

STADIUM IMPLEMENTATION COMMITTEE  
PLANNING SUBCOMMITTEE

Thursday Feb 21, 2013

4:00 – 6:00 p.m.

315 City Hall

**Meeting Minutes**

**Subcommittee members present:** *Chair:* David Wilson. *Members:* Hussein Ahmed, Chris Ferguson, David Fields, Clint Hewitt, Diane Hofstede, Peter McLaughlin, Jim Norkosky. Other subcommittee members present: Judy Yates Borger, Chris Ferguson, Cory Merrifield,

**Subcommittee members excused:** Russ Adams, Sarah Harris, Rolf Engh, Wade Luneburg, Betsy Hodges

**Guests:** Lynn Regnier (Elliot Park); Jeff Anderson, Larry Redmond (Mn Vikings); Michele Helm-Kelgen, Bill McCarthy, (MSFA); Tim Nelson (NPR), Nacho Diaz

**Staff/consultants present:** Peter Brown, Hilary Dvorak, Beth Elliott, Jeff Handeland, Chuck Lutz, Sally Westby

**1.0 Call to order** – the meeting was called to order at 4:10 p.m. by chair David Wilson.

**2.0 Approval of minutes of 1/17/13 Planning Subcommittee – It was MOVED and SECONDED that the minutes of the 1/17/13 meeting be approved. Motion CARRIED unanimously.**

**3.0 Updates –**

*Minnesota Sports Facilities Authority (MSFA)* – Michele Kelm-Helgen reported that Mortenson, the Construction Manager (CM), is on board and already working with the architects to price design options. Mortenson will be very important in the implementation of the stadium's Equity Plan for construction subcontractors and workers.

Meeting the workforce goals for the project will be a challenge but the MSFA is committed to them. Outreach and recruitment and training programs will be needed. There will likely be a project office at the construction site where people can apply for jobs. In response to a question from Cory Merrifield, Kelm-Helgen said that anyone looking for employment before the project office is set up can contact the MSFA directly. While there are no set goals for veterans, the project will be recruiting and tracking employment of veterans and veteran owned businesses. Because there are very few veteran owned businesses that are "certified", work is being done to speed up the certification process.

The Vikings will play two seasons at TCF Bank Stadium at the U of M. The final season at the Dome will be this year. The Dome will be taken down early in 2014. Mortenson will devise a demolition plan. Most likely a traditional demolition approach will be used which will probably be the least disruptive to the surrounding communities.

Work is continuing on plaza and parking alternatives related to a proposed development by the Ryan Company. If the Ryan project goes forward, there would be some changes to plaza and parking layouts. Plans for the Ryan project are currently in flux awaiting a decision by a corporate user.

In response to a question from Jim Norkosky, Helm-Kelgen said that parking changes related to the Ryan project would not have much impact on the design of the stadium but would affect the design of skyways connecting parking to the stadium. If parking for the stadium were leased from Ryan, the cost

of the lease for 10 Vikings games would be built into the stadium's operating cost and would not count against the \$975 million to construct the stadium.

Lutz said that ownership of skyways near the stadium has not been determined. It will be important to negotiate with skyway owners to ensure the skyways are open as long as possible on game days.

**4.0 Elliot Park Land Use/Context** – David Fields presented a bird's eye view of the area around the stadium that highlighted the numerous surface parking lots as well as institutions such as Hennepin County Medical Center (HCMC) and Augustana. The Augustana College complex is south and east of HCMC. Many students live in the immediate area. There are also numerous parking lots east and south of 6<sup>th</sup> street and several churches. One of the churches, Hope Community Church, is growing dramatically.

Jim Norkosky said that Thrivent owns most of the block east of its building. Thrivent's parking is mostly used by its employees.

Discussion ensued about why so many surface parking lots continue to be located in the Downtown East/Elliot Park area. The City is currently studying the issue. One reason appears to be current tax policies and their relationship to property valuation. The surface parking lots are taxed at a low rate which is related to their presumably low value. However, when someone tries to buy one or more parcels for development the sale price goes up dramatically making it hard to do parcel assembly. The City Assessor has indicated that the valuation of a parking lot will not be raised until there is development on it.

Beth Elliott posited that property owners might be more interested in development now that the stadium is imminent. Although there are few examples of places where a stadium has been a catalyst for development, in this case with the zoning changes that the City has made, things might happen.

Lutz noted that interest by the Star Tribune in selling some of its property, along with the potential Ryan project, indicates that redevelopment is more likely than it has been in the past.

Clint Hewitt said that the City would need to be involved for redevelopment to happen. Unlike the riverfront area, one challenge in Downtown East is that the City does not own many properties in the area.

Chris Ferguson noted the importance of providing space for jobs and not just space for housing. Fields agreed and said that one focus of the Elliot Park neighborhood's plan is to provide housing in the area geared to workers such as the 5000 employees of HCMC.

## **5.0 Symposium Part II of III – Public Realm (appendix A)**

Beth Elliott reviewed important aspects of the Public Realm that are related to the principles the planning subcommittee has adopted. These include reopening of public streets, establishing green corridors and highlighting view sheds. Elliot showed examples of simple streetscape upgrades that could

have a positive effect. The subcommittee agreed that there should be an emphasis on improvements to Chicago and 11<sup>th</sup> Avenues and to 5<sup>th</sup> St.

While acknowledging that streetscape improvements (more trees, more lighting) are a start, David Wilson suggested that the City focus on more than just this bare minimum. In his opinion, Minneapolis is behind other cities in the type of improvements being done.

There was discussion about what other cities have done including larger special service districts and more emphasis on sustainability and green (e.g. the City of Chicago). Ferguson noted that Minneapolis' Downtown Improvement District (DID) has a very small budget for greening, and Wilson said the Park Board does not allocate very much for downtown greening.

Viewsheds – The committee discussed and agreed that it was important to highlight and protect important view sheds such as the City Hall clock tower and the view to river. Hewitt noted the dramatic, positive impact that creating the Scholars Walk had on the pedestrian experience on the U of M campus. It is important to maintain control over an area and highlight which views are important.

Committee members noted that several mega-structures block views and pedestrian corridors in the area. It will be important to ensure that new skyways do not block views. Glass skyways might be preferable.

Staff will forward a copy of Elliot Park's public realm presentation (appendix A) to the architects.

#### **6.0 Next Steps–**

- Next Meeting – Thursday 3/21/13 – Symposium Part III of III – Transportation (*Later canceled and rescheduled to Thursday 5/23/13*)

#### **7.0 Adjourn – the meeting was adjourned at 6 p.m.**