

CAAPB Board Meeting Minutes- 3.2.21

APPROVED 06-03-2021

Present: Lt. Governor Peggy Flanagan, Elaine Fink, Alicia Belton, Daniel Yang, Dr. Kate Beane, James McClean, Ted Lentz, Rep. Jerry Hertaus, Rep. Mike Freiberg, Sen. Carla Nelson, Sen. Sandy Pappas, Don Grundhauser (CAAPB Board); Denita Lemmon, Michael Bjornberg, Tony Chevalier, (CAAPB Architectural Advisors); Nathan Hartshorn, (AG); Emmet Hedin, Jane Sidley, Sophie Leninger, (Gov. Office); Vic Thorstenson (Admin.); Paul D'Arelli, James Bry, Eric Dineberg, (Seritage), Will Matzek, Dan Elenbaas (Kimley Horn); John Clifford, Mandy Sandler (S9 Architects); Meg Chevalier (St. Paul City School), Karl Jentoff (Ten Square Group); Luis Pereira, Meneka Mohan, (City of Saint Paul)

Lt. Governor Flanagan, as Chair, called the CAAPB Board meeting of March 2, 2021 to order at 1:00 p.m.

The Chair cited conditions related to the pandemic and peacetime emergency as the reason why the meeting was being conducted virtually, and livestreamed, noting that the meeting was being recorded and that all votes would be conducted via roll call, with the recording available on the CAAPB website in the near future.

The Chair then cited changes on the CAAPB membership, acknowledging that Representative Dehn's term had ended in January and that Representative Mike Freiberg was his replacement, to take his oath of office today. In addition, Ted Lentz's term had ended and his replacement, named by the Mayor, was Mr. James Garrett, but that since Mr. Garrett was unavailable today, Ted would be serving for one more Board meeting, with Mr. Garrett sworn in at the May or June Board meeting.

In a roll call, all Board members were present save Elaine Fink (expected to be late) and Senator Nelson. Lt. Governor Flanagan then administered the oath of office to Representative Mike Freiberg. Next, she asked for approval of the Dec. 16 Board meeting minutes, which were MOVED by Board member Belton, SECONDED by Board member Yang, Minutes APPROVED unanimously 10-0.

Next on the agenda was a presentation on the Comprehensive Plan by planners Linda Spohr and Peter Musty, for the final drafts' release for Public Comment period of 90 days. Linda expressed appreciation to the Board's CP Committee; Board members Belton, Fink and McClean as well as those past Board members Buck, Mathis and Lanegran, and Architectural Advisors Bjornberg, Lemmon, Chevalier, and former Advisor Carlson. She explained that all ten chapters had already been thoroughly reviewed and approved, both the public review including the City of Saint Paul and the Administration Department, and by the Board, with today's memo reflecting only tracked policy changes (edits or new material) made prior to the release based either on staff, stakeholder and/or CP Committee comments. The document the Board was reviewing (and posted today following the Board meeting) had been fully formatted and reflected roughly ninety-eight percent of the final graphics, acknowledging that final graphics, appendices and

accessibility updates, along with any final edits from stakeholders/public, would be made prior to the final Board review and approval in June after the 90-day comment period.

Linda noted that the Introduction Chapter, originally put together back in 2019, had undergone significant updates and revisions. The revised Introduction Chapter now starts with Statutory language, then an outline of the process used for and the organization of the Comprehensive Plan, as well as the Guiding principles that frame the various chapters. The bulk of the chapter is Principal Influences on the Plan: past, present and future. The opening of this section now includes far more detail related to early history of the area, including pre-settlement, with input from most recently from Drs. Kate Beane and Mattie DeCarlo, from MNHS and the Governor's Office respectively, noting that they have agreed to work on a two-page insert for the chapter on Native American history and influences. Then, the chapter moves through Cass Gilbert's vision, still relevant and providing guidance today, and clearly more thoroughly presented in Chapters 1 and 2. Next is a section examining the pros and cons of urban renewal up through creation of the CAAPB, closing out on examination of current and future trends, including climate change and the impact of the pandemic in future planning.

Board member Lentz offered praise for the latest versions, especially the introductory material, and the Lt. Governor added her own thanks to Drs Beane and DeCarlo. With that, and with no further comments or questions, Board member McClean MOVED approval of release of the Comprehensive Plan for final comment period, Board member Lentz SECONDED the motion, and the motion was APPROVED unanimously.

Next on the agenda was the Saint Paul City School site plan review and approval of both a design related (corner setback) Variance and a Conditional Use Permit (CUP) on the western half of the League of Cities block on University Avenue at Marion. Planner and Zoning Administrator Musty Introduced Dr. Meg Cavalier, Executive Director for the school, and Karl Jentoff with Ten Square Architects. The Board had last heard about the project back in November, and that the team have been meeting with CAAPB staff and Advisor Chevalier on a weekly basis.

Dr Cavalier spoke to the school's mission statement "nurturing community where students thrive academically and socially in a supportive, empowering environment. We challenge the students to discover their greatness by learning through experience in a small, supportive community." She explained make-up of the student population, 520 students, with classes capped at 25 for primary and middle, 20 for high school, roughly 44% Hispanic, 25% black, 25% Hmong, 5% white and 1% Native American; with 90% qualifying for free and reduce lunch,; and constantly outperforming peers in the City of Saint Paul, and outpacing even State performance in Math Growth. She noted that there will be two sections per grade, with the primary and middle schools occupying the first and second floors of the west and north wing, high school the third floor of the west wing.

Musty detailed the building at 71,000 sq. ft. with the academic wing fronting on Marion and Sherburne, with a primary school entry lobby entered from corner set-back plaza at Marion and

University. There is a gym and a community facility along University Ave, and a community clinic on the east side of the gym, with its own entry. The entry lobby would have access points both on the street corner as well as on the internal play area and parking. He said there were 47 off-street parking spaces with a drive-thru drop area sharing hardscape area, doubling as additional van loading/parking area at beginning and end of school hours, and 20 on-street spaces on Sherburne, along with between 8-30 shared overflow spaces available through shared parking agreement in the League of Minnesota Cities surface lot. He spoke to the school being in compliance with the code requirements, Floor Area Ratio (F.A.R.), two-story minimum, pervious surface, street activation, shared parking and with building design refinements meeting satisfaction with CAAPB staff and Architectural Advisors, as well as mobility efforts relative to the Central Corridor Overlay District and CAAPB Capitol Rice Development Framework, with bike, bus and LRT options literally at the front door.

The school team noted that while the three schools in different locations have 75% use of private vehicles, they anticipate that with the new, consolidated site so convenient to transit, they anticipate doubling or better of the numbers of those using transit. They also spoke of the two community forums they have held for the public, with another scheduled prior to start-up of construction come spring. Dr. Cavalier spoke to questions regarding parking, bus drop zones, access and egress, public art, hours for the clinic itself and various safety measures, with a staff just under 100 in number.

Representative Hertaus and Senator Pappas both asked for further details regarding buses and parking supply, expressing concern for conflicts between the two and shortfall for staff. Musty reminded all that they do meet code, and that the shared parking and inventory continues to be an evolving situation. Senator Pappas then MOVED approval of both the design variance (allowing the setback for the entry plaza for safety reasons) and the CUP for St. Paul City School, and Representative Freiberg SECONDED the motion, which was APPROVED unanimously.

The near to last agenda item was then the release of the Sears site proposal, Lt. Governor Flanagan noted that this would be the first public official discussion of the project, that it was just the beginning of what would certainly be a multi-year project, involving not just the CAAPB at several points, but also the City of Saint Paul, the County, private developers and extensive stakeholder engagement, especially with those often left out in the past.

Executive Secretary Mandell recalled how, back when he first came to the CAAPB in '87, then Lt. Governor Marlene Johnson was taking a trip to Sears corporate offices in Ohio to try to determine what their future plans might be, and then, in 2013, Paul D'Arelli, on behalf of Seritage, at the time, a subsidiary of Sears with land holdings, came though the CAAPB for an initial Concept Plan approval involving the renovated Sears with other build-out on the 17 acre site. Then, just over a year ago, the now independent Seritage, a publicly traded company (REIT Real Estate Investment Trust) and owner of the site, brought their team to meet with CAAPB Staff and Advisors, the City and others in advance of what was thought to be official release of a plan at the next Board meeting... and then, COVID hit and everything came to a stop. He spoke

of today's presentation as just the very beginning, the most preliminary discussion of what would be months to possibly a year-long process moving toward Concept and Plans review, noting that CAAPB staff and the Seritage team met with the Mayor and two Councilmembers in advance of the Board with material embargoed publicly until the CAAPB action today, adding that the memo and images would be posted on the CAAPB website after the Board meeting is adjourned.

Planner and Zoning Administrator Musty then introduced the Seritage team, consisting of D'Arelli, consultant to Seritage, S-9 Architects out of New York, and Will Matzek with Kimley Horn. Peter ran through various slides, reflecting on what was called the aspirational vision for build-out, the vision for a restored street grid with between 9-11 blocks, enhanced streetscape, an internal public green and reinforced alignments of through streets between Marion and Rice, connecting the neighborhoods with the State campus.....all in strong fidelity to both the ideas of community planning as well as the Rice Station Area Plan CAAPB's approved Capitol-Rice Development Framework and the 2040 Comprehensive Plan for the Capitol Area. Peter reviewed the Predevelopment Process, comprised of today's Pre-Application release of conceptual imagery, Concept Approval, Environmental Review and eventually platting by the City, as found in the staff memo. He explained that the roughly 17-acre site falls, like the school, falls within the MX (Mixed-Use) District, as well as the Central Corridor Overlay District. Peter used several slides to show how the initial plan was much in keeping with what had been set forth in CAAPB plans for a transit-oriented, urban village, with improved walkability, with build-outs within the CAAPB height districts (meaning five-to-seven stories, with strong mixed-use nature split between residential, commercial and office.

Paul D'Arelli spoke to their appreciation for the level of support and cooperation from both the CAAPB staff as well as that of the City of Saint Paul, as well as for the CAAPB direction toward higher density, urban village and the process as outlined by Musty. He acknowledged their intention to engage the public and stakeholders at length while moving forward with the proposal, subject, of course to the market. He added that now that the proposal is public, after a year interrupted by the pandemic, they will be doing more active marketing, He acknowledged that the pandemic and changes with it may well have affected the mix of uses, with the exception of residential, which remains much in demand. D'Arelli expressed their intent to deliver a diverse mix of housing, more than likely rental, with a wide range of options market rate to affordable, subject again, to the demands of the market.

Musty ran through a slide that detailed the various aspects of the proposed public engagement, including an online survey, meetings with the district councils and other organizations and institutions, multiple reviews with the City departments, web posting of coming iterations of the plan and at least three community-wide forums.

Lt. Governor Flanagan expressed her excitement seeing the vision, knowing we have much public engagement and far more planning ahead, echoed by Board member Lentz, who spoke to the restoration of Fuller Street in particular. Representative Hertaus voiced the same, noting how many Legislators may well find some of the residential and improved commercial to be of

particular interest. Board member McClean asked about the housing, and about public art, with D'Arelli speaking again to details of the housing diversity, possibly 600-800 units or so, and Musty noted the CAAPB calls for both the public green and walkable streets, all of which could provide opportunity for new public art. Lt. Governor Flanagan reiterated her strong interest and commitment to diversity of housing options, in particular, adequate balance of affordable units, and to extensive public engagement.

With that, Board member Lentz MOVED approval of release of the plan for the staff-planned public engagement as the Seritage team moves forward. Board member Belton SECONDED the motion, and the motion, as outlined in the staff recommendation, was APPROVED UNANIMOUSLY.

The Chair then moved onto the discussion regarding the CAAPB-appointee to the Architectural Advisors, currently held by architect Denita Lemmon of Miller Dunwiddie Architects. She noted that Denita had expressed an interest in serving her second term, but that it was up to the Board to either re-appoint Denita or open it up via a reposting while inviting Denita to re-apply. After several questions and some Board discussion, Senator Pappas MOVED re-appointment of Ms. Lemmon, Board member Find SECONDED the motion, and the motion was APPROVED unanimously.

At that point, Executive Secretary Mandell advised the Board that their Executive Committee, consisting of Elaine Fink and Alicia Belton, would be working over the coming months with MMB's HR division in the search for the new Executive Secretary, with the position to be posted by mid-March for just over a month. He added that in discussion with the Lt. Governor, he recommended that since neither of these Board members had been part of such a search before, that former Board Vice Chair Mary Ann Buck be invited to join them as third person to conduct interviews (since she'd been involved with such for the last two Exec. Sec. procedures) and make a recommendation to the Board, and the Lt. Governor supported the idea, informed at the time that Ms. Buck had expressed a willingness to serve if needed. Mandell explained that MMB processes all applications, then short lists, based on minimum qualifications, and assists the Exec. Committee in then scheduling interviews with those selected by the Exec. Committee for interviews. MMB-HR representative then assists in conducting the interviews for the Exec. Committee, handling paperwork and other needs as requested. He also noted that the Board would need to act on any resulting recommendation by the first week of June at a Board meeting to allow the chosen candidate to give two-week notice to their former workplace.

Lastly, Mandell told the Board that he had terminated the Board's OAS (Office Assistant position, effective March 2, in order to save money and provide flexibility for the next Executive Secretary, and thus, it was Lisa's last day with the Board. The Chair, on Behalf of the

Board, expressed their appreciation for her three years of service and wished Lisa well in the future.

And with that, the Board meeting was adjourned at 3:00 p.m.

March 2.21 min.