



Capitol Area Architectural and Planning Board



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Capitol Area Architectural and Planning Board Meeting October 3, 2023, 1:00 – 2:30 p.m. **DRAFT** Minutes

Board Members

Present: Board Chair Lt. Gov. Flanagan, Board Vice Chair Dana Badgerow, James Garrett Jr., Hannah Hills, Rep. Klevorn, James McClean, Rep. Schultz

Absent: Sen. Pappas, Daniel Yang, Sen. Nelson

Quorum present? Yes.

Proceedings

Meeting Kick-Off

- Remarks from new Executive Secretary Erik Dahl
- Board member roll call
- Overview of Agenda

Acknowledgement of Paul Mandell

CAAPB Board Chair Lt. Gov. Peggy Flanagan took a moment to acknowledge the continued service of Paul Mandell as temporary Executive Secretary to CAAPB.

Introduction of New CAAPB Executive Secretary

Lt. Gov. Flanagan introduced the new CAAPB Exec. Sec., Erik Dahl.

Exec. Sec. Dahl introduced himself to the Board and described his previous experience with the Environmental Quality Board. Mr. Dahl expressed his excitement at joining the Board.

CAAPB Board Minutes

The Board approved the minutes from April 21, 2023, with 7 ayes and 0 nays.

Review of Capitol Area Capital Budget Requests

Paul Mandell provided some explanation of the items for review. The Board made a motion to submit the feedback listed in the memo. The motion prevailed with 7 ayes and 0 nays.

CAAPB Action on Ford Building

Paul Mandell summarized the two decisions placed before the Board regarding the Ford Building.

ACTION ITEM: Demolition of Ford Building

The Board was given the decision of approval to demolish the Ford Building, clarifying that the suggested conditions listed with the Conditional Use Permit (CUP) in fact applied to the demolition itself, while the CUP itself actually applied to the site conditions after the project.

Action Item: Conditional Use Permit and Proposed Conditions Asst. Commissioner of the Dept. of Admin., Wayne Waslaski, discussed the conditional use permit and gave an update on the process.

Mr. Waslaski stated that the project is currently in the bid process, with no contractor currently on board. Mr. Waslaski explained that the team was requiring that work proceed from the west side of the building to the east, to create as much buffer as possible for Christ Lutheran Church. The team will also be documenting the process with photos and monitoring vibration for the church during construction to document any damage that may or may not occur.

Board member James McClean asked whether the green space and parking space are supposed to be permanent within the new footprint, or whether there would be future changes. Mr. Waslaski answered that the green space along University Avenue is intended to be permanent, adding that the green space would surround the new access bldg. for the existing tunnel, and might then be connected to the future green space at Rice and University called for in the Mall Design Framework project legislation.

Board member Hannah Hills inquired about how the Ford Site project will be able to work within the parameters of the Design Framework and the Comprehensive Plan. Lt. Gov. Flanagan responded that it is the Board's responsibility to ensure that those goals are achieved and expressed confidence in the Board's capacity to do so. Lt. Gov. Flanagan also acknowledged the Christ on Capitol Hill church community and Pastor Joy McDonald Coltvet.

Ms. Hills acknowledged the work to save and preserve the Ford Building, and that the project has been a difficult process for many in the community.

Rep. Ginny Klevorn voiced appreciation for Ms. Hill's comments and expressed the importance of looking to the community to drive projects such as this one. Rep. Klevorn also noted the

importance of ensuring that the church's concerns are kept front and center as plans move forward. Rep. Klevorn stated that in her conversations with community members, it has become apparent that they want the site to be a functional community space.

Lt. Gov. Flanagan acknowledged the challenges of being a neighbor to a demolition site. The Lt. Gov. also commended the Dept. of Admin. for their efforts and stated her commitment to minimizing impacts to church.

Mr. Waslaski next gave an overview of the site plan.

Ms. Hills asked whether there are concerns about property damage or theft during construction and inquired about security during the demolition process.

Mr. Waslaski replied that the area will be fenced with Capitol Security patrolling the site. Mr. Waslaski also explained that the project team will be monitoring traffic patterns and routes for the construction equipment into and out of the site to increase safety for community members.

Ms. Hills then inquired about the church's request for money to cover loss of revenue during the demolition process.

Lt. Gov. Flanagan stated that this request is solely within the purview of the legislature.

Pastor Joy McDonald Colvet of Christ on Capitol Hill Lutheran Church made a statement expressing concern for the health of neighbors, and potential pollution resulting from the project. Pastor Joy also expressed appreciation for the work to create the best plan possible. Pastor Joy presented further concerns over the timing of the construction and its potential impact on the building's work environment.

Mr. Waslaski gave an overview of the proposed schedule for the project.

Rep. Klevorn asked that Admin. consider space being made available for the church to hold meetings during the construction process.

Lt. Gov. Flanagan stated the importance of consideration for people experiencing homelessness.

Lt. Gov. Flanagan asked the Board to move for approval for the demolition of the Ford Building. Board member Badgerow MOVED, Rep. Klevorn SECONDED the motion to approve demolition of the Ford Bldg. The motion prevailed with 7 ayes and 0 nays.

The Lt. Gov. then asked for a motion to approve the conditional use permit.
Moved by Board Vice Chair Badgerow.

Board CUP discussion. Conditions on the CUP. Temporary surface parking. Admin supportive of parking as a temporary usage of the site.

Ms. Hills inquired about the timeline of the project moving forward with the site redevelopment.. Lt. Gov. Flanagan clarified that the timeline is contingent on state funding for a potential new building.

Board Vice Chair Badgerow rescinded the motion so that the Board could continue discussion.

Mr. Mandell added that the Capitol Mall Design Framework would be implemented in the next year or two, so that would not be dependent on any additional funding.

Ms. Badgerow then moved that the Board approve the conditional use permit with two conditions: temporary parking usage, and that it encourages redevelopment. Seconded by Rep. Klevorn.

Discussion: the two conditions include: Temporary parking and encourages redevelopment. This was agreed upon by the Board.

The motion prevailed with 7 ayes and 0 nays.

Ms. Hills made a motion to also include condition 1 in the memo (reimbursement of the church for monitoring expenses) and condition 2 (protection measures of the church). The motion was seconded by Board member Badgerow..

Lt. Gov. Flanagan asked for discussion and stated that she did not recommend voting in favor of the motion. Motion was withdrawn.

Mr. Waslaski reiterated the measures planned to protect the church and the Dept. of Admin.'s commitment to the church's protection.

CAAPB Advisor Michael Bjornberg expressed confidence in the process and the measures in place to protect the church.

Capitol Mall Design Framework RFP

CAAPB Principal Planner & Zoning Administrator Peter Musty gave an overview of planning and design review updates.

Mr. Musty summarized the Capitol Mall Design Framework timeline, as well as the CMDF Request for Proposals (RFP).

Mr. Musty also discussed the project's evaluators and interview team.

There was a motion to grant authority for the interview team to select a contractor for the project.

The motion prevailed with 7 ayes and 0 nays.

Mr. Musty next gave updates on the former Bethesda hospital site project and the new owners for the Sears Site project, Asian Media Access. The new owner will be creating a site plan and is exploring support with environmental studies and possible reuse of part of the existing building. Mr. Musty stated that the City of St. Paul and the CAAPB will be expressing support as the new owners of the Sears site seek planning assistance.

Mr. Musty informed the Board about a weekend fair currently running on the Sears site as a result of the previous temporary use permit granted by the Board.

Lt. Gov. Flanagan expressed gratitude that the site has been used for the weekend fairs and named it as an expectation that the site is supportive of the community and is mixed use.

Rep. Klevorn commented on her hope that the Sears site is not allowed to languish.

Other Business

CAAPB Vice Chair Dana Badgerow expressed her heartfelt thanks for Paul Mandell's service.

Adjourn

Meeting adjourned at 2:32 p.m.