

STADIUM IMPLEMENTATION COMMITTEE  
**DESIGN SUBCOMMITTEE**

Friday February 15, 2013

1-3 p.m.

333 City Hall

**Meeting Minutes**

**Subcommittee members present:** *Chair:* Tom Fisher. *Members:* Tim Sandra Colvin Roy, Tom Meyer, Kevin Reich, R.T. Rybak. **Other Implementation Committee members present:** Diane Hofstede, Peggy Lucas

**Guests:** Lester Bagley, Larry Redmond (Mn Vikings); Michele Kelm-Helgen, Tiffany Orth (MSFA); Bob Fine, Jennifer Ringold (Mpls Park Board); Charlie Armitz, Nacho Diaz, Stephen Oman.

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

**1.0 Call to order** – the meeting was called to order at 1:10 p.m. by chair Tom Fisher.

**2.0 Approval of the minutes of the 12/14/12 Design Subcommittee meeting – It was MOVED and SECONDED that the minutes of the 12/14/12 meeting be approved. Motion CARRIED unanimously.**

**3.0 Updates and Progress Report –**

- **City Updates** – Chuck Lutz reported that both City and County staff have been working the MSFA on integrating a possible development by Ryan Co. with the stadium. Once the schematic design for the stadium is formally presented, a formal process for the Ryan project will be developed if the latter goes forward. Kevin Reich and Sandra Colvin Roy raised questions about the potential closing of part of Park and Portland for a park plaza. Mayor Rybak cautioned that it was early in the process and that the closing of streets had not been proposed. Tom Fisher pointed out that streets in Europe sometimes ran through parks and plazas.
- **Minnesota Sports Facilities Authority (MSFA)** - Michele Kelm-Helgen reported on the selection of Mortenson as the Construction Manager (CM) for the stadium project. Mortenson is a local firm with a national reputation that has built a number of stadiums including the Target Field and TCF Bank Stadiums in Minneapolis. Mortenson is well regarded and has experience working with both the City of Minneapolis and HKS, the stadium architects. They have agreed to a fee of 1.7% which is much less than is typical. Their contract can be viewed on line at the MSFA website ([www.msfa.com](http://www.msfa.com)).

Now that Mortenson is on board, workforce projections can be refined, a Project Labor Agreement (PLA) put together with the unions and a Request for Proposals (RFP) issued for employment services.

In response to a question from Chuck Lutz, Kelm-Helgen said that a solid communication strategy would be developed around the workforce and employment issues.

The Schematic Design for the stadium should be available in March. Currently, Mortenson is pricing the drawings done by the architects.

Committee members expressed their strong support for the Mortenson choice.

Tom Meyer noted that the stadium construction enterprise could provide opportunities for the involvement of food trucks and other businesses during the construction period. Tom Fisher suggested that construction viewing be set up for “sidewalk superintendents”.

Mayor Rybak and Kelm-Helgen spoke to the importance of having an intentional strategy both to locate local firms to work on the project and to highlight their successes.

Sandra Colvin Roy asked that the MSFA and Mortenson make a special effort to reach out to veterans looking for employment. One group to contact is “Beyond the Yellow Ribbon”.

#### **4.0 Symposium Part II of III – Public Realm**

Beth Elliott noted that Part I of the Symposium was held last month and focused on the land use and development context around the stadium. This month the focus will be on the Public Realm and Plaza Design (appendix A) with a goal of aiding committee members in making better decisions regarding the design of the stadium, park area around it and plaza. Elliott reviewed three main topics:

4.1 Corridors – The principles adopted by the Implementation Committee contain a number of principles that address corridors including principles that call for 1) not closing and potentially re-opening streets, and 2) developing green corridors that connect the site and area to the River, to major thoroughfares and to adjoining neighborhoods and the central business district. The subcommittee viewed slides of simple changes that had enhanced corridors on 11<sup>th</sup> Avenue and on Chicago Avenue - both main streets that connect the stadium area to south Minneapolis and to the River. Some of the improvements on these streets were paid for by special assessments on the abutting businesses. Enhanced boulevards and trees were not assessed but decorative lighting was.

While the improvements on 11<sup>th</sup> and Chicago Avenues were nice, Diane Hofstede suggested that a move to the “next generation” of improvements would be necessary to make real impact in the stadium area and asked Tom Fisher to think about what types of improvements those might be. Mayor Rybak agreed and suggested that funding improvements not be limited to reliance on the assessment model alone which involves a great deal of work for citizens.

4.2 Viewsheds – the committee has adopted two principles that relate to taking advantage of and protecting viewsheds (see appendix a p. 7). The Downtown East /North Loop Master Plan also talks about protecting viewsheds such as the view of the Courthouse clock tower, the North Star Blanket Mill,

and the former Federal Reserve Bank. Kevin Reich noted that if the stadium were well designed, it could be a landmark that people will want to see. Colvin Roy agreed and said that good views often play a part in where visitors to a city choose to walk. Mayor Rybak mentioned the excellent view of the stadium and downtown that is available from the West Bank. Another important view is along 5<sup>th</sup> Street both to and from the stadium

4.3 Parks and Plazas - Elliott highlighted three of the numerous adopted principles that apply to parks and plazas: 1) making the plaza a cherished community designation; 2) making it a safe place and 3) planning the plaza to reflect the existing context, street grid, needs of pedestrians and future plans for the neighborhood and City.

Mayor Rybak noted that parks are well used and well-loved in Minneapolis but that as a City we have not had good experiences with plazas. He urged the subcommittee to think about the plaza as more like a park – a place that is used by lots of people. In addition, Tom Fisher pointed out that what goes on “around” a plaza is important.

Elliott reviewed with the subcommittee a number of features that have been found to make a successful downtown park (appendix a p. 11). She suggested that a successful downtown park would have as many items as possible from each of the following categories: 1) areas for eating and drinking; 2) recreational spaces; 3) transportation; 4) logistical features; 5) arts & history; 6) rest & relaxation; 7) entertainment/events; 8) educational spaces and 9) things that are “whimsical”. In essence people like parks that function as “rooms.”

The mayor suggested it would be a mistake to focus just on “urban” parks. Instead the focus should be on active parks with play grounds and “pump it up” type equipment in addition to the kinds of things traditionally seen in an urban park. Diane Hofstede suggested that the park/plaza space also embrace winter. Fisher said it would be important to design the skyways connecting to the park/plaza so there was compelling street and skyway activity. Meyer suggested that the skyways could function as winter gardens.

Both Elliott and Fisher noted that movable chairs have been used successfully in many downtown parks. They do not get stolen and provide a powerful experience for people. Colvin Roy said many people like having some narrow spaces that they can walk through rather than one big open space. Fisher noted the importance of the feel/sophistication of a space and having it attractive to lots of different people (e.g. the Crystal court at the IDS).

Elliot said that Bryant Park in New York is a successful park that many people love (appendix a p.14). It is always busy and there is something about it that people love. Besides open space, it contains nooks, shade trees, restaurants and movable chairs. It is also heavily programmed. Mears Park is downtown St. Paul is another well- loved space with places to sit and a stream running through it.

4.4 Crime Prevention Through Environmental Design (CPTED) – Hilary Dvorak reviewed CPTED principles with the subcommittee. Included in the principles is: 1) the importance of being able to see in and out of an area; 2) good lighting levels; 3) terrain that reinforces territories and delineates space and 4) natural access control that helps guide people to and from the site.

4.5 Plaza Standards – Discussion ensued about the City’s plaza standards (appendix a pgs. 20-23). Members talked about the importance of a space that encourages people to linger and where trees have enough root space. The Mayor noted the importance of designing the stadium plaza to help organize people for getting on the trains at the three nearby stations. Fisher noted that small details can make a huge difference – for example an outdoor ping pong table, movable chairs, creative snow storage to allow snow sculpture.

**5.0 Adjourn** – 3 p.m.

**6.0 Next subcommittee meeting** – Tuesday 3/12/13. (Later cancelled and rescheduled for **May 17@ 1 -3 p.m. Room 333 City Hall**