

STADIUM IMPLEMENTATION COMMITTEE
DESIGN SUBCOMMITTEE

Friday September 28, 2012

1-3 p.m.

333 City Hall

Meeting Minutes

Subcommittee members present: *Chair:* Tom Fisher. *Members:* Sandra Colvin Roy, Tom Meyer, Kevin Reich, Jesse Winkler. **Members excused:** Tim Baylor, R.T. Rybak, Craig Taylor

Other Implementation Committee members present: Diane Hofstede, Peggy Lucas

Guests: Jeff Anderson, Lester Bagley, (Mn Vikings), Michele Kelm-Helgen, Bill McCarthy (MSFA)

Staff/consultants present: Peter Brown, Hilary Dvorak, Beth Elliott, Chuck Lutz, Jennifer O'Rourke, Brendon Slotterback, Sally Westby, Jason Wittenberg.

1.0 Call to order – the meeting was called to order at 1:05 p.m. by chair Tom Fisher. Those present introduced themselves.

2.0 Approval of the minutes of the 8/24 Design Subcommittee meeting – It was MOVED and SECONDED that the minutes of the 8/24 meeting be approved. Motion CARRIED unanimously.

3.0 Updates

3.1 Architect Selection – Chuck Lutz reported that the firm of HKS has been selected as the architect for the new stadium. HKS designed both the Dallas and Indianapolis stadiums. HKS also worked with the old Metropolitan Sports Facilities Commission to come up with a design for a refurbished Dome.

HKS has not yet selected a local architectural firm with which to work. HKS has a clear commitment to working with local businesses and has committed to a goal of 19% targeted businesses (11% women owned; 8% minority owned). The HKS design team will be at the 10/15 Implementation Committee from 4 – 5 p.m.

Michele Kelm-Helgen said that there would also be public presentations by HKS. It is hoped that the first can be arranged for the evening of October 15 after the Implementation Committee meeting. In response to a question from Kevin Reich, Kelm-Helgen said that key points that led to the selection of HKS included: their previous experience; creativity; and experience with designing retractable stadium features. There are no specific images yet of the building but HKS did show concepts for a retractable wall or roof. They provided no specifics regarding the plaza outside the stadium but did talk about how it could be connected to the community. As noted above, HKS made a clear commitment to using local architectural talent and to meeting the targeted business goals. The cost of design work by the five firms ranged from a low of \$34 million to a high of \$54 million. HKS's price was in the middle of this range but through

negotiation the firm agreed to do the work for \$34 million. Kelm-Helgen said the MSFA/Vikings believe they have gotten the best firm for the best price. MSFA and the Vikings were in complete agreement as to which firm to select. In response to a question from Colvin Roy, Kelm-Helgen said that HKS is strongly committed to sustainability and has a goal of LEED platinum for this project.

Lester Bagley said that HKS was the most creative of the five firms interviewed. In response to a question, Bagley said that HKS did not speak directly to how a “retractable roof” might affect attracting professional soccer but that the firm understands its importance. None of the current professional soccer stadiums have fixed roofs.

Bagley briefly described the upcoming design process. In the coming months, HKS will propose design options that will be reviewed, revised and then priced by the Construction Manager. In the spring 2013 a design will be selected. The cost of design and construction will need to fit within the \$975 million budget for a covered stadium. Other recently built stadiums have been constructed for substantially more. Dallas cost \$1.6 million. New York cost \$1.2 million. San Francisco cost \$1.3 million.

3.2 Make-up Walking Tour of Stadium Area – will be held on Monday Oct. 1 from 10:15 a.m. – 12 noon. Participants should meet at 4th and Chicago.

3.3 Railgating Report – Lutz reported that the 9/23 railgating experiment was successful. Many people went to the food carts along 5th street. The only complaint was the lack of beer. (Beer will probably not be provided this year). For the next home game, the food trucks will expand for one more block. There were 13 trucks on 9/23. The plan is for 17-18 trucks on 10/7.

Lester Bagley said that the Vikings want to support the railgating initiative and help connect the stadium to downtown. There are concerns, however, because some of the food trucks are directly across from vendors who pay to be on the Dome plaza. The Vikings and the City are working to resolve problems. Lutz said that the warehouse district businesses are also interested in being involved in the pregame activities.

In response to a question from Sandra Colvin Roy, Bagley said that there was very little concern from the vendors inside the Dome but there are potential issues there as well. 85% of the revenue from concessions goes to support the Metropolitan Sports Facilities Authority (MSFA) and 15% goes to the Vikings. Michele Kelm-Helgen said that impact of the food carts on stadium vendors could be assessed by looking at concession sales over a number of weeks. Kelm-Helgen said many of her neighbors went to the food trucks on 9/23 even though they did not have tickets to the game. Diane Hofstede noted that some people came from church with their children to take advantage of the food cart offerings. Some businesses outside the core sponsor game day events and bring people to the game. Conceivably these businesses could have concerns about competition from railgating.

Staff noted that the purpose of the railgating initiative is to bring more people downtown, not to take away from currently involved vendors and businesses. The plan is for food trucks to be

available before the game only. After the game, it is hoped that people will go to local bars and restaurants.

Bagley said he would look into the possibility having vendors on the plaza stay open for a time once the game starts to make up for revenue lost to food carts.

4.0 Design Subcommittee Draft Work Plan – Chair Tom Fisher reviewed the draft work plan (appendix A). The plan outlines what the committee will do and when. Kelm-Helgen said she would provide a timetable from the design team as soon as possible so that the subcommittee could better coordinate its work with that of the design team. Colvin Roy asked that the draft work plan reflect the need for the design team timetable.

Colvin Roy requested that the work plan be amended to indicate that the subcommittee would continue to meet after the stadium Schematic Design is approved. It was MOVED by Kevin Reich and SECONDED by Tom Meyer that this be done. Motion CARRIED unanimously.

5.0 Discussion and Drafting of Design Principles - Lutz said that a goal of the meeting is to approve design principles (appendix B). The first three principles relate directly to the building. It is these building related principles that the Implementation Committee will send formally the stadium architects and upon which Implementation Committee review of the design will be based.

5.1 Vision - In response to concern by Colvin Roy, it was agreed that the word “place” be substituted for “community” in the vision statement and that the 2nd paragraph refer to a place not a site.

5.2 Principles - Discussion ensued regarding the specific principles and what should or should not be included within each. In regard to the “building” principle, Tom Meyer suggested that some of the wording was too specific or restrictive. Instead of specifying that the building **must** be “below grade” for example, he suggested specifying that it “be kept low”.

He also questioned the suggestion that design be “sensitive to its context”. There is little existing context now and this phrase might encourage designers to try to stick things onto the building rather than focusing on good design. Peter McLaughlin said that there are two kinds of context - the building has to look good to the neighborhood and it has to be good design. Staff will revise the language to reflect the subcommittee’s desire for bold design that contributes to the neighborhood.

Further discussion ensued about the headings and wording of each principle as well as where to place language about sustainability. Staff will modify the document to reflect this discussion.

5.3 Sub-principles –

5.3.1 Building - Concern was expressed that the building sub principles did not sufficiently express the desire for a building that had great design (i.e. iconic, bold, sophisticated) and that allowed passersby views of the inside. Meyer suggested the some sub principles were too specific and not sufficiently aspirational.

5.3.2 Plaza – Beth Elliott reviewed the themes of the Open Space and Parks chapter of the City’s 2009 Minneapolis Plan (appendix C). Among other things, open spaces should be: safe, support healthy living, used year around, accessible, preserve historic features, feature public art, and protect view corridors. In terms of design, an open space or plaza should connect to all major modes of transportation and allow for both active and passive activities.

The group then reviewed the suggested “plaza” principles. There was discussion regarding the specificity of the proposed principles and the need for aspiration - for example “a world class outdoor destination” or a “sophisticated, cherished community destination”.

Tom Meyer said that the activity around the edges of a plaza is important.

McLaughlin said he wanted a bold design that looked good even when no one was on the plaza.

Peggy Lucas said that safety was important to members of the stakeholder subcommittee but also quality over quantity. The plaza did not need to be huge.

Kevin Reich suggested that a powerful stadium building should have an urbane rather than cute English garden type plaza. He also suggested that the plaza should present a great visual to those approaching it. It could be the terminus of a natural promenade from the river.

Tom Fisher said that a challenge for the NFL and the City is to get people to come to the plaza. One way of doing this might be to broadcast game highlights there.

Lucas said that people like to walk “around” things. If the atmosphere around the stadium and plaza is appealing, people will go there.

Chuck Lutz noted that the neighborhood around the stadium could be the next great urban neighborhood in Minneapolis so the plaza as an amenity could be important.

The stadium legislation does not require public art. There was general consensus that any public art should be integrated into the design.

It was the consensus that the principles be modified to reflect the discussion above. Staff will prepare a draft for review in advance of the 10/15 Implementation Committee.

6.0 Adjourn – 2:50 p.m.

7.0 Next Design subcommittee meeting – *Friday October 26 @ 1 p.m. 333 City Hall (later cancelled)*