



## Capitol Area Architectural and Planning Board



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<https://mn.gov/caapb/>

Date: Updated January 17th, 2023  
To: Members of the Capitol Area Architectural and Planning Board (CAAPB)  
From: Peter Musty, Principal Planner and Administrator of the Zoning and Design Rules, CAAPB

## New Behavioral Health Hospital: Now in Design Development and City Technical Reviews.

The Fairview Acadia team has spent the last four months working through technical issues and floor planning for the new hospital and have submitted a package of drawings to the City SPR process to review for utility, traffic access, and site infrastructure. CAAPPB staff and advisors, as per typical, must stay at arms-length during this part of the process to ensure that the site and building design developed for City approvals remains in compliance with Rules for Zoning and Design, and that we are able to inform the Board (and neighborhood) of any changes. A new drawing set is due to CAAPPB in late January just ahead of the Board meeting January 27<sup>th</sup>.

The process ahead includes City approvals, CAAPB's Certificate of Design Compliance, then start of construction activities including demolition, foundations, then building and site improvements. Neighbors will be informed about any design evolutions that affect them, particularly livability concerns during construction.

Given the focus on floor planning and internal programming for the hospital - a substantial effort for a medical facility- the Fairview Acadia team has not yet looped back to further review endpoint commitments made during CAAPB process regarding mobility, stormwater design, energy performance, public art, and the reuse of architectural elements or materials.

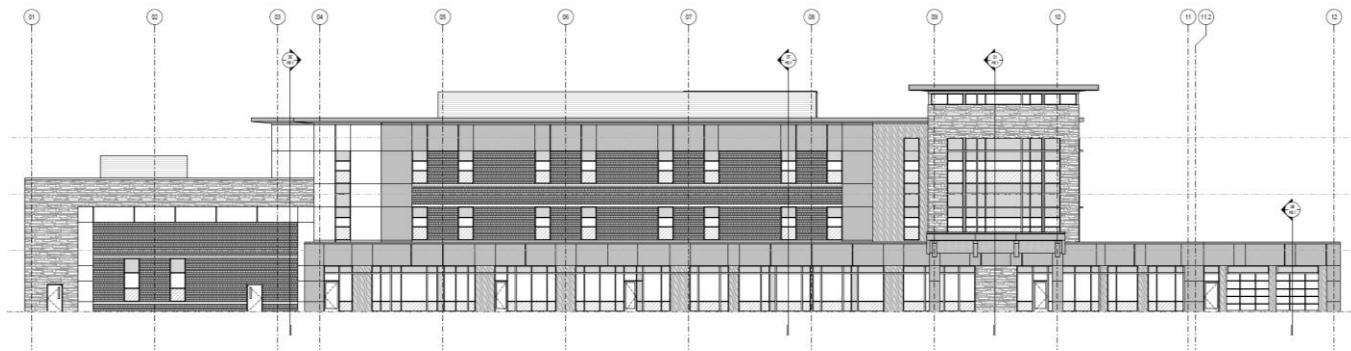


Figure 1 – Design development drawing showing north elevation of the proposed new behavioral health hospital– showing minimal to no change in the massing or height of the new hospital from what was approved by CAAPB in August 2022..

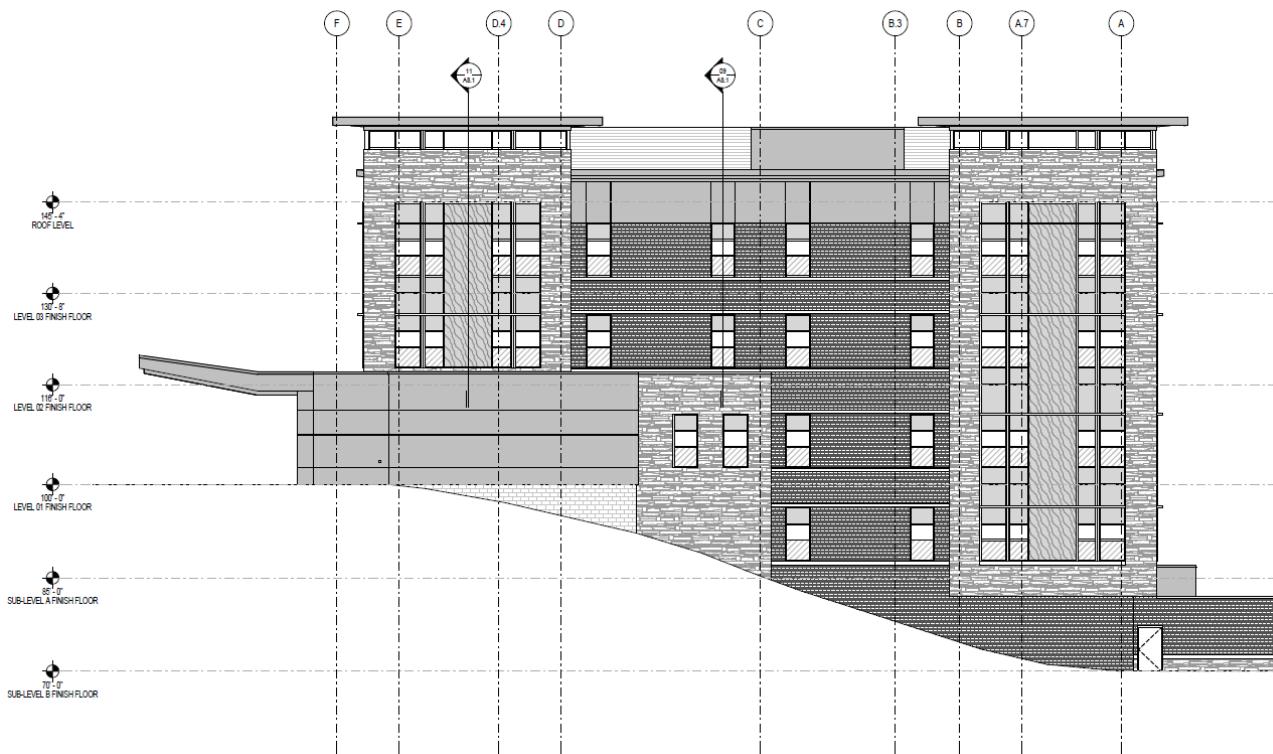


Figure 2 – Preliminary north elevation (from January design development set) showing of the proposed new behavioral health hospital – showing minimal to no change in the massing or height of the new hospital from what was approved in August 2022.

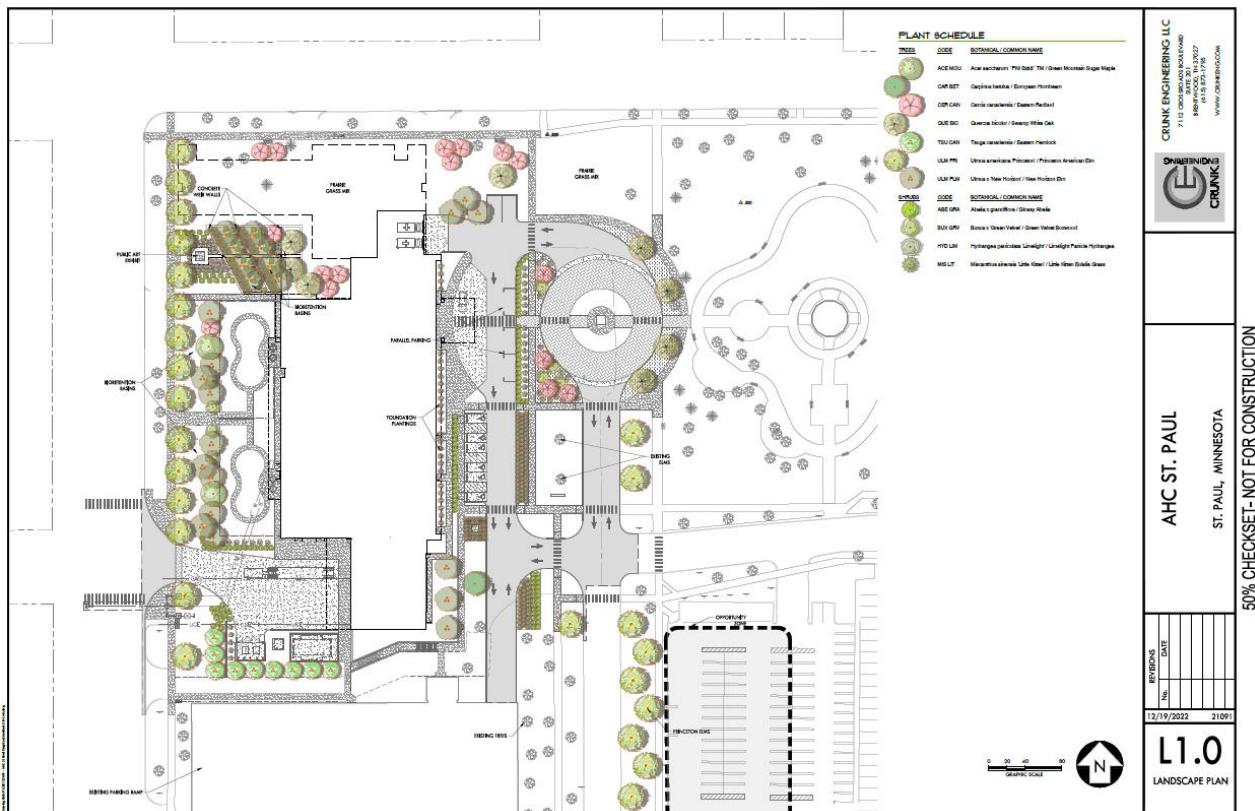


Figure 3 – Preliminary landscape plan (from December design development set) – showing minimal to no change in the planned footprint of the new building from what was approved by CAAPB in August 2022...

## Saint Paul City School: Opened in Fall for 2022-23 School Year!

Saint Paul City School opened in the fall at their new combined campus building. A grand opening event was attended by staff member Musty and board member (Senator Pappas), and their first high school basketball game was played in late fall. Executive Director Dr. Meg Cavalier shared this message for CAAPB members:

*"It was an honor to welcome students to the new building on September 6, 2022. In addition to the bright classrooms with new furniture, students and staff have appreciated the single-purpose cafeteria, gymnasium, and Family and Community Center. The Family and Community Center has served as a hub for the really incredible work of the family team including bi-weekly food distribution in collaboration with Hallie Q. Brown, providing 300 Thanksgiving meal baskets, and Toys for Tots. Students will soon be able to receive dental screens and mental health therapy on site. Thank you for your support and we look forward to providing more updates in the future!"*



Figure 3 – Faculty and staff assembled in the central commons leading to the school courtyard & gym.

As planned, the school will continue with travel demand management planning in 2023 with dedicated staff member(s) in partnership with Move Minnesota and CAAPB staff. The school has established expanded shared parking arrangements with the League of Minnesota Cities that provide spaces for staff and visitors during the day, at night, and during weekend events as needed.

## New Visuals as Former Sears Site Shifts from 'On Pause' to 'On the Market'

The former Sears site is now listed through Colliers. The owner has stated to CAAPB staff that the vision for the site has not changed. Staff has reached out to Colliers representatives. Pages 4-6 of this memo show information from [the listing](#):



Also from the listing [Downtown St. Paul Redevelopment Landing Page | Real Capital Markets \(rcm1.com\)](#)

### “Overview

Colliers has been exclusively retained to the market sale of 425 Rice Street, St. Paul, MN 55103. The property is approximately 17.45 gross acres and is improved with a +/- 162,268 square foot, two-story building and a freestanding single story auto servicing facility totaling +/- 26,000 square feet. Located in the heart of Downtown St. Paul and adjacent to the Minnesota State Capitol, the Property offers a tremendous opportunity for future investors and/or developers to acquire and redevelop the site to alternative uses.”

### “Property Details

Street Address:	425 Rice St., St. Paul, MN
Acres:	17.45
Zoning:	MX: Mixed Use AND CC-0; Central Corridor Overlay
Future Land Use:	Mixed Use - Transit Oriented Urban Village”



**“Directly Adjacent to the State Capitol**

The property is located just steps away from the MN State Capitol and Capitol grounds which hosts many events throughout the year including the Twin Cities Marathon.”

**“Opportunity Zone / Qualified Census Tract**

The Property is located in an Opportunity Zone offering significant tax advantages for investors and developer. The Property is also located in a QCT which offers developers and investors pursuing Low Income Housing Tax Credits (LIHTC) or tax-exempt bonds a significant boost (up to 30% more) in attainable tax credits.”





**Also from Colliers Listing: "Generational Redevelopment Opportunity"**

Incredible opportunity to own one of the largest contiguous urban redevelopment sites in the State of MN with its unmatched visibility and walkability proximity to Downtown St. Paul."



**The following information Staff provided to the Board in August 2022 remains true:**

- Seritage representatives visited St. Paul in December 2021 and toured the site, meeting with CAAPB/City staff and about five stakeholder groups. At that time, based on both their internal market research and community input, there was indication that Seritage was favoring more residential focus (less office) in the urban village mix, but the underlying small block urban village vision (with a central green) would remain intact. The public realm and community space framework will build on the previously approved framework planning and comprehensive planning, which calls for a walkable block pattern of a range of uses within an 'urban village' vision. In 2022, Seritage team activities slowed, due in part to their increasing concerns centered around the status of the city-wide rent control issue and how that might impact delivering residential choices at the Sears site. Seritage called for a formal pause on public or private design and engagement activity as of March 2nd, 2022.
- The public-private staff team of site designers, Saint Paul Planners, and CAAPB staff is still intact and remain in general contact. According to Seritage and local engineering lead Kimley Horn, the engagement activities is still intended to inform three iterations of the ownership team's 'MX Master Plan' submittal to CAAPB. The last drawings issued to staff, however, are still the March 2021 renderings that we've shared with the Board and the public and are on the CAAPB webpage.
- The four-tiered public outreach and engagement framework (a. community meetings, b. survey, c. design reviews of new drawings, and d. community topical discussions), approved by the Board in March of 2021, remains intact. However, engagement has only been partially implemented due to the delays in receipt of any new design revisions/drawings for the community to review.
- CAAPB staff memos provided at each Board Meeting (since Seritage visited Board Meeting in March 2021), have traced the progress of stakeholder meetings in 2021 – that information along with the overall process and schedule will continue to be tracked at [CAAPB's Sears Site Design Process webpage](https://mn.gov/caapb/zoning/sears-site/) (<https://mn.gov/caapb/zoning/sears-site/>).

## **John Ireland Bridge Repair and Reconstruction: Planning Underway**

MNDOT is conducting a planning and design process for the John Ireland freeway bridge, which is due for structural repair. CAAPB staff and Advisors will assist MnDOT in gathering input of immediate stakeholders. The gatehouses of the bridge are not included in the project, and MnDOT has expressed interest in keeping any new bridge details within the character of the landscape design vision established within the mall design framework established via large competition in the 1990's. Discussion is now centered on identifying stakeholders and the functional considerations of improvements at the intersection of 12<sup>th</sup> and John Ireland. New design changes necessary will be tracked for approval. Updates will be brought to the Board throughout the process.  
(Questions: contact Peter Musty)

## **Multiple Infrastructure Planning Projects Ongoing in Capitol Area**

CAAPB planning activity is in full swing following Board adoption of the 2040 Comprehensive Plan for the Minnesota State Capitol Area in June 2021, structured by The Capitol Area Principles. See table on next page for updated status. (Questions: contact Peter Musty)

## Implementing the 2040 Comprehensive Plan

Updated for August 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. (Questions: contact Peter Musty)

Planning	Sponsor/Lead Agency	CAAPB role	Timing
<b>Sears MX District Plan</b>	public/private team (Developer, CAAPB, City)	process and review lead	Paused, site now on market
<b>Commemorative Works Policy (Update to Rules)</b>	Task Forces>CAAPB	lead	ongoing
<a href="#"><u>Capitol Area Stormwater Management Study</u></a>	CRWD	co-lead	Ongoing, Fall Technical Advisory Group kickoff and tour
<a href="#"><u>Rethinking I-94</u></a>	MNDOT	committee(s)	ongoing (2018 start)
<b>Downtown Commons Study (off-shoot of Rethinking 1-94)</b>	MNDOT	steering	ongoing
<a href="#"><u>BRT Station Area Planning: METRO Purple Line</u></a>	Metro Transit	Point person for Station Area Planning and on Technical Advisory Committee	ongoing
<a href="#"><u>Summit Ave. Regional Trail Master Plan</u></a>	City of Saint Paul Parks and Recreation	Technical Advisory Committee	ongoing
<b>Capitol Mall Design Framework</b>	CAAPB (w Dept of Administration)	lead	2023-24
<b>Capitol Heights Development Framework</b>	CAAPB (leveraging Station Area Planning process)	lead	2023 (see Station Area Planning)
<b>Update to Rules Governing Zoning and Design</b>	CAAPB	lead	2023?
<b>BRT Station Area Planning: METRO B-Line (Robert Rice)</b>	Ramsey County and Metro Transit	steering	2023?
<b>Capitol River Council Development Committee</b>	CRC	staff has seat (Clapp-Smith)	ongoing

Questions? Please contact CAAPB Staff (Merritt or Peter).