



CAAPB

BOARD MEETING

Wednesday, July 15, 2026

10:00 a.m. – 11:30 a.m.

Capitol Commons, 546 Rice Street, Saint Paul, MN 55103

Virtual – Livestream available at <http://www.mn.gov/caapb>

Board Packet – <https://mn.gov/caapb/board-meetings/>

Proposed AGENDA

10:00 a.m. Meeting Kick-Off

Item 1. Approve Minutes from June 4, 2026 (action)

Item 2. Introduction of Right Track Interns

Item 3. Capitol Area Vitality Program Update

Item 4. Rice Street Finalization of Design (action)

Item 5. Cedar Bridge Study (over University)

Item 6. Other Projects Update

11:30 a.m. Adjourn



Capitol Area Architectural and Planning Board



Capitol Area Architectural and Planning Board
Freeman Building
625 Robert St N
Saint Paul, MN 55155
651-757-1500
<https://mn.gov/caapb/>

Capitol Area Architectural and Planning Board Meeting

Thursday, June 4, 2026, 10:00 a.m. – 12:30 p.m.

DRAFT Minutes

Board Members

Present: Board Chair Lt. Gov. Flanagan, Board Vice Chair Michael Bjornberg, Ellen Anderson, Dr. Kate Beane, James Garrett, Jr., Hannah Hills, James McClean, Melanie McMahon, Rep. Klevorn, Senator Nelson, Senator Pappas

Joined Later: Rep. Schultz

Quorum present? Yes.

Proceedings

Meeting Kick-Off

- Lt. Gov. calls the meeting to order at 10:12 a.m.
- Overview of Agenda
- Board member roll call

Meeting Kick-Off, Member Acknowledgements, and Approval of Agenda

Lt. Gov. Flanagan begins the meeting by thanking the retiring legislators for their service to the state of Minnesota and to the Capitol Area Architectural and Planning Board. Lt. Gov. Flanagan thanks Senator Nelson for her more than 6,300 days in legislative service, and for her service to the Capitol Area Architectural and Planning Board. Lt. Gov. Flanagan also thanks Senator Pappas for her 42 years of legislative service, for her service to the Capitol Area Architectural and Planning Board, and for her incredible work over the years on bonding.

Lt. Gov. Flanagan calls for the roll and then asks for approval of the agenda. Vice Chair Michael Bjornberg moves to approve the agenda, and Representative Klevorn seconds the motion. Lt. Governor Flanagan calls for a voice vote, there are zero nays. The agenda is approved.

Item 1. Approve Minutes from October 3, 2025

Lt. Gov. Flanagan asks to approve the minutes from October 3, 2025. Vice Chair Bjornberg moves to approve the minutes, and Board member Hannah Hills seconds the motion. Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The agenda is approved.

Item 2. Sears Site Ownership: Rondo Community Land Trust

Lt. Gov. Flanagan welcomes the members of Rondo Community Land Trust and hands the meeting over to Executive Secretary Cedarleaf Dahl, who introduces Mikeya Griffin and Fatima Moore.

Mikeya Griffin introduces herself. Ms. Griffin is the President and CEO of the Rondo Community Land Trust. She provides the background of Rondo Community Land Trust. She also shares that they just purchased the Sears Site, and views it as an opportunity for the community and economy. They are in the pre-planning phase and are working with community members and ensuring all stakeholders are aware of their progress.

Fatima Moore introduces herself. She is the Rondo Community Land Trust Chief of Staff and lobbyist. She states that they have the goal of getting the Sears Site back on the tax role, while also righting the harm that was done when the community was torn apart by the Sears Site.

Lt. Gov. Flanagan expresses how excited and hopeful she is for what is possible for the Sears Site and wishes Rondo Community Land Trust the best of luck.

Items 3 and 4. Blue Star/Gold Star and WWI Plaque Commemorative Works

Lt. Gov. Flanagan moves on to agenda items 3 and 4 – the Blue Star/Gold Star and WWI Plaque Commemorative Works. Lt. Gov. Flanagan hands the meeting over to CAAPB Planning Fellow Dr. Ella Coon.

Dr. Coon thanks Lt. Gov. Flanagan and starts her presentation. CAAPB is requesting Board authorization to open a 30-day public comment period and hold a public hearing on these two commemorative work applications.

Dr. Coon provides background information on each commemorative work and discusses the CAAPB rules regarding each application.

The first application is to add a new plaque to the Court of Honor honoring Gold Star and Blue Star families.

The second application is to modify the language of the existing plaque at the Capitol Mall's Court of Honor to make the language more inclusive of the domestic war effort and military personnel who trained for war but never saw combat.

The next step is to open a 30-day public comment period and hold one public hearing for each application. Ms. Coon also notes that the Board will have many opportunities to review the proposed memorials if the public comment period and public hearing for both applications are approved.

Lt. Gov. Flanagan asks for any questions from Board members.

Board member James McClean asks if the exact modifications of the WWI Plaque are known at this time.

Dr. Coon explains that the precise details of the modification will be ironed out in the design review, which is the last step of the process.

Dr. Coon then summarizes the Board Resolution for the Gold Star Blue Star commemorative work.

Lt. Gov. Flanagan asks for a motion to move into the public comment and public hearing process via the State Register for the Blue Star Gold Star Commemorative Work. Vice Chair Bjornberg motions to authorize moving forward in the commemorative work Rules process, and Senator Nelson seconds the motion. Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The motion is approved.

Lt. Gov. Flanagan asks for a motion to move into the public comment and public hearing process via the State Register for the modification of the World War I plaque commemorative work. Vice Chair Bjornberg motions to move forward in the process, and Board member Melanie McMahon seconds. Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The motion is approved.

Items 5 and 6. EMS Line of Duty and Downtown Baseball Park Site Selection

Lt. Gov. Flanagan moves on to agenda items 5 and 6 – the EMS Line of Duty Death Memorial and Downtown Baseball Park Site Selection. She then hands the meeting over to Dr. Coon.

Dr. Coon provides background information on each commemorative work and discusses the CAAPB rules regarding each application. She also notes that there will be public hearings held for each commemorative work at today's Board meeting.

Dr. Coon reviews the recommended sites for the EMS Line of Duty memorial, which includes the former site of the USS Ward Gun and additional green space, and the Downtown Baseball Park memorial, which would be the plaza between the Freeman building and the Department of Health and Agriculture Lab building.

Both site recommendations emerged from a 9-month site selection study that included convening a site selection steering committee to review and comment on pre-circulated candidate sites. The committee included the applicants, representatives of the CAAPB advisory committee, a representative of MNHS, a representative of the Department of Administration, and CAAP Board member Michael Bjornberg. From there, top candidate sites were taken to the Board's advisory committee for further discussion in the

service of finalizing recommendations. Staff would also like to highlight that we received letters from Kari Suchy at the Department of Administration supporting both recommendations.

The recommended site for the EMS memorial is the only site on the lower Mall for which we were able to secure support from the Department of Administration. Dr. Coon also underscores that the recommended site fits within the thematic organization of works on the Capitol grounds, as outlined in the 2040 Comprehensive Plan.

Staff identified 13 possible sites on the lower Mall for the EMS memorial. Of these sites, stakeholders determined site 9, extended to include some green space to the north, was the only viable site from these 13 candidates.

Research into a site for the Ballpark memorial was more constrained and cued closely to the park's historic footprint. The former park sat at the corner of 12th and Robert Street, where the Minnesota Department of Health and Agriculture's Lab building is now located. The potential site's visibility and accessibility to the public were limiting factors when conducting preliminary research. The Plaza is Stew Thornley's (applicant) first choice for the proposed commemorative work.

If the recommendations are approved by the Board today, the applications will advance to the next stage of the application review process – design. Design review is its own multi-step process, which is defined in our Rules, and the process provides many opportunities for direct Board input. We would also like to highlight that the Board reserves the right to halt the application and review process for both memorials at any time if they should so choose.

Lt. Gov. Flanagan asks for any questions from members.

Board member Hannah Hills asks if there is a plan to make the memorials more prominent.

Dr. Coon states that there is an opportunity for that, and it would be addressed during the design review process.

Board member James McClean asks if the EMS memorial would impact the trees or the green space on that site.

Dr. Coon acknowledges that it would be ironed out during the design phase and highlights that there was discussion around that. The letter received from the Department of Administration explicitly states that they would prefer the trees on the site are kept healthy and safe.

Lt. Gov. Flanagan comments that she believes the Board has a shared enthusiasm for trees and a deep commitment to having as many trees as possible on the Capitol lawn.

Representative Ginny Klevorn shares that she finds that the baseball commemorative work is really important, and she greatly appreciates all the work that went into the historical research. She encourages the public to take the opportunity to review that work. She notes that it's an important part of our history that she thinks has been overlooked by the placement of that building. She also agrees with Board member Hills that it's really important that when we do the wayfinding for the entire Capitol Mall Complex, that it is a piece that is highlighted. Rep. Klevorn adds that Speaker Hortman was very interested in making sure that we had in the Capitol Mall design highlights of important pieces of art

history, and Rep. Klevorn thinks this is a very critical piece that has been overlooked. She again thanks everyone for their work.

Lt. Gov. Flanagan thanks Dr. Coon for reminding the Board of the themes across the Capitol grounds. She then asks Dr. Coon to summarize the resolution.

Dr. Coon summarizes the resolution and Board actions.

Lt. Gov. Flanagan asks if there is a motion to hold a public hearing at the Board meeting on the recommended site for EMS Line of Duty Commemorative Work. Vice Chair Bjornberg motions to hold the public hearing, and Board member James McClean seconds the motion. Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The motion is approved.

The public hearing for the EMS Line of Duty Commemorative Work was opened at 10:50 am. There were no comments. The public hearing closed at 10:50 am.

Dr. Coon summarizes the resolution for the EMS LODD site. Lt. Gov. Flanagan asks for a motion to approve the resolution. Board member Hannah Hills moves to approve the resolution, and Vice Chair Bjornberg seconds.

Board member Hannah Hills asks if, given that this was the previous site of another memorial, were there any thoughts from other military branches that wanted to use this site for something else?

Dr. Coon acknowledges that she can't speak for Minnesota Veterans but notes that the sites on the Lower Mall are already quite constrained and have limited availability. This was the only site that key stakeholders identified as being viable.

Vice Chair Bjornberg also notes that when they were looking at the available sites, this site offered a synergy with the firefighter's memorial, so that was a big draw for them.

Representative Klevorn asks about the reasoning behind choosing the southernmost site as opposed to the smaller northern site that had fewer/no trees.

Dr. Coon explains that they attempted to enlarge the site so that it includes the second site to the north of the original site.

Lt. Gov. Flanagan calls the roll for votes. There are 11 ayes and zero nays. The motion is approved.

Lt. Gov. Flanagan next asks Dr. Coon to explain and summarize the next resolution regarding the Downtown Baseball Park public hearing.

Lt. Gov. Flanagan then asks if there is a motion to hold a public hearing at the Board meeting on the recommended site for the Downtown Baseball Park Commemorative Work. Board member Hannah Hills motions to hold a public hearing, and Vice Chair Bjornberg seconds the motion. Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The motion is approved.

The public hearing for the Downtown Baseball Park Commemorative Work opened at 10:56 am. Stew Thornley, the applicant for the Downtown Baseball Park, was present at the hearing, but did not offer a comment. Lt. Gov. Flanagan thanks Mr. Thornley for his work.

The public hearing closed at 10:56 am.

Dr. Coon summarizes the resolution for the Downtown Baseball Park site.

Lt. Gov. Flanagan asks for a motion to approve the recommended site for the Downtown Baseball Park Commemorative Work. Board member James Garrett, Jr. motions to approve the recommended site, and Board member Ellen Anderson seconds the motion.

Lt. Gov. Flanagan calls the roll for votes. There are 11 ayes and zero nays. The motion is approved.

Lt. Gov. Flanagan thanks Dr. Coon for her work and is excited for next steps.

Item 7. Charles Street Residential Solar CUP

Lt. Gov. Flanagan moves on to agenda item 7 – a Conditional Use Permit for Residential solar within the CAAPB Area. She hands the meeting over to Principal Planner and Zoning Administrator Peter Musty.

Mr. Musty presents the CAAPB staff findings and resulting support in favor of the owner's application for solar panels at 194 Charles Street. Mr. Musty states that a conditional use permit is required for all solar installations in the Capitol Area, including residential applications, and conditional use permits require a Board vote. The proposed panels will be affixed to the west slope of the roof and, as configured, meet all requirements and standards in the Rules. The city of St. Paul has already reviewed and created an installation permit for the proposed residential application, pending our permitting. CAAPB staff finds that the project meets all standards and requirements of the Rules and all conditions listed, qualifying it for approval of a conditional use permit.

Representative Klevorn asks if this is something that we will continue to require to review. She notes that it doesn't seem like an effective use of time to require residents to go through this process when the city planning has already approved the application.

Mr. Musty replies that general alignment with the city would make a lot of sense, not just for our process, but for customers. He also notes that the Board may want to have more review for some commercial areas.

Lt. Gov. Flanagan asks for a motion to approve the conditional use permit for residential solar on Charles Avenue. Board member Hannah Hills motions to approve, Vice Chair Bjornberg seconds. Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The motion is approved.

Item 8. Bronze Line Update and Statement of Support

Lt. Gov. Flanagan moves on to agenda item 8 – an update and action item on the Bronze Line Bus Rapid Transit. She hands the meeting over to Mr. Musty and Stephen Smith of Ramsey County.

Mr. Musty notes that the next two items will discuss the Bronze Line Bus Rapid Transit planned from Union Depot in Saint Paul to the Maplewood Transit Center. The first presentation from Steven Smith is an update on the Bronze Line Bus Rapid Transit.

Mr. Smith, Project Manager for the METRO Bronze Line, introduces himself as well as Craig Lamothe, the METRO Transit Project Manager. He explains that these projects are unique as Ramsey County and

METRO Transit work together on them; Ramsey County helps fund the projects, but both parties are involved in the design process.

Mr. Smith provides background and updates regarding the project. He shares the history of how the route changed, but emphasizes that the focus is still on reliability, safety, and pedestrian improvements. He also shares the actions and results of their project engagement efforts. Their current estimated timeline is: design will start this fall, construction will begin around 2030, and they'll start receiving customers in 2032.

Mr. Smith also shares that they received a grant through METRO Transit to start studying what happens within a half mile of the station. They went through the research process north of Maryland to understand zoning, opportunity, and wayfinding.

Mr. Musty directs the Board's attention to the packet that contains a Statement of Support for the Bronze Line, and he summarizes the statement.

Lt. Gov. Flanagan thanks Mr. Smith and Mr. Musty. She then asks if there is a motion to approve the resolution. Board member Melanie McMahon moves to approve the resolution, and Vice Chair Bjornberg seconds.

Representative Klevorn asks if the public safety concern, brought up in a previous meeting, regarding pedestrian crossing in the Rice Street area has been addressed.

Mr. Musty explains that this is a broad statement of support and relates to the planning level. The design level will be next.

Board Member Melanie McMahon thanks Mr. Smith for his continued work. She adds that the city of Saint Paul has already passed a resolution of support, and the BRT is really popular in the community for the services that it provides. She's excited for the increased service not just to the Capitol Area, but also from downtown and connecting to broader areas and throughout the metro as well.

Representative Klevorn states that she is also excited that the Maplewood Mall has been added as a destination. Rep. Klevorn adds that she believes having access to the mall is important for the people who live in the Capitol area as well as for the economic viability of that mall. She then thanks Mr. Smith for including that.

Vice Chair Bjornberg states that, having worked on the Union Depot and helping Ramsey County pitch the value of it to the surrounding communities, it's really rewarding to see it continue to get used for transit. He also thanks Mr. Smith.

Lt. Governor Flanagan calls for a voice vote, and there are zero nays. The motion is approved.

Item 9. East Campus Design Framework

Lt. Gov. Flanagan moves on to agenda item 9 – the East Campus Design Framework. Lt. Gov. Flanagan hands the meeting over to Principal Planner and Zoning Administrator Peter Musty, and Ciara Schlichting, Lead Consultant, Bronze Line State Area Planning.

Representative Schultz joins the meeting virtually.

Mr. Musty brings the Board information relative to a specific component of the draft 14th Street Stationary Plan that has been developed in parallel to the larger Bronze Line route and station design process that Mr. Smith just described. He states that Board members' memos contain a summary of the stationary planning process and a draft resolution in support of bringing the draft design framework to workers, institutions, and agencies for review and changes for further development. He notes that approval is not needed today but rather authorization for the beginning of a range of staff engagements and reviews of the draft.

Ciara Schlichting presents an overview of the four-year planning process, with special focus on the East Campus Design Framework. She highlights the design for Reverend Dr. Martin Luther King Jr. Boulevard.

Mr. Musty thanks Ramsey County, METRO Transit, and their consulting teams. He then shares the proposed next steps:

1. Continue collaboration with major public and private owners and public realm agencies.
2. Announce the period of review and evaluation of the draft plans directly with community, transit users, and partners.
3. Return to the Board for approval and/or further direction.

Board member Hannah Hills shares how she appreciated working with Ciara and how detailed they are in that they provide this area with the level of support that's needed as projects come forward. She's looking forward to what comes out of this project.

Board member Ellen Anderson asks if Ciara could share more about how they plan to connect with workers and folks who are using this space every day to get their feedback and input.

Ms. Schlichting replies that they've recruited stationary work group participants, but they are still working out the specifics of who they will be targeting for information in the future.

Mr. Musty states that it would be helpful to collaborate with the Department of Administration, but we will be starting with reaching out to agencies in the district to see how it works best for their workers.

Lt. Gov. Flanagan asks for a motion to approve the resolution. Vice Chair Bjornberg motions to approve, Board member James McClean seconds the motion. Lt. Gov. Flanagan calls the roll for votes. There are zero nays. The motion is approved.

Item 10. Rice Street 60% Design Update

Lt. Gov. Flanagan moves on to agenda item 10 – an update and approval of the 60% design for the Rice Street project. Lt. Gov. Flanagan hands the meeting over to Planning and Zoning Administrator Peter Musty, along with Haila Maze, Bolton & Menk, Consultant Team Lead, and Anna Potter, City of Saint Paul Public Works, Project Co-Lead.

Mr. Musty introduces Ms. Maze and Ms. Potter. He also provides an overview of the Rice Street 60% Design project and packet items.

Ms. Maze presents an overview of the proposed Rice Street 60% Design, including features, benefits, and timeline.

Board member Ellen Anderson asks Ms. Maze to provide additional information about their outreach process, specifically regarding state employees. Ms. Anderson notes that the number of people working on the Capitol Complex has likely changed since the start of this project due to changes in telework policies and is wondering how that change has been reflected in their outreach.

Mr. Musty replies that there were two levels of outreach, one was to look at University and Rice and the other was a general inclusion of workers through pop-ups, workshops, and virtual conversations to ensure all the community was included.

Ms. Potter elaborates on the University and Rice change that happened due to feedback. There were concerns about containing all the traffic in a single lane traveling northbound, as it could be a challenge to keep everyone moving and keep transit moving. So, the change that they made was to add an extra lane for the bus to pull out and have people get on and off the bus there.

Ms. Maze adds that they've created a spreadsheet that documents the different agencies, touch points, and subgroups they talked to, along with their findings, that will be available once the process concludes.

Lt. Gov. Flanagan asks for a motion to approve the resolution to offer support for further development of the 60% corridor design. Vice Chair Bjornberg moves to approve the resolution, Board member James Garrett, Jr. seconds the motion. Lt. Gov. Flanagan calls the roll for votes. There are zero nays. The motion is approved.

Item 11. University-Rice Commons & Mobility Hub – Preferred Alternative

Lt. Gov. Flanagan moves on to agenda item 11 – the preferred alternative for the Rice and University Commons (Lot AA and Lot C). Lt. Gov. Flanagan hands the meeting over to Planning and Zoning Administrator Peter Musty, along with Haila Maze, Bolton & Menk, Consultant Team Lead, and Anna Potter, City of Saint Paul Public Works, Project Co-Lead.

Mr. Musty provides background regarding the location of the sites discussed today. The two future green spaces were created via legislation in 2023 as a way to balance the loss of space in Leif Erickson Park and include the southwest corner and the northeast corner (formerly part of Lot C and the Ford Building). This corner is poised, after major construction of new streets and new buildings, the new western arrival point to the Capitol campus, and the center of the Capitol Area.

Ms. Maze presents an overview of the designs and the design process.

While viewing the Refined Concepts for Lots C and AA, Representative Klevorn asks Senator Pappas about the \$800,000 that was in the bonding for trees for the Capitol Complex. Rep. Klevorn mentions that, if the language allows, she'd like for them to think about how the bonding request could be amended to include additional fixed fixtures in the lots that would make them more workable for the community.

Senator Pappas responds that due to its last-minute nature, there wasn't a lot of opportunity to get input on the language. She adds that if Rep. Klevorn does an early modification bill next session to allow

the entire Capitol Area to be considered for more trees, they should be expanding and doing more trees and benches throughout the entire Capitol Area.

Ms. Maze mentions that they are developing a high-level cost estimate for both the construction and maintenance of the site to provide some scoping and details for implementation planning. Ms. Maze continues her presentation.

Board member Hannah Hills expresses appreciation for the thoughtfulness that went into the designs. She notes that when the Leif Erickson Park was taken out, the neighborhood was excited to hear about how the two spaces were going to be utilized in place of the park. She notes that there hasn't been much activation in those areas, so she appreciates that they are putting thought into how those spaces can be activated as soon as possible, not only for the residents but for Capitol workers and visitors.

Vice Chair Bjornberg acknowledges the effort of the staff and advisors to help work with the consultants to develop these designs.

Mr. Musty summarizes the resolution.

Lt. Gov. Flanagan asks for a motion to approve the resolution to offer support for further development of the University-Rice Commons and the Mobility Hub. Board member Melanie McMahon moves to approve the resolution, Vice Chair Bjornberg seconds the motion. Lt. Gov. Flanagan calls the roll for votes. There are zero nays. The motion is approved.

Item 12. Other Projects & Legislative Update

Lt. Gov. Flanagan moves on to agenda item 12 – updates on other projects and from the Legislative Session. Lt. Gov. Flanagan hands the meeting over to Executive Secretary Cedarleaf Dahl.

Executive Secretary Cedarleaf Dahl states that the Board will be considering the Zoning Rules after this agenda item, since Board action is needed. The meeting will then be finished by considering the Vitality update.

Executive Secretary Cedarleaf Dahl provides updates from Legislative Session. These updates include:

1. Melissa and Mark Hortman Memorial State Park Working Group – a temporary working group will be created to explore creating a Melissa and Mark Hortman Memorial State Park in the Capitol Area.

Senator Pappas asks which members from the Senate will be involved in the group, how many will be appointed, and have the appointments happened yet.

Executive Secretary Cedarleaf Dahl replies that he hasn't received information as to who is appointed but knows that legislative leaders from the House and Senate Committees overseeing Administration and Natural Resources will be considered. He adds that he believes it is a determination of the House and Senate as to who will fill those roles.

Vice Chair Bjornberg comments that this reinforces the wayfinding to have people out there who can help tell the stories and guide people.

Lt. Gov. Flanagan acknowledges that this is some of the more important work that is before the CAAP Board.

Representative Schultz shares that he is glad there will be a broad coalition of folks involved in this conversation. He also adds for awareness that there are concerns about this in his caucus, and it's something that will need additional deliberation.

Lt. Gov. Flanagan thanks Representative Schultz for identifying that and notes that we all want to be as thoughtful as possible.

Board member James McClean asks if there are other state Capitols that have a state park incorporated into the Mall.

Executive Secretary Cedarleaf Dahl states that he's not aware of any but thinks there are state parks nearby Capitols.

2. The next update is on the Capitol Area trees. The bill H.F. 719 provides \$800,000 for tree planting projects within the Capitol Area to support implementation of the Capitol Mall Design Framework.

Board member Ellen Anderson notes that Tennessee State Capitol has a bicentennial state park that goes from their state Capitol and ends at a farmers' market.

Executive Secretary Cedarleaf Dahl continues with the next items:

3. Capitol Area Economic Development Grant Program
4. Melissa Hortman Memorial: this bill directs \$800,000 from the existing Capitol Mall Design Framework implementation funding to design, procure, and install a memorial tribute to Melissa Hortman as part of a memorial garden on the State Office Building site. This will be brought back to the Board in the future.

Representative Klevorn states for the public that the grounds at the SOB [State Office Building] are already in disrepair, and part of this work is also work that was already planned for the incorporation of the landscape design; so, it's not an addition but an incorporation.

Item 13 (previously 14). Zoning and Design Rulemaking Update

Lt. Gov. Flanagan moves on to agenda item 13 (previously 14) – Zoning and Design Rulemaking updates. Lt. Gov. Flanagan hands the meeting over to Executive Secretary Cedarleaf Dahl and Planning and Zoning Administrator Peter Musty. Cecilia Kim of Opticos Design, Inc. is also present virtually.

Executive Secretary Cedarleaf Dahl shares that at the June 4, 2025, CAAP Board meeting, the Board asked CAAPB staff to work with stakeholders and partners to develop the best set of rules that served all parties and bring the rules back to the Board to move into the Administrative Procedure Act (APA) process. CAAPB staff worked with partners and developed compromises and better outcomes for the Capitol Area related to zoning and design rulemaking. Executive Secretary Cedarleaf Dahl then walks through the project context, scope, timeline process, our approach, and notable changes since the June 2025 Board meeting.

Executive Secretary Cedarleaf Dahl states that we are not asking for Rules approval today. CAAPB staff is asking that the Board move the rulemaking into the public APA, or Administrative Procedure Act process. This process would include taking the draft rules and putting them on notice that we would like to change our rules, showing those changes to the public, and asking them to give us comments and feedback. Executive Secretary Cedarleaf Dahl adds that after the APA process is complete, CAAPB staff will bring before the Board the comments and the judge's findings. Then the Board will decide at that time which rules move forward, and those would then be the final rules.

Executive Secretary Cedarleaf Dahl next shares an overview of the rulemaking process. He then provides an overview of the notable changes, which are also found in the Rulemaking memo.

Executive Secretary Cedarleaf Dahl then summarizes the resolution.

Board member Melanie McMahon expresses appreciation for the coordination with the city [of Saint Paul], noting that the more coordination that happens the more consistency there is across all jurisdictions and the better it is.

Board member James McClean asks if making changes to the rules, such as a change regarding the Conditional Use Permit process, would require the Board to go through this extensive process, or can they make smaller adjustments without going through the ALJ [Administrative Law Judge].

Executive Secretary Cedarleaf Dahl replies that, because CAAPB is a state board, we would need to go through state rules to update our ordinances or zoning code. He mentions that he contacted Cecilia Kim of Opticos Design, Inc. to see if they could meet on this before the rules are published.

Lt. Gov. Flanagan asks for a motion to approve the Zoning and Design Rulemaking resolution. Vice Chair Bjornberg moves to approve the resolution, Board member Melanie McMahon seconds the motion. Board member James McClean votes to amend the Rules in a way that would consider removing a requirement for conditional use permits for residential solar panels. Lt. Gov. Flanagan calls the roll for votes. There are 11 ayes and zero nays. The motion is approved.

Lt. Gov. Flanagan states that the Community Vitality update is significant enough that she thinks it should be moved to the next Board meeting. She thanks everyone for their preparation of the agenda item. She also expresses appreciation to Inspector Darin McDonald of the Ramsey County Sheriff's Office.

Representative Klevorn thanks Lt. Gov. Flanagan for her dedication, service, and work not only to the State but also to the CAAPB. Rep. Klevorn expresses her hope that they will continue to work together for many more years, and thanks Lt. Gov. Flanagan again for her excellent service to the state of Minnesota.

Lt. Gov. Flanagan thanks Rep. Klevorn and shares that she's been taking time to reflect on her role on the CAAP Board and appreciates that the good work being done through the Capitol Area Architectural and Planning Board can be seen in real time.

Adjourn

Meeting adjourns at 12:37 p.m.



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<https://mn.gov/caapb/>

Date: July 15, 2026
To: Capitol Area Architectural and Planning Board
From: Erik Cedarleaf Dahl, Executive Secretary, Capitol Area Architectural and Planning Board

Introduction Right Track Interns

CAAPB is pleased to welcome two Right Track interns to Capitol Commons this summer.

Daniela Lemus Hernandez will support youth programming at Capitol Commons. Daniela is a student at Highland Park Senior High School, where she participates in IB coursework, Spanish Immersion, AVID, and student leadership activities. She brings experience working directly with youth through a teacher internship and several years of babysitting, along with strong problem-solving, creativity, and communication skills.

Nko Hlici Yang will support administrative operations and social media at Capitol Commons. Nko is pursuing a Bachelor of Science in Data Science at the University of Minnesota and previously served as a Right Track intern with the Saint Paul Port Authority, where she gained experience in office administration, spreadsheet management, project coordination, and presentations. Nko also brings customer service experience, strong organizational skills, and a collaborative approach to supporting team initiatives.



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Date: July 15, 2026
To: Capitol Area Architectural and Planning Board
From: Inspector Darin McDonald, Ramsey County Sheriff’s Office;
Erik Cedarleaf Dahl, Executive Secretary, Capitol Area Architectural and Planning Board

Update on Capitol Vitality July 2026

Overview

The Capitol Area Public Safety & Vitality Project is a partnership between the Ramsey County Sheriff’s Office (RCSO) and the Capitol Area Architectural and Planning Board, funded by a \$2.865 million net state grant (after 4.5% administrative overhead).

Rooted in the **2024 Capitol Area Community Vitality Task Force** recommendations, the project implements three of the Task Force’s core pillars:

- Public safety through community engagement
- Youth and family programming services
- Street and neighborhood cleanup with community ambassadors

These efforts integrate public safety with vitality to create secure, livable neighborhoods that support economic growth and community cohesion. All activities are centered at Capitol Commons (546 Rice Street), which serves as a co-created storefront hub for services, programming, and partnerships.

Who We Are

The on-the-ground team delivering this work includes:

- Darin McDonald – Lead Inspector - Capitol Vitality (In Kind Salary)
- Daryl Gullette Sr. – Lead Inspector - Youth Services (In Kind Salary)
- Marcus Edwards – Deputy (In Kind Salary)
- Marco Barton – Deputy
- Jordan Wild – Deputy
- Andrew Johnson – Deputy (In Kind Salary)
- Kaw Ku – Deputy (In Kind Salary)
- Shontel Booker – Program Coordinator (In Kind Salary)
- Cleo Stowers – Community Service Officer
- Johnny Howard – Community Service Officer
- Bashir Waged – Correction Officer
- Demetrius Boyd – Correction Officer

Approach

The RCSO and CAAPB are taking a collaborative approach to bring resources and services directly to the Capitol Area community — a neighborhood of concentrated poverty that has significant needs but limited current capacity for traditional community development models. Rather than expecting residents to lead or volunteer to run specific programs, RCSO, CAAPB, and partner staff are actively establishing and leading programming so that community members can participate without first needing the capacity to organize and lead these efforts themselves. This work follows the Integrated [Work Plan & Budget \(August 2025\)](#) and is guided by the [2024 Capitol Area Community Vitality Task Force recommendations](#).

Capitol Commons

[Capitol Commons](#) (546 Rice Street) is the physical and programmatic heart of the project. The building was identified in December 2025, brought under lease in January 2026, and held its first open house in February 2026. It opened for regular activities in March 2026 and is now a consistently staffed, trusted neighborhood hub.

What We Have Been Doing

Activities are organized under the three core purposes outlined in the Integrated Work Plan & Budget (August 2025).

1. Public Safety through Community Engagement

Deputies have conducted regular proactive foot patrols, community outreach, and proactive police visits. From August through December 2025, 671 proactive cases were logged in the Capitol Area.

2. Youth and Family Programming Services

Co-created programming continues at Capitol Commons in partnership with Saint Paul City School and other community anchors. Student artwork is on permanent display. Regular weekly offerings include free community meals, CPR training, gaming clubs, chess nights, and the “Community Conversation” series.

3. Street and Neighborhood Cleanup with Community Ambassadors

Community ambassadors continue litter and graffiti removal on Rice Street and surrounding areas. The May 2, 2026 Community Cleanup, Planter Build, and Gardening Event engaged dozens of neighbors, families, students, and local leaders.

Additional service delivery has included the May 15, 2026 Ramsey County Public Health Mobile Clinic and Financial Assistance Services, and looking to have Ramsey County Benefits Services available on site soon (SNAP, GA, MA, and Coordinated Entry Assessments)

Recent Developments and Expanded Partnerships at Capitol Commons

Capitol Commons continues to expand its role as a community hub:

- The Safe and Strong University Ave Initiative now uses the Commons as its weekly roll call location.

- The Capitol Heights Block Club holds its monthly meetings at the space.
- RCSO is leading a summer long East African Parents Academy at the Commons (20+ parents engaged to date) to connect families to services for at-risk youth.
- Two Saint Paul Right Track interns began work at the Capitol Commons this summer.
- Warm Meal Fridays continue to grow in popularity.
- [Trellis \(Metropolitan Agency for Aging\)](#) is looking to begin offering senior Medicaid counseling on-site, in addition to programming offered in partnership with Saint Paul Parks and Recreation.
- Mitchell Hamline Law School is exploring offering legal aid services from the Commons.
- A public mural on the side of the City School is targeted for completion by Labor Day.
- RCSO is negotiating a long-term contract with a youth services provider to deliver culturally responsive programming, with services expected to begin at the start of the school year.
- Ramsey County has committed to partnering on additional services in the near future.

Program Impact and Early Results

According to Saint Paul Police Department data, total crimes in Grids 90 and 91 (Part I and Part II combined) dropped 68% in the first four months of 2026 compared to the full year of 2025. Significant reductions were recorded in theft (the dominant Part I crime), disorderly conduct (the largest Part II category), domestic incidents, aggravated assaults, and weapons violations. These improvements align directly with the launch and early implementation of the Capitol Area Vitality Program.

From August through December 2025, twenty-five community meal and outreach events reached 2,345 attendees. Positive media coverage in the *Monitor Saint Paul* and *Spokesman-Recorder* has highlighted Capitol Commons as a growing community hub. These results demonstrate clear progress toward the work plan performance measures.

Livability, Compliance, and Abatement Coordination

In early June, RCSO partnered with CAAPB to begin issuing code compliance and livability notices to residential properties and businesses. This coordinated approach produced immediate positive changes, including at the liquor store and adjacent exterior spaces previously used for unsafe and nefarious behaviors.

RCSO also responded to concerns raised by the Fitzgerald Neighborhood Alliance group regarding the abandoned St. Joe's Hospital courtyard. Coordinated efforts are underway to clean up the parcel and address drug-related behaviors in the area. These examples illustrate how RCSO's on-the-ground presence and direct communication with CAAPB are driving tangible improvements in neighborhood livability and code compliance.

Partners

Capitol Commons is positioned as a facilitative hub that complements and supplements the work of other partners. We continue to actively engage a broad network of partners, including Karen of Minnesota (KOM), Metropolitan Area Agency on Aging (formerly Trellis) (MAAA), Saint Paul City School, City of Saint Paul, Capitol Region Watershed District, Mitchell Hamline Law, Saint Paul Parks and Recreation, Ramsey County Public Health, Metro Transit (including Operation Safe and Strong), the Metropolitan Council, Minnesota Horticultural Society, and others.

What It Costs

The full three-year grant is \$2.865 million (\$955,000 per year).

The following table reflects all launch costs for Capitol Commons; overall Year 1 remains on track.

Remaining budget for the next 27+ months: \$2,160,590.

Budget Item	Year 1 Total				
	Budget per Year	Spending through 6/5/26	Projection through 6/30/26	Ending Balance	% Used
Community Policing/Safety - Personnel	\$ 302,194	\$ 310,681	\$ 344,285	\$ (42,091)	114%
Community Engagement/Youth Services - Personnel	\$ 313,303	\$ 292,366	\$ 327,894	\$ (14,591)	105%
Equipment-Mobile Security Camera	\$ 20,000	\$ -		\$ 20,000	0%
Program Supplies/Equipment	\$ 23,333	\$ 20,323	\$ 22,252	\$ 1,081	95%
Community Meals	\$ 25,000	\$ 3,216	\$ 7,559	\$ 17,441	30%
Infrastructure/Accessibility - Office Space	\$ 62,836	\$ 50,612	\$ 118,675	\$ (55,839)	189%
Administrative Overhead- Ramsey County (5%)	\$ 50,000	\$ 27,211	\$ 42,211	\$ 7,789	84%
Contracted Services-Sustainability/Placemaking	\$ 20,000	\$ -		\$ 20,000	0%
Contracted Services-Youth Development	\$ 50,000	\$ -		\$ 50,000	0%
Contracted Services-Family Outreach	\$ 33,333	\$ -		\$ 33,333	0%
Contracted Services-Crime Prevention/Social Connection	\$ 55,000	\$ -		\$ 55,000	0%
Column Total	\$ 955,000	\$ 704,410	\$ 862,876	\$ 92,124	90%

In-Kind Support (not charged to the grant) include:

- Two licensed officers providing full-time salary support (≈\$250,000 value)
- All equipment for officers and Community Service Officers
- Existing youth services and programming brought into Capitol Commons at no additional grant cost

Looking Ahead

The project continues to evolve through daily and weekly co-creation with CAAPB, residents, and community groups. We are expanding regular litter and graffiti patrols and have rolled out a formal summer youth employment and internship program in partnership with Saint Paul City School. A major community celebration event is planned for August, and we will launch a monthly “Safety & Vitality Forum” with residents, business owners, and elected officials.

We have applied for two complementary grants to support expanded youth- and community-led murals, resident engagement, and cultural activation at the Commons. A public mural on the City School is targeted for completion by Labor Day, and a long-term contract with a culturally responsive youth services provider is expected to begin at the start of the school year.

Closing

This work is steady, relationship-driven, and focused on building trust and opportunity while delivering measurable progress toward the Vitality Task Force goals. Every interaction at Capitol Commons advances safety, youth engagement, and neighborhood vitality. We are grateful for the Board’s continued support and look forward to providing further updates at future check-ins.

Stay Connected

Capitol Commons is open to the community and welcomes Board members, residents, and partners to visit, participate, or suggest new ideas.

- **Website:** www.capitolcommons546.com
- **Facebook:** @Capitol Area Vitality Program
- **Instagram:** @capitolcommons_546
- **Email:** info@capitolcommons546.com
- **Phone:** (651) 757-1500

Board members are encouraged to stop by Capitol Commons (546 Rice Street) during regular hours or contact us directly, join a Community Conversation, or discuss potential partnerships.



Capitol Area Architectural and Planning Board



Freeman Building
625 Robert Street North
Saint Paul, MN 55155
651-757-1500
<https://mn.gov/caapb/>

Date: July 15, 2026
To: Members of the Capitol Area Architectural and Planning Board (CAAPB)
From: Peter Musty, Principal Planner and Administrator of the Rules for Zoning and Design

Rice Street Reconstruction: Finalization of Design



Memo, Attachments, and Board Meeting Preview

This memo summarizes the final design of the Rice Street project ([Capitol Rice Street Reconstruction](#)). The presentation on July 15, 2026, will again receive a short presentation from Haila Maze, project manager for lead consultant Bolton & Menk, accompanied by Anna Potter, City of Saint Paul, and Nick Fisher, Ramsey County. Please see the attachment to this memo:

- **Attachment A: Joint Summary** of issues resolved since 60% approval (multi-agency statement)

Previous Board Approvals and Information

The Board has reviewed the project at two stages within the last year, and provided approval and direction:

- **October 3, 2025** - review and direction 30% design (see Board Memo page)
- **June 4, 2026** - approval of 60% design (see Board Memo page)

Information not included today found in previous memos:

- **review of stakeholder engagement** activities in 2025 and 2026
- **alternative designs** considered in 2025 and 2026
- **evaluation of compliance with 2040 Comprehensive Plan for the Minnesota State Capitol Area** – staff evaluation of alignment of major street design elements with Chapters 1-7

Background

As presented in previous two board meetings and memos, the major initiative of the *2040 Comprehensive Plan for the Minnesota State Capitol Area*, ([profiled in Chapter \(Principle\) 4](#)) was to transform the “Capitol Rice Corridor” (includes portion of Como, Rice, 12th Street across interstate to St. Peter).



*The project was enabled by a \$25 million provision from the 2023 MN State Legislature, appropriated to Department of Transportation (but just for Rice Street itself – **the length shown in green above**) to include collaborative work with City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota, and the CAAPB. The project must include implementation of a multi-modal (mobility) hub at University and Rice. (Legislation details can be found in [June 2023 Board Memo](#).) Appropriation is available until June of 2029.*

Public Works and Planning staff from Ramsey County, MnDOT, City of Saint Paul, Metro Transit, METRO G Line BRT, and CAAPB are partnering to conduct design and implementation. There have been regular meetings of the



Project Management team over the course of 2025 and 2026. CAAPB Staff are attending project meetings weekly at this time and are providing interdisciplinary team policy, studies, and community surveys, and are summarizing recent studies that embody CAAPB priorities in our Comp Plan, stormwater management, urban design, public realm safety, CMDf, mobility, and integration with the Sears site.

Summaries of engagement to date, and latest plans, can be found at the County project page created for Capitol Rice Street Reconstruction: <https://www.ramseycounty.us/residents/roads-transportation/future-road-projects/future-road-construction-projects/rice-street-capitol-area-reconstruction>

A year ago, in spring and summer 2025, staff began vetting alternatives, with an alternative developed based on open house feedback, surveys, and street and traffic engineering studies, and released a 30% design. Work continued to refine the design in collaboration with landowners and the State of Minnesota. Project leads and designers, including the interagency staff team (County, City, and CAAPB), then developed the 60% design brought to the board in 2026.

Finalized Design Reflects Best Practices and Community Priorities

As shown in the attachment (See Attachment A – Joint Summary), the updated final design for Rice Street approved by the board in June 2026, continues to apply several best practices supported by the County and City public works, and maintains established policy of the 2040 Comprehensive Plan for the Minnesota State Capitol as outlined in the attached Staff Evaluation:

- One lane of traffic in each direction with a two-way left turn lane in the center
- Two-way bikeway with a separate sidewalk from John Ireland Boulevard to University Avenue
- Shared use path from University Avenue to Pennsylvania Avenue
- Medians at Charles Avenue to provide pedestrians with a refuge island to only cross one direction of traffic at a time, and south of Fuller Avenue to keep drivers from driving around stopped buses
- Boulevard spaces to allow for trees and greening
- Four-lane to three-lane conversion (narrower curb to curb dimensions and narrower crossings, while retaining traffic and increasing transit volumes)

Further, the finalized design has maintained these locationally specific elements, approved previously:

- Safer intersections to cross Rice Street and slower 'design speed' on Rice

- Increased, continuous tree canopy
- Stormwater management best practices
- Space for on-street parking north of University Avenue (spaces south under study)
- Better snow storage
- Accessible/universal design best practices
- Improved lighting and safety features
- Three new METRO G-Line BRT (bus rapid transit) Stations remain in the locations the Board previously approved, and the design of those stations remains as proposed and approved previously by the Board. They are located at Como and Rice, University and Rice, and New Central and Rice serving future redevelopment at former Sears (by Transportation Building where Central used to connect to Rice). Please see [60% design](#).



Preview of Attachment A: Joint Summary of Recent Changes

Refinements have been Developed with Agencies and Landowners since 60% Approval

Since board approval in June, the Rice multi-agency team has integrated these localized refinements to the larger corridor design:

- ✓ resolved upgrades to parking lot access at Transportation Building (*See Joint Summary*)
- ✓ added parallel parking along Rice Street (south of University) (*See Joint Summary*)
- ✓ confirmed site access points to new street(s) at former Sears Site (*See Joint Summary*)
- ✓ resolved intersection design at Aurora and Rice (*See Joint Summary*)

- ✓ developed proposed site access alternatives to Good Neighbor Center at Aurora and Rice (*See Joint Summary*)
- ✓ confirmed approaches to jurisdictional responsibilities for operations and maintenance (*See Joint Summary*)
- ✓ refined approaches to plantings vs turf
- ✓ determined final tree planting locations (establishing continuous canopy where practical)
- ✓ resolved details at intersection of John Ireland, and design coordination with bridge and 12th street projects (*See Joint Summary*)
- ✓ location and design of fourth G-Line station on 12th Street/Cedar

Important Details to be Determined Before Bidding and Construction

- ✓ precise location, nature, and design of mobility hub amenities in right of way and final design of improvements outside right of way at University & Rice that will be included in 2027 construction (as required in 2023 legislation and as directed in June 4, 2026, Board approvals)
- ✓ final design integration and construction staging with John Ireland Bridge and 12th street projects
- ✓ finalize mapping of primary responsibilities for maintenance and operations between City, Metro Transit, State of Minnesota, and Ramsey County

Advisory Committee (Advisors) Reviews

Advisor Joe Favour and more recently Advisor Kimberly Sandbulte have been present at several project management team meetings. Haila Maze, Anna Potter, and street design lead Cody Christianson visited the Advisors in early 2025, September 10, 2025 (30%), prior to the board meetings in June 2026 (60%), and again on June 18, 2026, to present the changes coming before the Board at this meeting. Our active CAAPB Advisory Committee Members continue to support this statement after review of most recent changes:

“The design recommended by the Rice Street design team will be a significant improvement for the Rice Street corridor within the Capitol Area. The improvements planned for pedestrian, bicycle, and multimodal transit connectivity will pay dividends far beyond the monetary investment in the physical upgrades. The design emerging from the engagement to date integrates meaningful improvements without disrupting the traffic flow or expanding the right of way. Overall, the architectural/design advisors see this proposed alternative as an important investment in positive change.” – CAAPB Advisors Joe Favour and Kimberly Sandbulte

For Project Timeline and Updated Construction Start Date, see [Project Webpage](#)

Currently, the project is scheduled to move through final design stages, bidding, and then construction by 2028.

Steps to Completion of Design *(Updated since June Board Approval of 60% Design)*

- 1) **COMPLETED in JUNE: Approval of Board Requested of Preliminary (60%) Design** – Board approval on the 60% design was issued June 4, 2026, which directed team to proceed with development of the design.
- 2) **COMPLETED in JUNE+JULY: Resolution of Remaining Issues** – Additional direct feedback has been solicited from owners, businesses, residents, workers, Legislators, Agency partners, and other relevant community members on technical issues the length of the corridor. A joint summary of the changes was developed for the Board by the City, County, and CAAPB project leads with consultant lead Bolton & Menk.
- 3) **POP-UP: REVIEW at TRANSPORTATION BUILDING** – held July 7th, this will be/was a chance to display and affirm the design and final changes being put before the Board July 15th. Notable feedback or questions will be translated to the Board.
- 4) **TODAY: (July Board Meeting) Board Approval of Changes Since 60%** – Board action on the changes since the 60% design is requested on July 15, 2026, see suggested language below*. Approval signals ability to proceed with development of the final construction drawings with oversight of CAAPB staff barring major changes that merit Board member attention or full Board action.
- 5) **90% Drawings Released (Reflective of Approved Changes)** – A 90% design will be developed and released. The Board and public will be notified of the release, and comment will continue to be received. Given the extensive nature of public comment in 2025 and 2026, it would not be common practice to anticipate there would be major changes following this release. However important details are still in play, such as maintenance responsibilities and funding, right of way acquisition (little is needed), below ground infrastructure and utility configurations, structure, materials, lighting and tree spacing, curb radii, and plant species, etc.
- 6) **Administrative Letter of Approval: Final Construction Documents** – To ensure continued alignment with the 2040 Comprehensive Plan, CAAPB’s Statutory approval requirements in MN Statute 15B, and specific Rules in MN Rules 2400, the final design will be reviewed and a letter of approval will be issued by CAAPB staff prior to bidding and construction – and only be brought back before the Board for direction or action should major design elements change. (See suggested board action below)

* Suggested Language for Board Action

"The Capitol Area Architectural and Planning Board (CAAPB) reviewed the information provided in the July 15, 2026 board meeting memo and attachments, provided by CAAPB staff, that includes a finalized summary (Attachment A) of changes since approval of the 60% design by project consultant Bolton & Menk. The Board authorizes its Executive Secretary to approve, via letter of approval, all remaining changes or refinements to the design, prior to construction, administratively with instruction to return to the Board to review and seek approval where there are changes the Executive Secretary determines with the Chair to be substantive to the Board and/or merits their review."

Attachment A: Joint Summary

This profiles the design issues resolved since 60% approval (multi-agency statement).

Links to Information in Previous Memos

The following are links to information not included today's memo from previous project memos for 2025 and 2026 Board meetings related to Rice Street redesign - <https://mn.gov/caapb/board-meetings/>

- [review of stakeholder engagement](#) activities in 2025 and 2026
- [alternative designs](#) considered in 2025 and 2026
- [30% design drawing](#) published and approved in 2025
- [60% design drawing](#) published and approved in 2026
- [project design summary](#) published in 2025 and 2026
- [evaluation of compliance](#) with [2040 Comprehensive Plan for the Minnesota State Capitol Area](#) – staff evaluation of alignment of Rice Street's major new street design elements with Chapters 1-7

Attachment A: Joint Summary of Changes since 60% Design Approval

Updated June 25, 2026, for consideration July 15, 2026

After collaboration with landowners, design team, partner agencies at MNDOT, Metro Transit, and various agency leads, this statement was developed, reviewed and confirmed as a joint multi-agency summary of changes for Board consideration by project team leads representing the major partner agencies of the Capitol Rice Reconstruction Project:

- City of Saint Paul: Anna Potter
- Ramsey County: Nick Fischer
- CAAPB: Peter Musty and Erik Cedarleaf Dahl

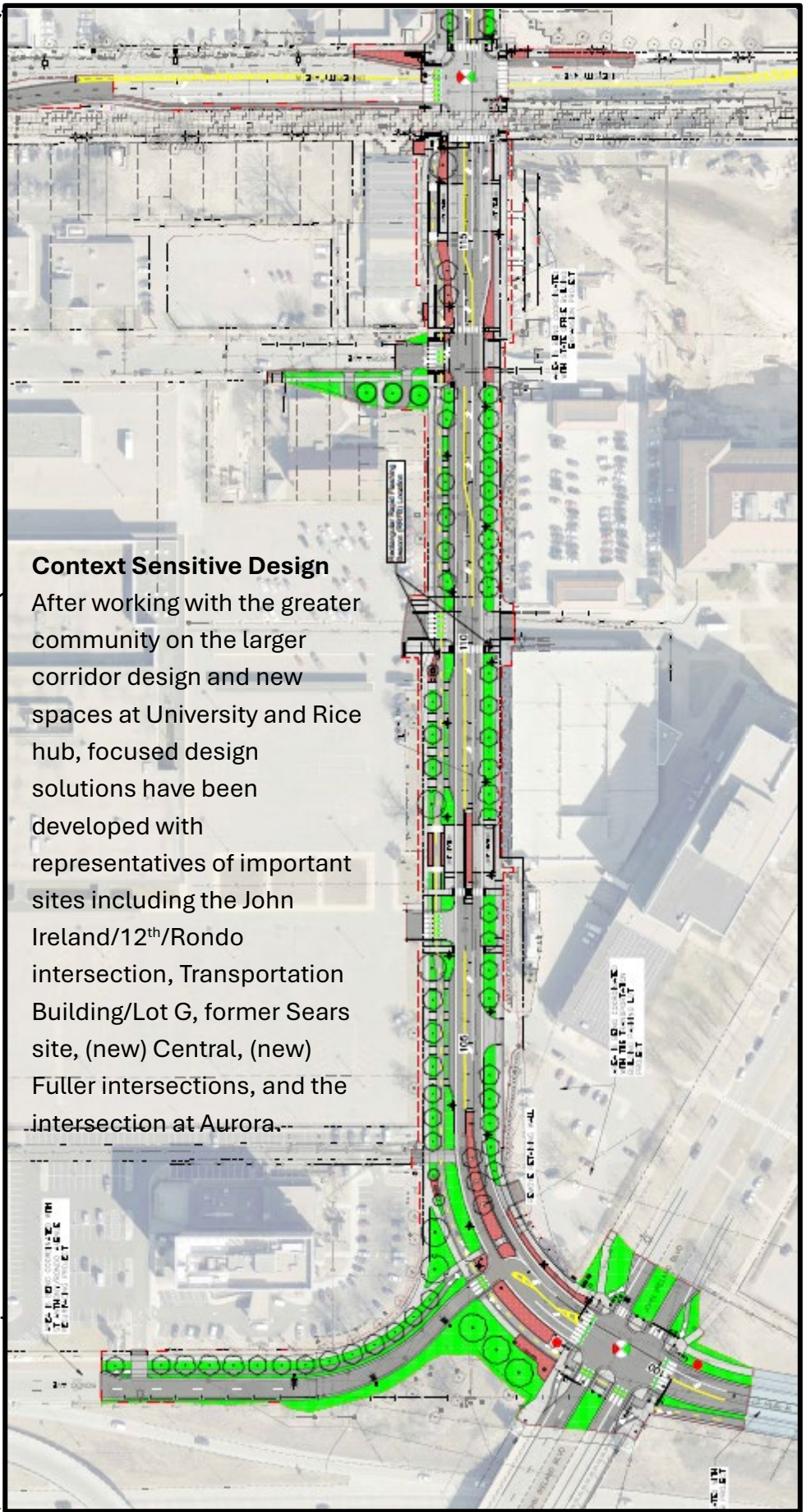
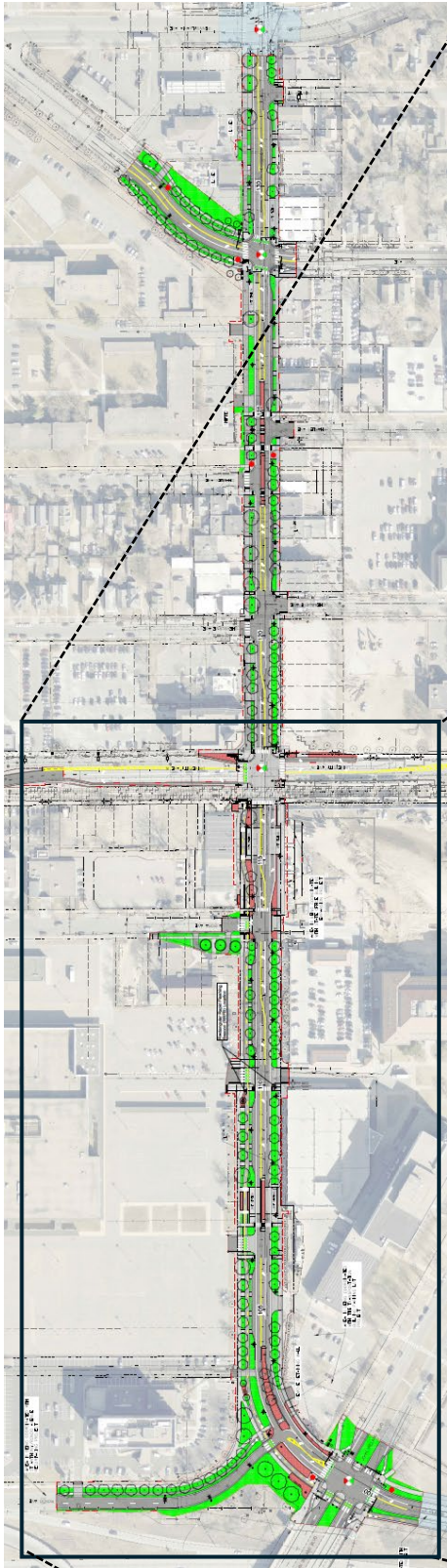
The summary below was drafted (and then confirmed for accuracy) by Haila Maze, Bolton & Menk, consultant team project manager. It is submitted to Board Members of the Capitol Area Architectural and Planning Board (CAAPB) by CAAPB Executive Secretary Erik Cedarleaf Dahl for their consideration:

Members of the Capitol Area Architectural and Planning Board,

Since the CAAPB board meeting on June 4, 2026, the Capitol Rice Reconstruction Project team has continued advancing the 60% plans, with the goal of completing the plan set in late 2026 ahead of the 2027 construction season.

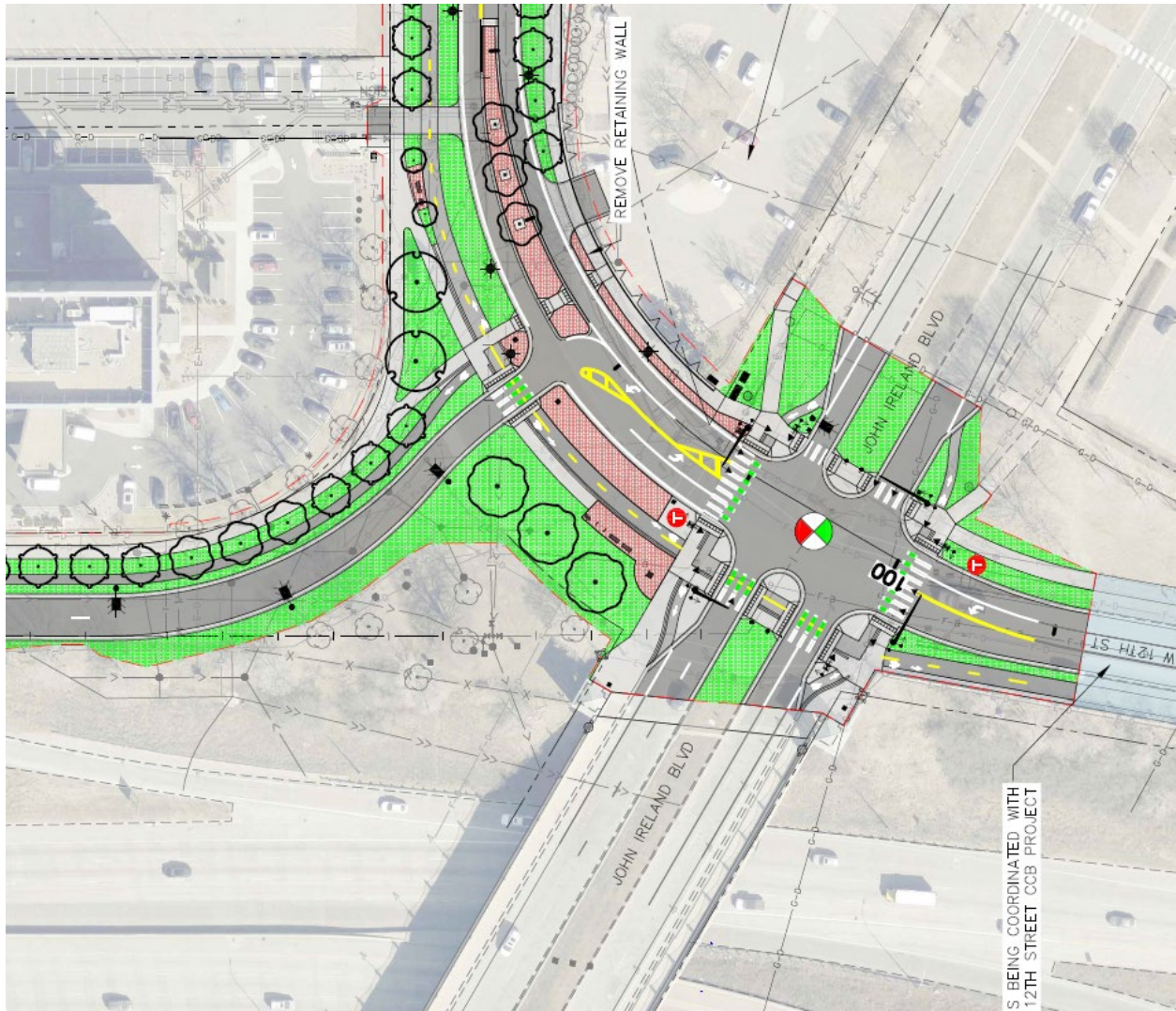
Revisions at this stage in the Capitol Area have focused on resolving a series of policy and technical decisions affecting the project design, particularly where the project must coordinate with other active projects and initiatives nearby. This memo summarizes the key issues and their current status, organized approximately south to north along the corridor.





Context Sensitive Design

After working with the greater community on the larger corridor design and new spaces at University and Rice hub, focused design solutions have been developed with representatives of important sites including the John Ireland/12th/Rondo intersection, Transportation Building/Lot G, former Sears site, (new) Central, (new) Fuller intersections, and the intersection at Aurora.

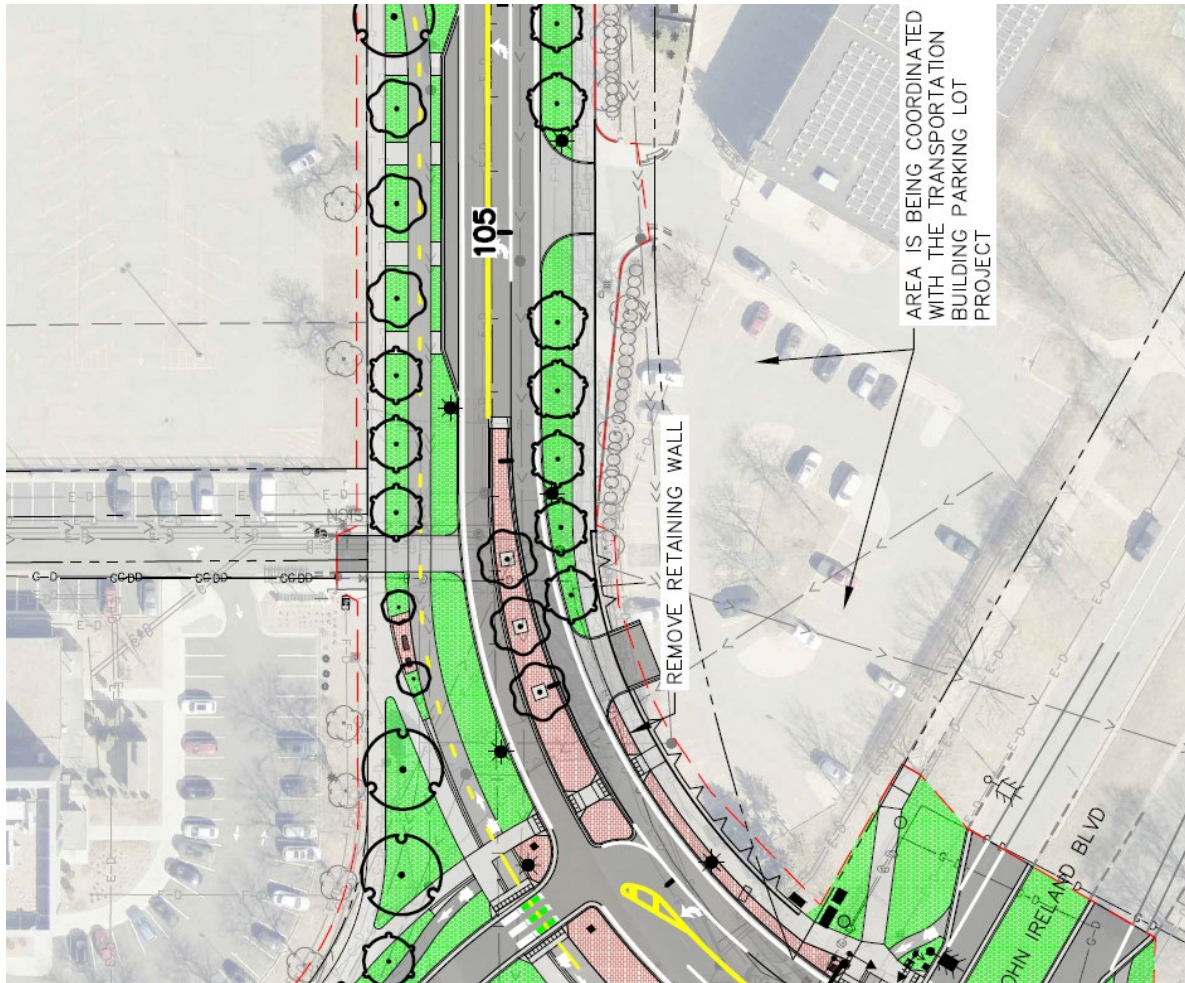


Item 1: John Ireland Bridge & 12th Street CCB Project

The Rice Street/John Ireland Boulevard/12th Street intersection represents the convergence of three simultaneous transportation projects. MnDOT’s John Ireland Bridge project is currently under construction, while the City of Saint Paul’s 12th Street Capital City Bikeway project is in the design stage. The Rice Street project will reconstruct the intersection in 2027 in coordination with planned connections to both projects. Ongoing conversations are guiding the specific details of intersection design and project staging. The intersection will be designed to improve safety and accessibility for people walking, biking, rolling, and driving, along with other operational improvements.

Changes since 60% approval: None.

Proposed board action: Authorization for Executive Secretary to approve the finalized design under terms of the proposed board resolution.

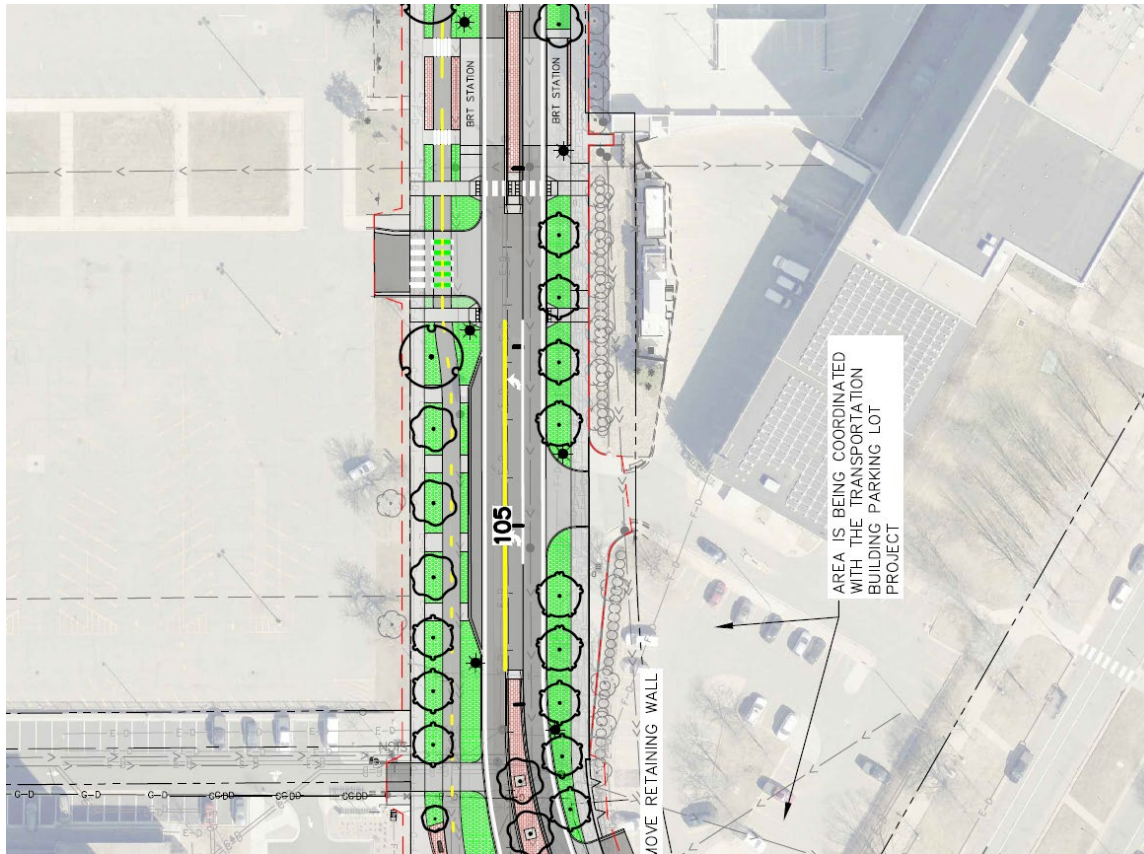


Item 2: MnDOT Building Site Access Modifications

MnDOT is currently working on safety and security updates to access points for the Lot G parking lot and the Transportation Building’s loading dock. The proposed design will provide separate controlled access points, replacing the current combined access. Multi-agency coordination has included discussions about the best locations for the two driveways, with consideration for traffic safety, operations, and pedestrian crossing accessibility. The resulting design reflects multiple iterations and input from the Department of Administration, the City of Saint Paul, Ramsey County, CAAPB staff and project staff. (Note: With approval of new site access configurations, Lot G itself will be redesigned and implemented separately by the Department of Administration.)

Changes since 60% approval: Separation of site access points, one serving Transportation loading dock and one serving Lot G parking lot.

Proposed board action: To authorize separation of the combined access point into two access points. Authorization for Executive Secretary to approve the finalized design under terms of the proposed board resolution.

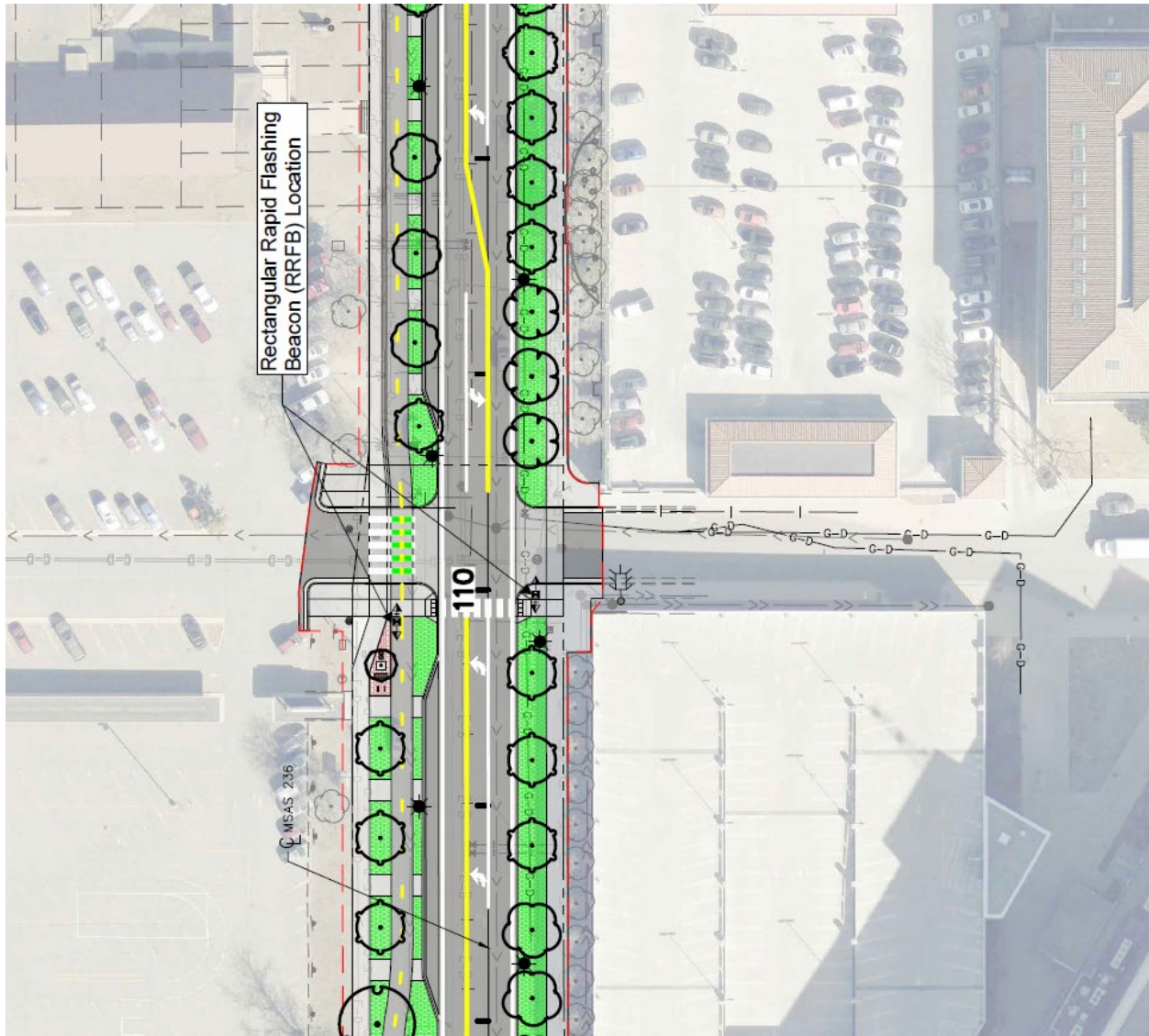


Item 3: Sears Site & Future Central Avenue Intersection

The design of the former Central Avenue connection point to the former Sears Site has been an active point of discussion. Because this location is envisioned as a future primary entrance for redevelopment of the Sears Site, it is being designed to accommodate a future intersection with Rice Street. Although it will not function as a full intersection at this time, the driveway will be constructed with sufficient dimensions and configuration to support future redevelopment needs. The original 60% plans showed left-turn access into the driveway prohibited by a median on Rice Street; that median is now being removed from the plan set to ensure adequate room for turning movements from the reconfigured access points immediately to the south on the east side of Rice Street.

Changes since 60% approval: Median south of Future Central intersection has been replaced with a center turn lane to serve both northward moving left turns into former Sears site, to allow for southward left turn into Transportation loading dock driveway, and to better accommodate right turning radii for larger trucks turning into Transportation Building loading dock area.

Proposed board action: To authorize elimination of center median just south of new Central intersection to accommodate site vehicular access from Rice Street to the east and west. Authorization for Executive Secretary to approve the finalized design under terms of the proposed board resolution.

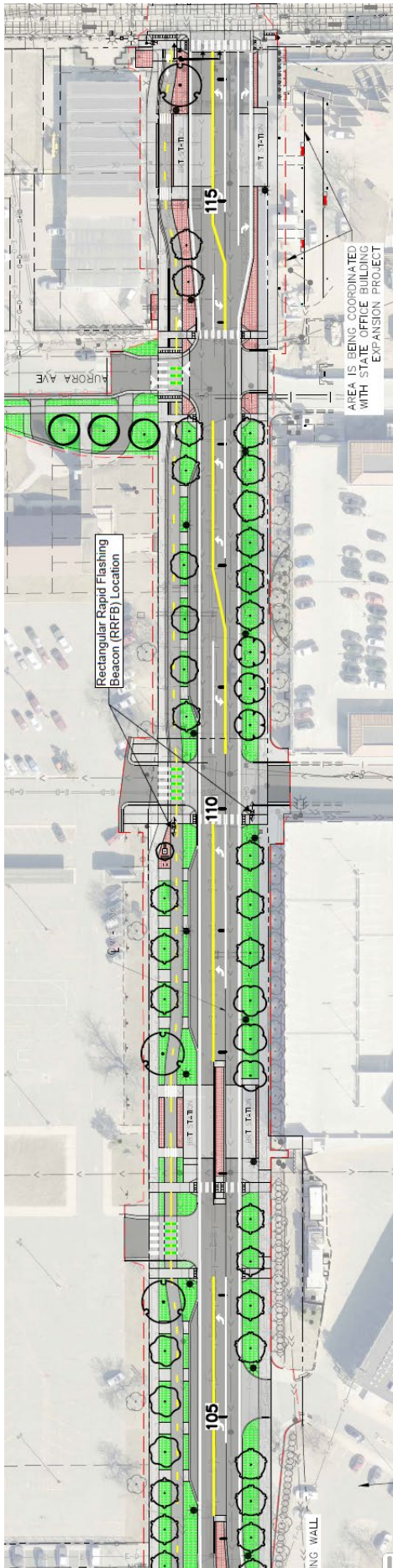


Item 4: Pedestrian Crossing Signal Relocation

A rectangular rapid flashing beacon (RRFB) pedestrian signal is currently located on Rice Street near the Central Avenue alignment. It was originally installed to accommodate pedestrians crossing Rice Street to access the Capitol from leased parking on the Sears Site. The flashing beacon will be relocated to Fuller Avenue. This location better complements the future G Line Bus Rapid Transit station crossing now being constructed near the beacon's present location and be positioned to serve the former Sears site connection to campus once it is redeveloped.

Changes since 60% approval: The pedestrian beacon will be relocated at the Fuller crossing, one block northward from its existing (present day) location.

Proposed board action: To accept relocation of the RRFB (Rectangular Rapid Flashing Beacon). Authorization for Executive Secretary to approve the finalized design under terms of the proposed board resolution.

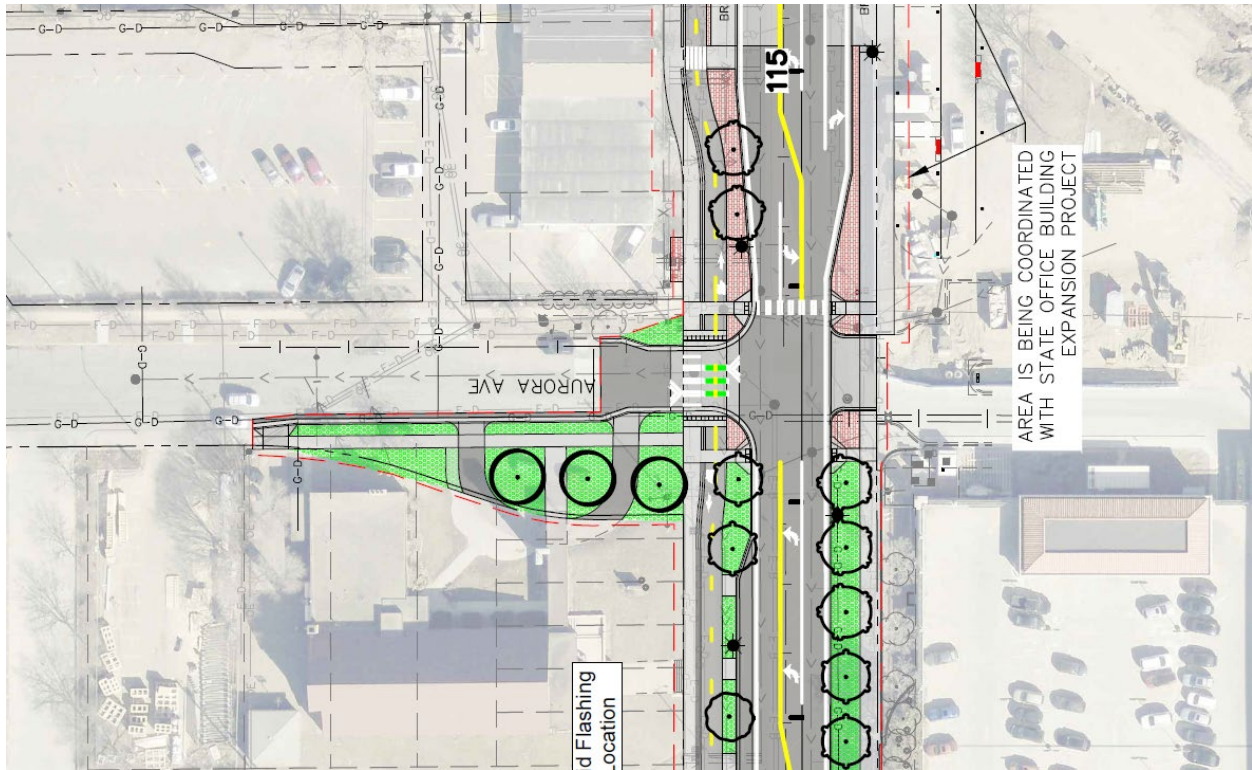


Item 5: On-Street Parking on West side of Rice Street (South of Aurora Avenue)

The 60% Rice Street plans showed on-street parking spaces north of University Avenue, designed to accommodate existing parking needs from storefront businesses along the corridor. The revised plan set also shows proposed parking spaces south of University Avenue on the west side of Rice Street . These spaces have been added to support the current redevelopment vision of the former Sears site from the Rondo Community Land Trust (RCLT), which necessitates high-turnover parking on Rice Street to serve storefront commercial development . While there is sufficient right-of-way space for parking in this segment, accommodating it requires reconfiguration of the sidewalk, bikeway, and boulevard areas.

Changes since 60% approval: Introduction of on-street parallel parking stalls along the west side of Rice street serving both current land uses and future shopfront development along Rice Street at the former Sears site.

Proposed board action: To approve provision of on-street parking along the west side of Rice Street. Authorization for Executive Secretary to approve the finalized design under terms of the proposed board resolution.



Item 6: Aurora Avenue Intersection and Site Access

The existing condition of Aurora Avenue at its intersection with Rice Street is overly wide, and as a result lacks street trees and a safe accommodation for pedestrian crossings. The 60% Rice Street plans show a narrower Aurora Avenue, with street trees and metered on-street parking consistent with City of Saint Paul standard dimensions. The Good Neighbor Center, which operates an afterschool program at the church, expressed concerns that this would affect its ability to accommodate drop-off and pick-up traffic at that location. The project team explored several options to provide site access, accommodate drop-off activity, and reconfigure the church’s driveway. The recommended design was selected based on what can be safely accommodated within the right-of-way and has been shared with Good Neighbor Center staff. This conversation is separate from Good Neighbor Center correspondence with CAAPB regarding access to and use of nearby state-owned lots.

Changes since 60% approval: Development of acceptable option for the design of Aurora @ Rice, preserving site access to 441 Rice and reestablishing (and Increasing) on-street parking supply. The two options have been reviewed and accepted by public agencies including City, County and CAAPB, and have been shown to owner of 441 Rice, whose frontage will be impacted.

Proposed board action: To approve the alternative shown in this summary as acceptable design for Aurora intersection. Authorization for Executive Secretary to approve the finalized design under terms of the proposed board resolution.

Item 7: Streetscaping & Primary Maintenance Responsibilities

The complex jurisdictional boundaries of the Capitol Rice Street Reconstruction Project have required ongoing coordination regarding responsibility for the design, construction, and maintenance of elements along the corridor. In particular, identifying primary responsibility for maintaining landscaping, plowing snow, and caring for street furniture has helped determine what can be sustainably included in the Rice Street design. The project team has developed a color-coded map showing how areas along the corridor would be maintained.

Because the City of Saint Paul has no special funding source, staff resources, or programming dedicated for Capitol area maintenance, any elements that are City of Saint Paul responsibility to maintain will need to follow standard citywide treatments, dimensions, and practices. The design items that fall into this category include:

- bikeway dimension and material,
- street trees species and spacing,
- planted area selection (will be mowable turf grasses instead of more labor-intensive landscaping),
- hardscape boulevard materials (concrete), and
- limited street furniture

The City of Saint Paul has expressed willingness to form a partnership should a higher grade of materials and landscaping, and resulting maintenance investment, be desired.

Changes since 60% approval: An approach has been developed to maintenance and standards for materiality and plantings along the corridor that will follow City of Saint Paul standards for similar corridors. Higher grades of plantings and paving will require partnership. A ‘Maintenance Map’ * has been drafted collaboratively to define primary responsibilities for ongoing maintenance of Rice Street over time.

**A working draft of the maintenance map can be shared to Board Members if requested.*

Proposed board action: To approve the ‘City Standards’ approach to material standards/grades including the approach to mapping ongoing maintenance responsibilities as outlined in this memo. Authorize Executive Secretary to collaboratively develop and finalize all material and planting standards and maintenance approaches under terms of the proposed board resolution.

Conclusion

At this time, some details remain to be resolved before the design is finalized. However, most remaining items are anticipated to be relatively minor and reflective of the design standards and operational needs of participating agencies, including State of Minnesota Department of Administration, Ramsey County, the City of Saint Paul, and Metro Transit. Future conversations with specific property owners will be handled through the project's right-of-way acquisition process.

The project team remains committed to delivering a corridor investment that reflects the best available design alternative, advances the project goals and partner priorities, and demonstrates responsible stewardship of the State of Minnesota's appropriation of funding for this important public infrastructure project.



Capitol Area Architectural and Planning Board



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625 Robert Street North
Saint Paul, MN 55155
651-757-1500
<https://mn.gov/caapb/>

Date: July 15, 2026
To: Capitol Area Architectural and Planning Board
From: Peter Musty, Principal Planner and Administrator of Zoning and Design Rules

Cedar Street Bridge Study

CAAPB Staff and CAAPB Advisor Kimberly Sandbulte met with Daniel Flittie of Ramsey County to preview the study to evaluate the condition and future of the Cedar Street bridge spanning University Avenue. Mr. Flittie will join the Board meeting in July to overview the project and answer any questions Board members may have.



Overview

Previously shared by Daniel Flittie, project manager, Ramsey County | Next page: Images of bridge in 1961 and 2024:

Bridge 9250, a non-historic, three-span, closed-spandrel, reinforced concrete arch bridge, was constructed in 1922, and lies within the Minnesota State Capitol Mall Historic District, and is owned by Ramsey County. The original design of a live load vehicle is unknown. For reference, one of the heavier vehicles of the era, a WW I Liberty Truck, had a gross vehicle weight rating of about 20,000 lbs. Current road legal trucks are limited by the Federal Bridge Formula with a maximum gross weight of 80,000 lbs. The bridge has an overall rating of Fair (5, on a scale of 9 Brand New to 1 Imminent Failure Condition).

Recent bridge inspections have found the Reinforced Concrete Arch in 73% Fair condition and 27% in Poor condition, while the Reinforced Concrete Abutments have 45% in Fair Condition and 55% in Poor

Condition. The bridge has had minimal maintenance over its 104-year history. Realistically, the bridge is perhaps two to four years from being downgraded to an overall Poor (4) Condition and presents a risk to the public.

Ramsey County is investigating this bridge to determine a path forward, of which current options include full rehabilitation and full removal with a new, context-sensitive bridge so a plan is in place, somewhere in the 2030/2031 timeframe, before the bridge enters this “Poor” condition state. Both options will have a substantial effect on Light Rail Transit (Green Line) service, which, realistically, could see a loss of service during an entire construction season.

No Board action is requested at this time.



BRIDGE 9250 - 1961



BRIDGE 9250 - 2024

Attachment A: Updated Summary of Study (from Ramsey County)

MEMO FOR RECORD

To: Peter Musty Capitol Area Architectural and Planning Board

From: Daniel Flittie, P.E. Bridge Engineer

cc: Capitol Area Architectural and Planning Board

Date: 06/23/26

RE: Ramsey County Bridge No. 9250

1. Executive Summary

- 1.1. Ramsey County, through its consultants, will be performing introductory constructability reviews, cultural and environmental studies, roadway design, structural design, and affiliated services to complete a Preliminary Feasibility Study (Study) for existing Bridge 9250, Cedar Street over University Ave. / CSAH 34 and electrified Light Rail Transit (LRT). Though not a historic bridge, Bridge 9250 is located within the Minnesota State Capitol Mall Historic District (MSCMHD). An essential objective of the Study will be to preserve the historic character of the area as well as the structure itself. The recommended option will conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 1.2. The objective of the Study is to investigate partial and complete rehabilitation and total removal and replacement alternatives for existing Bridge 9250 in order to provide preliminary planning for a future comprehensive bridge project. Consideration of the selection of a viable alternative will be given to safety improvements, impacts on local and regional transportation connectivity, and economic and safety implications for the surrounding area. The scope of the study related to the bridge and site's historic elements will be to help understand better the elements and qualities of the bridge and site that are most valued and worth carrying forward, which the County will perform in collaboration with the CAAPB.
- 1.3. The Study will assess interim solutions to ensure continuity of access for businesses, emergency services, government employees, and local residents. The Study will include an analysis of the estimated time to complete the preliminary engineering and environmental documents, highlighting the areas of concern, permitting challenges, and the estimated construction duration for the alternatives. Tasks will include the development of exhibits, field work, finite element analysis, load ratings, opinions of probable costs, reports, and studies.
- 1.4. The Study will begin in July 2026, and will include two on-site workshops, and is expected to be completed by September 2027. Possible construction could be around 2031/2032, and would be over the course a full construction season, if not a partial second construction season.

MEMO FOR RECORD

2. Background

Bridge 9250, a non-historic, three-span, cast-in-place, closed-spandrel, reinforced concrete arch bridge, was constructed in 1922, is located within the MSCMHD, and is owned by Ramsey County (see Figure 2.1). Cedar Street, belonging to the City of St. Paul, has a Daily Traffic Count of 2,600.



Figure 2.1: Bridge 9250

The Bridge has had minimal maintenance over its 104-year history. Realistically, the Bridge is perhaps three to four years from being downgraded to an overall “Poor” Condition and will present a risk to the public. The County is investigating the Bridge to determine a path forward, of which options include partial and full rehabilitation and full removal with a new, context-sensitive bridge, so a formal plan is in place in the 2030 timeframe, before the Bridge enters the “Poor” condition state. Execution of either rehabilitation or replacement will have a substantial effect on LRT (Green Line) service, which, realistically, could see a loss of service for an extended amount of time(s) during construction.

As part of this process, the County is considering many constraints related to architectural and cultural importance, bridge type, environmental impacts, geotechnical conditions, historical requirements, long-term community transportation needs, and planning level opinions of probable cost. The work includes a site visit to assist in the development of exhibits, finite element analysis, load rating, opinions of probable cost, workshops, and will conclude with a Formal Report with formal recommendations as the County seeks to understand the programming needs for the Bridge, which though not historic, does lie within the MSCMHD.

Given these factors and associated timing, this Study will include a limited but reasonable alternative analysis to help expedite a forthcoming bridge project (2031/2032). Partial and total bridge rehabilitation and future bridge replacement alternative analysis is being done to understand the many important factors and risks that need to be accounted for, to provide a well-defined future project.

MEMO FOR RECORD

3. Agencies

In advance of the start of the Study, several agencies were contacted as the County expects the work to be the start of a very high-profile, and long-lasting Public Works project. Clear, concise, and regular communication and teamwork among these, and the many other additional agencies who become a part of the project, will be key to the overall success of this Study, and carry through to the forthcoming in-depth design project, which ultimately will result in a successfully executed construction project.

- City of St. Paul / Bridge Division
- Met Council
- Metro Transit
- MN Department of Administration
- MnDOT Bridge State Aid
- MnDOT Cultural Resources
- MnDOT Historic Bridge Group
- MnDOT Office of Environmental Stewardship
- MN State Historical Preservation Office
- Ramsey County Communications & Public Relations Department
- Ramsey County Public Works
- Ramsey County Regional Rail Authority

END OF MEMO



Capitol Area Architectural and Planning Board



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Date: July 15, 2026
To: Members of the Capitol Area Architectural and Planning Board (CAAPB)
From: Erik Cedarleaf Dahl, Executive Secretary, CAAPB;
Peter Musty, Principal Planner and Administrator of the Rules for Zoning and Design, CAAP;
Ella Coon, Principal Planner and Administrator of the Rules for Zoning and Design, CAAPB

Other Project Updates

Project Updates in this Memo:

- Speaker Melissa Hortman Tribute at the State Office Building (SOB) Site
- Commemorative Works Activities Fund: Public History Project RFP
- Update on Commemorative Works Applications
- Commemorative Works Activities Fund: Public History Project RFP
- Zoning Rulemaking

Speaker Melissa Hortman Tribute at the State Office Building (SOB) Site

In May 2026, the Minnesota Legislature directed the Capitol Area Architectural and Planning Board (CAAPB) to oversee the process for selecting the designer of a tribute honoring Speaker Melissa Hortman and her deceased family members. The State Legislature, furthermore, requires CAAPB to work directly with Speaker Hortman’s immediate family to secure their approval throughout the selection process for the project. The tribute will be incorporated into a memorial garden at the State Office Building site by the Department of Administration. The final design must include the likeness of Speaker Hortman and her deceased family members.

The budget for the tribute is \$800,000. This figure does not include the memorial garden, which is already under development by the Department of Administration. Funding expires for the tribute in June 2029.

Rules Exception

The authorizing legislation—listed below—exempts the tribute from the CAAPB Rules process for commemorative works (Minnesota Rules 2400.2703).

Authorizing Legislation

H.F. 2484, Article 2, Sec. 7. MELISSA HORTMAN MEMORIAL.

(a) \$800,000 of the appropriation to implement the updated Capitol Mall Design Framework under Laws 2023, chapter 62, article 1, section 11, subdivision 2, as amended by Laws 2025, chapter 39, article 1, section 39, is to design, procure, and install a tribute recognizing Melissa Hortman. The tribute shall be incorporated into the design of a memorial garden on the State Office Building site by the Department of Administration. Minnesota Rules, part 2400.2703, shall not apply to the activities funded under this section.

(b) Notwithstanding any law or rule to the contrary, the Capitol Area Architectural and Planning Board must select the artist to create the tribute via a competitive process and obtain the approval of the immediate family of Melissa Hortman throughout the selection and design approval process. The tribute design shall include the likeness of Melissa Hortman and deceased family members of Melissa Hortman.

Scoping a Review Process

CAAPB staff met with the CAAPB's Advisory Committee on two occasions to discuss planning for the Speaker Hortman tribute project since the end of the 2025-2026 Legislative Session.

At the first meeting, held on May 21, 2026, CAAPB staff and Advisors addressed issues related to review and engagement. Specifically, they discussed when, where, and how the design selection should depart from the review process outlined in Minnesota Rules 2400.2703; how best to incorporate public feedback; details on engaging Speaker Hortman's immediate family members; other aspects of stakeholder engagement; and the size and possible make-up of a selection committee for the tribute.

CAAPB staff and Advisors discussed details of the tribute project again on June 18, 2026. This discussion instead centered on troubleshooting a possible competitive process for selecting a design, or designer, for the tribute. Among other things, staff and Advisors addressed: design guidelines; evaluation criteria; submission requirements; prizes and honoraria; what stage of design development the competition should target; expectations regarding the tribute and its integration into the larger memorial garden; and how best to communicate the scope of the tribute project vis-vis the memorial garden to possible designers.

Design Framework Document

In tandem with these efforts, since the last CAAP Board meeting, CAAPB staff solicited feedback on a draft design framework document from CAAPB Advisors, Board member Michael Bjornberg, and representatives of MNHS (specifically, Brian Pease, David Kelliher, and Lindsey Rulon-Miller). This document outlines project parameters, design guidelines, and specifics related to the competitive process for selecting a designer/design. Staff is revising the framework to address these comments.

Final planning materials connected to the project may include: (1) a design framework document; (2) a review and engagement plan, which includes guidance on involving Speaker Hortman's immediate family in the selection process and design development; and (3) information on the make-up of the designer/design selection committee.

Next Steps

Going forward, CAAPB staff will complete the design framework document and other planning materials. While doing so, staff is seeking to connect with Speaker Hortman’s immediate family members to solicit feedback on the proposed process.

Commemorative Works Activities Fund: Public History Project RFP

On April 16, 2026, the Request for Proposals (RFP) closed for a new public history project focused on the urban history of commemorative works within the Capitol Area. The project is funded through a portion of a one-time legislative appropriation for commemorative artwork activities available through June 30, 2027.

Since then, we have finished evaluating proposals, and CAAPB staff will be entering contract negotiations with the highest-scoring vendor shortly. Details on the evaluator team and proposals received will be released once the contract is finalized.

The selected consultant team will prepare a general audience narrative report on the Capitol Area’s environmental, social, and urban development history; develop guided and self-guided tour programming; create an analytical report and dataset documenting commemorative works in the Capitol Area; and conduct public outreach activities to support ongoing dialogue about past and future commemoration practices.

The work will examine the relationship between the Capitol Mall’s memorial landscape, postwar urban renewal, interstate construction, and the evolution of the Capitol Area as a civic and commemorative space.

The project is funded through legislative language in H.F. 1830, which appropriated \$500,000 to the Capitol Area Architectural and Planning Board “to support commemorative artwork activities,” with funds available until June 30, 2027.+

Update on Commemorative Works Applications

CAAPB staff has made progress on the four active commemorative works applications since the June 4, 2026, CAAP Board meeting.

Gold Star Blue Star and World War I Applications

Specifically, CAAPB staff opened public comment periods and scheduled public hearings for two memorials: the Gold Star Blue Star addition request and the World War I plaque modification request. The public comment period for both applications runs from June 22-July 22, 2026. Public hearings for both applications are scheduled for July 21, 2026, at Capitol Commons (546 Rice Street). The hearings will be held successively. The hearing for the Gold Star Blue Star addition request will occur from 4:00-5:00 pm on July 21, followed by the hearing on the World War I modification request, which will last from 5:00-6:00 pm that day. Teleconference options have been made available for those members of the public interested in participating in the hearings virtually.

The CAAP Board authorized its staff to open a 30-day public comment period and host one public hearing on both applications at the last CAAP Board meeting on June 4th.

More information on the Gold Star Blue Star application, as well as details regarding its public comment period and hearing, can be found [here](#). Further details on the World War I plaque modification request and its public comment period and hearing is posted [here](#).

The Downtown Baseball Park (“The Pillbox”) and Emergency Medical Services Line of Duty Death (EMS LODD) Applications

On June 4, 2026, the CAAP Board authorized its staff to begin drafting a design framework document and assembling a design review group for the Downtown Baseball Park (“pillbox”) and EMS LODD memorial addition requests currently under review. The framework documents and review group participant lists for both projects will be brought to the Board for consideration a later date.

Since then, CAAPB staff began working with applicants to confirm project parameters, such as budget. Staff also reached out to a selection of individuals to gauge their interest in taking part in the design review group for the Downtown Baseball Park memorial project. Each of these individuals has previously had involvement with the project.

More information on the Downtown Baseball Park addition request can be found [here](#). See [here](#) for further details on the EMS LODD Memorial application.

Tree Planting (2026-2027) and Prioritization

CAAPB staff is developing a long-range landscape strategy for the Capitol Area to balance competing priorities including commemorative works, tree canopy expansion, civic gathering space, and preservation of open space and historic character. The proposed policy establishes “priority use zones” within the Capitol Mall and broader Capitol Area, assigning a principal use to different areas and ranking other compatible uses and design features to help prevent incremental loss of flexibility, capacity, and historic clarity.

The strategy is intended to complement the Capitol Area Architectural and Planning Board 2040 Comprehensive Plan and Capitol Mall Design Framework by providing clearer guidance for long-term landscape planning and for reviewing future applications related to commemorative work additions, removals, and modifications. Staff will coordinate with the Department of Administration and other stakeholders in developing the prioritization policy for Board consideration.

Zoning Rulemaking

Staff updated the zoning rules to allow solar installations on residential properties (without a CUP), consistent with the Board's June 4, 2026, resolution. Staff is continuing through the Administrative Procedure Act (APA) rulemaking process, including preparing the rules in the Revisor's format and initiating the public comment period through publication in the State Register.