



Capitol Area Architectural and Planning Board

204 Administration Building
 50 Sherburne Avenue
 Phone: 651.757.1500
www.mn.gov/CAAPB

Date: Updated January 10, 2022
To: The Capitol Area Architectural and Planning Board (CAAPB)
From: Peter Musty, CAAPB Principal Planner
Subject: **Planning, Zoning and Design Review Update** *(Memo for 01.18.22 CAAPB meeting)*

This board memo contains staff member updates on projects. **Board members are invited to contact staff with questions before, during or after the board meeting.** In this update: St Paul City School Under Construction; Sears Site Predevelopment Design Process; Capitol Area Stormwater Management Study; and Chart: Implementing the Comprehensive Plan

Saint Paul City School Under Construction

Questions: contact Peter Musty, 612-743-5994 / peter.musty@state.mn.us

Staff continues to work with school director Dr. Meg Cavalier and her development team. Following CAAPB approvals in 2021 and groundbreaking last fall, the building is now under construction.

Sears Site Predevelopment Design Process Questions: contact Peter Musty

The Sears site design process continues to move forward. The public-private staff team of site designers, Saint Paul Planners, and CAAPB staff are collaborating on the four-tiered public outreach and engagement framework approved by the Board in March 2021. The work builds on the previous framework planning and comprehensive planning, by building connections and gauging broad feedback on design choices for the urban village vision. The engagement activities will inform three iterations of the ownership team’s ‘MX Master Plan’ submittal to CAAPB. Recent activity:

- On December 7-8, Seritage’s new project manager for this site since summer 2021, visited the Twin Cities and met with their local site design team (Kimley Horn), toured the site, neighborhoods, and then met with several key stakeholder groups during a day, coordinated by CAAPB staff. Meetings included:
 - City of Saint Paul Planning & Economic Development Staff
 - Community Development & District Council Staff from three District Councils, Including Frogtown Neighborhood Association, Summit-University Planning Council, Capitol River Council, Aurora-St. Anthony Neighborhood Development Corp.
 - State of MN Dept. of Administration

- Capitol Regional Watershed District
 - Move MN
- The developer remains hopeful they will submit a first design plan in their CAAPB MX Master Plan application in the coming months, allowing Seritage and their local lead Kimley Horn to articulate specifically how 2021 stakeholder input, the pandemic, and their market research have impacted the site plan since the concept vision forwarded in March. Influenced by the 2021 community conversations, Seritage is studying a range of residential building types that may be appropriate for the site, and testing those types against the Capitol Rice Development Framework formally adopted by the Board in June 2021.
- The overall process and schedule will continue to be tracked at [CAAPB’s Sears Site Design Process webpage](#), where a summary of community engagement activities in 2021 will be posted soon.

Capitol Area Stormwater Management Plan Getting Underway

Questions: contact Peter Musty

As [presented in September](#) to the Board, the Capitol Region Watershed District (CRWD) and CAAPB are partnering on a study to facilitate baselining, strategies, best practices, and implementation of four planning efforts identified in the Comprehensive Plan -- 1) The Capitol Mall Development Framework, 2) the Capitol Heights Development Framework, 3) The Sears Site MX Master Plan, and 4) visioning for the Capitol Rice Corridor.



Next steps:

- Aided by the [CAAPB resolution of support in September](#), the Capitol Region Watershed Board authorized a study budget of up to \$150,000 for the study. [Barr Engineering Co.](#) was selected through a competitive bid process yielding three proposals.
- The work includes analysis of the Capitol Area’s overall sub-watershed, its current conditions, and baseline stormwater patterns. This information will inform creation of a framework of district level infrastructure practices and interventions to help solve identified stormwater management problems.
- A component of the study dedicates consultant support to work with CAAPB and the Seritage team on opportunities at the Sears site.
- The study will explore district level stormwater design and develop strategic actions for the four planning and design initiatives mentioned above.
- Community outreach activities will be conducted early in the study. We will update CAAPB Board Members along the way and present the study findings. The study is scheduled to be complete in Fall 2022.



Implementing the Comprehensive Plan Questions: contact Peter Musty

Updated for January 2022 Board Meeting. Implementation of the recently adopted Comprehensive Plan policies is underway. There are several tracks that continue from before adoption of the plan, and several that are new. All of which will be brought forward to the Board where the timing dictates, or when action is required. For many items, Board Members will be offered chances to observe, participate in, or advise steering committees or community discussions.

Planning	Sponsor/Lead Agency	CAAPB role	Timing
Sears MX District Plan	public/private team (Developer, CAAPB, City)	process and review lead	underway
Commemorative Works Policy (Update to Rules)	Task Forces>CAAPB	lead	underway
Capitol Area Stormwater Management Study	CRWD	co-lead	just underway
Rethinking I-94	MNDOT	committee(s)	underway (2018 start)
Capitol Mall Design Framework	CAAPB (w Dept of Administration)	lead	2022?
Downtown Commons Study (off-shoot of Rethinking 1-94)	MNDOT	steering	2021 start
BRT Station Area Planning: Rush Line (Purple Line)	Ramsey County and Metro Transit	steering	early 2022 start
Capitol Heights Development Framework	CAAPB (leveraging Station Area Planning process)	lead	2022?
Update to Rules Governing Zoning and Design	CAAPB	lead	2022?
BRT Station Area Planning: Robert Rice Line	Ramsey County and Metro Transit	steering	2023?
Capitol River Council Development Committee	CRC	staff has seat	ongoing
NEWLY ADDED: Summit Ave. Regional Trail Master Plan	City of Saint Paul Parks and Recreation	Technical Advisory Committee	2022