

MARCH 10, 2020 CAAPB BOARD MEETING MINUTES (Approved)

Board Members, Advisors and Staff present: Lt. Gov. Peggy Flanagan, Ann Buck, James McClean, David Lanegran, Elaine Fink, Alicia Belton, Ted Lentz, Rep. Ray Dehn, Rep. Jerry Hertaus, Michael Bjornberg, Denita Lemmon, Paul Mandell, Linda Spohr, Pete Musty

Board Members and Advisor absent: Don Grundhauser, Sen. Sandy Pappas, Sen. Carla Nelson, Bryan Carlson

Others present: Emmet Hedin, Ted Tucker, Lisa Austin, Erin Campbell, Jane Sidley, Brian Pease

Lt. Governor Flanagan gavelled Board to order, reviewing the agenda that included two key chapters of the Comprehensive Plan, updates on both the Medal of Honor Memorial and the Nellie Stone Johnson Statue, as well as a “thank you acknowledgement” to Architectural Advisor Bryan Carlson for his eight years of service, along with, of course, the approval of the November 18, 2019 Board meeting minutes.

The Lt. Governor made note of the spreadsheet distributed by the staff showing the list of stakeholders that have had the various drafts of Comprehensive Plan chapters to review, suggesting that if anyone sees something lacking in the drafts, to inform the staff to help in their review of the engagement in Chapter 7.

Agenda Item 1 November 2019 Board Minutes – Vice Chair Buck MOVED the Board minutes of November 18th, Board member Elaine Fink SECONDED, the Minutes

APPROVED.

Agenda Item 2 Comprehensive Plan on Chapter 7 – Principal Planner Peter Musty, along with Intermediate Planner Linda Spohr, briefed the Board on Chapter 7 and Chapter 4 of the Comprehensive Plan. He reminded the Board that Chapter 7a, addressing the Capitol/Rice Area with a Design Framework, was first completed over a year ago in order to be ready for the anticipated Sears block redevelopment. It's now broken into a simplified general Chapter 7a for that subdistrict, along with the Design Framework, which will appear in the Appendix. He noted that the big picture shows chapter 1 is about the Capitol in its role for the State at large, and chapter 2 for the City of Saint Paul (as the Capital City); then Chapters 3-6 serve as the organizing principles, with Chapter 7 addressing public outreach and engagement as well as the three sub-districts within the larger Capitol Area a) Capitol Rice b) Capitol Heights and c) Fitzgerald Park.

Linda Spohr reviewed the timeline for the four-year process, which is prolonged because the entire plan is being done in-house within the CAAPB regular budget. We have already developed the two introductory chapters, which were approved by the Board and has now been formatted, just as we will do for the entire document, likely by end of calendar year 2020. She noted that since then, staff have presented Chapters that is part of the larger piece. Principle 3 (Public Realm) and 6 (Land Use Diversity)

and, as Peter noted, 7a, the introductory (Capitol Rice). The agenda for the Board now looks at Chapter 4 (Multi-Modal) and Chapter 7 (Public Outreach and Engagement), as well as 7b (Capitol Heights) and 7c (Fitzgerald Park). That would leave us Chapters 1 (Capitol and the State), 2 (Capitol and the City) and 5 (State as a Model Workplace). She also noted that while the two geographic/districts Chapters 7b & 7c have been distributed for review; Chapter 4 (Transportation), has only been initially reviewed by the City of Saint Paul and a limited number of early reviewers. Peter added that Chapter 7, as the introduction to outreach and engagement, will address communities, physical assets, context, revitalization in the Capitol Area, and historic resources, as five key topics. He further spoke to how planning is done in the Capitol Area and how projects are reviewed, citing examples of each. Likewise, he addressed effects of rapid growth, communicating with diverse audiences, and integrating historic assets, and with that, opened to questions.

At this point there was a discussion regarding the extensive text about the Ford Building. Board members Lentz and Rep. Dehn in a sense, spoke to the two sides of the debate on the historic value of the Ford Building as the potential value of retaining or reusing part of the building as a nod to a different time and industry, discussing the possibility of some part of the building being used for part of the public entry of a future building. Vice Chair Buck offered a compromise, suggesting we drop the majority of the text and add a picture of the church, now on the National Register, to the picture of

the Ford Building. Exec. Sec. Mandell noted that the two pictures would work just fine, since there's already text about the Ford Building in the Capitol Rice Design Framework. He added that we have other things to still discuss and that the entire plan will be released in late 2020 and will be going out for public comment for the required three-month review.

Lt. Gov. Flanagan then asked about Pedro Park. Mandell, who is also a Board Member for the Capitol River Council, gave the Board an overview and some background. Pedro Park, as it exists today, is the northeast corner of the block currently housing the vacant Public Safety Annex, a surface parking lot, and the Union Gospel Child Care Center. The park sits on what used to be Pedro Luggage, which the owners donated it to the City dedicated as a permanent park space, which at the time, was part of a plan to be expanded under a community-based design process that had been adopted by the City. It sits across Tenth street from the Penfield Apartment complex and a Lund's/Byerly's, the two uses on the block that now incorporates the southwest remnant corner of the former Saint Paul Public Safety Building, with a loading dock (for the store and underground parking for both the store and apartments all below grade).

More recently, the City has backed away from plans for the full block park in favor of a possible re-use for the Public Safety Annex, and the matter is tied up in legal proceedings, though the City has offered a redesign and full funding of a new plan for

the current park parcel. At the same time, Fitzgerald Park, which sits on the property of the former Arts and Science Building and more recently McNally Music, is now converted to a new charter middle and high school, across from the Fitzgerald Theater. However, the 'park', unlike Pedro Park, is not really a public park, so there has been some public suggestion to rename the district. Mandell acknowledged again that only five blocks of the district lie within the CAAPB boundaries, which does include Fitzgerald Park, but not Pedro Park.

Agenda Item 2b Chapter 7b Capitol Heights: Peter Musty moved on to the subdistricts in Chapter 7. Capitol Rice district (7a) which the Board already adopted, plus 7b (Capitol Heights) and 7c (Fitzgerald Park) neighborhoods. While we now have an extensive, in-depth Design Framework for 7a, given the extent of undeveloped or under-developed land in that district, design frameworks for the other two subdistricts will likely be deferred for the future (with little change and few vacant lots available). Instead, the Comprehensive Plan will use earlier efforts from the previous decade that lay out plans for each, both of which were developed by the community and adopted by the City.

Linda Spohr then ran through the two sub-districts. She spoke about Capitol Heights and the importance of scale and character, reinforced with their plans of 2010 and 2014; with a notable mix of residential (single family and duplexes), as well as larger

office buildings. Rice Street is a concern, both with regards to the nature of the commercial establishments, along with spill over of negative impacts. Being that it's within the Frogtown Community, it's subject to the new Frogtown Small Area Plan, the 'Heights' Block Club has always exerted a higher level of influence and control over their immediate area, and recognizing this, incorporating their community-based plan updated collaboratively with CAAPB staff will serve to guide them into the 2030s.

Board Member Lentz referenced the Ford Building site, as well as Bethesda Hospital as part of the sub area, though Ford really is within Capitol Rice. He also spoke to the tenuous nature of healthcare, be it Bethesda or, for that matter, Saint Joe's south of the freeway, each recently the subject of public discussions of sale and/or reduction of staff. Mandell reminded members that in the 1990s, and even more recently, Bethesda has been openly re-examining options, but usually finds that their greatest value, given the age of their buildings, lies in the land available for redevelopment.

Agenda item 2c Fitzgerald Park (Chapter 7c) serves to connect the Capitol Campus with downtown Saint Paul. Linda spoke about the five blocks that lie within the Capitol Area, the core serving as a very desirable urban village. She acknowledged that much of the plan stems from prior planning work in 1997, updated by Paul, who had been involved when the City first worked on the plan. He informed the Board that the City

was expected to revisit it as part of a new Downtown Development Strategy, either in 2020 or 2021.

After a few brief questions and answers, Vice-Chair Buck MOVED Board APPROVAL of Chapters 7, 7b and 7c (version 2.2) with changes as noted regarding the Ford Building to 7 and 7b, acknowledging further public review would follow. Motion for approval was SECONDED by Rep. Dehn. MOTION WAS APPROVED.

Agenda Item 2d Chapter 4 Linda Spohr reviewed Chapter 4 (regarding multi-modal transportation), which has had preliminary review by the City of Saint Paul, Ramsey County, Metro Transit, MOVE MN and the Dept. of Administration (the last of which sent their comments in after staff sent out your version 2.3), adding that the staff will present their memo with recommendations to the Board). Linda spoke of the focus on moving away from dependence on the automobile, more specifically, the reduction of single occupancy in favor of carpooling, transit and bike/pedestrian options, employing best practices and complete streets, which was addressed in detail in the Capitol Rice district (Chapter 7a).

Then, in addition to these two areas of improvements, there is Mode-Shifts as part of Travel Demand Management (TDM), a goal aligned with the 1993 & 1995 Strategic Plan by Administration that set a 50% goal for single occupancy vehicle, which is currently at the mid-70s. CAAPB staff have worked with the aforementioned parties examining how to most effectively apply best practices to the Capitol Campus and

surrounding large institutions through our Capitol Commutes who are a group of individuals representing different bodies. The baseline and other indicator results are in Chapter 4. She noted that some of this work also shows up in Chapter 3 (Public Realm) and Chapter 6 (Land Use) in the Comprehensive Plan.

Linda addressed BRT and LRT impacts, as well as the recognition that the Capitol Campus already employs a district parking strategy and has very safe and user-friendly pedestrian networks, adding that we are looking to extend both into the surrounding neighborhoods in the Comp. Plan.

Exec. Sec. Mandell interrupted here, addressing on-going work he and Peter were involved in with MNDOT's "Rethinking I-94", a twenty-year long range plan for improvements, reporting that a decision was made recently to move into environmental review and further design work with the stretch now stopping shy of downtown Saint Paul or the Capitol Area at Marion, and ending at Highway 55 and Hiawatha east of downtown Minneapolis. However, since these impacts will be felt by all, the two cities as well as your staff have objections.

Spohr next referenced her memo with recommended changes to Chapter 4 on pages 6-9 relative to redevelopment of Sears and loss of leased parking for State employees, to the text about shared parking, and to the details regarding design of parking

structures. Additional changes on page 10 (regarding TDM), page 12 (regarding classification of City streets), page 16 (relative to improvements on street framework) and a minor note on page 20 (due to new information we received from MNDOT). Likewise, on page 21, with acknowledgement that Administration already manages bike infrastructure on the campus, and again on page 26 (regarding lighting) and page 29 (regarding surface parking lots).

In response to several questions, staff noted that much of the Mall itself, in particular, Cedar Street and related walkways, cannot meet nor would it be easy to make them meet ADA standards due to the grade of the hill and slope dropping into downtown Saint Paul. In addition, there continues to be questions about the availability of any kind of municipal dedicated parking fund.

Asst. Commissioner Erin Campbell, speaking for the Dept. of Administration, addressed their need to run parking as a business with rates approved and set by MMB, adding that Admin. Already incentivizes transit, carpooling and bikes. She added that they also have the Office of Sustainability that works in the same direction.

With that, Board Member Lanegran MOVED approval of Chapter 4, with recommended changes as noted by Linda Spohr in her memo and presentation. Board Vice Chair Buck SECONDED, and the MOTION PASSED.

Lt. Gov. Flanagan cited expectations that plans for the redevelopment of Sears might be anticipated soon, and asked Paul that those responsible for the development be encouraged to come before the Board with an update in the near future. Mandell responded that CAAPB staff and Advisors had met with the Seritage entire design team along with City key reps. Their team includes Seritage (the owner) as well as Krauss Anderson, and the local development team, and Kimley Horan, for outreach and communications. He noted that he had made it clear to both the design team and the City that there is no 'official plan' submittal until such time as it is presented to the CAAPB Board in a public meeting.

Agenda Item 3 Architectural Advisors –

Mandell reported that he'd been told by Bryan Carson, Architectural Advisor whose term is expiring after serving eight years, might not make it to the meeting, but staff had a "Friends of the Capitol" mug and a Capitol baseball cap and would see that Bryan gets his gifts. Lt. Gov. Flanagan cited Bryan's service to the Board through a busy time, and extended appreciation on behalf of the Board. She then noted that the

State Arts Board had a new appointee, and called on their representative, Sue Gens, to address the Board. Sue Gens spoke of her exit conversation with Bryan and how grateful the Arts Board was for his service. She also noted that she had sought out Bryan's advice on a successor – and after a public solicitation, interviewed a candidate with their Arts Board. She then put forward the name of Anthony Chevalier, who goes by Tony. He has worked for different firms as a landscape architect and now runs his own office. He has been in the profession over thirteen years, including teaching and working at the U of MN for over a decade; and is used to working on large public projects, so he comes to this as one who understands how large institutions make decisions. She welcomed Board Members to visit his website (found in the material that Paul distributed). Lt. Gov. Flanagan thanked Ms. Gens for her presentation, then turned to Paul Mandell for balance of the agenda.

Mr. Mandell addressed the list of Board Members in everyone's packet – noting that Vice Chair Buck's seat, a Gubernatorial appointee, is up for either reappointment or replacement, as is Board member Lanegran, a Mayoral appointee, adding that both have served as Executive Committee for the entire time while serving. He invited all other to note the extent of their own terms.

Next, Mandell updated the Board on the Medal of Honor Memorial, in bid documents at a projected cost of \$775,000 in total project. He noted that because of the location of

the Memorial, it's being coordinated with a waterproofing job of the Veteran's Services Building, which will now also include the tunnel which runs below the Memorial, in order to make most efficient spending of money. However, before that can happen, the Legislature still needs to pass a reauthorization of the \$250,000 in Legacy money that was timed out and cancelled just after the end of 2019 Session without warning.

Senate and House authors are both working to get this legislation advanced as fast as possible, but the bid cannot possibly be acted on until at least this last \$250,000 is available, and Administration, the Dept. of Veteran's Affairs and CAAPB, as well as the client group, are all working on this. Some design changes have been made since you last saw the Memorial design to try to keep the project on budget-in scale, in materials while incorporating add alternates that might be put back in should bids come back low enough to afford it.

Mandell also referenced the latest MN History magazine, with a cover story on the now-completed Wilkins Memorial rehab (including a re-patination) which has been fully restored to its original appearance, with the doors containing information now operating again after being reconstructed.

Next he spoke of the Nellie Stone Johnson Statue in the Capitol Building, reporting that the Administration Department Project Manager and he spent a Saturday in Duluth as

part of helping the client group build a stronger relationship with the selected artist. It started with a social lunch with all at a local restaurant, and then a lengthy visit to his studio in Hermantown, where, by modeling and showing options he'd secured from the U of W theater program where he is a teacher, the client group was able to select facial expression, pose, shoes, skirt and outfit, with the image selected from a photo taken when she was an elevator operator in her 40s. By the end of the day, all were happy, and the project was finally moving forward. Lt. Gov. Flanagan said that she couldn't wait to see Nellie in the Capitol as it will be well worth all the effort and struggles.

In closing, Mandell responding to questions, noted the possible addition of an informative plaque for the Medal of Honor Memorial and a plaque for the Nellie statue. He added that CAAPB and the Dept. of Veteran's Affairs continue work on the replacement plaque for WWI in recognition of the deaths of many serving who died here at home due to the 1918 Spanish flu, where about 45,000 U.S. military deaths occurred at home, compared to 55,000 abroad, with numbers of Minnesotans.

Then Board Member Lentz spoke to some of great videos on our many memorials. He said that all the videos, made by Senate media, featured interviews with CAAPB Executive Secretary Mandell, who had been personally involved in each Memorial. Ted said he found all the videos highly informative and recommended that all visit the CAAPB website to see them.

Lastly, Mandell told the Board that the Memorial Restoration project will be starting by mid to late April or early May, and Michael Bjornberg, as part of the Leo Daly team, is leading this effort. The Woman's Suffrage memorial will be one of those on a fast track, needing to be completely rehabbed and replanted (one of the more significant comprehensive rehab projects of the nineteen memorials). The 100th Anniversary of the 19th Amendment is August 26th this year, so hence, the reason for fast tracking.

With that, _____? _____ MOVED adjournment and Vice Chair Buck
SECONDED, then the meeting adjourned.