

STADIUM IMPLEMENTATION COMMITTEE
PLANNING SUBCOMMITTEE

Monday September 10, 2012

3:30 – 5:30 p.m.

315 City Hall

Meeting Minutes

Subcommittee members present: *Chair:* David Wilson. *Members:* Russ Adams, Rolf Engh, Chris Ferguson, David Fields, Clint Hewitt, Betsy Hodges, Diane Hofstede, Wade Luneburg, Peter McLaughlin

Subcommittee members excused: Hussein Ahmed, Sarah Harris

Other Implementation Committee members present: Peggy Lucas, R.T. Rybak

Guests: Michele Kelm-Helgen (MSFA), Jeff Anderson, Lester Bagley, Larry Redmond (Mn Vikings), Max Musicant, Dick Meryhew, Janet Moore (Star Tribune)

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

1.0 Call to order – the meeting was called to order at 3:10 p.m. by chair David Wilson. Those present introduced themselves. Chair Wilson quickly reviewed the agenda.

2.0 Update – Chuck Lutz reported that the Stadium Implementation Committee (IC) has been divided into three subcommittees each of which will meet prior the next IC meeting on Monday 9/17.

There are a number of events that have been or will be held that are of potential interest to subcommittee members. The Metropolitan Sports Facilities Authority (MSFA) held a public meeting for interested persons to hear presentations by the five firms vying to design the new stadium. About 150 people attended. Feedback from members of the public was positive. The MSFA has not decided when it will make the final design team selection. There will be a walking tour of the stadium area on Wed Sept 12 from 4 -6 p.m. for interested implementation committee members. The Stadium Implementation Committee chairs will be having an introductory meeting soon with the Viking owners.

3.0 Planning Subcommittee Draft Work Plan – Members discussed the draft work plan (appendix A)

3.1 Purpose – Wilson said that the work plan would lay out how the investment in the stadium could leverage development in the surrounding area. The planning principles that come out of the work plan will be guidelines that can be given to developers and others. A vision statement will also be developed for the project. All three subcommittees will work on developing the vision statement.

Mayor Rybak suggested that the purpose statement be amplified to include the importance of developing two different experiences in the area. One is the experience on game day. The other is the experience the rest of the year. One experience should not dominate the other.

In response to a question from Betsy Hodges, staff said that the Draft Design and Principles referred to in the last sentence of the purpose paragraph refer to the principles being developed by the Design Subcommittee.

Commissioner McLaughlin noted that the downtown east area had not had a well-defined economic purpose at least in recent years. It will be important for the subcommittee to consider how the principles and vision developed can contribute to that purpose and attract private sector development.

In response to a question from Clint Hewitt, Wilson said that the Implementation Committee could end up with a consolidated list of principles (e.g. some that deal more with design, some that relate more to planning etc.). Development of the principles will be an iterative process.

Chris Ferguson suggested that consideration be given to what would define success a decade from now.

Diane Hofstede raised the question of how to define “mixed use”. Sometimes quiet space is desired or places where nature can be observed. Everything should not be hardscape and focused just on human activity. Are there connections that have not been thought about yet that could enhance sustainability and leverage existing facilities?

The Mayor said he looked forward to an iconic stadium building that both redefined and “rehealed” the area. He asked that language mentioning the importance of connections from the West Bank – both pedestrian and light rail - be added.

Rolf Engh suggested the addition of language relating to economic development and jobs.

3.2 Workflow and timing – The Planning Subcommittee has more time than the Design Subcommittee to complete its work. There will likely be a year of monthly meetings before the planning guidelines are finalized. The time horizon for implementing some of the principles could be 10 – 15 years or more.

Hodges noted that some of the Planning Subcommittee’s work would need to be undertaken soon if the principles to be developed were to have an impact on the design of the stadium. Peter Brown said that the principles devised by the Design Subcommittee were relatively broad and could provide a good basis for some of the Planning Subcommittee’s work. **Staff will provide the subcommittee with information regarding how its timeframe relates to the timeframes for the Design Subcommittee and the stadium architects**

3.3 Regular meeting date - The subcommittee agreed to meet on the 2nd Monday of each month from 3:30 – 5:30 p.m. A larger room will be secured for the meetings if possible. The Oct. and Nov meeting dates will need to be scheduled on a day other than Monday, however, due to holidays. Staff will follow up and inform the subcommittee of the October and November meeting dates as soon as possible.

4.0 Stadium Policy Framework and Planning Context - Beth Elliott reviewed the extensive planning work done in the area over the past ten years as well City policies that relate to the stadium area. The policies outlined in appendix B provide a framework that the subcommittee can use in making its recommendations.

Both the red and yellow lines shown on the map of the stadium area (appendix C) are porous. Several subcommittee members expressed interest in moving the yellow line to the north side of Washington Avenue. Main features of the stadium area include the proximity of parks (Elliot, Gold Medal and Curry Parks) as well as proximity to the office core.

The stadium project does not have to abide by City planning regulations. Some of the parking to be provided within the red line will likely be in conflict with city parking policies.

Current zoning allows the kind of high-density mixed-use development that the City desires for the area. The Downtown 2020 Plan (developed by the downtown business community) mentions townhouse development in the area, which could be seen as under-utilization of the land.

Elliott said that the value of a parking lot would not increase just because it is near the stadium. The City Assessor does not increase the assessed value of a parking lot until there is development proposed for it.

The Mayor spoke to the importance of railgating at Vikings Games. The City is looking at ways that some streets might be used for railgating including along the light rail line on 5th Street.

Elliott suggested that Chicago and 11th Avenues as well as 5th Street would be primary pedestrian corridors to the stadium and could be enhanced with wider sidewalks and improved streetscapes. It is important that pedestrian connections be comfortable.

The Mayor noted the importance of simple things such as prohibiting left turns on Washington Avenue to helping the area work well.

5.0 Downtown East – David Fields reviewed the Elliot Park planning efforts (appendix D). The Elliot Park Master Plan speaks to how Elliot Park could look. The plan also focuses on the reality of development (what is feasible and what is not) as well as the importance of working with major institutions in the area such as Hennepin County Medical Center (HCMC). In 2010, guidelines were developed for reconnecting Elliot Park to the downtown area and work was done on ways to generate economic vitality and develop district sustainability. Fields suggested that the work done by Elliot Park could inform the Planning subcommittee's upcoming work.

In response to questions from Mayor Rybak, Fields said that residents of the Elliot Park would like to see tailgating moved out of the neighborhood. Elliot Park has never benefited from the stadium. However, people in the neighborhood want the stadium to be fun and successful. Neighborhood residents would be very supportive of more people living in the area.

6.0 Draft Vision and Principles (appendix E) – Discussion ensued regarding the Draft Vision and Principles.

The Mayor spoke in favor of the vision statement as presented. He suggested that an iconic stadium could make a difference in the area and help redefine the area as the Twin's stadium redefined part of the warehouse district. He cautioned against constraining the architects from designing something that is truly great.

Peter McLaughlin questioned the ability of stadiums to “foster” things and said he remained concerned about mitigating any potential negative impacts of the facility.

David Wilson questioned use of the phrase “world class”. “Architecturally exciting” might be more to the point.

Betsy Hodges reminded the committee that the discussion was about a football stadium. She did not think a stadium would necessarily “create” anything. What is important is that it not stand in the way of development. Hodges suggested that the word “neighborhood” might be too residential for what is envisioned for the area. Several subcommittee members suggested replacing “neighborhood” with “district” or “stadium district”.

David Fields suggested that the word “foster” be replaced with the phrase “join with” – to read, “join with a full and vibrant neighborhood”.

Clint Hewitt noted that the stadium would be part of the City and not vice versa. Several subcommittee members agreed and suggested that the focus be more on the district than on the stadium.

Hofstede pointed out the possibility that some activities in the area might be incompatible with each other. The University of Minnesota has done a good job of managing potentially incompatible activities around TCF Bank Stadium.

There was discussion and some disagreement as to whether or not it was reasonable to expect the new stadium to have more of an impact on the area than the Dome had had. Chuck Lutz pointed out that development was purposely discouraged near the Dome when it was built in order to ensure a compact downtown business core.

There was strong subcommittee support for the idea that the stadium be the best in the country, architecturally exciting and that it complement (rather than get in the way of) development of the surrounding area. Also mentioned were the importance of the stadium being a multi- use, 24/7, 365 days per year, all season facility.

Staff will rework the Vision to incorporate the points raised by subcommittee members and forward the revised Vision to the Implementation Committee for discussion on 9/17/12.

7.0 Adjourn – 5:30 p.m.

8.0 Next subcommittee meeting - Tuesday Oct. 9 at 3:30 p.m. in Room 319 City Hall