

## STADIUM IMPLEMENTATION COMMITTEE

Thursday May 30, 2013

4–6 p.m.

319 City Hall

### *Meeting Minutes*

**Committee members present;** Chairs: **Tom Fisher, David Wilson.** Members:., Judy Yates Borger, Sandra Colvin Roy, Rolf Engh, Chris Ferguson, David Fields, Clint Hewitt, Betsy Hodges, Diane Hofstede, Barbara Johnson, Peggy Lucas, Paul Mellblom, Cory Merrifield, Kevin Reich , R.T. Rybak, Cathy Rydell

**Committee members excused:** Russ Adams, Hussein Ahmed, Tim Baylor, Sarah Harris, Peter McLaughlin, Tom Meyer, Wade Luneburg, Craig Taylor, Jesse Winkler

**Guests:** Lynn Regnier, (Elliot Park); Kristin Anderson (Augsburg College); Dan Bowar (EVS); Phil Eckhert (Hennepin County); John Hutchings, Randall Morton, Kevin Taylor, (HKS); Jim Harwood (Metro Transit); Jenn Hathaway, Bill McCarthy, Tiffany Orth, Michele Kelm-Helgen (MSFA); Jeff Anderson, Lester Bagley (Mn Vikings); Tadd Kreun, Tom Oslund (Oslund & Assoc); Richard Meryhew, Janet Moore (Star Tribune); Varun Kharbanda (511 Bldge Data Canter); Nacho Diaz, Richard Koppy

**Staff/consultants present:** Peter Brown, Kevin Carpenter, Hilary Dvorak, Beth Elliott, Jeff Handeland, Erik Nilsson, Chuck Lutz, Marsha Wagner, Sally Westby

**1.0 Call to order** – the meeting was called to order at **4:05 p.m.** by co-chair Tom Fisher.

**2.0 Approval of Minutes of 2/28/13 meeting - It was MOVED and SECONDED that the minutes of the 2/28/13 Committee meeting be approved. The motion CARRIED unanimously.**

### **3.0 Presentation of the Stadium Schematic Design-**

*Introduction* - Michele Kelm-Helgen introduced the design discussion. At this point, discussion will not include parking and the Ryan plaza. These issues will be discussed in detail once a contractor has been hired to build the stadium parking ramps. It has been only a week since it was clear the Ryan project would be going forward resulting in an east-west layout for the plaza. The Metropolitan Sports Facilities Authority (MSFA) plans have a submission regarding parking, the plaza and infrastructure ready for its board and then the City on 6/14/13. The focus of today's discussion will be the building exterior and site.

**Comment [PB1]:** HUCK COMMENT HERE – Oslund presented the stadium plaza (2.7 acres) so I think we mean that the large two-three block plaza would not be discussed.

*Schematic Design* - John Hutchings of HKS, the stadium architects, reviewed a power point presentation of the Schematic Design with the Implementation Committee (IC). The project is now in Design Development (DD). Hutchings' presentation touched on many of the principles adopted by the IC and highlighted a number of areas:

- The media mesh on the prow of the building can be used for media events on the plaza.
- The building ties in with the surrounding neighborhood – It faces downtown but has gracious entries on all sides.

- The EFTE roof is fritted. It will allow daylight in but block harmful sun rays. The roofing product has been in use for many years but used more in Europe than the US. It was also used on the centerpiece building for the Beijing Olympics. The material is plastic and will be self-cleaning. There is a structure below it so it will not deflate.
- The building will be 274 ft. high or approximately 27 stories. This is 100 feet taller than the top of the Metrodome. At the lower (east) end it is 20 stories high.
- If the Ryan project moves forward, there will be skyways linking parking ramps to the building on the northwest and the southeast.
- For the most part, shadows from the building will be limited to the building site itself

*Street Vacations* – Dan Bowar of EVS reviewed the street vacations (mostly sections of 5<sup>th</sup> St.) requested for the project. 4<sup>th</sup> St. will operate as it does today. 6<sup>th</sup> St. might become two-way between 11<sup>th</sup> Av. and Park (preferred City option). MnDot is looking at eventually moving the 5<sup>th</sup> Street off ramp from I94 to 7<sup>th</sup> Street.

In response to a question from David Wilson, Bowar said that having enough space on 6<sup>th</sup> Street for additional greening could be an issue which is one reason it is desirable to tie 6<sup>th</sup> St. and the Stadium together. Other streets around the stadium will be functionally the same as they are today. Consideration is being given to installation of traffic signals on 6<sup>th</sup> St. at 9<sup>th</sup> and 10<sup>th</sup> Avenues.

In response to questions about storm water from Sandra Colvin Roy, Bowar said that there will be less water running off from the site than there is today. Snow and rain will be gathered on site and will go into the 11<sup>th</sup> Av. storm tunnel.

On game days streets around the stadium will be closed in a similar manner to the way they are closed today.

When leaving the stadium on game days, the majority of people go west and north. This could change with development around the stadium. Also, flow will change as spectators get to know the building. There will be more escalators in the building than in other stadiums.

In response to a question from Paul Mellblom, Hutchings said that, in the long term, LRT use is expected to increase by 30-35%. Kelm-Helgen noted that the Central Corridor LRT line would be in operation by the time the stadium opens. Also, if the Ryan project goes forward, there will be skyway connections to parking which should spread out where spectators park. 2800 new spots must be added per the Stadium legislation although some could be leased from existing facilities as long as they are designated.

*Public Realm* – Randy Morton of HKS spoke to what the neighborhood around the stadium would be like both on game days and other days and highlighted a number of points including:

- 1) The stadium is one block within a five block area. It is a civic building that needs to be knitted into and integrated with the surrounding neighborhoods
- 2) Transit and other amenities should be maximized. The stadium will be a green oasis with green on all four sides of the building.
- 3) The Stadium is a mixed use facility. On non-game days, the two “premium” entries will be open to everyone to use as drop offs.
- 4) The Stadium plaza should be utilized on all days and in all seasons. The vision is for the plaza to be a key public space like the Rockefeller Center skating rink where everything comes together. The plaza is 2.7 acres in an 8 acre public realm. In comparison to other plazas, this one is smaller than many so it will not seem overwhelming large when no events are occurring. It would be good to have public art on the plaza. Bosques of trees will frame the plaza space and define it like an outdoor room. The plaza needs to be flat enough to be multi-use but steep enough to drain.

In response to a comment from Hofstede, Kelm-Helgen said there is no plan to offer designated parking along with football tickets as is done at the University. The City does not want substantial parking around the stadium. Chris Ferguson noted that there will be opportunities to park at the University and take LRT to the Vikings games.

Hutchings said that large trucks will block off the stadium on game days to meet National Football League (NFL) security standards.

*Landscaping Plan* – Tom Oslund reviewed the landscaping plan. Because the building is very large, it is important how it meets the ground. The way people perceive the stadium from the street is as important as the plaza. Circulation is also important because of the size of the building. It will be possible to walk around the entire building on the outside even though there are grade changes. Bosques of trees framing the green areas will contain native and ornamental plants. There will be linear parks that include walking paths on 3 sides of the building.

The parking lot on the southeast corner of the site will be well screened by trees and meets City parking lot code. In response to questions from Wilson, Kelm-Helgen said the parking lot has always been part of the program and is an NFL requirement for players and others. The parking lot will be much smaller (190 spaces) than the current 500 car parking lot. Hutchings noted that the stadium has much more green space than the stadiums in Dallas or Indianapolis. In response to a question from Chuck Lutz, Hutchings said that the parking lot could be made available for programming on non-game days.

Hutchings said that shelling a space for a restaurant on the west side of the building could be a design alternate. A separate museum space is not being contemplated. Instead, the Vikings are looking at integrating museum type pieces throughout the stadium as is done at Target Field.

Three hundred bike racks will be distributed around the stadium. At the suggestions of Mayor Rybak and Mellblom, the architects will look at whether bicycle lanes could be incorporated onsite rather than left in the street.

Oslund said the pavement on the site will be impervious. A key in controlling run off will be how the space is graded. Walking along 6<sup>th</sup> St. will be a human scale experience - like walking next to and looking into Bryant Park in New York City. There are 3.4 – 4 acres of green space around the stadium. This is the size of Gold Medal Park on the River.

Committee members expressed support for the landscaping plans and made the following additional comments:

- Wilson said he liked the landscape plan but still remained concerned about the parking lot on the southeast side of the building.
- Clint Hewitt remained concerned about what might get sacrificed if funding were short. Kelm-Helgen reiterated that the funding for the landscaping plan was in the budget and would not be sacrificed. In regard to concerns about funding for maintenance, Kelm-Helgen said that is why a simple but elegant plan was devised. The MSFA is committed to this plan. Any significant changes in the landscaping plan would have to come back to the IC.
- Mayor Rybak asked the architects to make sure they considered safety principles in designing the landscaping. He also asked the MSFA to consider the many excellent local businesses when choosing stadium vendors.
- In response to Colvin Roy's concern about storm water, Oslund said the team is looking at whether or not storm water can be used for onsite irrigation. However, using stormwater for onsite irrigation is not covered in the current budget.
- Mellblom questioned whether there might be too much greenspace around the stadium especially with the green space being planned for the Ryan project. He also expressed concern that 6<sup>th</sup> St. would not be much better than it is now. Randy Morton agreed with the latter concern and noted that important issues related to traffic and streetscape while outside the purview of the design team are often dictated by government policies over which the IC could have influence.
- David Wilson proposed that issues related to streets, streetscapes and bike lanes be referred to the Planning Subcommittee for further discussion.

**6.0 Adjournment** – 6:00 p.m.

**7.0 Next Meeting** – **Thurs June 13 @ 4-6 p.m. in Rm 333 City Hall.**