



Capitol Area Architectural and Planning Board

Capitol Area Architectural and Planning Board
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Capitol Area Architectural and Planning Board Meeting

Monday, March 24, 10:00 a.m. – 12:30 p.m.

DRAFT Minutes

Board Members

Present: Board Chair Lt. Gov. Flanagan, Board Vice Chair Dana Badgerow, Dr. Kate Beane, James Garrett Jr., Hannah Hills, James McClean, Melanie McMahon, Rep. Schultz.

Left Early: Representative Schultz

Not Present: Rep. Klevorn; Sen. Pappas; Sen. Nelson

Quorum present? Yes.

Proceedings

Meeting Kick-Off

- Lt. Gov. calls the meeting to order at 10:08 a.m.
- Overview of Agenda
- Board member roll call

Approval of Agenda

Lt. Gov. Flanagan suggests we move Item 8, the Capitol Area Stormwater Management Study, up to Item 5 and move everything after the Pillbox Commemorative Work back by one.

Board Vice Chair Dana Badgerow moves to approve the changes to the agenda. Representative Schultz seconds. Lt. Governor Flanagan calls for a voice vote, no nays. The agenda is approved.

Item 1 – Board Member Appointment

Lt. Gov. Flanagan introduces Michael Bjornberg to the Board. He is replacing Board Member Alicia Belton, and this is a Governor appointment.

Mr. Bjornberg thanks the Board and staff for the appointment and then introduces himself. He explains that he has 20 years of experience working on the Capitol Complex and has led restoration work there. He expresses his deep commitment to the whole Capitol Complex and being a steward of it.

Lt. Gov. Flanagan swears in Michael Bjornberg and welcomes him to the Board.

Item 2 – USS Ward Gun

Lt. Gov. Flanagan introduces the new Commemorative Works Planning Fellow, Tina Chimuzu, and hands to meeting to her for the USS Ward Gun presentation.

Tina Chimuzu introduces herself and provides her educational background, majoring in historic preservation.

Ms. Chimuzu gives a presentation regarding the USS Ward Gun covering the following topics:

- USS Ward Gun's background
 - This large gun from a World War I-era Navy destroyer fired on and sank an enemy vessel on the morning of December 7, 1941 during the war with Japan prior to the Pearl Harbor attack. The crew was made up of naval reservists from Minnesota. After the war, the gun was loaned to the Minnesota Department of Veterans Affairs by the United States Navy with an agreement that it would be properly maintained. The gun was installed on the State Capitol grounds in 1958, and it continues to be owned by the United States Navy. On August 18, 2024 CAAPB received an application from Randal Dietrich, Executive Director at the Minnesota Military and Veterans Museum, to remove the USS Wad Gun from the Capitol grounds to the new Military and Veterans Museum at Camp Ripley.
- The Application for Removal process
 - At this time, we are on Step 7 of the process, which requires the staff to present a public comment summary following the first public comment period that was held from December to January. Ms. Chimuzu then explains other upcoming steps.
- The Staff Analysis Report
 - Staff determined that the Application met Condition C in subpart six of the Commemorative Works rules.
- A summary of the public comments
 - A 35-day public comment period was conducted, as well as a public hearing.
 - Per the rules, another public hearing needs to be opened.

USS Ward Gun Public Hearing

Representative Isaac Schultz moves to open the public hearing. Board Vice Chair Badgerow seconds the motion. The public hearing is opened at 10:21 am, and Lt. Gov. Flanagan asks for comments. Since there were no comments, Lt. Gov. Flanagan closes the public hearing at 10:21 am.

Lt. Gov. Flanagan asks the Board if they have any questions or comments.

Representative Isaac Schultz comments that he's excited to see this process, and as we're soliciting the requisite amount of feedback, we should consider moving forward with the project. He's very supportive of continuing this move.

Lt. Gov. Flanagan hands the meeting over to Executive Secretary Cedarleaf Dahl for the resolution.

Executive Secretary Cedarleaf Dahl summarizes the resolution that all Board members have in their packets: The board is authorizing staff to convene a commemorative artwork review committee and proceed to review the artwork identified in the removal request and the applicant's proposal. And then on behalf of the Commemorative Artwork Review Committee (CARC) open a 30-day public comment period and hold one public hearing to gather additional input on the removal.

Lt. Gov. Flanagan asks for questions. There are none. Mr. Bjornberg moves to approve the resolution. Another Board member seconds the motion. Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 9 votes by roll call: 9 ayes and 0 nays. The motion is approved.

Lt. Gov. Flanagan hands the meeting back to Ms. Chimuzu for next steps, including a 30-day public comment period, a CARC and public hearing, and a presentation to the Board with a recommendation from the CARC. Ms. Chimuzu then hands the meeting back to Lt. Gov. Flanagan.

Lt. Gov. Flanagan thanks Tina for her presentation and thanks Board members and other for being on the CARC.

Item 3 – Update: Capitol Area Zoning and Design Rules

Lt. Gov. Flanagan introduces Agenda Item 3 – the update to the Capitol Area Zoning and Design Rules. She then hands the meeting over to Cecilia Kim, the Planning Manager at Opticos Design.

Cecilia Kim introduces herself and provides her credentials. Ms. Kim then hands the meeting to Executive Secretary Cedarleaf Dahl.

Executive Secretary Cedarleaf Dahl gives an overview of what will be discussed today at the Board meeting. There won't be an action item at this time. CAAPB is utilizing the funding from 2023 legislature. CAAPB will also need to put together a Statement of Need and Reasonableness (SONAR) and show that the Rules are necessary and reasonable, and they align with the Comprehensive Plan and the city of Saint Paul zoning.

After rules have been amended, every property owner in the Capitol Area will be mailed and informed that we are doing rulemaking and want their feedback. There will be multiple times for public comment. Executive Secretary Cedarleaf Dahl then explains the Rules process and provides a scope and timeline. The Rulemaking is expected to be complete in 4-8 months. The

focus is on consistency with the 2040 Comprehensive Plan's policy, achieving clarity, correcting errors, and identifying elements that need to be added in the future.

Executive Secretary Cedarleaf Dahl hands the meeting over to Cecilia Kim for her Rules presentation.

Ms. Kim notes that the review and revisions are focused on three key aspects of using and implementing the Rules:

1. General clarity
2. Clarity about intended form
3. Flexibility in standards

Ms. Kim explains in detail examples of each key aspect. She also notes that the proposed draft rules are in the Board packet.

Ms. Kim hands the meeting back to Executive Secretary Cedarleaf Dahl. Board Vice Chair Badgerow asks about stormwater management. Executive Secretary Cedarleaf Dahl explains that we'll be going through notable items that we want to do further work on.

Executive Secretary Cedarleaf Dahl discusses the Statement of Need and Reasonableness (SONAR) and the process that CAAPB will be following. He then discusses the notable items.

- 2400.3120 Projects on Public Lands
- 2400.2635 Stormwater Management Standards
 - Ms. Kim discusses the adjustments made to the Stormwater Management Standards. Executive Secretary Cedarleaf Dahl added that the intent was not to add another layer of needing CAAPB approval, but that our partners work with staff to show they worked with Saint Paul or the CAP region to consider stormwater and follow their rules.
- 2400.3125 Historic Preservation
 - Executive Secretary Cedarleaf Dahl hands the meeting over to Peter Musty. Mr. Musty explains the adjustments made to the Historic Preservation section.

Mr. Musty discusses other notable items:

- Establishing parking maximums (not changing requirements for State Department)
- Nonconformities
- Limitations on location of congregate living facilities

Executive Secretary Cedarleaf Dahl passes the meeting back to Lt. Gov. Flanagan.

Lt. Gov. Flanagan thanks Cecilia, Peter, and Erik for the presentation. She then invites Commissioner Tamar Gronvall of the Minnesota Department of Administration to speak.

Commissioner Gronvall expresses appreciation for the opportunity to work with Executive Secretary Cedarleaf Dahl and the Board staff on the proposed rules. Commissioner Gronvall notes that there are a handful of things that Admin needs to continue working with CAAPB on to make sure the Department of Administration's statutes and State standards are consistent with the 2040 Comp Plan. She also introduces Assistant Commissioner Wayne Waslaski and Assistant Commissioner Jessi Held.

Lt. Gov. Flanagan thanks Commissioner Gronvall and opens the meeting up to any questions from the Board.

Board Member Hannah Hills asks about the concerns that Admin has regarding Stormwater Management.

Commissioner Gronvall explains that there are buildings as old as 100+ years on the Capitol Campus, so Admin wants to make sure that whatever standards are adopted take the age and condition of the buildings into consideration.

Lt. Gov. Flanagan opens the meeting for any Board or public discussion.

Michael Bjornberg states that he'd like to acknowledge the staff and their consultant for the efforts they've made to bring clarity and reduce the confusion on some of these items. He believes that it will help Board members as proposals come in, to give them more information and definitions to go by when considering future developments.

Board member James McClean asks about the 2400.2635 Stormwater Management Standards A, subitem 3 "For development in the MXD district, a maximum of 100 percent of lot area shall be impervious."

Ms. Kim explains that it means that an impervious area, like a hardscape surface, can be up to 100% of the lot.

Board Member McClean also asks about the thought process behind the parking maximums.

Mr. Musty explains that CAAPB has been working with City of Saint Paul and examining the most urban corridors and their parking minimums and maximums. The idea was we wanted to cap the parking automobile storage that's done on site but concluded that there should be flexibility written in to allow for some changes. The developer should come in and be able to determine the parking needs.

Board Member McClean asks if there is a concern about overbuilding parking or why there would be maximums in place.

Mr. Musty confirms that the concern is having a single building with more parking than would be needed.

Board Member Hannah Hills expresses gratitude to staff for hearing concerns and being willing to be flexible and offering a secondary route to slow things down and look into more details.

Board Member Melanie McMahon echoes the thankfulness for the work that has been done and the collaboration with the City to ensure continuity.

Executive Secretary Cedarleaf Dahl communicates that CAAPB is very open to hearing feedback and recommendations regarding these proposed changes from the Board about how we can provide the most information to the users.

Lt. Gov. Flanagan proposes that the proposed Rules be tabled. Board Vice Chair Badgerow moves to table the Rules. Board Member Melanie McMahon seconds the motion. There is no discussion. Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 9 votes by roll call: 9 ayes, 0 nays. The motion is approved.

Executive Secretary Cedarleaf Dahl provides next steps in the Rulemaking process.

Item 4. Application for Commemorative Works Pillbox

Lt. Gov. Flanagan moves onto the next agenda item – the application for the Pillbox Commemorative Work, and hands the meeting over to Tina Chimuzu.

Ms. Chimuzu provides a presentation about the Pillbox Commemorative Work with the following format:

1. Brief background
 - a. Historic baseball venue from 1903-1910 that was home to the all-Black team the St. Paul Colored Gophers.
2. Application to Add New Commemorative Work Process
 - a. CAAPB received the application from Stew Thornley on December 18, 2024. We are currently on step 5 of the process which requires the CAAPB staff to post the application summary and preliminary findings on the CAAPB website.
3. Staff analysis and report
 - a. CAAPB staff determine that the application meets all the conditions in MN Rules 2400.2703, subpart 2.

Questions

Board Vice Chair Badgerow asks if this will be a plaque.

Executive Secretary Cedarleaf Dahl explains that right now the application calls for a plaque, but this application would go through a whole design committee that would determine where it should be and what it could be. We've been updating our applications to focus less on the design and more on telling the story of the Commemorative Work.

Lt. Gov. Flanagan is grateful that the Commemorative Works process is being utilized. Then she suggests that we proceed with the resolution.

4. Board resolution
 - a. Executive Secretary Cedarleaf Dahl summarizes the resolution that is in the Board packet: It's accepting our staff's proposal that the application has been met and that we can begin to open the 30-day public comment period and hold one public hearing to gather input. Then we will bring that back to the Board for them to actually approve the application and move it to the next step.

Lt. Gov. Flanagan asks if there is a motion to approve this resolution. Board Vice Chair Badgerow moves to approve. Board Member Michael Bjornberg seconds the motion.

Board Vice Chair Badgerow notes that the process is quite complicated and involves a lot of staff.

Executive Secretary Cedarleaf Dahl notes that one of the rule proposals is to provide more flexibility for some Commemorative Works so that the Board could grant the Executive Secretary the ability to move through some of the steps without needing to come to the Board first. But it would be on a case-by-case basis.

Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 9 votes by roll call: 9 ayes, 0 nays. The motion is approved.

Lt. Gov. Flanagan thanks Erik, Peter, and Tina.

Item 8. Capitol Area Stormwater Management Study

Lt. Gov. Flanagan moves onto the next agenda item – The Capitol Area Stormwater Management Study. Lt. Gov. Flanagan notes that this is an approval request as well as a recognition of thanks to Anna Eleria, the Administrator from the Capitol Region Watershed District. She then hands the meeting over to Principal Planner Peter Musty and Anna Eleria.

Executive Secretary Cedarleaf Dahl expresses appreciation for Peter and Anna Eleria and the work the Cap Region Watershed District has done for CAAPB. Then he notes that the first action is the acceptance of the Capitol Area Stormwater Management Study. This is a study, not yet a plan. It's not attached to Comp Plan at this time. Erik hands the meeting to Anna Eleria.

Anna Eleria greets the Lt. Gov. Flanagan, Board members, staff, and the public. She extends the district's gratitude for support on the Study. CAAPB reached out to the District at first to discuss the Sears site, but it has expanded to the Capitol Area. There is a framework to build more resilient multi-beneficial stormwater management solutions. Anna then explains what the study considered and the suggested solutions. The Capitol Mall has a lot of potential to reuse captured stormwater to irrigate. Their concepts could get up to six times higher return on investment.

Lt. Gov. Flanagan extends thanks to Anna and staff and acknowledges that we have a real opportunity.

Mr. Musty acknowledges Stephanie Johnson, Nathan Campeau, and Della Schall Young of Barr Engineering for being great consultants.

Board Member McMahon encourages Board members to go to look at Highland Bridge to see how to do something different, visionary, and practical, and to view stormwater as an amenity.

Resolution: The board accepts the Capitol Area Stormwater Management Study, the first step in implementing smart investments in coordinating stormwater and water quality in the Capitol Area. This resolution stresses the expression of deep gratitude on behalf of the Board to Capitol Region Watershed District for continued staff and consultant team support necessary to complete the study and ongoing project meetings in support of the findings. The Board shares with Capitol Region Watershed District a resolve to guard against pollution of waterways and the avoidable costs caused by wasteful and inefficient stormwater infrastructure in the Capitol Area.

Board Vice Chair Badgerow moves to accept the resolution. Another Board Member seconds. Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 9 votes by roll call: 9 ayes, 0 nays. The motion is approved.

Item 6. Rice Street BRT Station Location and Design Approval

Lt. Gov. Flanagan moves onto the next agenda item – Rice Street BRT Station Location and Design Approval. Lt. Gov. Flanagan notes that Principal Planner Peter Musty will present with Laura Greteman, a Metro Transit Project Manager. She then hands the meeting over to Laura.

Laura Greteman provides a presentation about the Metro G Line and the four proposed station locations in the Capitol Area. Locations are general during this step in the process and will be determined when collaborating with the design team.

Representative Schultz asks about the stations at the intersection of University and Rice Street and Rice Street itself – is that a third of a mile?

Laura explains that those are closer because they want to ensure there is enough access and service.

Rep. Schultz states that he's questioning the purpose of the fuller intersection and is curious if there will be a high amount of traffic in that area.

Executive Secretary Cedarleaf Dahl clarifies that CAAPB will be collaborating with Ramsey County Metro Transit and the Department of Administration.

Board Vice Chair Badgerow moves to accept the resolution. Board Member Bjornberg seconds. Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 9 votes by roll call: 8 ayes, 1 nay. The motion is approved.

Item 7. Park Street Congregate Living Variance

Lt. Gov. Flanagan moves onto the next agenda item – Park Street Congregate Living Variance. Lt. Gov. Flanagan hands the meeting over to Mr. Musty.

Mr. Musty provides a presentation regarding the 615 Park Street Congregate Living Variance. The facility would be an Intensive Residential Treatment Services (IRTS) facility to provide Mental Health Services to patients/residents of the building. Today, the applicant is asking CAAPB for required Conditional Use Permit and Variance to allow for investment in repurposing the house as an IRTS. Mr. Musty then goes over the Variance and the basis for granting it.

Lt. Gov. Flanagan invites neighborhood members to express their sentiments regarding this agenda item.

Community member Ken Erickson introduces himself and states his concerns over this facility. He reads a letter from their Block Group that states the community is opposed to granting this variance as previous facilities like this have caused significant negative impacts on their neighborhood.

Board Member James McClean states there is a significant difference between an IRTS facility and a halfway house, so he's wondering if someone can speak to that.

Mr. Musty states that Bibi Abdalla could speak to that. He also states that the Mental Health hospital has not been opened yet.

Community member Frank Viggiano introduces himself. He owns multiple properties in the area of 615 Park Street. He explained that crime from previous facilities in the area has impacted his properties and his tenants.

Lt. Gov. Flanagan invites Bibi Abdalla to speak.

Bibi Abdalla, the applicant, states that she has grown up in the neighborhood and states her background. She also states that this facility is to teach vulnerable people the coping skills they need to be successful in life. She also assures that they will not have the same issues that previous facilities have had.

Lt. Gov. Flanagan expresses that there are additional concerns from the community, so it would be good to have more time before this decision is finalized. She proposes to table this resolution to provide the community and staff more time to decide.

Board Member Hannah Hills recognizes the community's concerns and Bibi's point of view. She would appreciate more time to make a decision that the community supports.

Board Member James Garrett agrees that he'd like more time to consider the issue. He lived in the Capitol Heights area and is very aware of the issues going on.

Board Member James McClean states that he thinks education regarding what an IRTS facility is would be super helpful. He suggests having someone from the Department of Human Services who licensing them explain what an IRTS facility is and how it differs from the other facilities mentioned today.

Lt. Gov. Flanagan makes it clear that the correlation is not being made between people with mental health issues and crime. She then suggests that Ms. Abdalla take the time to provide a thorough presentation of what is being proposed to the community.

Lt. Gov. Flanagan moves to table this resolution. Board Vice Chair Badgerow moves to table the motion. Board Member McMahon seconds the motion.

Board Vice Chair Badgerow states her appreciation for Lt. Gov. Flanagan not wanting to stigmatize those with mental illness.

Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 8 votes by roll call: 8 ayes, 0 nays. The motion is approved.

Item 8. Jackson Street Reconstruction Design

Lt. Gov. Flanagan moves onto the next agenda item – Jackson Street Reconstruction Design.

Lt. Gov. Flanagan hands the meeting over to Cassandra Pinta, Lead Consultant for the City of St. Paul and Principal Planner Peter Musty.

Cassi Pinta introduces herself.

Mr. Musty explains the Jackson Street planning and design will take place from University near the Gillette and Cass Gilbert Memorial Park up to West Pennsylvania Avenue – the eastern edge of the Capitol Area. The existing street is deteriorated. The new design introduces safe crossings, dedicated bikeway, and enhanced pedestrian zones. He then shares CAAPB Advisor Joe Favour's support.

Board Member Hills states that several community members have been able to provide feedback and are excited to improve on the design.

Board Vice Chair Badgerow moves to approve the resolution. Board Member Hannah Hills seconds. Executive Secretary Cedarleaf Dahl calls the roll for votes. There are a total of 8 votes by roll call: 8 ayes, 0 nays. The motion is approved.

Item 9. Nellie Stone Johnson Update

Lt. Gov. Flanagan moves onto the next agenda item – Nellie Stone Johnson Update. Lt. Gov. Flanagan hands the meeting over to Lindsey Rulon-Miller.

Ms. Rulon-Miller provides a brief update on the statue and an accompanying plaque. She shared the plaque design with the Board. It is to be installed in June of this year.

Lt. Gov. Flanagan thanks Lindsey Rulon-Miller for the presentation.

Due to time, the last two agenda items are skipped today.

Lt. Gov. Flanagan expresses appreciation for the Board and CAAPB Staff.

Board Vice Chair Dana Badgerow motions to adjourn. Board Member Michael Bjornberg seconds the motion. Lt. Gov. Flanagan adjourns the meeting.

Adjourn

Meeting adjourned at 12:40 p.m.