

Department of Community Planning and Economic Development

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MEMORANDUM

DATE: June 13, 2013
TO: Committee of the Whole of the City Planning Commission members
FROM: Hilary Dvorak, Principal City Planner
SUBJECT: Minnesota Multi-Purpose Stadium

Background:

On May 14, 2012, Governor Dayton signed legislation related to the construction of a National Football League stadium in Minnesota. The legislation tasked the City of Minneapolis with establishing a Stadium Implementation Committee who was charged to make recommendations on the design plans submitted for the stadium, stadium infrastructure and related improvements. The Stadium Implementation Committee's recommendation is to be forwarded to the Minneapolis Planning Commission for an advisory recommendation and then to the City Council for final action in a single resolution. The review process established in the legislation supersedes Minnesota Statutes section 15.99.

The legislation defines the stadium site as "all or portions of the current site of the existing football stadium and adjacent areas, bounded generally by Park and Eleventh Avenues and Third and Sixth Streets in the City of Minneapolis, the definitive boundaries of which shall be determined by the authority and agreed to by the NFL team".

The stadium project includes construction of the stadium and stadium infrastructure. Stadium infrastructure is defined in the legislation as "plazas, parking structures, rights of way, connectors, skyways and tunnels, and other such property, facilities, and improvements, owned by the authority or determined by the authority to facilitate the use and development of the stadium".

On June 15, 2012, the Minneapolis City Council appointed the City of Minneapolis representatives to the Stadium Implementation Committee and on June 29, 2012, appointed the remaining representatives.

On August 6, 2012, the Stadium Implementation Committee held its first meeting. At this meeting an overview of the stadium legislation and policies was provided, a presentation of the stadium site and planning area was given, the purpose of the Metropolitan Stadium Facilities Authority (MSFA) was

explained, and the Stadium Implementation Committee objectives and deliverables was discussed. At this meeting it was also decided that three sub-committees would be formed: the Design Subcommittee, the Planning Subcommittee and the Stakeholder Subcommittee.

On November 27, 2012, the Stadium Implementation Committee adopted a Stadium Implementation Committee Vision and Principles for purposes of establishing parameters for its review (attached). The adopted vision for the Stadium Implementation Committee is “*The best urban football stadium in the county at the core of a vibrant place*”. A total of 73 principles were adopted ranging from building design to regional influence.

Next Steps:

Per the legislation, the recommendations of the Stadium Implementation Committee shall be forwarded to the Minneapolis Planning Commission for an advisory recommendation and then to the City Council for final action in a single resolution. The Stadium Implementation Committee is just beginning to formulate their recommendations for final adoption by the City Council. Once the recommendations have been voted upon, a public hearing before the Planning Commission will be scheduled. A schedule of upcoming meetings and deadlines is attached.

Stadium Timeline – Important Meetings and Deadlines

Date	Day	Time	Meeting/Deadline	Room	Purpose
May 17	Friday	1-3 pm	Design Subcommittee	333 City Hall	Review Design
May 23	Thursday	4-6 pm	Planning Subcommittee	333 City Hall	Review Design
May 30	Thursday	4-6 pm	Implementation Committee	319 City Hall	Review Design
June 13	Thursday	4-6 pm	Implementation Committee	333 City Hall	Review Design
June 13	Thursday	4:30 pm	Planning Commission Committee of the Whole	319 City Hall	Walk the Planning Commission Through the Review Timeline
June 18	Tuesday	4-6 pm	Stakeholder Subcommittee	319 City Hall	Review Design
June 27	Thursday	4-6 pm	Implementation Committee	333 City Hall	Review Design/Vote on the Design
July 12	Friday	1-3 pm	Design Subcommittee	333 City Hall	Review Design
July 16	Tuesday	4-6 pm	Stakeholder Subcommittee	319 City Hall	Review Design
July 18	Thursday	4-6 pm	Planning Subcommittee	333 City Hall	Review Design
July 25	Thursday	4-6 pm	Implementation Committee	319 City Hall	Vote on the Design
Planning Commission and City Council Path Option 1					
July 5	Friday		21-day notice for Planning Commission meeting		
July 29	Monday	4:30 pm	Planning Commission public hearing	317 City Hall	Approve the Implementation Committee Recommendation
August 8 or 22	Thursday	9:30 am	Zoning & Planning Committee of the City Council	317 City Hall	Approve the Implementation Committee Recommendation
August 16 or 30	Friday	9:30 am	City Council	317 City Hall	Approve the Implementation Committee Recommendation
Planning Commission and City Council Path Option 2					
July 19	Friday		21-day notice for Planning Commission meeting		
August 12	Monday	4:30 pm	Planning Commission public hearing	317 City Hall	Approve the Implementation Committee Recommendation
August 22 or September 12	Thursday	9:30 am	Zoning & Planning Committee of the City Council	317 City Hall	Approve the Implementation Committee Recommendation
August 30 or September 20	Friday	9:30 am	City Council	317 City Hall	Approve the Implementation Committee Recommendation
Additional Planning Commission and City Council Paths if Applicable					
August 2 to October 4					
August 23 to October 18					

STADIUM IMPLEMENTATION COMMITTEE

VISION AND PRINCIPLES

FINAL: November 27, 2012

(Revised, November 19, 2012; Revised, November 13, 2012; October 15, 2012)

VISION

The best urban football stadium in the country at the core of a vibrant place.

DESIGN PRINCIPLES

A building . . . with a bold and iconic design and a high level of construction quality that complements the Minneapolis skyline; reflects its unique location, setting, climate, and culture; and both stands out and stands for what it is. It will be open, welcoming, transparent, and penetrable, and will link indoor and outdoor spaces - both visually and physically - with activities and circulation routes, particularly at the pedestrian level, that together connect the interior of the building with the plaza, the site, the neighborhood, and the city on all sides. The stadium's design will be forceful and original but will also take into account its location and context. It will fit into and contribute to both its immediate surroundings and the whole east side of Downtown, stimulate high-density development in the surrounding area, and become an asset for the neighborhood and the city. The resulting stadium will stand as a national example for best sustainable practices for this type of facility and will contribute to the long term sustainability of the neighborhood and the city. The design team shall consider the following when designing the building:

- Be bold, iconic, sophisticated, and cosmopolitan.
- Design the building exterior using climate-appropriate and local materials that reflect and incorporate the strength of Minnesota's natural resources.
- Every view of the stadium is important in an urban environment – emphasize all sides by incorporating public entrances into all facades of the building, using similar materials and architectural continuity around the entire perimeter, and hiding loading areas and parking.
- Design a porous exterior that incorporates windows and retractable features to help break up the façade and allow views into and out of the building at all levels.
- Design the stadium so its primary facade faces downtown and the plaza, and use landscape materials to soften the edge of the stadium and to help break up long expanses of wall.
- Incorporate sports, fitness, recreation, and other commercial uses such as meeting rooms, restaurants, cafés, and a team store, that can all be accessed and viewed from the surrounding streets and plaza and that will be used by nearby neighbors and residents every day of the year, day and night, including during the winter months.
- Design the stadium so that the locations of entries, facades, commercial uses, and other major exterior features reflect the existing context surrounding the stadium including street grid, traffic patterns, pedestrian and bicycle routes, and future plans for the neighborhood.
- Integrate convenient and generous bicycle amenities within the stadium itself, in the plaza, and throughout the site and coordinate the location of these amenities with stadium entrances, streets, and the bicycle route system in the area.
- Design the stadium so that its interior can be fully darkened for televised events (added 11/13/12).

A place . . . that activates its surroundings and creates a memorable experience for fans on game day and for nearby residents, workers, and business owners every day. It will provide a seamless transition to nearby properties while promoting public safety and accessibility. Public spaces will be versatile and friendly for all users and include landscape features designed to reflect the four seasons and be usable and attractive year round. The resulting stadium building, site, and plaza will stand as a national example for best sustainable practices for this type of facility. The resulting stadium building, site, and plaza will also stand as a national example for best accessibility practices for this type of facility and make Minneapolis the home to the three most accessible stadiums in the country. The design team shall consider the following when designing the site and surrounding area and the plaza:

The site and surrounding area:

- Site the building so that no street closures are required, to allow for the reopening of closed streets where practical, and to allow for the creation and strengthening of pedestrian connections to Elliot Park, Cedar-Riverside and Downtown East.
- Create dramatic approaches, vistas, and archways that take advantage of existing and create new view corridors of the stadium site.
- Allow visitors coming from all directions to walk around the entire circumference of the facility on their way from one place to another without being impeded.
- Be friendly and inviting for all by ensuring access and easy movement for people of all abilities and by all modes of transport.
- Create direct and seamless connections to the Downtown East LRT Station from the stadium structure.

The plaza:

- Create a bold, iconic, urban plaza and world-class outdoor destination that stands up to and complements the stadium design.
- Make the plaza a cherished community destination that is flexible, multi-functional and beautiful to look at, walk by, and pass through every day, day and night, year round, and through the winter, even when it is not in use.
- Implement a landscape design that is lush and green to attract people to the plaza from the neighborhoods to the north, south, and east, the downtown core to the west, and the Mississippi River.
- Make the plaza a safe place by using principles of crime prevention through environmental design. Incorporate physical features designed for people and activities that maximize visibility and natural surveillance to foster positive social interactions.
- Use daylight and sun angles to inform the design and minimize shade and shadow in the plaza and on features and at the entrances, particularly in the winter months.
- Prioritize quality over quantity in the sizing, design, and materials selection for the plaza.
- Plan the site, plaza, and related design features to reflect the existing context, street grid, the needs of pedestrians, and future plans for the neighborhood and the city.
- Design the plaza as a 21st Century urban landscape with an ecological ethic rooted in natural and cultural processes that integrate storm water management, native plants and regional materials.
- Use high-quality materials - ranging from paving and trees to lights and street furniture – to create a memorable urban experience.
- Include a generous tree canopy to provide shade, wind protection, and reduce heat-island effects.
- Integrate family-friendly features for use on game days and for neighbors year round.
- Integrate public art into the infrastructure of the plaza space.
- Design to allow active programming and use on game days and every day.
- Design to enhance the visitor experience by including exterior video screens and historical memorabilia (added 11/13/12).

A sustainable development... based on the design and construction of a world-class stadium and community asset that produces the lowest total cost of ownership to the City while serving as a model for energy efficiency, renewable energy and incorporation of healthy, sustainable design features that meet or exceed the City's sustainability goals. The design team should maximize energy efficiency and renewable energy on the stadium site, with an analysis of payback periods for each item, and design features as a group. As with other state-funded building projects, the stadium and surrounding site must meet [Minnesota B3 Sustainable Building Guidelines, including the SB2030 Energy Standard](#) and strive for other certification, such as LEED ND and LEED O & M. The stadium and site should meet or exceed the City's goals for stormwater management, waste reduction and recycling and the inclusion and promotion of healthy and local food options. The stadium and site should be designed to promote access and use year-round and function as a community asset. Access to the stadium and the site should be safe and convenient for all modes of travel – pedestrians, cyclists, transit users and drivers. The design team shall integrate into the design sustainable design and construction and operating measures including:

Sustainable design and construction:

- Given the City of Minneapolis' commitment to the operating and maintenance costs, design a stadium that meets the City, State, community, and team needs while also producing the lowest total cost of ownership. This includes ongoing energy, maintenance and materials costs.
- Meet B3 Minnesota Sustainable Building Guidelines, including the SB 2030 Energy Standard as required of other state-financed projects. Use the Xcel Enhanced Energy Design Assistance program. Document the payback period for the investment in energy efficiency and renewable energy. Source as many energy efficiency products from Minnesota sources as possible.
- Provide a minimum of 20%, up to the amount that can feasibly be provided based on a 30 year payback, of the facilities on-site energy use through on-site renewable energy production. Document how many years the investment renewable energy provided will take to payback. Document how many years the investment in renewable energy provided will take to payback using systems manufactured in Minnesota.
- Pursue LEED ND certification to the highest level possible (minimum of LEED Silver) for the stadium and surrounding site development.
- Evaluate the possibility of a district heat and power system for heating and cooling all the facilities part of the stadium complex during the Energy Design Assistance (EDA) process.
- Achieve compliance with the City's Chapter 54 ordinance dealing with stormwater, removing at least 70% of Total Suspended Solids (TSS) from the site and implement other stormwater best management practices on site.
- Coordinate with Minneapolis Department of Health and their proposed health guidelines for the design and operation of the stadium and surrounding site.
- Design the stadium and surrounding site to encourage a wide choice of transportation modes – transit, bike, pedestrian and car – for game-day and non-game day visitors.
- Design for material efficiency to reduce materials, promote durability, facilitate maintenance using materials that are appropriate to Minneapolis's climate and weather

Sustainable operations:

- On an ongoing basis, use the B3 Benchmarking system to report the stadium's energy performance to the City and State.
- Pursue LEED Operations and Maintenance (O&M) certification to the highest level possible.
- Implement a facility and site wide coordinated waste reduction and recycling program that includes reduced packaging, convenient recycling and organics collection.
Allow and encourage the use of local, fresh foods that reflect the cultural diversity of the state through the vendor choice process and the sourcing of products and the design of food preparation facilities.

PLANNING PRINCIPLES

A neighborhood . . . where the stadium stimulates high-density, mixed-use development of varying scales and styles that is designed to be transit-oriented. The vibrancy of this area will be expressed through enhanced connections to places of interest, activation at the pedestrian level, and shaping a quality public realm through infrastructure improvements and landscaping. It will be a place that prioritizes the pedestrian, safety and the sustainability goals of the city and it will become a valued and welcome place to live, work and play, day and night, and all year round. This will be a neighborhood:

- With the best urban stadium in the country at its core that attracts residents, business, and investment, and becomes a true, mixed use urban community.
- That engages with the stadium and plaza by supporting commercial activity and flexible formal and informal programming and use at the stadium, on the plaza, and in the surrounding areas on game days and every day, day and night, and all year round including the winter months.
- That will benefit from a stadium design that reflects the existing context, street grid, the needs of pedestrians, and future plans for the neighborhood and the city.
- That is sustainable, integrated with the stadium development, and that meets the criteria for LEED ND (Neighborhood Development).
- That integrates the best principles of transit oriented development in a dense, mixed-use community.
- That encourages commercial uses on the ground floor of buildings that promote extended hours of operation in pursuit of city streets that are lively at appropriate hours of the day and night.
- That encourages activities and uses for people of all ages, including the growing number of families living in and visiting Downtown.
- Where large public facilities are woven into the rest of the Downtown fabric by creating more humane public spaces and streetscapes surrounding these buildings to provide a greater sense of comfort for pedestrians.
- That endeavors to strengthen and re-establish the original street grid in the area by not closing any streets and to re-establish the area's street grid, where practical.
- Where skyways, tunnels, and dedicated walkways are required, design them to support the stadium and serve as an asset to the surrounding neighborhood by providing visible entries to stairs and elevators at street level, supporting ground-floor uses, and tying into parking systems.
- That creates green corridors by integrating strong streetscape design features such as continuous street tree canopy, pedestrian and bicycle systems, public art, seating opportunities, rain gardens, "sensory" gardens, and storm water management systems.
- That uses green corridors and view corridors to connect the site and area to the Mississippi River, enhance Chicago Avenue, 5th Street and 11th Avenue, and strengthens connections between the riverfront, Cedar Riverside, Elliot Park and the Central Business District.
- Coordinates with planned infrastructure improvement projects in the surrounding area to eliminate barriers and enhance connections between the neighborhoods and to the Mississippi River.
- That stimulates and enables the growth of existing corridors and including the Chicago Avenue commercial corridor and the Washington Avenue arts corridor and that strengthens connections to existing cultural and community assets in the surrounding neighborhoods.
- Where surface parking lots are replaced by development over time and tail-gating and game day parking is accommodated increasingly on closed-off public streets, plazas, and parks.
- That highlights the history of the area, values its historic resources, and places a priority on preserving and reusing important buildings.

- That is safe and utilizes the principles of crime prevention through environmental design (CPETD) to maximize visibility and natural surveillance and foster positive social interactions.
- Encourages sustainable, long-range economic growth and development that benefits the larger region and increases regional equity by supporting city and county policies related to the attraction and retention of women- and minority-owned businesses and the creation of a diversified workforce through the use of inclusionary hiring practices in the creation of permanent jobs.

A transportation system . . . that is designed to be attractive, accessible, usable, and safe, and that balances the needs of people – pedestrians, cyclists, and drivers of all ages and capabilities. This system will serve people arriving by any method of surface transportation, from walking and biking to transit and cars, while maximizing the use of public transportation investments; providing connectivity to surrounding neighborhoods; and providing parking facilities and active spaces that recognize the limited amount of land available in this dense, urban environment. This will be a system that:

- Integrates the new station into the stadium development as much as is feasibly possible
- Supports growth and reinvestment in Downtown East, Elliot Park, and Cedar Riverside by improving walking, biking, and transit connections between them and placing people, pedestrians, and cyclists first over vehicles.
- Ensures safe, enjoyable, and accessible pedestrian routes to the stadium and other nearby destinations through strategies such as wider sidewalks, trees, landscaping, and street furniture.
- Integrates bicycle connections and amenities within the stadium site and throughout the surrounding area.
- Improves the experience for transit users at the Downtown East LRT station during peak times – such as after Vikings games – through consideration of queuing space, loading times, and overall safety and comfort.
- Manages the role and impact of automobiles in a multi-modal transportation system.
- Guarantees that parking serves as a resource to the entire area and not just the stadium development, by prioritizing below grade and structured above grade parking that incorporates active ground floor uses, that stimulates development, and leads to the reduction of surface parking lots in the area over time.
- Improves connections to the regional freeway system.

A region . . . that supports and benefits from a stadium in order to promote and enhance a vibrant, diverse and sustainable regional economy. Stadium development will stimulate public and private investment and cooperation in the area so everyone gains from this major public investment. This premier location at a regional transit crossroads will support construction and permanent job creation opportunities for workers from throughout the region. Complementary development in this area of Downtown will help to retain existing and attract new residents and businesses to what will be nothing less than a major new urban neighborhood. This will be a region that:

- Encourages sustainable, long-range economic growth and development in the Downtown East/Elliot Park neighborhood that benefits the larger region and increases regional equity by supporting city and county policies related to the attraction and retention of women- and minority-owned businesses and the creation of a diversified workforce through the use of inclusionary hiring practices in the creation of permanent jobs.
- Supports diversity in our local workforce through high inclusionary goals in all aspects of the stadium design, construction, vendor contracting, and operations processes as reflected in Resolution 2012R-456 of the City of Minneapolis.
- Encourages business retention and expansion in and around the stadium site.

- Enhances and maintains transportation, wastewater, green space, and other physical infrastructure to serve the needs of businesses.
- Promotes sustainability practices in the redevelopment of areas, including access to mass transit and the use of green technology.
- Forges connections with higher education institutions such as the University of Minnesota in research, service, teaching, and development activities.
- Provides opportunities for current and future residents at all income levels to work in close proximity to where they live.

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