

Housing and Land Use Committee Meeting Wednesday, November 30, 2022

Attendance: Mike Moore (Chair), Regina Purins, Dave Pasiuk, Lynn Ihlenfeldt, Nora Ptacek, Catherine Plessner, Art Punyko, Jack Fei, Tom Dietsche, Cindy Radtke, Elizabeth Wefel, Kathryn McGuire, Patty Hartmann, Hugo Bruggeman, Meg Arnosti, Marc Manderscheid

Staff: Alexa Golemo

Guests: Angela Selb-Sack, SPPS Facilities; Brice Aarresta; Paul Vaughn; Paul Lawton, Architect, DLR

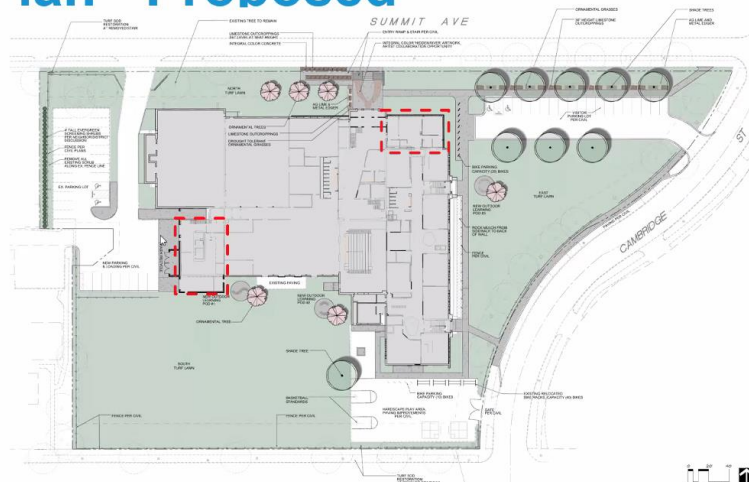
MINUTES

October 2022 Minutes approved 10-0.

Hidden River Middle School. Representatives present: Angela Selb-Sack, Facilities, Brice Aarrestad, Paul Vaughn, Paul Lawton, Architect, DLR. This building was formerly called Ramsey and its major renovations are being planned. The Schematic Design is complete, and Design Development will be complete in December. Builder is Kraus Anderson construction. Construction Documents will be next, then bidding in June 2023. Construction will start in summer of 2024. Students will move to the Wilson building (currently LEAP) for 1 year.

Some considerations: Currently there are issues with traffic congestion at the corner of Grand and Cambridge. After the remodel there will be parking on the northeast corner of the lot as well as a bump out along Cambridge for dropping off students. The entrance to school will be on Summit Avenue. Two additions are marked with red dashed lines on the Proposed Plan. One is for the kitchen and the other is for a secure entry with student activities and special education on the second floor. HPC is also involved in the planning. The current retaining wall E/W on Summit will be removed to accommodate an accessible ramp and a nicer entry.

Site Plan - Proposed



On Summit where busses drop off students, students currently need to go by the dumpsters on the west side to enter. Now they will be able to enter directly on Summit.

Art: Will the area on Summit Avenue be resurfaced?

A: It has been requested but this is not under the control of the schools.

Hugo: will the library wing be remodeled?

A: Yes, it will be remodeled in a major way.

Marc M.: Concerned about not paying appropriate attention to Summit Avenue. Removing the Platteville Limestone and adding a parking lot are problematic. No place else on Summit is there parking along Summit and it is a desecration. Parking should be set along the Cambridge side.

A. The team went through quite a few renditions. We wanted to keep the contiguous green space along Cambridge and don't want foot traffic crossing the parking lot.

Regina: If Mark's reasoning is aesthetic, perhaps things could be done to help.

A. Wall is in bad shape. Similar stone will be used in reconstruction.

Floor Plans - Proposed



Floor plans: Main office moves from the middle of the building to the northeast corner. Cafeteria will be more open and become more of a town square or central hub. Aqua color is classrooms with upgraded equipment. Orange is special education. Gold is gyms. Light green on north is music room, grey is inclusive restrooms. Lighter blue is small group rooms, student commons. Halls become narrower. Dark green is science room. Brown is cafeteria with increased function. Yellow will be a set of giant stairs to a basement media center with natural light. Stair is a learning stair for students to sit on.

Q. How does the floor plan protect the safety of students to prevent gun-carrying intruders?

A. Security plan has been incorporated. Secure entry is the biggest improvement.

Q. Will there be a metal detector? A: No.

Regina: How you handle drug use in the design? Nurse's station or Narcan?

A. Secure nurse's suite is included. Restrooms are more visible, have cameras on the outside and are only 1 stall deep.

Art: Energy efficiency? Elevators?

A. Fantastic improvements there. Existing elevator will be reused. All the air will be circulated through new equipment, better regulated temperatures. It will be more comfortable and efficient. There will be geothermal heating and cooling.

Cindy R. Do you have to cut down some trees?

A. Yes

Cindy: Community may miss the parking lot in the back.



Marc M. Adding glazing and fins: this is Summit Avenue, on the National Historic Register. To introduce new materials is misguided. This design won't highlight the older aspects of the building but instead will be an intrusion. Macalester and St. Thomas both use stone that are in keeping with the history of Summit Avenue. In this plan, automobiles will face Summit Avenue, which is inappropriate. Summit is a national treasure and is very important to St. Paul. This would damage the historic avenue.

- A. There are different camps on how to do this. Some want to blend in, others want the new to be distinctive from the old.

Kathy McGuire: Agrees with Marc. It lacks a tie into the historic parts of the building. Also would love to see a rendering of the vegetative screening along the parking lot.

- A. Feel free to comment, as it is part of the design process. We have a historic consultant, and we will make sure they hear these comments. They will get a rendering of the screening.

Jack: The rendering is jarring. There is such a clash between the old building and the new addition. Some thought should be given to how to make the new fit in with the old. This is horrendous. It should blend in better.

Regina: Appreciates the concerns but likes the look.

Reach out to Angela with further comments.

Cathy Plessner: Would recommend you bring students and other users of the building to the next presentation.

DRAFT DISTRICT PLAN GUIDELINES.

Spencer Miller-Johnson, planner with the City of St. Paul. Comprehensive plan articulates the long-term vision across the whole city. District plans are more specific, tailored to a smaller area. St. Paul has 17 districts. Guidelines have not been updated since 2010. The document needs an update. Audience for the Guidelines: District Councils, Community Members and City Staff.

Sections 2, 3 and 4 are most significant. Spencer described the overviews. The intention is to provide the right amount of detail. In the 60-day District Council review period. Closes on December 9. Guidelines will be revised based on comments. Website will be updated and brought to the Planning Commission. This document is not regulatory. It is more flexible than that.

Art P. Confused by Steering Committee Task force section. When are different groups used?

- A. Was trying to capture decades of practice. Will try to clean up this description.

Cindy R.: Wants to be inclusive of councils without as many resources.

Dave P: Someone at PED should be available if the Community Council has questions, so the CC doesn't go down a path and have PED say it was wrong.

- A. This is not prescriptive. Each council has an assigned neighborhood planner who should be available for questions.

Kathy McGuire: Why are we getting this on the 50th day if it is a 60-day review period?

Alexa says it was supposed to be discussed last month and was bumped to prioritize another issue.

Kathy: Can we get a little more time to review?

- A. We will consider that. Normally they only present this if requested. It was distributed 2 months ago. Only two district councils requested a presentation.

Feel free to email Spencer directly. Spencer.Miller-Johnson@ci.stpaul.mn.us

Alexa: End of year donations are requested.

Moved to not have a December meeting passes.

Thursday, January 12 is annual retreat, 7-8:30 p.m.

HLU Wednesday, January 25