

STADIUM IMPLEMENTATION COMMITTEE
PLANNING SUBCOMMITTEE

Thursday January 17, 2013

4:00 – 6:00 p.m.

333 City Hall

Meeting Minutes

Subcommittee members present: *Chair:* David Wilson. *Members:* Hussein Ahmed, Rolf Engh, David Fields, Betsy Hodges, Diane Hofstede, Wade Luneburg, Jim Norkosky.

Subcommittee members excused: Russ Adams, Chris Ferguson, Clint Hewitt, Sarah Harris, Peter McLaughlin

Guests: Susan Braun (Braun Design); Lynn Regnier (Elliot Park); Dan McConnell (Mpls Building Trades); Lester Bagley, Larry Redmond (Mn Vikings); Michele Helm-Kelgen, Bill McCarthy, Tiffany Orth (MSFA); Tom Schmall (Mortenson); Dick Meryhew (Star Tribune); Kim Havey, Craig Wilson (Sustology)

Staff/consultants present: Peter Brown, Hilary Dvorak, Beth Elliott, Chuck Lutz, 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 11/13/12 Planning Subcommittee – It was MOVED and SECONDED that the minutes of the 11/13/12 meeting be approved. Motion CARRIED unanimously.

3.0 Updates –

Minnesota Sports Facilities Authority (MSFA) – Michele Kelm-Helgen reported that the project is on schedule. The draft Equity Plan for construction subcontractors and workers will be presented to the MSFA board on Friday Jan. 18th. The plan is a draft because extensive community input is desired before it is formally adopted. Input is also needed from the firm selected as the Construction Manager (CM) for the project.

Five firms attended the pre-proposal meeting for CM candidates. CM proposals are due on Jan. 21 and interviews scheduled for Jan. 23. A decision is expected in February. Once a decision is made regarding the CM, the Equity Plan will be finalized as part of the CM's contract.

In March, the 100% schematic design (SD) drawings are due. In all likelihood, drawings will **not** be released before March. The CM will be working in February to price different options prior to submittal of the SD drawings. Groundbreaking for the Stadium is likely in October, 2013.

An announcement of local firms selected as subcontractors to HKS, the stadium architect, will be made on Friday Jan. 18th. HKS's contract contains an aggressive 19% goal for the selection of woman and minority owned businesses as subcontractors for professional services.

City Implementation Committee and Staff – City staff meet weekly with Kelm-Helgen (MSFA Board chair) and Ted Mondale (MSFA Executive Director). There has been extensive discussion about a large, private development potentially proposed in the stadium area.

4.0 Leadership in Energy & Environmental Design – Neighborhood Development (LEED-ND)

Kim Havey and Craig Wilson of Sustology presented a proposal for LEED-ND certification for the area around the stadium. Sustology asked the Planning Subcommittee to endorse moving forward to attain LEED-ND which among other things focuses on smart growth, new urbanism and green building.

Subcommittee members expressed interest in the designation but raised concerns about the cost to pursue LEED-ND and whether achieving LEED-ND would actually increase development in the area. In response to a question from Betsy Hodges, Craig Wilson said there is evidence from other cities that LEED-ND does spur development although there are few downtown areas such as Downtown East where such extensive redevelopment space is available.

Beth Elliott pointed out that the LEED-ND process is laborious and that many of the areas for which points are awarded are already covered in City policy. Chuck Lutz said that the Design Subcommittee decided **not** to pass a resolution in support of LEED-ND at its meeting in December since the Stadium Design Principles already include support for LEED-ND if appropriate.

In response to a question from Rolf Engh, Havey said that Sustology is a consulting firm that would be paid if they were selected to help the City achieve LEED-ND for the stadium area. David Wilson noted that an entity (e.g. the City) would need to sponsor a LEED-ND application and funding would be needed for the process. The cost of achieving LEED-ND was estimated by Sustology at \$300,000 – \$500,000. Diane Hofstede informed the subcommittee that the new Central Library project chose to forego applying for LEED in order to put additional money into the building itself. Lutz said that the large private development potentially proposed for the area might apply for LEED certification as will the Stadium itself.

The subcommittee decided to table consideration of a LEED-ND application for the area around the Stadium and asked staff to follow up to determine feasibility of such an application.

5.0 Symposium Part I of III – Context, Development & Land Use

City Planner Beth Elliott and David Fields of Elliot Park lead the group through an active discussion of the neighborhood context surrounding the Stadium. Major property owners in the immediate Downtown East area include Thrivent, Kraus Anderson and Smith Parking. Extensive development has not occurred in the area chiefly due to the area's industrial zoning. Major changes were not made in this zoning in order to keep the downtown business core and entertain district compact. Also, there was a desire to keep parking lots outside the City core. Now with major transportation investments in Downtown East and the coming of the stadium, the area is ripe for successful development. Elliott said that a new zoning category has been devised for this area that fits with City policies and should lead to buildings of no more than 10 stories. Parking lots, however, are likely to remain for some time since they are financially successful. There are two major groups that own parking lots in the area: 1) large companies; 2) generational families for whom the parking lots are a family investment.

Discussion ensued regarding what is needed to get development going in the area. The City has good policies and zoning in place and the Stadium Implementation Committee has adopted solid Planning Principles. What else is needed?

Suggestions from subcommittee members included fewer chain service outlets and more parks, schools and local businesses. Elliott said that a catalyst is needed before market values will start to go up. The area has a lot of rental properties and a number of low income residents.

Before I35W was built, Fields said that Cedar Riverside and Elliot Park were one neighborhood. This was the area that people moved to once they began to earn a bit more money. Elliot Park is now its own neighborhood. Most of the surface parking lots are in Downtown East. He noted the importance of considering what used to be in the neighborhood and building on the good that is there now.

Beth Elliott suggested that the area should contain family and workforce housing not just high rise luxury buildings. The subcommittee's Planning Principles call for mixed use development which should bring the restaurants and neighborhood businesses that subcommittee members would like to see. There are many things the City could do in the area which is why it is important to prioritize. Is focusing on LEED-ND important? Is it important to focus on developing the surface parking lots?

Diane Hofstede asked how many people living in the area also work in the City. Fields said that many of the jobs for low-moderate income people are actually in the suburbs.

Jim Norkosky pointed out that pre-conceived ideas about the area need to be changed. Elliott noted that the area has many advantages. It is a mere 3 blocks from parks, downtown, the river, and the U of M west bank.

Hussein Ahmed said that there is a shortage of non-rental housing in Cedar Riverside. He expects Cedar Riverside to improve now that it will be served by two light rail transit lines.

Peter Brown said it might take several development "cycles" to shape the area around the stadium. This is what happened successfully in the north Warehouse District. The stadium area is really the "last frontier" for major redevelopment in Minneapolis. The Stadium needs to be designed in a way that completes the neighborhood.

6.0 Next Steps–

- Next Meeting – Thursday 2/21/13, 4 -6 p.m., 315 City Hall – Symposium Part II of III – Public Realm
- March Meeting – Symposium Part III of III – Transportation

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