

SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
March 14, 2013

Present: Renee Hutter Barnes , Richard Dana, Robert Ferguson, Michael Justin, Matt Mazanec, Steve Trimble, David Wagner

Absent: David Riehle, Matt Hill, Rich Laffin, Diane Trout-Oertel

Staff Present: Christine Boulware, Bill Dermody, Amy Spong

BUSINESS MEETING

- I. **Call to Order** 5:06pm
- II. **Approval of the Agenda** Commissioner Mazanec motioned to approve the agenda. Commissioner Ferguson seconded the motion. The motion passed 6-0.
- III. **Approval of the meeting minutes** Commissioner Trimble Moved to approve the meeting minutes. Commissioner Hutter-Barnes seconded the motion. The motion passed 6-0.
 - A. **December 6, 2012 Business Meeting**
 - B. **February 14, 2013 Business Meeting**
 - C. **February 28, 2014 Public Hearing/Permit Review**
- IV. **Chair's Announcements** Commissioner Dana announced on behalf of Chair Laffin that March is Women's History Month at the Ramsey County Historical Society and noted there are scheduled presentations by Commissioner Trout-Oertel and Commissioner Trimble.
- V. **Staff Announcements** There were none stated.
- VI. **Discussion**
 - A. **Presentation by Metropolitan State University** and their design consultants highlighting the Campus master plan, Science Education Center, Parking Ramp, and Student Center. The campus is adjacent to the Dayton's Bluff Historic District. (Spong, 266-6714)

Ms. Spong introduced the project.

Dan Hambrock, Associate Preseident in Building Services, was present to represent Metro State. Mr. Hambrock introduced Stephanie McDaniels who was present to represent BWBR and John Mecum to represent Miller Dunwiddie.

Mr. Hambrock summarized the student demographics and the available the education options.

Mr. Hambrock introduced the campus Master Plan; he noted changes that occurred over the years that lead to the Final Master Plan. He noted that the college is interested in spreading throughout the seven-county metro area, and therefore downsized the St. Paul campus in the Master Plan. Mr. Hambrock discussed plans for skyways and other new construction.

Mr. Hambrock discussed the need for a new Science Center. He stated that Metro State is the only university in the state without a science building. Mr. Hambrock discussed Legislative funding options, and the positive impacts a science building will have for the students and faculty. He identified BWBR as the designer for this project.

Mr. Hambrock stated that the campus currently has a parking deficit, and the impacts this has on the surrounding community. Mr. Hambrock stated that the city of St. Paul indicated the requirement for additional parking if the science building is to be constructed. Mr. Hambrock discussed the Revenue Bonds that are available this year for funding and stated that Miller Dunwiddie is the designer on record for this project. Mr. Hambrock summarized the scope of work for the parking ramp, and intentions to expand at a future date.

Mr. Hambrock discussed the Student Center and the desire from students for an improved Student Center due to the current lack of use of the library as a meeting space. He discussed planning for the future growth of the university and the intention to accommodate future connections to other buildings. Mr. Hambrock stated that BWBR is the designer on record for this project. Mr. Hambrock noted the desire for several new services within the building for students and staff.

Commissioner Trimble noted the comments made earlier regarding the student population.

Stephanie McDaniels discussed the design of the new Science Center and the focus on the path of travel in the building. Ms. McDaniels explained the intended timeline of construction for the three projects that are to begin this summer. Ms. McDaniels presented views of the site and discussed existing and future buildings and their relationships to each other as seen as several aspects of the design that relate to the surrounding campus

Commissioner Wagner requested clarification of the roof treatment of the Science Center; Ms. McDaniels replied that it will be a built-up roof with an enclosed mechanical penthouse.

Commissioner Trimble inquired as to the pitch of the roof; Ms. McDaniels responded that it does have a low pitch, but is considered a flat roof.

Ms. McDaniels noted the placement of windows in the building so as not to have a view of neighboring residential houses. She stated that the proposal was compliant with zoning.

Commissioner Trimble inquired as to if the diamond pattern will be repeated; Ms. McDaniels replied that it will not.

Ms. Boulware requested confirmation that the setback of the building will be 38' from the rear property line; Ms. McDaniels confirmed that it is.

Commissioner Dana inquired as to the main entrance for students in to the building; Ms. McDaniels replied that they will be encouraging the students to enter through the skyway, citing safety concerns. Commissioner Wagner inquired as to the current condition; Ms. McDaniels replied that they are waiting for air-rights.

Commissioner Wagner noted that the concern of the Commission will be the visual impact that the skyway will have from the Dayton's Bluff Historic District. He noted that it would be beneficial not to have the obstruction and discussed other possibility for public crossing and inquired as to if other possibilities had been explored.

Ms. Spong requested clarification of a building in a photo and inquired as to if this will be removed in the future; Ms. McDaniels replied with a brief summary of the future intentions for this building.

Ms. Spong inquired as to if there had been a view shed study completed from a higher point on the hill, looking east. Ms. McDaniels responded that there had not.

Commissioner Mazanec inquired as to the type of glass that will be used in the skyway. Ms. McDaniels responded that the glass is as clear as possible to consider heat gain.

Commissioner Mazanec inquired as to the plan for interior lighting in the skyway. Ms. McDaniels responded that it will be similar to existing skyways. Ms. McDaniels inquired as to how long these lights may stay on at night; Mr. Hambrock responded that they will likely stay on until 11:00pm.

John Mecum discussed the design of the parking ramp and the revisions made in regards to the neighborhood and setbacks. He discussed the traffic study that was conducted and the impacts on the design of the entrance ramp of the parking ramp and the number of lanes in the public street.

Mr. Mecum referred to the plan set provided and noted elevator towers and stairs designed for pedestrian traffic. He discussed aspects that were taken into consideration for the neighborhood community and noted the design of the exterior staircase in regards to safety of the vertical circulation.

Mr. Mecum that this is early in the design process, and that other elements will be developed in regards to the streetscape and landscape and discussed the possibility of future development along the public streets. He noted the neighborhood enthusiasm of updating the design aspects of the public street.

Mr. Mecum referred to the Bates Street elevation and discussed the massing and design of the structure, creating transparency of the building and considerations taken in regards to light coming from the structure. He discussed the problematic elements of building into a hillside.

Mr. Mecum clarified the orientation of the parking ramp on the campus and in the photos provided. Mr. Mecum discussed the intended setback of the parking ramp.

Commissioner Trimble inquired as to if there will be bike parking. Mr. Mecum responded that there will be bike racks and discussed other future alternative transportations accommodations.

Commissioner Trimble referred to the law that requires 1% of state funds be used for the arts, and inquired as to if there are intentions to fulfill this. Mr. Mecum stated that there have been discussions. Mr. Hambrock stated that this project does not fall within this requirement based on the type of bonds being used. Commissioner Trimble noted the potential issue with an additional fee for students; Mr. Hambrock responded that they have not finalized all the funding sources at this point.

Ms. Spong noted grade challenges with the site, and inquired as to if there had been a consideration to build the parking structure deeper into the ground. Mr. Mecum discussed challenges with water issues for building on the site and security concerns in relation to building deeper into the site.

Ms. Spong noted the Bates Avenue elevation view and inquired as lighting proposals of the upper deck; Mr. Mecum responded that the lighting will be in the center, and not on the perimeter. Ms. Spong inquired as to the height and design of the parapet; Mr. Mecum noted that this is a representational rendering. Mr. Mecum noted that the openness of the area is due to the slope plate.

Commissioner Mazanec requested confirmation on the start date of summer and if these drawings are close to final; Mr. Mecum confirmed. Commissioner Mazanec expressed concern of the reduction of the entrance lane off of 7th Street. Mr. Mecum responded that there are several other proponents of narrowing the lane on 7th Street. Mr. Mecum noted other discussions that have happened in relation to calming traffic at this site. Commissioner Mazanec inquired as to the feed back from MnDot or Public works to reduce traffic; Mr. Mecum responded that this is due to the high level of traffic already existing on the street.

Commissioner Dana noted the diamond pattern is not on the Science Center, but is present on the parking structure; Mr. Mecum replied that this is intentional and relates to other repeated design elements. Commissioner Dana noted the diamond awing; Mr. Mecum responded that this is a concept.

Commissioner Trimble inquired as to the use of the diamond pattern on the parking structure and not the Science Center; Ms. McDaniels and Mr. Hambrock responded that there are two different design teams.

Commissioner Wagner commented on the diamond pattern and encouraged the design team to consider the effect on the building. Commissioner Dana noted that they are dominant. Commissioner Wagner expressed fondness for the design of the Science Center.

Commissioner Mazanec noted the moving of the light from Maria and 7th Street and inquired as to if there has been discussion of correlation the mid-block to the parking ramp entrance. Mr. Mecum responded that this consideration is preliminary and is being considered in regards to accident concerns.

Commissioner Mazanec inquired as to if more public meetings will be held to discuss the streetscape on 7th Street; Mr. Mecum confirmed that there will be.

Ms. Spong inquired as to the zoning for this parcel; Mr. Hambrock confirmed that it is zoned B-2. Ms. Spong noted guidelines of activating the public space on the street; Mr. Mecum noted that there is currently not an opportunity for this, and discussed several issues regarding the potential public space. Ms. Spong noted that the Commission has not had a presentation on the adjacent Hospital Linen Site that is located within the Dayton's Bluff Historic District. Ms. Spong noted potential future changes in this area.

Commissioner Trimble noted that the entire Hospital Linen Site is not in the Dayton's Bluff Historic District; Ms. Spong clarified that it is half, but the entire building will be reviewed.

Commissioner Trimble noted the potential to liven 7th Street with art and encouraged consideration.

Commissioner Wagner encouraged a greater liaison between the Commission and the university for future development.

Commissioner Dana noted discussions regarding tunnels for pedestrian travel; Ms. McDaniels noted that tunnels are not feasible considering current configuration of other elements.

Commissioner Dana expressed opinion in regards to the design of the parking ramp.

Ms. McDaniels summarized the intentions of services of the Science Center and noted that the design is preliminary. Ms. McDaniels noted student support of the intended location of the Science Center. Ms. McDaniels presented additional images of the proposed site changes, noting activation of the street.

Commissioner Mazanec inquired as to the intention for future additional skyway and expressed concern for this. Commissioner Mazanec encouraged interaction

with existing public space and the community. Ms. McDaniels noted the building is intended for 2018.

Commissioner Ferguson noted experience in Downtown and expressed that skyways work against the activation of the street.

Ms. Boulware noted that there is a portion of the site on West 7th Street that is within the local historic district.

Commissioner Trimble noted the choice of pedestrian traffic to utilize the skyways. Commissioner Trimble noted a past plan for parking and streetscape on the site. Commissioner Trimble expressed fondness of the location of the Science Center.

Ms. Spong requested confirmation on the author of the master plan; Mr. Hambrock responded that it was LHB. Commissioner Wagner inquired as to the date; Mr. Hambrock responded that the current plan was updated in 2011.

VII. Old Business

A. Commissioner Dana noted the Hearing for the Sixth Street Appeal and applauded staff for their efforts. Ms. Boulware noted another application will be coming to the Commission from the applicant.

Commissioner Trimble inquired as to the location of the Crown Plaza or the Double Tree within a historic district; Ms. Spong responded that they are part of the Urban Renewal Historic District, but is currently not designated. Commissioner Trimble inquired as to contacting the owners; Ms. Spong noted that they had not been contacted.

Ms. Spong noted the stipulation for the Programmatic Agreement for the Central Corridor in regards to the Cedar Station that required a contributing building to the potential Urban Renewal Historic District. Ms. Spong noted the mitigation to establish design guidelines prior to the beginning of service. Ms. Spong noted that there is currently an opportunity to produce these guidelines for future developments. Ms. Spong noted the diversity of buildings within this area. Ms. Spong noted that the Lowertown guidelines will be a priority for staff.

Ms. Boulware addressed Commissioner Trimble's comments and expressed the need to educate building owners in regards to designation.

Ms. Spong discussed the RFP to complete multiple National Register nominations in Minneapolis and St. Paul in regards to stipulations of the Central Corridor. Ms. Spong noted that the potential Urban Renewal district will not be included.

Commissioner Dana inquired as to the potential designation of the Dayton's building. Ms. Spong noted that the building is included in the potential Urban Renewal district, but has not been evaluated on its own. Ms. Spong noted that

there are national historic resources for the building and no local resources.

Commissioner Dana inquired as to development of the Heritage Preservation Commission Awards. Ms. Boulware noted that nomination and event information is available on several sources. Ms. Boulware noted that the awards will be held on May 7th. Ms. Spong and Ms. Boulware encouraged the Commission to submit potential recipients. Commissioner Wagner inquired as to the requirements for recipients. Ms. Boulware noted that the deadline for nominations is April 8th. A discussion was had in regards to potential nominations and the possibility of adjusting the awards requirements.

VIII. New Business There was none stated.

IX. Committee Reports There were none stated.

X. Motion to Adjourn 6:38pm

Submitted by: R. Cohn