



## Capitol Area Architectural and Planning Board

---



204 Administration Building  
50 Sherburne Avenue  
Saint Paul, Minnesota 55155  
Phone: 651.757.1500  
Web: [www.mn.gov/CAAPB](http://www.mn.gov/CAAPB)  
TTY: 800.627.3529

### Capitol Area Architectural and Planning Board Meeting March 8th, 2023, 12:00 p.m. – 1:00 p.m. **DRAFT** Minutes

#### **Board Members**

*Present:* Lieutenant Governor Peggy Flanagan, Rep. Isaac Schultz, Dana Badgerow, Alicia Belton, Hannah Hills, James Garrett Jr., Rep. Ginny Klevorn, James McClean, Daniel Yang

*Absent:* Dr. Kate Beane, Sen. Sandra Pappas, Sen. Carla Nelson

*Quorum present?* Yes.

#### **Proceedings**

##### **Meeting Kick-Off**

- Board member roll call
- Overview of Agenda

#### **Board Members and Officers**

Board Chair Lt. Gov. Peggy Flanagan congratulated Board Member James Garrett Jr. for his recent elevation to the AIA College of Fellows and welcomed to the Board new Member Rep. Isaac Schultz and new Advisor Joe Favour.

#### **State Office Building Project**

CAAPB Executive Secretary Merritt Clapp-Smith gave an overview of the project's status. This included a summary of staff and advisor activities prior to the upcoming April 21<sup>st</sup>, 2023 meeting such as project design (review) framework, pre-application design meetings, and related activities for Comprehensive Plan implementation.

### Design Team Presentation

Eric Radell of the Dept. of Administration presented on the issues and vulnerabilities of the current State Office Building. Mr. Radell stated that the State Office Building does not meet current local and state building codes, standards, workplace needs, and public access and accommodation needs. Mr. Radell then gave an overview of the State Office Building's Facility Condition Assessment results. The results of the report indicated that the current infrastructure is outdated.

Joe Stahlmann, Vice President at MOCA discussed the workshop and engagement process for the project, and the resulting core values: Safe & Secure, Open & Accessible, Functional, and Character.

Dan Hottinger, Lead Architect, BWBR, presented on the proposed plans for a new State Office Building and the project's key planning elements.

Preston Gumberich, Architect, RAMSA, discussed the Capitol Area and its relation to the site and proposed plans for the State Office Building. Mr. Gumberich also presented some aerial and exterior views of the proposed building plans.

Eric Radell discussed the expected timeline of the project, beginning with the Design Development Phase (February – May 2023) and leading to the Construction Phasing (December 2023 – December 2026).

### Comprehensive Plan Analysis

Exec. Sec. Merritt Clapp-Smith talked through CAAPB staff's work on determining the State Office Building project's compatibility with the CAAPB 2040 Comprehensive Plan. Ms. Clapp-Smith explained that Board staff would be pursuing a dual track review due to time constraints. Track one is collaboration with the design team to refine State Office Building plans, and Track two is reviewing the State Office Building and area activities for Comprehensive Plan compliance. Ms. Clapp-Smith also presented on the larger context of the project as a catalyst for areawide improvements.

CAAPB Architectural Advisor Michael Bjornberg presented comments reflective of the CAAPB advisors. Mr. Bjornberg's comments expressed the lack of CAAPB staff and advisor involvement in the project formulation and project discussion for the first six months of the process. Mr. Bjornberg also expressed dissatisfaction with the proposed design and location of the State Office Building project and the plan to build onto the current public land of Leif Erickson Park. Mr. Bjornberg asserted that the loss of open vistas due to the proposed expansion would run counter to the ideas and plans of the Capitol's original architect, Cass Gilbert. Mr. Bjornberg then gave an overview of the reasons that the CAAPB advisors oppose the State Office Building expansion in its current configuration which include: the exclusion of the CAAPB in the project's planning, the lack

of public involvement, the elimination of public land, the elimination of visibility and the peoples' access, pedestrian safety concerns of substituting additional park space away from the Capitol.

Exec. Sec. Clapp-Smith discussed Comp. Plan considerations for the project which include open space, civic gathering, views to the Capitol building and Mall, mobility hub, and community connections & vitality.

Ms. Clapp-Smith then explained potential changes to the project context such as an update to the Capitol Mall Framework Plan, Rice Street improvements in the Capitol Area, net upgrade of connectivity between campus and Capitol Rice urban village, and mobility, safety, placemaking and wayfinding investments.

#### Rezoning Process

Exec. Sec. Clapp-Smith shifted to the steps and timeline for rezoning (rulemaking) to allow the addition. The process typically takes six to seven months. The Executive Secretary recommended that the Board initiate the rulemaking process with the knowledge that the Board can withdraw from the rulemaking procedure at any time.

Board Member Hannah Hills commented that there may be sensitivity from the community about bypassing the CAAPB procedure. Ms. Hills requested further discussion on the reasons for the difference in procedure for this project.

Board Vice Chair Dana Badgerow also expressed that she had many questions and proposed an additional meeting for further discussion.

Lt. Gov. Flanagan suggested that the Board proceed with rulemaking process at the present time and hold another study session meeting to allow for more discussion.

Board Member Daniel Yang noted that the St. Paul mayor and staff are supportive of the project but share concerns about accessibility in the green spaces surrounding the building.

Ms. Hills acknowledged the need for improvements in the State Office Building but requested that the design team provide a realistic rendering showing details such as power lines for the community to review.

Board Member Rep. Klevorn commented that while not speaking for the House Speaker, she felt that the Speaker values the public's ability to interact with government buildings and the entire Mall.

BOARD APPROVAL: Authorize Exec. Sec. to proceed with rulemaking to rezone property  
Board Vice Chair Badgerow moved to authorize the executive secretary to proceed with the rulemaking for rezoning process. The motion was passed with 9 votes in favor.

**CAAPB Board Minutes**

BOARD APPROVAL: Approval of August 24, 2022, and January 27, 2023, Minutes  
The approval of the minutes was postponed until the next meeting due to lack of time.

**Adjourn**

Meeting adjourned at 1:17 p.m.

DRAFT