



## Capitol Area Architectural and Planning Board

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**Date:** Updated February 7, 2022  
**To:** **Interested Capitol Area stakeholders, neighbors and community members**  
**From:** Peter Musty, Principal Planner and Zoning Administrator CAAPB; Michael Bjornberg FAIA, CAAPB Advisory Committee (Architectural Advisor); Merritt Clapp-Smith, Executive Secretary CAAPB  
**Subject:** **Announcement: CAAPB forming Advisor's Design Review Group; a chance for affected neighbors and stakeholders to directly participate in the new vision for Bethesda Hospital.**

**Hello Capitol Area friends!** Based on information provided from representatives of Fairview, owners of the former Bethesda Hospital site (see [November 23, 2021 Letter to CAAPB on Future of Bethesda from Fairview's Trudi Trysla](#) and [December 1, 2021 Staff Memo to Board](#)), CAAPB Advisors and staff are convening a community stakeholder group called **Advisor's Design Review Group** during the late winter and spring of 2022. This activity meets one step in the zoning and design review requirements ahead of CAAPB decisions on permitting for potential demolition and reconstruction of a new specialty hospital.

CAAPB Advisor Michael Bjornberg and CAAPB staff Principal Planner and Zoning Administrator Peter Musty will convene and facilitate iterative 'pin-ups' (informal periodic design reviews) as the Fairview design team develops site plan and design for a new building. This activity is to ultimately provide officials and appointed decision makers CAAPB (Advisors, Staff and Board members) with a list of documented community concerns/feedback (positive and negative) on an evolving set of proposed site and building changes that impact the Capitol Area and its residents, institutions, visitors and businesses. Issues covered will include proposed changes to building and site (including to green space/healing garden), changes to street right of ways such as landscaping, lighting and utility related improvements. Sessions will include presentation of new or evolving designs while allowing for questions and suggestions. Special focus will be brought to the potential impacts to the Capitol Heights neighborhood, the Capitol Rice district, and the Capitol Campus. Input and questions gained from the group will be recorded/documented.

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**IMPORTANT REGARDING MEMBER PARTICIPATION:** *Participation in this group is considered a valued gesture of assistance to the CAAPB by community volunteers, in the spirit of encouraging open and constructive dialogue in the early stages of a design process for a private project. Participation (including the offering of opinions, ideas or suggestions) by any member will not be interpreted as an expression of community wide support nor lack of support for any overall or specific proposed change, design, demolition or improvement - nor will participation imply support for any specific or overall CAAPB permitting under consideration.*

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Thanks for your attention to these critical collaborative steps in the CAAPB decision making process. **If interested or have questions, please confirm and coordinate before February 14, 2022 with Peter Musty 612-743-5994 [peter.musty@state.mn.us](mailto:peter.musty@state.mn.us).**

**DRAFT updated February 7, 2022**

THE INFORMATION ON THIS PAGE IS SUBJECT TO CHANGE BY CAAPB ZONING ADMINISTRATOR:

**Intent of Advisor’s Design Review Group** The intent of convening this group by CAAPB Zoning Administrator is to satisfy two steps in the [Project Approval Process](#) required by CAAPB’s Rules for Zoning and Design. The input from the group will be documented and addressed by the design team in collaboration with CAAPB Advisor and Staff. The meetings are meant to encourage dialogue about how to make the project better, resulting in positive changes in the neighborhood.

**Conveners** CAAPB Architectural Advisor Michael Bjornberg and CAAPB Principal Planner and Zoning Administrator Peter Musty will lead topical or general design meetings, which could (if necessary) include occasional open houses or community meetings to address general or specific planning issues.

**Group Members and Their Role**

The goal is for no more than twelve members to commit (not including project reps and CAAPB), with a minimum of 7-8 members able to attend each meeting. Attendees will include site ownership and project representatives, project designers, representatives of major buildings and institutions nearby such as office buildings on Park Street, campus, Education Minnesota, and interested at-large participants. Members may be referred, and/or will be invited directly by CAAPB

staff, drawn from community of Rice Street businesses, renters, homeowners, appointed rep(s) from Capitol Heights Block Club and Frogtown Neighborhood Association, Charles Street commercial / nonprofits, church, and/or community members at large or invited by community organizations. Member roles include:

- *design review*: attend meetings and provide reactions/input to design and neighborhood impacts
  - verbal comments and discussion at meeting
  - off-line written review comments to Advisor Bjornberg and Musty, as necessary
- *liaison*: report back to other community members in their network, advise on additional communication needs in community

**Minimum Commitment:** Attend minimum of three lunchtime and/or early evening meetings\* (more than three may be scheduled). Meeting schedule will be released via email, phone or Microsoft Teams invite from Peter Musty as members confirm. **\* All CAAPB meetings are virtual until further notice.**

