

**STADIUM VILLAGE STATION AREA PLAN**  
**Steering Committee Meeting #10**

Tuesday, December 6, 2011  
Stadium Village Church  
501 Oak Street SE  
4:30 – 6:00 PM

**MEETING NOTES**

Steering committee members present: Dick Gilyard, Michael McLaughlin, Hilary Holmes, Calder Hibbard

Staff present: Andrew Gillett, Haila Maze, Monique MacKenzie, Bill Smith – Biko Associates, John Slack and Paul Bilotta – Bonestroo

**Public Realm and Connectivity Study Update**

- John Slack presented a series of graphics showing interim products for the public realm study, including maps, cross sections, and renderings
- He explained how the public realm is being designed for public realm “zones” in and along streets and public ways between building faces (frontage zone, pedestrian, furnishing, edge, extension, etc.)
- He reviewed and provide concepts for various public realm improvements, including public plazas, lighting, trees, stormwater features, public art, etc.
- Discussion regarding stormwater treatment – more effective strategies proposed (also suggested in North Loop) that structural soil, which doesn’t seem to be working as well as originally anticipated in some areas in terms of tree growth
- Question regarding how this matches with guidelines in city’s street design standards; indicated sidewalk widths will be made to match city standards (8 feet)
- Question regarding whether neighborhood-level scale of Huron improvements is appropriate; will need to balance desirable features with high traffic volumes
- Question whether can modify to clarify what is public vs. private realm; need to show what’s realistic to expect we can accomplish (i.e. focus on what’s in public ROW) – too visionary and people will not take it seriously
- Question regarding height of buildings – could show taller buildings in Stadium Village core because that’s anticipated and appropriate; good to show buildings for context, but need clarification that these are conceptual and not meant to demonstrate that’s exactly what will be built here
- Question regarding minimum width of stormwater features to be effective; needs to be somewhat substantial to make a difference
- Question regarding signage/banners along gateways to campus; need to be appropriate and direct people to businesses as well as U of M campus (also wary re: extending campus presence too far into surrounding areas)
- Black and white sketches will be colored in, once finalized
- Additional steering committee meeting needed to review draft document

## **Parking Study Update**

- Bill Smith presented an update on the parking study, which is nearing completion
- Some more refined concepts being developed as case studies for Stadium Village and 29<sup>th</sup> Ave locations
- Need more details on how on-street parking will work around 29<sup>th</sup> Ave, including possibility of angled parking as a way to mitigate parking loss on University Ave
- Update on research on other campus parking scenarios that added LRT; with one exception all saw significant drops in parking needs after LRT or similar transit service was added; problems with parking revenue resulted in some cases
- Based on this research and some calculations, estimated that in the long term parking demand overall may drop (even taking into account new growth)
- Report does assume new developments will largely park themselves on site; some need for high-turnover spaces may possibly be filled by on-street parking on street near Washington and University
- Do need some additional work looking at potential for district parking strategies for 29<sup>th</sup> Ave/Prospect Park station – e.g. how it would work, who would pay for and maintain it, etc.; could possibly provide joint parking for businesses, allowing for more possible density on development sites

## **Public Outreach Update/Next Steps**

- Conducting various focus group meetings at this stage of outreach to get input from targeted groups
- Will be in touch soon regarding scheduling next steering committee meeting in January, to wrap up consultants' work, and start on next phase