





APPENDIX B

# INVENTORY + ANALYSIS

# COMMUNITY DESIGN BUILT ON COMMUNITY PLANNING

CONNECTING THE 2040 COMPREHENSIVE PLAN  
TO THE CAPITOL MALL DESIGN FRAMEWORK

**“AS THE SYMBOLIC HEART OF THE STATE, THE VISION FOR THE CAPITOL AREA IS TO BE A UNIFYING FACTOR FOR ALL THOSE WHO COME TO LIVE, WORK, LEARN AND PLAY.”**

**-(2040 COMPREHENSIVE PLAN, 2021).**

## PLAN VISION

“The vision adopted in 1998, of the Capitol Campus as a good neighbor to the surrounding area, has been updated and strengthened [in the 2040 Comprehensive Plan]. Compared with the Good Neighbor vision, the 2040 vision strives to turn boundaries into connections, integrating the elements of the Capitol Area to each other better, while also continuing policies that restore historic urban fabric between the Capitol Area and downtown and surrounding neighborhoods. The 1998 plan was organized by geography, treating the Capitol Campus and Capitol Area neighborhoods differently. This plan seeks to remove boundaries for a truly integrated Capitol Area. While the Capitol Building and Mall is acknowledged as a symbol

and focus of Minnesota, the sixty-block area in which it is located, the Capitol Area, is now recognized not just as a neighbor, but as an integral and critical functioning part of Saint Paul, providing connections between downtown and neighborhoods,” (2040 Comprehensive Plan, 2021).

To read the document in full, visit [mn.gov/mn/reports/caapb/2040ComprehensivePlan\\_full.pdf](https://mn.gov/mn/reports/caapb/2040ComprehensivePlan_full.pdf).

## INFORMING THE DESIGN FRAMEWORK

The 2040 Comprehensive Plan is organized by a set of aspirational outcomes that support the vision, which are called The Capitol Area Principles. These principles are applied to the entire Capitol Area, not just the campus or neighborhoods and districts of the Capitol Area. The Capitol Area Principles anchor the policy that serves to guide the CAAPB in transforming the Capitol Area into a complete and healthy community with vibrant public spaces, a range of movement options, a diverse mix of land uses, and attractive buildings framing lively, pedestrian-friendly streets. They are designed to reinforce the visual pre-eminence of the Capitol Building, maintain the Capitol Campus as a visitor destination, preserve its component neighborhoods as vibrant urban villages, acknowledge the inherently productive nature of community building

and neighborhood interdependence, and produce a clear direction for a future in tune with Saint Paul’s aspirations.

The 2040 Comprehensive Plan explicitly calls for an update to the Capitol Mall Design Framework before 2025. Specific enabling legislation was passed by the Minnesota Legislature in May 2023 to fund this planning work by early 2024. Therefore, the Design Framework builds upon the 2040 Comprehensive Plan to shape, guide, and manage the Capitol Campus environment and its physical form. The Vision and Capitol Area Principles inform and guide every step of the Design Framework, most notably the analysis lenses that form the foundation for all design decisions moving forward. These analysis lenses include connect, preserve, activate, and grow.

## THE CAPITOL AREA PRINCIPLES

## ANALYSIS LENSES

### 1 DESTINATION

As Minnesota's seat of government and destination for thousands of people each year, the Capitol Area offers the highest quality experience to visitors.

### 2 FOCAL POINT

The Capitol building and Mall are central to the identity of Saint Paul and are a unifying focal point for the city, as Cass Gilbert once envisioned.

### 3 MODEL FOR MINNESOTA

The Capitol Area is a model for Minnesota, where best practices are utilized in the planning, design, and development of public and private projects.

### 4 PUBLIC REALM

The entire Capitol Area provides an integrated, high quality, human scale public realm experience.

### 5 SEAMLESSLY CONNECTED

The Capitol Area is an urban multi-modal district, seamlessly connected to destinations and the larger mobility network of Saint Paul.

### 6 LAND USE DIVERSITY

Land use diversity is encouraged throughout the Capitol Area.

### 7 COORDINATED

In all parts of the Capitol Area, new development respects community, assets and context, including the distinct identities of the Capitol Rice District, Capitol Heights and Fitzgerald Park neighborhoods.





## CONNECT

The Connect analysis lens seeks to answer the following questions: What mobility modes connect the Capitol Campus to the surrounding area? How do most people arrive at the Capitol Mall? What is the existing streetscape experience? And much more. The following investigation topics unpack these questions:

- City Connectivity
- Campus Connectivity
- Thresholds to the Capitol Campus
- Capitol Campus Parking
- Area Street Hierarchy
- Streetscape Experience
- Utilities and Infrastructure



## PRESERVE

The Preserve analysis lens seeks to answer the following questions: What is the history of the Capitol Mall and surrounding area? How have the communities living near or adjacent to the Capitol Mall changed over time? What features are important to preserve? What stories are being told and which are missing? And much more. The following investigations topics unpack these questions:

- Historically Diverse Communities
- Capitol Area through Time
- Campus Timeline
- 2022 Historic Context Report
- Viewshed Analysis
- Sculptures, Monuments and Memorials





## ACTIVATE

The Activate analysis lens seeks to answer the following questions: How does the Capitol Mall fit into the larger urban network? How do Minnesotans currently use the Capitol Mall? What kinds of events occur there? How is security integrated into the design? And much more. The following investigation topics unpack these questions:

- Citywide Recreation
- Neighborhood Demographics
- Capitol Area Amenities
- Capitol Mall Programing
- Slope and Future Programming
- Security and Public Assembly
- Security Typologies



## GROW

The Grow analysis lens seeks to answer the following questions: How does the Capitol Mall fit into the larger ecological network? How has the landscape changed over time? What types of landscapes currently exist in the Capitol Area? How is the Capitol Mall mitigating ongoing climate change? And much more. The following investigation topics unpack these questions:

- Minnesota's Ecosystems
- Mississippi Flyway
- Ecosystem Heritage
- Landscape Typologies
- Capitol Area Tree Canopy
- Thermal Comfort
- Stormwater Systems