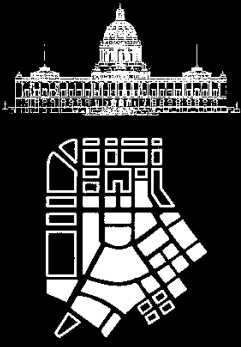


CAPITOL AREA ARCHITECTURAL and PLANNING BOARD

2040 Comprehensive Plan Update

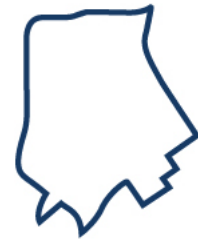
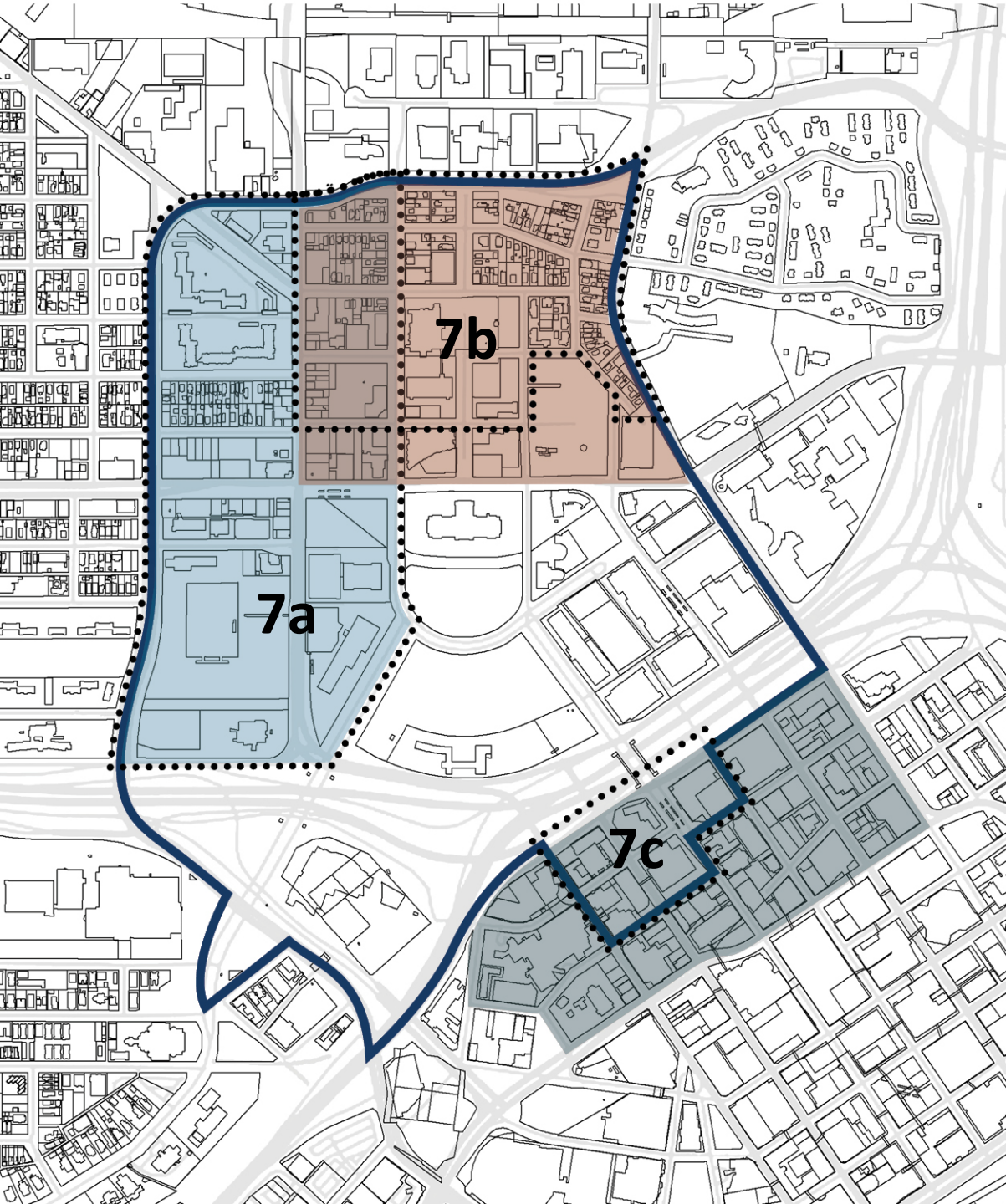


Chapter 7a: Capitol Rice Development Framework



What We Will Be Discussing Today

- Update: Capitol Area 2040 Comprehensive Plan
 - Vision and Principles
- Capitol Rice Development Framework (Chapter 7a)
 - Community Engagement and Stakeholder Review
 - Policy Overview
 - Vision for Capitol Rice District
- How CAAPB and City work together:
Section H: MX Master Plan Approval Process



Capitol Area



7a) Capitol Rice District

Source: Capitol Rice CVZ Strategy (2017)



7b) Capitol Heights

Source: Area Plan for Capitol Heights (2014)

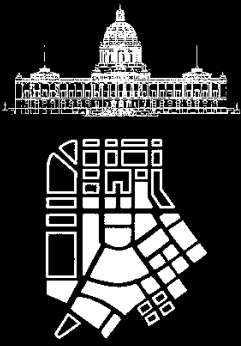


7c) Fitzgerald Park

Source: Fitzgerald Park Precinct Plan (2010)



Dotted lines represent CAAPB Planning Areas



2040 Comprehensive Plan Update

3-year planning process

2017

Review of Existing Policy

- Unified Texts, document reviews
- Built Form and Land Use Map
- Public Realm Improvement Map

Planning: Capitol Rice



2018

Capitol Rice CVZ Strategy Report

Planning: Capitol Area Commutes, Capitol Connections

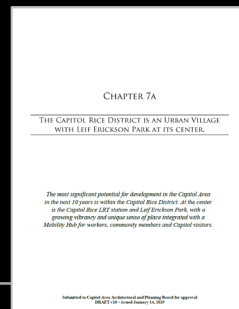
Capitol Area Vision and Principles

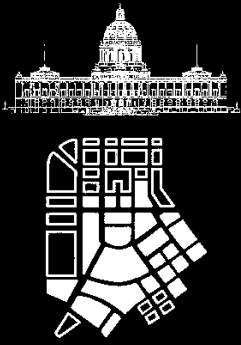
First 2 chapters of Comprehensive Plan



2019

So far: Chapter 7a: Capitol Rice Development Framework (approved January 2019)



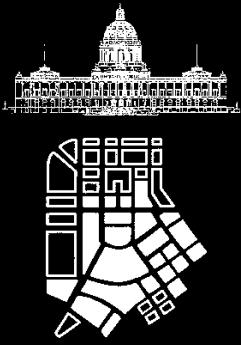


2040 Comprehensive Plan Update

1998 Vision Statement

“THE VISION IS FOR A CAPITOL AREA THAT IS MEMORABLE AS THE SYMBOLIC HEART OF THE STATE, AND AS A GOOD AND RESPONSIVE NEIGHBOR TO THOSE WHO LIVE AND WORK NEARBY.”

1998 Comprehensive Plan, page 1



2040 Comprehensive Plan Update

New Vision Statement (approved October 2018)

AS THE SYMBOLIC HEART OF THE STATE,
THE VISION FOR THE CAPITOL AREA IS
TO BE A UNIFYING FACTOR FOR ALL WHO
COME TO VISIT, LIVE, WORK, LEARN AND PLAY.

THE CAPITOL AREA PRINCIPLES

AS THE SYMBOLIC HEART OF THE STATE,
THE VISION FOR THE CAPITOL AREA IS
TO BE A UNIFYING FACTOR FOR ALL WHO
COME TO VISIT, LIVE, WORK, LEARN AND PLAY.

PRINCIPLE 1: AS MINNESOTA'S SEAT OF GOVERNMENT AND DESTINATION FOR THOUSANDS EACH YEAR, THE CAPITOL AREA OFFERS THE HIGHEST QUALITY EXPERIENCE TO VISITORS.

Policy topics include: visitor center, signage, visitor parking and mobility, civic role of Capitol Area

PRINCIPLE 2: THE CAPITOL BUILDING AND MALL IS CENTRAL TO THE IDENTITY OF ST. PAUL AND SERVES AS A DOMINANT AND UNIFYING FOCAL POINT OF THE CITY, AS CASS GILBERT ONCE ENVISIONED.

Policy topics include: approaches and view corridors, Capitol views and vistas, gateways, height standard, architectural integrity, civic role of Mall, relationship to the river

PRINCIPLE 3: THE ENTIRE CAPITOL AREA PROVIDES AN INTEGRATED, HIGH-QUALITY, HUMAN-SCALE PUBLIC REALM EXPERIENCE.

Policy topics include: Accessibility, connectivity, walkable streetscapes, building frontages, open space and parks, public/civic art (including memorials)

PRINCIPLE 4: THE CAPITOL AREA IS AN URBAN MULTI-MODAL DISTRICT, SEAMLESSLY CONNECTED TO DESTINATIONS.

Policy topics include: multi-modal street network, emergency access, parking, carshare, carpool/vanpool, LRT, bus, bicycle, bike share, bike parking, end-of-trip facilities, mobility hubs

PRINCIPLE 5: THE CAPITOL AREA IS A MODEL WORKPLACE, EMPLOYING BEST PRACTICES IN SERVICE TO THE PUBLIC.

Policy topics include: experience of district as workplace, transit objectives (50% SOV), sustainability (buildings – energy; greening guidelines – water), Accessibility, preservation

PRINCIPLE 6: LAND USE DIVERSITY IS ENCOURAGED THROUGHOUT THE CAPITOL AREA.

Policy topics include: mix of commercial and institutional uses, a diversity of housing choices, livability, long-range stability through diversification

PRINCIPLE 7: IN ALL PARTS OF THE CAPITOL AREA, NEW DEVELOPMENT RESPECTS COMMUNITY, ASSETS AND CONTEXT.

Policy topics include: vision for Capitol Area neighborhoods and districts, planning process, public participation, decision-making, equity, specific neighborhood plans, design guidelines, location specific guidance for zoning, preservation

7A - THE CAPITOL RICE DISTRICT IS AN URBAN VILLAGE WITH LEIF ERICKSON PARK AT ITS CENTER.

The most significant potential for development in the Capitol Area in the next 10 years is within the Capitol Rice District. At the center is the Capitol Rice LRT station and Leif Ericson Park, with a growing vibrancy and unique sense of place integrated with a mobility hub for workers and community members.

7B - NEW DEVELOPMENT IN CAPITOL HEIGHTS SHOULD BE SENSITIVE TO THE EXISTING SCALE AND CHARACTER.

Capitol Heights has an intimate neighborhood scale that is attractive to residents and visitors. Its historic role as a strong residential neighborhood should be protected as new investment occurs.

7C - [FITZGERALD PARK ...]

Further planning for this area will move forward in early 2019. Open topics include changes to I-94 (lid?), Capital City Bikeway, opportunity sites and emerging residential in the existing neighborhood. A Capitol Area Principle will be drafted after the planning work in 2019.

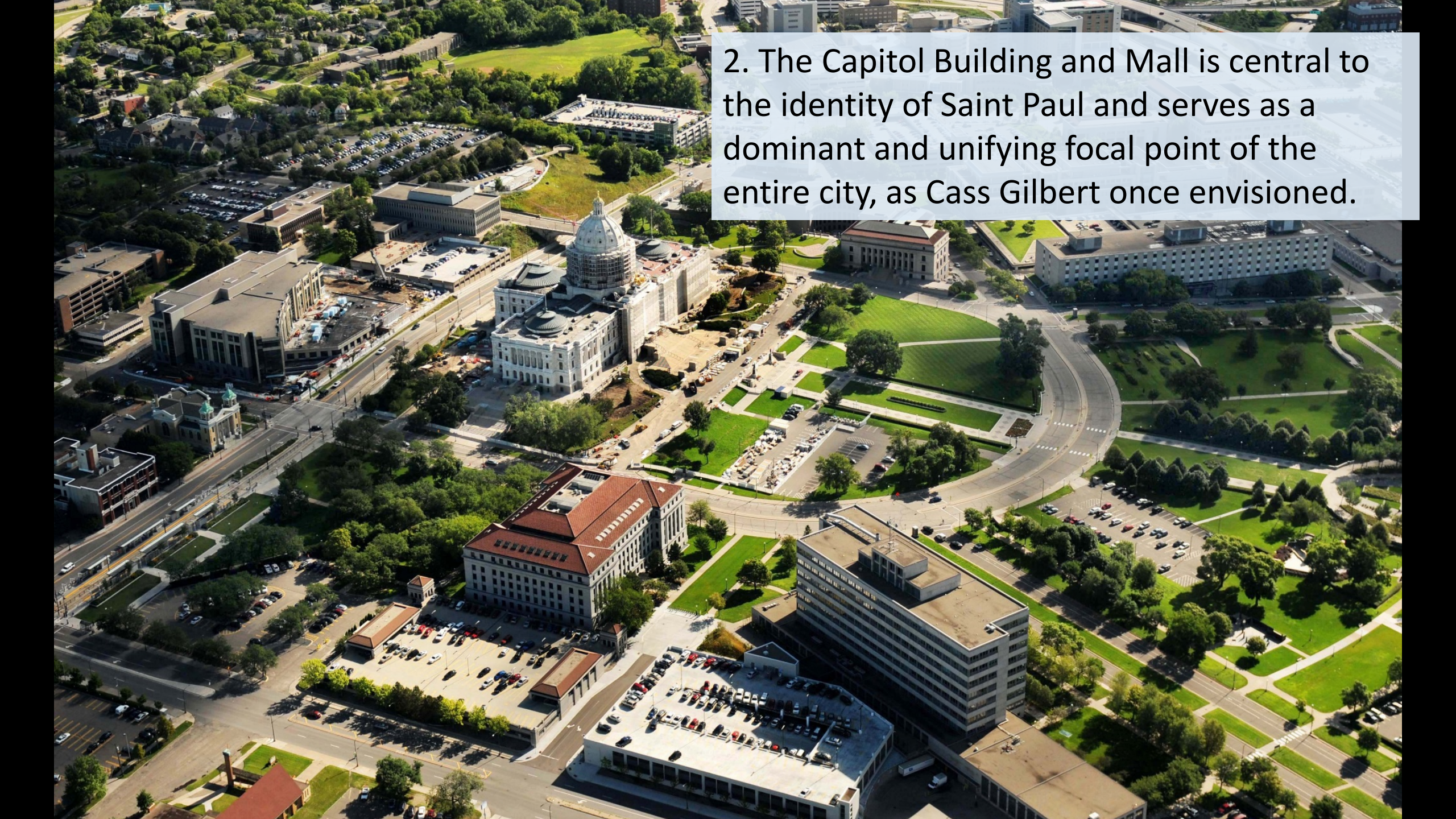
7D - THE CONNECTION BETWEEN THE CAPITOL AREA AND DOWNTOWN ST. PAUL AND THE MISSISSIPPI RIVER SHOULD BE RESTORED.

The 2040 Comprehensive Plan calls for strengthened connectivity of the Capital City and the Capitol Area as originally envisioned by Cass Gilbert prior to being severed by the freeway.

PRINCIPLE 8: [ADDITIONAL PRINCIPLES MAY BE DEVELOPED FROM REMAINING PLANNING TRACKS IN 2018-2019]

1. As Minnesota's seat of government and destination for thousands each year, the Capitol Area offers the highest quality experience to visitors.



An aerial photograph of the Saint Paul, Minnesota, Capitol Building and its surrounding area. The central focus is the white, neoclassical Capitol Building with its prominent dome. To the right is the large, modern Minnesota State Office Building. The area is characterized by green lawns, parking lots, and a mix of older and newer architecture. A semi-circular road curves around the right side of the Capitol grounds. The text is overlaid on a semi-transparent white box in the upper right quadrant.

2. The Capitol Building and Mall is central to the identity of Saint Paul and serves as a dominant and unifying focal point of the entire city, as Cass Gilbert once envisioned.

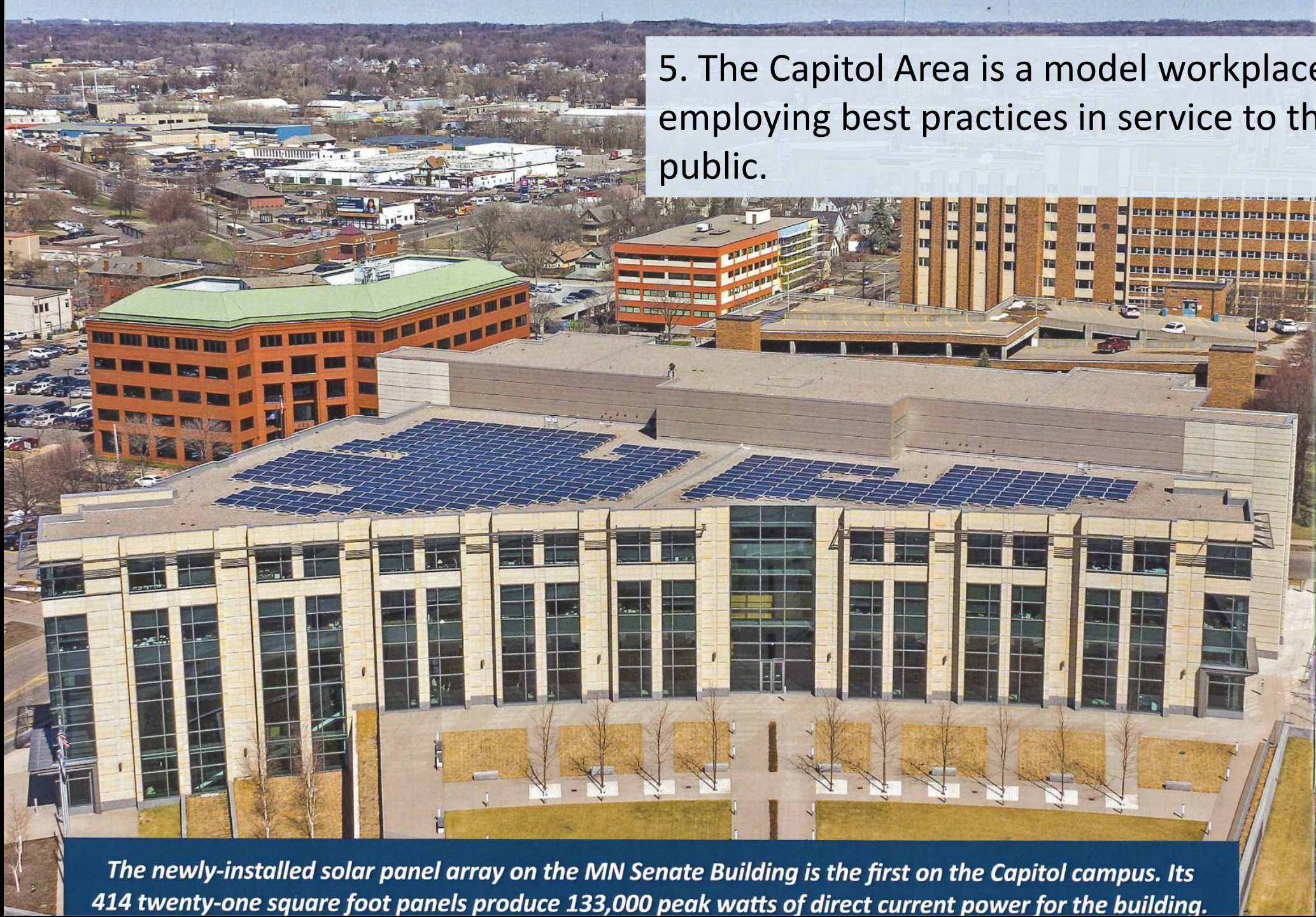
3. The entire Capitol Area provides an integrated, high-quality, human-scale public realm experience.



4. The Capitol Area is an urban multi-modal district, seamlessly connected to destinations.



5. The Capitol Area is a model workplace, employing best practices in service to the public.



The newly-installed solar panel array on the MN Senate Building is the first on the Capitol campus. Its 414 twenty-one square foot panels produce 133,000 peak watts of direct current power for the building.

6. Land use diversity is encouraged throughout the Capitol Area.

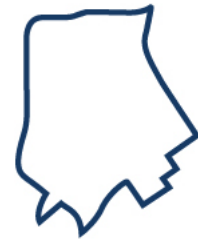
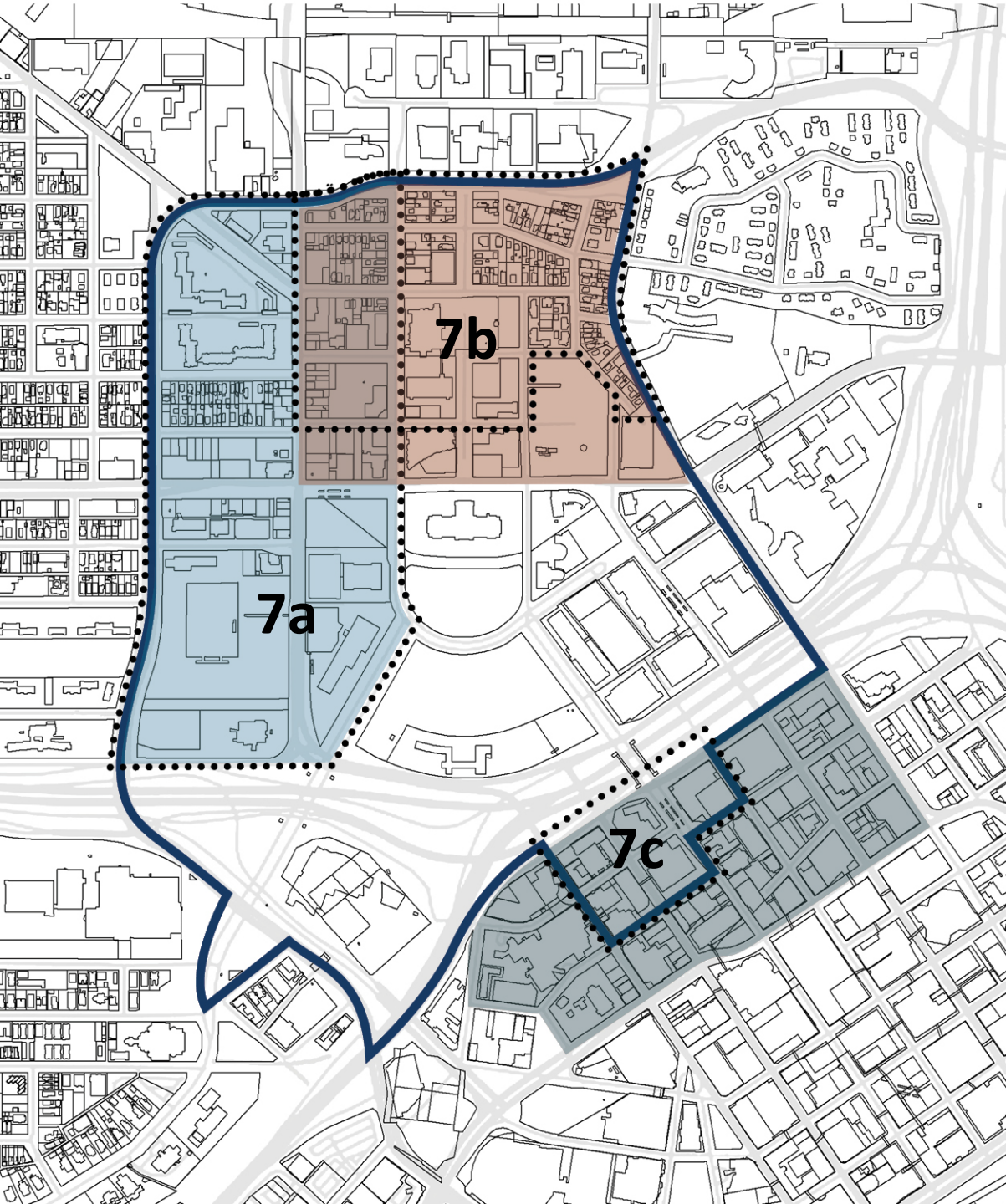


MissingMiddleHousing.com is powered by Opticos Design
Illustration © 2015 Opticos Design, Inc.



7. In all parts of the Capitol Area, new development respects community, assets and context.





Capitol Area



7a) Capitol Rice District

Source: Capitol Rice CVZ Strategy (2017)



7b) Capitol Heights

Source: Area Plan for Capitol Heights (2014)



7c) Fitzgerald Park

Source: Fitzgerald Park Precinct Plan (2010)



Dotted lines represent CAAPB Planning Areas

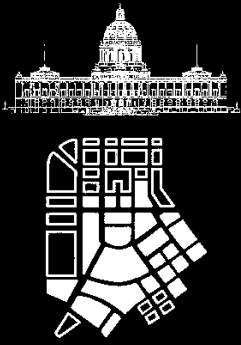
Policy topics include: mix of commercial and institutional uses, a diversity of housing choices, livability, long-range stability through diversification

7 – IN ALL PARTS OF THE CAPITOL AREA, NEW DEVELOPMENT RESPECTS COMMUNITY, ASSETS AND CONTEXT.

Policy topics include: vision for Capitol Area neighborhoods and districts, planning process, public participation, decision-making, equity, specific neighborhood plans, design guidelines, location specific guidance for zoning, preservation

7A - THE CAPITOL RICE DISTRICT IS AN URBAN VILLAGE WITH LEIF ERICKSON PARK AT ITS CENTER.

The most significant potential for development in the Capitol Area in the next 10 years is within the Capitol Rice District. At the center is the Capitol Rice LRT station and Leif Ericson Park, with a growing vibrancy and unique sense of place integrated with a walkability, high frequency and community backbone.

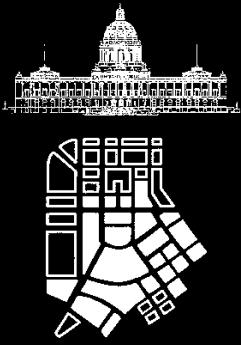


Why Chapter 7a First?

1. Capitol Rice Planning Track is complete. This planning process informed the policy in this chapter.
2. Development is coming. The Capitol Rice Development Framework makes us ready for development that may occur in Capitol Rice before release of the full 2040 Comprehensive Plan.



Capitol Rice Community Input Event, January 2018



Community Stakeholder Groups

Steering

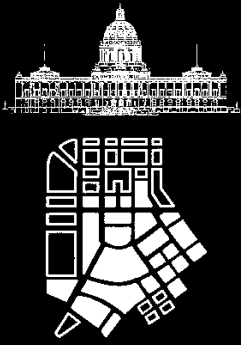
- CAAPB's Comprehensive Plan Committee

Public/Governmental

- Department of Administration
- Office of Enterprise Sustainability
- MNDOT Rethinking I-94 Office
- City of Saint Paul
- Ramsey County (Engineering)
- Metro Transit Commuter Programs
- Move Minnesota
- Minnesota Historical Society
- Capitol River Council
- Capitol Heights Block Club
- Frogtown Neighborhood Association
- Summit University Planning Council

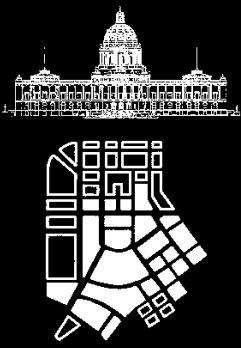
Private Stakeholders and Land Owners

- Seritage (Sears site landowner)
- League of Minnesota Cities
- Christ on Capitol Hill Lutheran
- Ravoux Hi-Rise
- Capitol Ridge (Best Western)
- Saint Paul College
- AFL/CIO
- Sunrise Bank
- Good Neighbor Center



Thank You to the Team

- PED: Luis Pereira, Lucy Thompson, Kady Dadlez, Tony Johnson, Josh Williams, Mike Richardson, Nora Riemenschneider (CVZ), Vong Thao(CVZ), Marq Sung (CVZ), Rick Howden (CVZ)
- DSI: Tia Anderson
- Public Works: David Kuebler
- Parks: Ellen Stewart



Introduction

- Page 8: Policy summary table

<i>Policy affirmed in this plan...</i>	<i>Updates to the established policy introduced in this plan...</i>
<ul style="list-style-type: none"> ▪ Defines the Sears site as a future urban village with a new community park at the center of the urban village. 	<ul style="list-style-type: none"> ▪ Introduces the greater Capitol Rice District as an urban village – one integrated district, including areas to the north and south of University Avenue. ▪ Establishes Leif Erickson Park as the center of the urban village and an enhanced arrival/entry point for visitors to the Capitol Area. This update moves the center of the urban village north from the Sears site to the Capitol Rice Station.
<ul style="list-style-type: none"> ▪ Names the Rice Station Area as a Neighborhood Node. ▪ Establishes a Mixed Use (MX) Zoning District in the Capitol Area. 	<ul style="list-style-type: none"> ▪ Provides flexibility on preferred uses identified on each site. Reflective of the flexibility embodied in the Mixed Use zoning - there is less specificity (greater flexibility) in the direction that this plan gives regarding preferred land uses for specific parcels or opportunity sites
<ul style="list-style-type: none"> ▪ Calls for Rice Street to be restored to its historic character as a neighborhood Main Street. ▪ Promotes a grid of small blocks with range of building types. 	<ul style="list-style-type: none"> ▪ Stresses the importance of Rice Street as a neighborhood Main Street connector, functioning as a seam rather than a barrier between institutional and office uses to the east with residential uses to the west. ▪ Extends and amplifies the role of Rice Street as an active corridor farther south and farther north - connecting the northern reaches of our district and neighborhoods to the north <i>through the Capitol Rice District</i> to the Capitol Campus and Downtown. ▪ Stresses east-west connections from Marion Street to Rice Street to increase walkability in the district.
<ul style="list-style-type: none"> ▪ Stresses transit-oriented development and multi-modal, pedestrian friendly streets. ▪ Calls for reduction of SOV to 50%. 	<ul style="list-style-type: none"> ▪ Stresses the increased role of University/Rice and the Capitol Rice LRT Station Area as an <i>Integrated Mobility Hub</i>, emphasizing truly multi-modal movement options. ▪ Addresses the interrelated challenges of mobility and parking <i>together</i> by stressing district-wide and site-by-site innovations in travel demand management practice and structured parking. ▪ Stresses the importance of transforming all surface parking lots into higher and better land uses and, where part of a ‘land-banking practice’, moving toward final build-out.
<ul style="list-style-type: none"> ▪ Calls for equity in housing choices throughout the city and diversifying housing type and affordability within every neighborhood. 	<ul style="list-style-type: none"> ▪ Stresses increased diversity of housing choices within the neighborhood <i>and</i> within newly proposed multi-family buildings.
<ul style="list-style-type: none"> ▪ Promotes ground level activation of streets. ▪ Sets standards for height limits, excellence in building design and protection of view-sheds in the Capitol Area. 	<ul style="list-style-type: none"> ▪ Affirms standards and stresses strengthening and adherence to current regulations set forth for frontages, extending current policy to new blocks.
	<ul style="list-style-type: none"> ▪ Stresses participation in energy and water standards in new construction. ▪ Stresses role of the State of Minnesota’s land in forming a strong core through great urban buildings.

Vision

1. The Capitol Rice District is an Urban Village.
2. Leif Erickson Park and the Capitol Rice Station is (and will be strengthened as) the heart of the urban village and center of an integrated mobility hub.
3. Rice Street will be restored as a "Mainstreet" corridor unifying the district and linking downtown to neighborhoods north.



Vision

1. The Capitol Rice District is an Urban Village.
2. Leif Erickson Park and the Capitol Rice Station is (and will be strengthened as) the heart of the urban village and center of an integrated mobility hub.
3. Rice Street will be restored as a "Mainstreet" corridor unifying the district and linking downtown to neighborhoods north.



Vision

1. The Capitol Rice District is an Urban Village.
2. Leif Erickson Park and the Capitol Rice Station is (and will be strengthened as) the heart of the urban village and center of an integrated mobility hub.





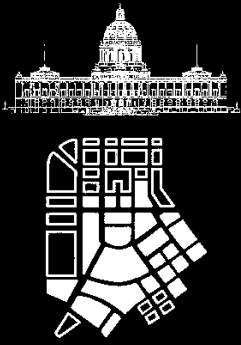
Vision

1. The Capitol Rice District is an Urban Village.
2. Leif Erickson Park and the Capitol Rice Station is (and will be strengthened as) the heart of the urban village and center of an integrated mobility hub.
3. Rice Street will be restored as a "Mainstreet" corridor unifying the district and linking downtown to neighborhoods north.



Pages 10-11





The Capitol Rice Development Framework

Urban Form

- A. Capitol Rice Relationship to the Greater Context
- B. Open Space and Public Art
- C. Street Design and Block Pattern
- D. Land Use Mix & Opportunity Sites
- E. Energy, Water and Waste Standards
- F. Frontages

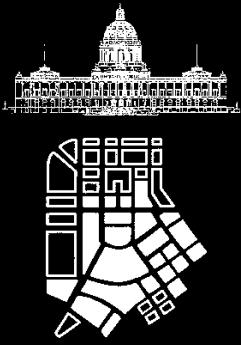
Mobility and Parking

- G. Mobility and Parking Planning

Approval Process

- H. Approvals Process For MX (Mixed Use District) Master Plans In The Capitol Area
- Appendix: Mobility and Parking Plan Requirements
- Appendix: City of Saint Paul – Standard Review Processes

This is a form based
(vs use based)
regulatory
framework



The Capitol Rice Development Framework

Urban Form

- A. Capitol Rice Relationship to the Greater Context
- B. Open Space and Public Art
- C. Street Design and Block Pattern
- D. Land Use Mix & Opportunity Sites
- E. Energy, Water and Waste Standards
- F. Frontages

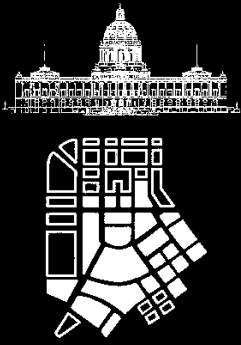
Mobility and Parking

- G. Mobility and Parking Planning

Approval Process

- H. Approvals Process For MX (Mixed Use District) Master Plans In The Capitol Area
- Appendix: Mobility and Parking Plan Requirements
- Appendix: City of Saint Paul – Standard Review Processes

Our parking and mobility situation is an interrelated challenge



The Capitol Rice Development Framework

Urban Form

- A. Capitol Rice Relationship to the Greater Context
- B. Open Space and Public Art
- C. Street Design and Block Pattern
- D. Land Use Mix & Opportunity Sites
- E. Energy, Water and Waste Standards
- F. Frontages

Investment likes
predictability

Mobility and Parking

- G. Mobility and Parking Planning

Approval Process

- H. Approvals Process For MX (Mixed Use District) Master Plans In The Capitol Area
- Appendix: Mobility and Parking Plan Requirements
- Appendix: City of Saint Paul – Standard Review Processes

PREDEVELOPMENT PROCESS

