



Capitol Area Architectural and Planning Board



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Community Vitality Task Force Meeting January 16, 2024 12:00 – 1:30 p.m. Agenda & Meeting Minutes

AGENDA

Housekeeping & Progress Update

- o Minutes Approval – January 4th
- o Community Engagement: Survey and Interviews
 - o Translations in progress
 - o Interviews begin Wednesday 1/17

Vitality Grant Development: Research by SDK (20 min)

- o Subgroup for Vitality Grant Program—Gloria Contreras-Edin, Rep. Maria Perez-Vega, and Erik Dahl.
 - o Signed contract with SDK.
 - o Meeting and presentation timeline

Community Voices Process: Creation in Common (45 min)

- o Review of existing district planning and discussion of key principles
- o Surveys and additional interview information.
- o Important dates and timeline

Adjourn 1:30 pm

PRESENT

In Person: Erik Dahl, Peter Musty, Cindy Kue, Gloria Contreras-Edin*, Hannah Hills, Carlo Cuesta^, Jenie Gao^, Josh Bergeron^, Jay Kuvaas^

Virtual: Rep. Maria Isa Perez-Vega*, Emmanuel Donaby*, Tahena Brown*, Tony Johnson, Noel Nix, Denita Lemmon, Jules Ata.

(* Task Force Members, ** Task Force Chairs, ^Consultants)

MEETING MINUTES

Meeting called to order: 12:10pm

Housekeeping & Progress Update

Approval of Meeting Minutes - 1/4/24 Task Force Meeting

Motioned by Hannah Hills; seconded by Gloria Contreras-Edin

Community Engagement: Survey and Interviews

Survey Update

Creation in Common (CIC) shared the survey is in process of translation into five languages - Spanish-Latin American, Karen, Oromo, Somali, and Hmong. The online English version is complete and being shared out into the community.

Interviews Update

Jenie Gao (CIC) noted the first day of interviewing will be Wednesday 1/17 at the Frogtown Community Center. People who can't participate in 45 minute, in-person interviews will have opportunity to give feedback via virtual interview or survey completion. Jenie inquired about on-the-ground support for promoting participation. Peter Musty suggested canvassing, visiting Hmongtown Market in-person, and building relationships with small business owners. He underscored the importance of the interviewees reflecting the community's demographics.

Carlo Cuesta (CIC) reminded the Task Force about the project's videographer and the need for recorded Task Force interviews, tentatively taking place at the Capitol during the last week in January. Details to be shared as they are confirmed. Interviews will explore community strengths/assets, opportunities to build upon strengths, and brainstorm how the Task Force's work and state funding can catalyze those opportunities.

Vitality Grant Development: Research by SDK (20 min)

Subgroup for Vitality Grant Program

Erik confirmed SDK's contract as finalized and signed. Subgroup will meet every Wednesday and present to the Task Force in early Feb. The mini/micro grant program is the primary purview - doing case studies and seeks to answer: How can we set up and administer the grant program? What size should grants be? What needs to be considered when making these decisions? Erik extended an invite to interested Task Force members, and reminded that subgroup findings/recommendations will go to the Task Force for approval before being sent to the CAAPB.

Peter reiterated the grant program's 1.5M of the total 5M of funding. He and Gloria underscored the importance of community voice in this process. Peter closed conversation by requesting a meeting with Noel Nix and Tony Johnson to discuss the city's status.

Community Voices Process: Creation in Common (45 min)

Review of Existing District Planning and Discussion of Key Principles

Josh Bergeron (CIC) presented an overview of existing Capitol area planning and led discussion of the key principles within these plans. (Attachment A) His documentation review centered on the Frogtown Neighborhood Small Area Plan, the Lower Rice Street Commercial Vitality Zone Strategy, the City of Saint Paul Comprehensive Plan - Saint Paul for All, and the 2040 Comprehensive Plan for the Minnesota State Capitol Area. (Attachment B)

Multifaceted impact emerged as a key theme. It was noted that the area has seen educational, medical, and governmental and civic growth. Josh pointed to the Sears site redevelopment as a project of significance and called attention to the groups behind this work (Media Access and the Asian American Business Alliance Network), noting their collaboration could hopefully increase vitality and livability by blending the traditional and modern.

There was an acknowledged need to view these plans and the allocated funding as investments - coming to the area to provide the public and residents greater opportunity to thrive and grow.

Generally absent from these documents were the challenges of unhoused and homeless populations, as well as area drug use/addiction - reminding the Task Force to keep harm reduction at the forefront throughout this project's progression.

Maria saw a need to focus on healthcare and homelessness initiatives. She encouraged community engagement strategies involving people with lived experience, and shared frustrations of constituents and organizations who've been left out of previous planning processes. She also brought forward an idea of engaging mobile food trucks who serve the area.

The presentation closed with an overview of the intersections between regenerative design and the key elements within these city planning documents, and Josh underscored the criticality of creating strategies and recommendations through the lens of these intersections.

Peter reminded the Task Force that this project's purview and the state funding are more holistic than physical design alone. He called out the presentation helping him see the area's healthcare perimeter as expanded - encompassing a wider set of services provided to the area.

Gloria emphasized Native voice representation as imperative to creating regenerative design rooted in generosity and giving. She also wondered if health of communities is often a reflection

of health of individuals. Carlo shared his experience generally supports that as true, noting how human wellbeing often reflects access, opportunity, and an area's past and present realities.

Peter noted how large amounts of change over a short time are often a threat to people without choice - underscoring how development often causes rent increases, negatively impacting renters and businesses. He posed the following questions: *What is vitality in 3, 5, 7 years of change? How do we support the community in managing it?* Erik suggested looking for nationwide urban planning and development project retrospective data.

Gloria stressed the importance of transparent communication with the community - suggesting efforts to identify and conduct outreach to individuals who are community connectors and communicators. Carlo shared that CIC will develop formal digital communications every month, which can be shared out to the community.

Important Dates and Timeline

Carlo (CIC) outlined project timeline and highlighted important dates for the Task Force.

- Project team on-the-ground tour of Capitol area: 1/16
- Interviews begin: 1/17
- Next Task Force meeting: 1/30
- Data review and analysis: Through 2/2
- Task Force retreat: 2/13 (recommendation development; Task Force members to prioritize full or partial attendance if at all possible)
- Review and revise first draft recommendations: 2/21-3/1 (will require time/attention from Task Force members)

Peter reminded about the upcoming charette, particularly the St. Paul Community Focus Group taking place 5:00-6:30 pm on 2/5 (Greater MN Focus Group from 3:00-4:30 pm) at the MN History Center. The follow-up session will take place on the after of Thursday 2/8.

Adjourn

Meeting adjourned at 1:37 PM.

Attachments:

- A. Creation in Common - Review of Existing District Planning and Discussion of Key Principles Presentation
- B. CAAPB - Existing District Planning Documentation

Attachment A:

Creation in Common - Review of Existing District Planning and Discussion of Key Principles Presentation

CAAPB - DISCOVERY - Initial Findings

STARTING POINTS

2040 Comprehensive Plan for the Minnesota State Capitol Area
2017-19 Lower Rice Street Commercial Vitality Zone (CVZ)

2019 Frogtown Neighborhood Small Area Plan (SMAPLI)
City of Saint Paul Comprehensive Plan (Saint Paul For All)

CENTRAL THEME - IMPACT
WHAT WAS/ IS/ WILL BE THE IMPACT OF...?
THE IMPORTANCE OF PLACE, EQUITY AND HEALTH

CAAPB - DISCOVERY - Initial Findings

IMPACT
PLACE

SACRED
DAKOTA PEOPLE
LAND | SITES
ANCESTRY
SPIRITUALITY
CULTURE
TRADITION
CEREMONY

BROKEN
STOLEN
MURDERED
UNCEDDED
CONTEMPORARY

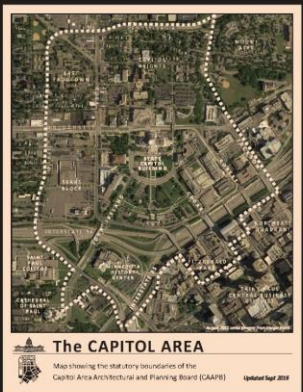


CAAPB - DISCOVERY - Initial Findings

IMPACT
PLACE

CIVIC
GOVERNMENT
COMMERCE
LIVING
IMMIGRATION
WORKING
VISITING

HISTORY
CULTURE
DIVERSITY




The CAPITOL AREA
Map showing the statutory boundaries of the Capitol Area Architectural and Planning Board (CAAPB) (Updated Sept 2018)

CAAPB - DISCOVERY - Initial Findings

IMPACT
PLACE

PUBLIC
LAND USE
PARTNERSHIPS
AREA OVERLAP
NEIGHBORHOODS
DISTRICTS



CAAPB - DISCOVERY - Initial Findings

IMPACT

Principle 1
AS MINNESOTA'S SEAT OF GOVERNMENT AND DESTINATION FOR THOUSANDS EACH YEAR, THE CAPITOL AREA OFFERS THE HIGHEST QUALITY **EXPERIENCE** TO VISITORS.

Principle 2
THE **CAPITOL BUILDING AND MALL ARE CENTRAL** TO THE IDENTITY OF SAINT PAUL AND ARE A UNIFYING FOCAL POINT FOR THE CITY, AS CASS GILBERT ONCE ENVISIONED.

Principle 3
THE **CAPITOL AREA IS A MODEL FOR MINNESOTA** WHERE BEST PRACTICES ARE EXPECTED IN THE PLANNING, DESIGN AND DEVELOPMENT OF PUBLIC AND PRIVATE PROJECTS.

Principle 4
THE ENTIRE CAPITOL AREA PROVIDES AN **INTEGRATED, HIGH QUALITY, HUMAN SCALE PUBLIC REALM EXPERIENCE**.


Principle 5
THE CAPITOL AREA IS AN URBAN MULTI-MODAL DISTRICT, SEAMLESSLY **CONNECTED TO DESTINATIONS**.

Principle 6
LAND USE DIVERSITY IS ENCOURAGED THROUGHOUT THE CAPITOL AREA.

Principle 7
IN ALL PARTS OF THE CAPITOL AREA, **NEW DEVELOPMENT RESPECTS COMMUNITY ASSETS and CONTEXT**.

CAAPB - DISCOVERY - Initial Findings

IMPACT



The recent pattern of new public and private investments bring new changes to the Capitol Area.

- 2016: New Senate Office Building
- 2017: New shop-front medical office building (dialysis clinic at 586 Rice)
- 2017: Capitol Building Restoration completed
- 2018: New micro-unit apartment building and parking ramp renovations (590 Park)
- 2020-22: Capitol Mall commemorative works updates & new Minnesota Medal of Honor Memorial
- 2022: New K-12 public charter school (St Paul City School at University and Marion)
- 2023: New behavioral health hospital by Fairview+Acadia (@ former Bethesda site)

Under Construction: Metro B Line BRT (Lake St - Marshall - John Ireland - Kellogg - Downtown)
Ongoing: Increasing residential renovations, conversions in Capitol Rice district and Capitol Heights rhd
Funded, in design: extension of Capitol City Bikeway (dedicated bikeway over interstate to John Ireland)
In planning: John Ireland Bridge reconstruction
In planning: Metro Purple Line BRT (Bus Rapid Transit)
Funded, planning starting: Rice Street redesign and reconstruction
Funded, planning starting: Capitol Mall projects (guided by Capitol Mall Design Framework)
Planned, not yet funded: Jackson Street reconstruction
Near future: Urban Village redevelopment of former Sears site

CAAPB - DISCOVERY - Initial Findings

IMPACT EQUITY

REPRESENTATION

FROGTOWN GOALS LAND USE

1. INFUSE MORE GREEN SPACE AND PARKS GEARED TOWARD CULTIVATING COMMUNITY HEALTH, AND WELLNESS INTO FROGTOWN.
2. WE'D LIKE TO TAKE A FLEXIBLE FUNCTIONAL, AND HOLISTIC APPROACH TO THE DESIGN OF PUBLIC SPACE, ENSURING THAT IT REFLECTS OUR NEIGHBORHOOD'S HISTORY, ITS STORIES, THE CULTURES OF ITS INHABITANTS, AND OUR PRIDE OF PLACE, ART, AND COMMUNITY, ALL WHILE MEETING OUR SUSTAINABILITY GOALS.
3. MAKE FROGTOWN A MORE WALKABLE COMMUNITY.



UNFULFILLED INITIATIVES

COMMERCIAL DEVELOPMENT AND MIXED-USE OPPORTUNITIES

1. SOLICIT PUBLIC GROCERY OUTLETS.
2. EVALUATE THE USE OF COMMERCIAL BUILDINGS TO HOUSE NEIGHBORHOOD ARTISTS.

INDUSTRIAL AND INFRASTRUCTURE

1. ESTABLISH A NEW ZONE AT THE NORTHWEST CORNER OF BRADSHAW SQUARE STREET TRAFFIC STOP.
2. ADJUST THE TYPING OF THE TRAFFIC LIGHT AT UNIVERSITY AND 5th STREET TO ALLOW PEDESTRIANS THROUGH TIME TO CROSS LOCUS STREET.
3. ADD A CROSSWALK TO EACH INTERSECTION ALONG 5th STREET BETWEEN UNIVERSITY AVENUE AND PARKWAY AVENUE.
4. INSTALL THREE BIWAYS ALONG 5th STREET.
5. EVALUATE THE IMPACTS OF TRAFFIC SIGNALS AT THE INTERSECTION OF 5th STREET AND UNIVERSITY AVENUE AND THE GREAT NORTHERN CORRIDOR COLLEGEWAY AND ADVOCATE FOR THE INSTALLATION OF PARKWAY AVENUE TRAFFIC SIGNALS ALONG THE SEGMENT OF 5th STREET BETWEEN LOCUS STREET AND UNIVERSITY AVENUE.
6. EVALUATE THE IMPACTS OF TRAFFIC SIGNALS AT THE INTERSECTION OF 5th STREET AND UNIVERSITY AVENUE.

TRANSIT AND ALTERNATIVE TRANSPORTATION

1. IMPROVE BUS SERVICE IN THE AREA.
2. PROVIDE CALCULATOR TOOLS THAT CAN THROUGHOUT THE NEIGHBORHOOD.

PEDS, RECREATION, FACILITIES, AND PLANNING

1. DEVELOP A COMPANION PLAN FOR THE ESTABLISHMENT OF PARKS AND GREEN SPACES.
2. CONSIDER AN EXPANSION OF THE WEST PARKING LOT AT THE INTERSECTION OF SCHOOL AND UNIVERSITY AVENUE NEARBY COMMUNITY CENTER.

HOUSING AND LAND USE

1. AROUND THE 5th FLOOR ZONING CODE TO SUPPORT THE CONTINUED USE OF HISTORIC ALLEY HOMES.
2. CHANGE THE ZONING ON THE EAST SIDE OF 5th STREET TO ALLOW THREE AND FOUR-UNIT FEEL-SMALLERLY RESIDENTIAL TO FULLY.

HOUSING

1. EVALUATE COMMUNITY-BASED NONPROFIT OWNERSHIP OF RENTAL HOUSING.
2. EVALUATE RESIDENTIAL PROPERTY OWNER PROTECTION.

WHAT IS THAT?

NEIGHBORHOOD PRESERVATION AND IMPROVEMENT INITIATIVES

1. SECURE FINANCIAL SUPPORT TO ENABLE YOUNG PEOPLE TO PARTICIPATE IN ENHANCING PROGRAMS.
2. SUPPORT EDUCATIONAL RESOURCES FOR YOUNG PEOPLE.
3. SUPPORT THE DEVELOPMENT OF FAMILY SERVICES.
4. STRENGTHEN THE RELATIONSHIP BETWEEN SCHOOLS AND NEIGHBORHOOD PROVIDERS.

HEALTH AND SOCIAL SERVICES

1. ESTABLISH A SOCIAL NETWORK OF NEIGHBORHOOD SERVICE PROVIDERS.
2. ESTABLISH A SOCIAL HEALTH CHAT.
3. ENHANCE PARTNERSHIPS THAT WOULD BRING PROFESSIONALS, RESOURCES INTO THE NEIGHBORHOOD AT BRADSHAW SQUARE TRAFFIC STOP.
4. CREATE A MENTAL HEALTH CENTER TO MEET ON A REGULAR BASIS.
5. BRING A MENTAL HEALTH CENTER TO MEET ON A REGULAR BASIS.
6. BRING A MENTAL HEALTH CENTER TO MEET ON A REGULAR BASIS.

EMPLOYMENT AND TRAINING

1. ESTABLISH A NEIGHBORHOOD EMPLOYMENT AND TRAINING CENTER.
2. CREATE A CENTER, COOPERATION FOR EMPLOYMENT OPPORTUNITIES.
3. GET COMMUNITY RESIDENTS OUT TO JOB FIRMS.
4. BRING COMMUNITY SERVICE OPPORTUNITIES FOR YOUNG PEOPLE, THAT OTHER PROGRAMS COULD SHARE EDUCATION.

COMMUNITY LEADERSHIP AND INVOLVEMENT

1. BRING A MENTOR OR BLOCK CLUB.
2. COVERING THE ENTIRE DISTRICT AREA, THAT MEET NEIGHBORHOOD RESIDENTS.
3. BRING A MENTOR OR BLOCK CLUB.
4. BRING A MENTOR OR BLOCK CLUB.
5. BRING A MENTOR OR BLOCK CLUB.
6. BRING A MENTOR OR BLOCK CLUB.

MANY OF THE GOALS INCLUDED ON THIS LIST CAN STILL BE ACCOMPLISHED AS LONG AS WE HOLD OURSELVES ACCOUNTABLE, SINCE IS WHY WE'VE DECIDED TO MAKE THIS YEAR'S PLAN A LIVING DOCUMENT!

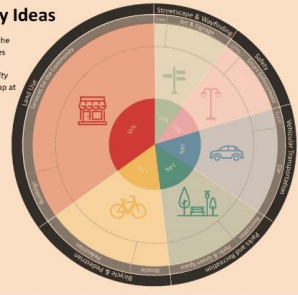
CAAPB - DISCOVERY - Initial Findings

IMPACT EQUITY

REPRESENTATION HARM REDUCTION

Summary of 518 Community Ideas

The pie chart to the right shows the summary of community responses by topic. Detailed results are outlined in Appendix B: Community Ideas. Also see the interactive map at <https://maps.caapb.org/planmap>. zonalplanning@caapb.org



Attachment B:

CAAPB - Existing District Planning Documentation

(Source: [Capitol Area Architectural Planning Board - Capitol Area Community Vitality Account and Task Force](#))

- [2019 - Frogtown Neighborhood Small Area Plan](#) This plan is, “...an urban planning document that envisions how we, the community, would like Frogtown to evolve over the course of the next decade and beyond. ...”; “...put together by our Neighborhood District Council—The Frogtown Neighborhood Association—and their board members, Frogtown community members, St. Paul City Planner, Tony Johnson, and Mychal Batson, a very dedicated local artist...”
- [2017-19 Lower Rice Street Commercial Vitality Zone \(CVZ\) Strategy and Building Upgrade Fund](#) Through a community-based process administered through partnership of City of St Paul and CAAPB, this (state funded) City of St Paul program enabled development of the Lower Rice Street CVZ Strategy and subsequent Building Upgrade Fund (\$350K) that distributed over a dozen grants to small businesses in the Capitol Area along Rice Street.
- [2020 City of Saint Paul Comprehensive Plan - Saint Paul For All](#) “The 2040 Comprehensive Plan is Saint Paul’s “blueprint” for guiding development in the city over the next 20 years. Saint Paul is a community that is welcoming to and a place of opportunity for people of all incomes, ages, races, ethnicities, and abilities. It accomplishes this by addressing the place-based dimensions of our neighborhoods: embracing growth; offering a wide range of housing choices for its diverse residents; providing a transportation system that meets the needs of pedestrians, bicyclists, transit users, riders and drivers; preserving, celebrating and building on our histories; and supporting infill development that sensitively accommodates a growing, aging and increasingly diverse population. Saint Paul is defined and enhanced by its location on the Mississippi River - an economic, environmental, cultural, historic and recreational amenity that enriches our quality of life and economic prosperity.”
- [2021 - 2040 Comprehensive Plan for the Minnesota State Capitol Area](#) “The 2040 Comprehensive Plan for the Minnesota State Capitol Area is organized by a set of aspirational outcomes called The Capitol Area Principles ...”, “...developed through extensive review of existing policy, various planning tracks and studies, and interaction with stakeholder groups. The Capitol Area Principles anchor the policy that serves to guide the CAAPB in transforming the Capitol Area into a complete and healthy community with vibrant public spaces, a range of movement options, a diverse mix of land uses, and attractive buildings framing lively, pedestrian-friendly streets. They are designed to reinforce the visual pre-eminence of the Capitol Building, maintain the Capitol Campus as a visitor destination, preserve its component neighborhoods as vibrant urban villages, acknowledge the inherently productive nature of community building and neighborhood interdependence, and produce a clear direction for a future in tune with Saint Paul’s aspirations.”