

CAPITOL RICE DEVELOPMENT FRAMEWORK

ATTACHMENT TO CHAPTER 7A:

THE CAPITOL RICE DISTRICT IS AN URBAN VILLAGE
WITH LEIF ERICKSON PARK AT ITS CENTER.

The most significant potential for development in the Capitol Area in the next 10 years is within the Capitol Rice District. At the center is the Capitol Rice LRT station and Leif Erickson Park, with a growing vibrancy and unique sense of place integrated with a Mobility Hub for workers, community members and Capitol visitors.



Key Opportunity Sites:

- 1. League of Minnesota Cities Block
- 2. State Lot C and Ford Building
- 3. State Lot AA
- 4. Sears Site (includes State Lot X)

Key Landmarks:

- A. Hmongtown Marketplace
- B. Frogtown Community Center
- C. Rice Triangle Park
- D. Como Place Apts
- E. Rivertown Commons
- F. Former Bethesda Hospital
- G. Minnesota Senate Building
- H. Christ on Capitol Hill Lutheran Church
- I. Ford Building
- J. League of Minnesota Cities
- K. State Office Building
- L. Transportation Building
- M. Capitol Mall
- N. Veterans Service Building
- O. Capitol Ridge (Best Western)
- P. Western Park
- Q. Ravoux Hi-Rise
- R. Saint Paul College
- S. Minnesota History Center

The Capitol Rice District

★ Capitol Rice LRT Station

INTRODUCTION

The Capitol Rice Development Framework, as a part of the *2040 Comprehensive Plan for the Minnesota State Capitol Area*, is a set of guidelines, standards and policies for new investments in the Capitol Rice District that will be used to supply a predictable framework for growth to all stakeholders. Specifically, it will be used to guide changes to zoning and design rules, and to guide decision-making by the CAAPB board and staff over time.

Sections A-F cover urban form. This is a form-based, versus use-based, regulatory framework. The *Rules Governing Zoning and Design for the Minnesota State Capitol Area (2009)* established a framework for height, use flexibility, key public realm relationships, and development standards like sustainability and greening. This Development Framework affirms and clarifies that guidance for the Capitol Rice District.

Section G covers mobility and parking. Mobility and parking are interrelated challenges and a complex issue in the Capitol Area. It will take a set of holistic, creative and collaborative moves to address them effectively. This Development Framework calls for district-level mobility and parking solutions, formally encouraging the largest landowners, including the State, to take leadership by working together to solve issues.

Section H outlines the approval process for large redevelopments. Several development opportunities in the Capitol Rice District will require CAAPB zoning approval as well as City re-platting. This section outlines a streamlined and integrated process to work with both the CAAPB and the City of Saint Paul.

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POLICY SUMMARY

<i>Existing Policy affirmed in this plan...</i>	<i>Updates to the existing policy introduced in this plan...</i>
<ul style="list-style-type: none"> ▪ Defines the Sears site as a future urban village with a new community park at the center of the urban village. 	<ul style="list-style-type: none"> ▪ Introduces the greater Capitol Rice District as an urban village – one integrated district, including areas to the north and south of University Avenue. ▪ Establishes Leif Erickson Park as the center of the urban village and an enhanced arrival/entry point for visitors to the Capitol Area. This update moves the center of the urban village north from the Sears site to the Capitol Rice Station.
<ul style="list-style-type: none"> ▪ Names the Rice Station Area as a Neighborhood Node. ▪ Establishes a Mixed Use (MX) Zoning District in the Capitol Area. 	<ul style="list-style-type: none"> ▪ Provides flexibility on preferred uses identified on each site. Reflective of the flexibility embodied in the Mixed Use zoning - there is less specificity (greater flexibility) in the direction that this plan gives regarding preferred land uses for specific parcels or opportunity sites
<ul style="list-style-type: none"> ▪ Calls for Rice Street to be restored to its historic character as a neighborhood Main Street. ▪ Promotes a grid of small blocks with range of building types. 	<ul style="list-style-type: none"> ▪ Stresses the importance of Rice Street as a neighborhood Main Street connector, functioning as a seam rather than a barrier between institutional and office uses to the east with residential uses to the west. ▪ Extends and amplifies the role of Rice Street as an active corridor farther south and farther north - connecting the northern reaches of our district and neighborhoods to the north <i>through the Capitol Rice District</i> to the Capitol Campus and Downtown. ▪ Stresses east-west connections from Marion Street to Rice Street to increase walkability in the district.
<ul style="list-style-type: none"> ▪ Stresses transit-oriented development and multi-modal, pedestrian friendly streets. ▪ Calls for reduction of SOV to 50%. 	<ul style="list-style-type: none"> ▪ Stresses the increased role of University/Rice and the Capitol Rice LRT Station Area as an <i>Integrated Mobility Hub</i>, emphasizing truly multi-modal movement options. ▪ Addresses the interrelated challenges of mobility and parking <i>together</i> by stressing district-wide and site-by-site innovations in travel demand management practice and structured parking. ▪ Stresses the importance of transforming all surface parking lots into higher and better land uses and, where part of a ‘land-banking practice’, moving toward final build-out.
<ul style="list-style-type: none"> ▪ Calls for equity in housing choices throughout the city and diversifying housing type and affordability within every neighborhood. 	<ul style="list-style-type: none"> ▪ Stresses increased diversity of housing choices within the neighborhood <i>and</i> within newly proposed multi-family buildings.
<ul style="list-style-type: none"> ▪ Promotes ground level activation of streets. ▪ Sets standards for height limits, excellence in building design and protection of view-sheds in the Capitol Area. 	<ul style="list-style-type: none"> ▪ Affirms standards and stresses strengthening and adherence to current regulations set forth for frontages, extending current policy to new blocks.
	<ul style="list-style-type: none"> ▪ Stresses participation in energy and water standards in new construction. ▪ Stresses role of the State of Minnesota’s land in forming a strong core through great urban buildings.

VISION

The Capitol Rice Development Framework articulates three primary organizational design and development goals to fulfill the vision for the Capitol Rice District:

THE CAPITOL RICE DISTRICT IS AN URBAN VILLAGE
WITH LEIF ERICKSON PARK AT ITS CENTER.



1. The Capitol Rice District is an Urban Village.

The Capitol Rice District—one integrated district, including areas to the north and south of University Avenue—is an urban village, with Leif Erickson Park at the center. The village will provide an array of retail and commercial experiences to serve the local community as well as visitors to the Capitol. A variety of amenities will be encouraged, providing daily needs as well as destinations serving workers and visitors beyond nine to five. Interactive and engaging design at the ground level of new buildings will contribute to a greatly improved pedestrian experience. A robust and modern transportation system will provide an array of options to move about the city.

2. Leif Erickson Park and the Capitol Rice Station is (and will be strengthened as) the heart of the urban village and center of an integrated mobility hub.

In the coming years, as transit-oriented redevelopment projects replace surface parking, Leif Erickson Park will become the vital heart of a strengthening urban village. Leif Erickson Park has developed many of the necessary ingredients to become the anchor of the urban village, including its size and siting at the nexus of two major corridors and the seat of Minnesota state government. The adjacency of the Capitol Rice LRT station, the State Capitol and major public and private development opportunities make it ideal as a future landmark urban space that serves as the primary gateway and arrival point for visitors to the Capitol Area and Capital City.

Capitol Rice is historically a multi-modal district, and the urban village vision depends on the full restoration of a multi-modal balance, with the corner of University and Rice as the center of a convenient array of biking, parking, shared-mobility and public transit options, carefully integrated into a safe and connected walking environment.



A Mobility Hub is a place where people can connect among multiple modes of transportation in a safe, comfortable and accessible environment, facilitating convenient and reliable travel between origins and destinations.

3. Rice Street will be restored as a "Mainstreet" corridor unifying the district and linking downtown to neighborhoods north.

Capitol Rice is historically a commercial district. While the vibrancy of the past has waned, the vision for Rice Street is to be reclaimed as the heart of the Capitol Rice District, with a strengthening array of local goods and services for workers, residents and visitors. Walkability improvements should encourage residents, area workers and visitors to walk along Rice Street. This vibrancy will enable Rice Street to be restored as a *connector* for the area, rather than as a physical *barrier* between the institutional and office uses to the east and the residential and commercial uses to the west.

Rice Street is also a major thoroughfare for movement from the north of the district connecting to downtown Saint Paul and the Mississippi River. Historically a streetcar route, Rice Street can become a major connector for rapid bus connections to and through the Capitol Area, serving neighborhoods north of the district.

