

## STADIUM IMPLEMENTATION COMMITTEE

Thursday, July 18, 2013

4-6 p.m.

333 City Hall

### *Meeting Minutes*

**Committee members present:** Chairs: Tom Fisher, David Wilson. Members: Russ Adams, Hussein Ahmed, Tim Baylor, Judy Yates, Sandra Colvin Roy, Chris Ferguson, David Fields, Clint Hewitt, Betsy Hodges, Diane Hofstede, Barbara Johnson, Peggy Lucas, Wade Luneburg, Peter McLaughlin, Paul Mellblom, Cory Merrifield, Tom Meyer, Kevin Reich, R.T. Rybak, Jesse Winkler

**Committee members excused:** Rolf Engh, Sarah Harris, Cathy Rydell, Craig Taylor

**Guests:** Lynn Regnier (Elliot Park); Jim Harwood (Metro Transit); Lester Bagley, Jeff Anderson (MN Vikings); Bill McCarthy, Barbara Butts Williams (MSFA); Bob Fine (Minneapolis Park Board); Dick Meryhew, Janet Moore (Star Tribune); Varun Kharbanda

**Staff/consultants present:** Peter Brown, Nacho Diaz, Peter Duba, Hilary Dvorak, Beth Elliott, Jeff Handeland, Steve Kotke, Doug Kress, Chuck Lutz, Michael McHugh, Brendan Slotterback, Sarah Stewart, Sally Westby, Patrick Wrase

**1.0 Call to order** – the meeting was called to order at 4:00 p.m. by co-chair Tom Fisher.

**2.0 Approval of Minutes of 6/27/13 meeting** – It was **MOVED** and **SECONDED** that the minutes be approved. Motion **CARRIED** with two abstentions.

### **3.0 Draft Staff Recommendation – Schematic Design (appendices A & B)**

- a. Hilary Dvorak reviewed the committee's adopted design principles and the draft staff recommendations that relate to them. Recommendations include:
  - **Building Design:** 1) decorative fencing around the on-site parking lot; 2) exterior access for any additional commercial uses; 3) delegation of final review of curb cuts, signage, lighting plans etc. to city staff; 4) transparent skyways that are consistent with Minneapolis standards.
  - **Site Design:** 1) improvements to ensure pedestrian safety; 2) parking structure setbacks that reasonably adhere to the Update to the Historic Mills District Master Plan; 3) clarification of the connection between the public sidewalk on 4<sup>th</sup> St. and the on-site private walkway; 4) delegation to the City and other regulatory authorities of review and final approval of public sidewalks, site grades etc.; 5) coordination of the design for the Downtown East Light Rail Station with the City and Metro Transit.
  - **Plaza design:** 1) a design that incorporates lighting, seating, trash receptacles and is coordinated with the City; 2) encouragement of the use of pervious paving on the site and plaza.

- b. Brendan Slotterback reviewed Sustainability recommendations which include: 1) continuing to work with City staff on energy modeling; 2) an analysis of cost and payback of potential energy improvements; 3) acknowledgement that the Stadium is pursuing LEED at the certified rather than silver level.

Discussion ensued among committee members about whether or not to include stronger recommendations in some areas including LEED certification.

- c. Jeff Handeland reviewed the adopted Planning Principles and recommendations related to them.

**Transportation** - Recommendations include: 1) approval of the conceptual roadway changes to 6<sup>th</sup> St. between Park and 11<sup>th</sup> Av. S; 2) parking garages that are designed so that they look like commercial/residential buildings (sloped floors and vehicles screened, interesting architectural elements added, blank walls limited); 3) parking garages that have commercial/residential/hotel uses on the ground floor; 4) delegation of final review and approval of a traffic management plan for the stadium to the City and other relevant agencies.

Several committee members raised concern about the design for 6<sup>th</sup> St. and questioned whether it would be sufficiently pedestrian and neighborhood friendly. Betsy Hodges said that she had expressed concern about the roadway plan at the 7/18 meeting but that after meeting with staff she no longer had concerns. Staff noted that the reconfigured roadway would have five lanes while the current roadway has eight. Staff is meeting with the Stadium Design Team to improve pedestrian crossings.

The final Environmental Impact Statement (EIS) for the stadium will be published on 8/5/13. Making 6<sup>th</sup> St. two-way for several blocks near the stadium is what the City requested for traffic mitigation in the EIS.

Tom Fisher told the Committee that some parking garages are now being designed with higher floors so they can be converted to commercial or residential uses in the future.

**Region** - The Metropolitan Sports Facilities Authority (MSFA) is working with the Minneapolis Civil Rights department on the Equity Plan for the project. Clint Hewitt suggested that the word “achieve” be substituted for the word “realize” in the recommendation. Russ Adams suggested that language related to the need for the creation of “permanent jobs” be incorporated.

Discussion ensued about the proposed Ryan project and whether it falls under the Committee’s purview. Lutz said that a “park development” committee might be established by the City and would be a natural outgrowth of the work done by the Stadium’s Planning Subcommittee. Ryan’s proposal for the “yard” includes grass but does not include other amenities that many would like to see.

#### **4.0 Discussion**

Both David Wilson and Cory Merrifield expressed concern about the open concrete Stadium Plaza. Wilson also expressed concern about the on-site parking lot and suggested that dual uses be considered for it.

Peggy Lucas suggested that more attention be paid to the provision of commercial uses in the Stadium. At the very least, spaces could be designed so that commercial uses could go into them at a future date without major retrofitting. Dvorak said that a team store and possible restaurant are currently planned for the Stadium.

Cory Merrifield suggested that the Stadium consider housing a daycare facility both for the neighborhood and for events.

Several committee members expressed concern that the Stadium and surrounding area would not be active enough. Russ Adams noted that food vendor trucks could activate the plaza and get people to come to it. Lutz said there would be many other uses of the Stadium besides the Vikings including the high school sports leagues, roller bladers, special events etc.

**5.0 Next Steps – It was MOVED and SECONDED that staff revise the Draft Recommendations to incorporate points raised at the 7/18 meeting. Committee members should send any additional changes to Dvorak by 9 a.m. Monday 7/22 for incorporation into the document. The final recommendations will be sent to the committee by Wednesday 7/24 and voted upon on Thursday 7/25. Motion CARRIED**

**6.0 Adjournment – 6:10 p.m.**

**7.0 Next Meeting – Thursday, July 25, 4-6 p.m. in Room 319 City Hall. Complete/Final Recommendation**