



Capitol Area Architectural and Planning Board



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Capitol Area Architectural and Planning Board Meeting August 24, 2022, 11:00 – 1:00 p.m. **DRAFT** Minutes

Board Members

Present: Lt. Gov. Peggy Flanagan, Dana Badgerow, Alicia Belton, Rep. Freiberg, James Garrett Jr., Rep. Hertaus, James McClean, Sen. Nelson, Sen. Pappas, Daniel Yang, Dr. Kate Beane

Quorum present? Yes.

Attendees: David Kelliher, Brian Pease

Proceedings

Meeting Kick-Off

- Board member roll call
- Overview of Agenda

Donald Grundhauser Acknowledgement & Introduction of Hannah Hills

The Chair acknowledged the service of former Board member Don Grundhauser who submitted his resignation from the board in May. Mr. Grundhauser was a mayoral appointee and served for nearly 12 years. Mayor Carter has recommended the appointment of Hannah Hills for the Board's community representative seat. Her appointment is pending final confirmation by the city council in early September.

Nancy Stark Acknowledgement

The Chair noted the recent passing of former CAAPB Executive Secretary Nancy Stark. Ms. Stark served the Board from the 1990's until her retirement in 2014.

Agenda Item 2: Commemorative Works Rulemaking

An overview of recent and upcoming steps and related documents

CAAPB Executive Secretary Merritt Clapp-Smith provided an update and overview of the recent and upcoming steps in the rulemaking process.

Exec. Sec. Clapp-Smith stated that the majority of the ALJ's comments were related to specific rule language.

Several documents from the rulemaking process were provided to the board in the meeting packet and accompanied by a brief overview by Ms. Clapp-Smith.

Administrative Law Judge Report and Recommendations, remedy for disapproved rule items

Four items were identified as disapproved by the Administrative Law Judge:

1. 2400.2703 subpart 3, item K - Design Review Group and Selection:

The rules were modified to clarify that the Board must vote to select a final design.

2. 2400.2703 subpart 3, item N - Schematic Design and Design Development:

The rules were modified to better explain the roles of the Dept. of Administration and the board executive secretary in final project approvals.

3. 2400.2703 subpart 7, items M and N – Final Project Approvals:

The rules were modified to address the review and approval or modification and removal plans, including disposition plans.

4. 2400.2703 subpart 8 - Criteria for Modification:

The rules were modified to clarify that the board must consider and apply all criteria described to evaluate requests for modification.

Exec. Sec. Clapp-Smith then explained the Order to Adopt Rules and asked for the Board's approval to adopt the rules.

Action Item: Intent to Adopt Rules & Recommended Resolution

There was discussion between the Board members and the Executive Secretary on the influence of political agendas on the Board's decision making. Exec. Sec. Clapp-Smith stated that decisions regarding commemorative works should not be made based on political agendas, and that the rules were written to ensure broad-based public support for decisions regarding commemorative works. Ms. Clapp-Smith expressed that the final decision should be made by a politically balanced group that also represents public sentiment.

Sen. Nelson made a motion for the CAAPB to make recommendations to the legislature rather than having authority to make final decisions. Under this proposal the legislature would have the authority to approve or disapprove the final decisions regarding commemorative works.

The motion was seconded by Rep. Hertaus.

With 2 in favor and 8 against, the motion was not passed.

Dana Badgerow moved the recommended resolution to adopt the rules, which was seconded by Sen. Pappas.

With 9 in favor and 1 against, the motion was passed.

Application for New Hospital at Bethesda Site

Welcome to applicant, introduction and background, and review of information provided to board members.

CAAPB Principal Planner & Zoning Administrator Peter Musty gave an overview of the proposed project, including a summary of the neighborhood input, the completed steps in the review process, the requested variances, and the project's alignment with the 2040 Comprehensive Plan.

CAAPB Advisor comments

CAAPB Architectural Advisor Michael Bjornberg stated that the long-term potential of the existing building for continued reuse as a new hospital is not a viable reuse.

Mr. Bjornberg also explained that while the building could possibly be eligible for historic designation, the current property owner has not expressed a desire to do so.

CAAPB staff and advisors have urged consideration of the celebration and remembrance of the history and contributions of the hospital.

Regarding demolition, staff and advisors recommend that any demolition permit be tied to a specific design concept and proposal being developed for continuing similar hospital use.

Fairview+Acadia presentation

Trudi Trysla, Chief Administrative Officer at Fairview and Charles Hill, the project's architect gave a presentation which included a comparison of the existing and proposed facilities and an overview of the variance request. The presentation also covered the ideas for commemoration of the current facility, mobility& sustainability, landscape & stormwater, and building renderings.

Questions from Board members, Public Comments

The Board discussed the potential of future expansion on the site, and the public sentiment regarding the project.

James Garrett Jr. expressed simultaneous excitement about the project and disappointment about the decision not to incorporate the art deco tower from the original façade into the new design.

Public Hearing Comment Period:

Hannah Hills, leader of the Capitol Heights Block Club expressed that the neighborhood feels sadness at seeing something of such historical significance be demolished, but excitement at the opportunity for better mental healthcare in the area.

Chris Anning, president of the Capitol Heights City Homes Homeowners Association expressed excitement for the new hospital and its positive effects on the neighborhood

Action Item: Zoning Permit and Variance

Mr. Musty provided an explanation of the recommended resolution for the Board to approve the granting of permitting to Fairview+Acadia and the variance.

Sen. Pappas provided a statement written by herself and James Garrett Jr.

With 6 votes in favor and 1 against, the motion was passed. James McClean abstained from the vote due to his employment with a competitor to Fairview+Acadia.

Memorial Updates

Nellie Stone Johnson statue

Exec. Sec. Merritt Clapp-Smith gave an update on the Nellie Stone Johnson memorial. The statuary is complete, with the final plaque detail being added to the base and the biographical wall panel being finalized. The date of the dedication ceremony is to be determined, but planning is underway.

MN Medal of Honor Memorial Dedication Ceremony

Former CAAPB Exec. Sec. Paul Mandell presented some details about the MN Medal of Honor Memorial and its dedication ceremony.

The dedication ceremony will take place on September 22, 2022, at 1:30-2:30 p.m., and is open to the public.

Planning and Design Review Updates

An opportunity was given for questions related to the Planning, Zoning, and Design Review updates provided to the Board in their meeting materials.

CAAPB Board Minutes

The Board approved the minutes from April 4, 2022.

Adjourn

Meeting adjourned at 1:01 p.m.