or is delayed, we should have the permission as a safety valve.

Would you please get us the assurance that the contractor will not be detained in his use and modification of the street.

EAK/mjk

cc: Paul Kopietz
Howard Heck
~~_____~~