

Ballpark Implementation Committee Action

October 31, 2007

Background/Previous Action

On May 26, 2006 Governor Pawlenty signed the ballpark legislation, which included provisions whereby the State established the Ballpark Implementation Committee (“BIC”) as an alternative process for municipal land use and development review related to the Twins Ballpark (Exhibit A1 - Sec.13. [473.758] Implementation, Subd.2. Ballpark implementation committee; city review).

On November 27, 2006, the BIC held its first meeting for purposes of reviewing the its charge as set forth in the legislation, the conceptual design plans for the ballpark, the project timetable, and the roles and responsibilities of the Minnesota Twins, Hennepin County, Minnesota Ballpark Authority and City of Minneapolis.

On March 7, 2007, the Ballpark Implementation Committee adopted Ballpark Site Design Criteria for purposes of establishing parameters for its review. (Exhibit A2).

On April 16, 2007, the Ballpark Implementation Committee recommended that the Hennepin County Board include specific components of the ballpark site design in its review of the Ballpark and Infrastructure Design Documents (Exhibit A3).

On July 18, 2007, the Ballpark Implementation Committee took action to provide specific direction to the project design team regarding the design for the Ballpark elevations at pedestrian level consistent with their April 16, 2007 recommendation (Exhibit A4).

Action:

Based upon its review of the Schematic Design Documents, Phased GMP Design Documents, and subsequent revisions thereto, the Ballpark Implementation Committee recommends the following:

1. Ballpark Design
 - a. Approve the location and layout of the ballpark, primary entrances, and 6th/7th Street bridge and plaza components as shown in Exhibits B, B1.
 - b. Approve the location and layout of the vertical pedestrian connections within the ballpark between the Northstar line and Hiawatha transit lines as shown in Exhibits C.0, C.1, provided that the doors face 5th Street, and encourage the Northstar Project to add a second elevator
 - c. Approve the ballpark elevations as shown in Exhibits D.0, D.1, D.2, provided that the areas designated as “art panels” shall not include advertising signs.

- d. Delegate approval of the detailed signage plan for the exterior building and site to the City of Minneapolis consistent with the Minnesota Ballpark Authority/Twins Lease Agreement, provided the signage plan consider the design guidelines and character of the nearby historic district.
- e. Acknowledge that the Ballpark Project is registered to become Leadership in Energy and Environmental Design LEED certified, is following sustainable building practices, and is “architecturally significant”.
- f. Delegate final fire and life safety review to the City of Minneapolis and other applicable regulatory authorities.

2. Public Infrastructure and Related Improvements

Delegate final review and approval of public infrastructure and related improvements, including, but not limited to, public utility relocations and directional/way finding signage to the City of Minneapolis Public Works Director, the Hennepin County Engineer, Hennepin County Ballpark Coordinator and MNDOT when applicable.

3. Street Vacation

Recommend that the Ballpark Design Team and Hennepin County submit formal applications for public street and other applicable right-of-way vacations to the City of Minneapolis. (Exhibits E, E1)

4. Parking

Approve the interim parking lot southwest of 7th Street North, as shown on Exhibits F, subject to the Minnesota Ballpark Authority and the Minnesota Twins air rights term sheet adopted by the MBA.

5. Roadways

- a. Approve roadway layout changes, including the closure of a single lane of traffic on 6th Street North between 2nd Avenue North and 1st Avenue North and closure of 3rd Avenue North between 5th Street North and 7th Street North, as shown in Exhibit G.
- b. Recommend that 2nd Avenue North between Washington Avenue North and 7th Street North and Glenwood Avenue between 7th Street North and Royalston Avenue be made a two-way street segment as a result of the loss of 3rd Avenue North between 5th Street North and 7th Street North.

6. Walkways

- a. Approve sidewalk widths adjacent to the ballpark and the location and approximate widths of the primary entrances into the ballpark as shown in Exhibit H.

- b. Pedestrian access shall be granted through the concourse from 6:00 a.m. to 10:00 a.m. on game days as shown in Exhibit I when there is an evening game or event. On days when there is a game scheduled to begin on or before 2:00 p.m., the concourse access will be closed all day. Concourse hours will be subject to review and input on possible modifications by the Transportation Management Plan Committee after the ballpark opens in 2010, based upon actual use and documented operational issues.

7. Skyways

Approve the 6th Street Plaza connection to the skyway system and the design and location of the connection to Garage “A” with completion of that connection subject to availability of funds as shown in Exhibits J, J.0, J.1, J.2.

8. Pedestrian Bridges

Approve the pedestrian plaza footprint as shown in Exhibits K, K.1 and subject to additional funds designate extending the 6th Street Pedestrian Plaza from 2nd Avenue North to 1st Avenue North as the number one priority for supplemental infrastructure investment.

9. Bicycle and Pedestrian Path

Approve the location of Cedar Lake Trail, as shown in Exhibit L and its width and height with the following exceptions, as shown in Exhibit L1, request City and County staff to continue to encourage Northstar to incorporate a bicycle and pedestrian connection to integrate the Cedar Lake Trail with transit as near as feasible to the 5th Street multi-modal station, and incorporate appropriate bicycle storage and parking locations into the design.

10. Transit Improvements to Facilitate Public Street Access to the Ballpark and Integration into the Transportation Plan for Downtown and the Region

Recommend the Minnesota Ballpark Authority and Minnesota Twins work with transit providers to provide transit service to and from games and other events at the ballpark, and consider the range of transportation mitigation options identified in the Environmental Impact Statement.

11. Lighting

Delegate approval of the lighting plan to the City of Minneapolis CPED and Public Works staff, and request that when the City designs lighting for the Cedar Lake trail, it includes sufficient lighting to ensure public safety. The lighting plan shall include location and type of lighting and photometric detail regarding the impact of light spillover on the surrounding area.

12. Landscaping

Approve the landscape plan for the ballpark and parking sites as shown in Exhibits N, N.2, with decorative fencing in lieu of landscaping along the parking lot in areas where space is insufficient to include landscaping, and consult with the neighborhood and the Planning Commission on the final landscape plan details.

13. Utilities

Delegate review and approval of public utilities and appropriate easements to the City of Minneapolis Public Works Director, the Hennepin County Engineer, Hennepin County Ballpark Coordinator, Minnesota Ballpark Authority and MNDOT when applicable.

14. Drainage

Delegate review and approval of storm water drainage to the City of Minneapolis Public Works Director, Hennepin County Engineer, Hennepin County Ballpark Coordinator, MnDOT, Bassett Creek Watershed Management Organization, Middle Mississippi Watershed Management Organization and other organizations as it relates to ownership and permitting requirements.

15. Land Acquired and Prepared for Private Redevelopment in a Manner Related to the Use of the Ballpark

Encourage the Minnesota Ballpark Authority and Minnesota Twins to execute a development agreement for the interim surface parking lot southwest of 7th Street and develop the property in compliance with adopted City policies, plans and regulations as soon as possible, and that the development will go through the standard City of Minneapolis development and land use review processes.

16. Environmental Remediation

Environmental remediation shall meet all applicable requirements of the Minnesota Pollution Control Agency (MPCA) and the City of Minneapolis.

17. City Required Permits

- a. The Ballpark Authority, Hennepin County, and the Twins should continue to work with City staff to obtain required permits for the construction of the Ballpark. The City will facilitate the project through a modified Preliminary Development Review process.
- b. The Hennepin County Ballpark Project, Minnesota Twins and/or the Minnesota Ballpark Authority should obtain all required City right-of-way encroachment permits.

18. Plan Changes after Ballpark Implementation Committee Action

The Minnesota State Statute establishing the Ballpark Implementation Committee and alternative process for municipal land use and development review does not provide a process for reviewing and approving changes to the project design plans after the Ballpark Implementation Committee forwards its action on the final design. The standard process in the City's zoning code does not apply.

Changes to the ballpark development plan that are proposed following the issuance of the recommendations of the Ballpark Implementation Committee and consideration by the Minneapolis City Planning Commission and City Council shall be forwarded to the Chairs of the Ballpark Implementation Committee by either the City Planning Director or Hennepin County Project Coordinator.

The Chairs shall meet and mutually agree that:

- 1) the change does not materially impact the project design plans as recommended by the Ballpark Implementation Committee, or
- 2) the change does materially impact the project design plans and request that the Hennepin County Project Coordinator take appropriate action to ensure that the change conforms with the project design plans approved by the Ballpark Implementation Committee, or
- 3) the change materially impacts the project design plans and requires review by the Ballpark Implementation Committee, in which case the Chairs shall reconvene the Committee for the limited purpose of reviewing the specific change(s) and recommending appropriate action to the Minnesota Ballpark Authority.

Current development plans shall be kept on-file with the Minneapolis Department of Community Planning and Economic Development (CPED).

Next Steps:

Per Statute, the recommendations of the Ballpark Implementation Committee shall be forwarded to the Minneapolis Planning Commission for an advisory recommendation and then to the City Council for final action in a single resolution. The Ballpark Implementation Committee recommends that the City Planning Commission hold a public hearing. The final Council action must be taken within 45 days of the receipt of the Committee recommendation to the Planning Commission.