

STADIUM IMPLEMENTATION COMMITTEE

PLANNING SUBCOMMITTEE

Thursday May 23, 2013

4:00 – 6:00 p.m.

333 City Hall

Meeting Minutes

Subcommittee members present: *Chair:* David Wilson. *Members,* Rolf Engh, Chris Ferguson, David Fields, Clint Hewitt, Betsy Hodges, Diane Hofstede, Wade Luneburg, Peter McLaughlin, Paul Mellblom. Other subcommittee members present: Cory Merrifield, Tom Meyer

Subcommittee members excused: Russ Adams, Hussein Ahmed, Sarah Harris,

Guests: Lynn Regnier (Elliot Park); Michele Kelm-Helgen, Jennifer Hathaway (MSFA); Nacho Diaz; Varun Kharbanda

Staff/consultants present: Peter Brown, Hilary Dvorak, Beth Elliott, Jeff Handeland, Jacob Henke, Chuck Lutz, Jennifer O'Rourke, Sally Westby

1.0 Call to order – the meeting was called to order at 4:05 p.m. by chair David Wilson.

2.0 Approval of minutes of 2/21/13 Planning Subcommittee – It was **MOVED** and **SECONDED** that the minutes of the 2/21/13 meeting be approved. Motion **CARRIED** unanimously.

Chuck Lutz introduced Paul Mellblom who is replacing Jim Norkosky on the subcommittee and Implementation Committee (IC) representing Downtown East.

3.0 Metropolitan Sports Facilities Authority (MSFA) update – Michele Kelm-Helgen reported that a presentation on the Stadium schematic design will be made to the Implementation Committee (IC) on Thursday 5/30 by HKS, the stadium architects.

The City has reviewed the Stadium Environmental Impact Statement (EIS) and made comments which have been forwarded to the City Council. The comment period for the EIS ends on June 6. The MSFA held a public comment session on 5/22 that was attended by about 30 people. No major questions/concerns were raised. Kelm-Helgen attributes this to the extensive outreach that has been done to involve interested parties.

In regard to the stadium design, parking is the one area where there is the least information at this time. Three firms have responded to the Parking Request for Proposals (RFP) and will be interviewed next week. Interviews have also been scheduled for an equity manager for the stadium equity plan. An RFP is out for employment and training services as well. Informational forums on employment and training will begin this summer.

The ground breaking for the stadium is still on schedule for October of this year. 2013 will be the last season for the Dome. The Vikings have finalized their agreement with the U of M and will play the 2014 and 2015 seasons at TCF Bank Stadium. Kelm-Helgen renewed her offer to meet with any interested groups. She noted that she has not yet met with Cedar Riverside but would be happy to do so.

In response to questions from Rolf Engh, Kelm-Helgen said that the materials to be used for the stadium have been well vetted. The material to be used on the stadium exterior has been used successfully for over 20 years. Engineering work on the stadium has been vetted by the engineering and design teams but also by Mortenson and the owner's representatives. The operating costs have been reviewed and will lead to financial savings, she believes. Kelm-Helgen will provide information on warranties and the energy models to interested committee members.

Clint Hewitt raised concern that funding for exterior improvements (e.g. landscaping) might easily get sacrificed if not specifically called out and set aside. Kelm-Helgen said a landscaping plan has been submitted and will be reviewed with the IC on 5/30.

Peter McLaughlin raised concern about snow and ice falling off the "prow" of the Stadium. Kelm-Helgen said that the building has been designed to shed ice and snow safely.

No decision has yet been made on disposition of the Hennepin County morgue parking lot. Chuck Lutz said there were currently two alternate plans for the Stadium Plaza (an east-west plan and a north-south plan.)

Paul Mellblom expressed concern that the plaza could end up being windswept and underutilized. Kelm-Helgen said that the MSFA is working with the City to ensure a plaza that meets what the committee and City would like to see. The plaza will not be a vast, open concrete space. There will be green space in four areas around the stadium. In regard to the 3 block green area proposed by Ryan for its development - this could be an active space that included recreational activities – perhaps even a cross country skiing loop.

Both Mellblom and David Fields requested more specific information about the exterior improvements planned for the area around the stadium. Kelm-Helgen noted that the landscaping plan was submitted with the schematic design. The plan for the Ryan project was presented *after* the stadium schematic design was unveiled so there is less information about that. There will be more information about parking and the Ryan proposal once the parking issue is settled on 6/14 when the parking contract is awarded. Betsy Hodges assured Fields and Mellblom that the City is paying close attention to issues related to the plaza, transportation etc. Lutz reiterated that the City does not want to see a windswept plaza outside the stadium.

Lutz said that the Ryan project contains funding for basic greenspace. \$10-15 million more will be needed to develop and program the space Ryan is proposing. The funding source(s) have not been identified, but if the space is done right, it could be a wonderful amenity for the City. Rick Collins of the Ryan Corporation will make a presentation regarding the project at the 6/13 special IC meeting. This will provide an opportunity for IC members to ask questions and provide input. The project is complex and will not be done overnight. Given the City code, Ryan cannot do a suburban style development.

It was the consensus of the subcommittee that the IC's adopted principles should inform the Ryan development even though it is recognized that the IC does not have control over this project.

Wilson summarized the discussion so far. The subcommittee would like better understanding of:

- the landscape plan (to be presented at 5/30)
- parking (information available after 6/14)
- the plaza and programming.
- the Ryan Project and its relationship to the adopted planning principles
- infrastructure changes

In addition, the subcommittee would like to see the budget for exterior improvements specifically delineated and set aside.

4. Stadium Design Review Process

Lutz reminded the subcommittee that the legislature mandated creation of the IC. Its specific charge is to approve the schematic design for the Stadium within the red line on the map the committee has been using. The legislation gives the City 105 days to make the approval. The clock on the 105 days began on 5/14, the day after the schematic design's public presentation. If the City fails to act, the plan is deemed appropriate. This process is identical to the one used for Target Field.

In response to a question from Engh, Hilary Dvorak said that City staff is asking many of the same questions being asked by the subcommittee. Dvorak distributed a timeline of city activities related to the design approval (appendix A). The timeline is a working document.

Wilson asked about the extent to which changes could be made once the design is approved? Dvorak said that there could be an agreement to deal with some issues later. McLaughlin said this occurred with the Twins stadium and that funds were set aside to deal with issues that needed more work.

After further discussion it was **MOVED and SECONDED that a recommendation be made that a budget be identified and set aside for public realm amenities. Motion CARRIED unanimously.**

Dvorak and Jeff Handeland reviewed some of the issues from the City's response to the EIS. These include:

1. 5th and 6th street modifications
2. View corridors to and from the stadium
3. Storm water management
4. Light rail transit station capacity etc.
5. Traffic management plan for game days

5. Facilitated Discussion – Stadium Design, Vision, Principles - Peter Brown reviewed appendix B which lists design and planning principles adopted by the IC and provides space for IC members' notes regarding how well the schematic design conforms to the principles. The architects have also been asked to score themselves using the same document.

In response to a question from Wilson regarding scoring of sustainability, Tom Meyer noted that outside scoring of sustainability goals would come from City staff and also from the LEED certification process through which the Stadium plans to go.

Tom Meyer reviewed the schematic design with the subcommittee. There was discussion about the location of parking and about the grade of the site. The area at the southeast corner of the stadium currently shows 200 parking stalls for players and others.

It was MOVED and SECONDED that the Planning Subcommittee oppose the provision of surface parking on the southeast corner of the Stadium. Motion CARRIED unanimously.

Discussion ensued about ways to activate the parking ramps to be built for the stadium. Beth Elliott noted that City code calls for active uses on the ground floor although the stadium legislation exempts the stadium and related facilities from conformance to City code. Lutz said active uses and housing are contemplated on the ground level of the ramps proposed by Ryan. There has also been discussion about air rights.

It was MOVED and SECONDED that staff develop a recommendation for facades and uses that should be provided on the ground level of the ramps. These recommendations should meet both City code and the IC's adopted principles. Motion CARRIED unanimously.

In response to questions from Mellblom, Lutz said there would be traffic studies to determine how to effectively handle peak time uses of the parking ramps. All ramps will connect to both skyways and the street. In regard to I94, there are plans to move the 5th Street exit to 7th street.

Both Chris Ferguson and Cory Merrifield noted the importance of developing a tailgating plan since most surface parking lots will be eliminated. Lutz said tailgating data has been requested from the Vikings. There will be no tailgating on the green space proposed for the Ryan project. New parking lots will not be created for tailgating.

6.0 Adjournment – 6:02 p.m.

7.0 Next Meetings

- a. IC – Thursday June 13 @4-6 p.m. 333 City Hall
- b. IC – Thursday June 27 @4-6 p.m. 319 City Hall