



LAND USE APPLICATION SUMMARY

Property Location: 600 1st Avenue N
Project Name: Target Center Renovation
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: City of Minneapolis
Project Contact: Thomas Hysell, Architectural Alliance
Request: To construct additions totaling 15,400 square feet and renovate the existing building.

Required Applications:

Site Plan Review	For additions totaling 15,400 square feet.
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SITE DATA

Existing Zoning	B4C-2, Downtown Commercial District DP, Downtown Parking Overlay District
Lot Area	149,626 square feet / 3.43 acres
Ward(s)	3
Neighborhood(s)	Downtown West (DMNA)
Designated Future Land Use	Institutional
Land Use Features	Growth Center (Downtown) Major Retail Center Activity Center
Small Area Plan(s)	Downtown East/North Loop Master Plan (2010)

Date Application Deemed Complete	December 11, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	February 9, 2016	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Target Center comprises the entire city block bounded by 1st Avenue N, 7th Street N, 2nd Avenue N/Rod Carew Drive and 6th Street N. The Target Center is a regional sports arena that opened in 1990. The Target Center hosts NBA and WBNA games, concerts, family shows and other sporting events. The facility hosts approximately 200 events annually. The building also includes Lifetime Fitness, which is a sports and health facility, and a restaurant. The building is owned by the City of Minneapolis.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located in Downtown Minneapolis. Adjacent buildings include Butler Square to the north, Mayo Clinic Square to the east, parking ramps and restaurant to the south and the Target Field plaza to the west.

PROJECT DESCRIPTION. The proposal at this time is to renovate the interior and exterior of the existing building and construct an addition on the south (7th Street) side to accommodate new loading bays. A new lobby will be constructed at the corner of 6th Street N and 1st Avenue N that also results in a nominal expansion of the building. The exterior of the building currently consists of precast concrete, metal panels and minor accent materials. The applicant is proposing to re-clad the building with a copper-colored rain screen system comprised of articulated metal panels. Said panels have ridges and valleys with varying vertical widths to provide dimension on the façade. New window openings are proposed on the concourse level overlooking 1st Avenue S and 7th Street N and the suite level overlooking 1st Avenue N.

As part of the project, the southeast corner of the building will be opened up with a new, two-story glass lobby that has frontage on 6th Street N and 1st Avenue N. This new lobby provides much needed transparency at the corner in a building that has very little clear glazing and activates the adjacent public streets. The new lobby will serve as the main building entrance and allows for direct access to the skyway level. The former main entrance along 1st Ave N will become the entrance to a new club on the ground floor. This entrance area will be expanded slightly to the east to include an entrance vestibule and additional space for the club. This entrance also includes an adjacent valet drop-off. The health club entrance within the building will also be modified. The building will retain skyway access via two existing skyways; one crossing 1st Avenue N and one connecting to the parking ramps northeast of the site. A potential third skyway connection is being considered at the corner of 2nd Avenue N and 7th Street N as part of the project. This skyway would provide a connection from the southwest.

An addition is proposed on the south side of the building to provide three new loading bays. The building currently has significant deficiencies related to loading and staging for events and utilizes the public streets for this purpose. The proposed loading dock addition is intended to improve the functionality of the building and the pedestrian experience along the streets immediately surrounding the site. Along with the addition of the loading dock, Public Works is currently working on a roadway realignment project for 7th Street N. The end result will see the elimination of an intersection and have fewer trucks interfering with traffic flow. The overall increase in gross floor area is 15,397 square feet, including the potential skyway addition. Without this skyway connection, the additions total 13,318 square feet.

In terms of the public realm, the most significant change proposed is to remove brick column enclosures on the ground floor to create a taller, two-story arcade with enhanced lighting along the public streets. Glass block and exterior stucco surfaces will be covered with glass in some places. The applicant is also proposing to reduce the overall number of signs on the building while providing for new signage.

Significant modifications and improvements are being made within the interior of the building as well. The locker rooms and dressing rooms will be renovated. Additional clubs and gathering spaces will be provided within the building, including a new courtside club, a new suite level club, renovated premium seating, kitchen facilities to support club spaces and suite renovations. The project includes renovations to update the restrooms, food service areas, concourses, lobbies and entrances. Within the arena there will be acoustical and sound system improvements, lighting upgrades and increased accessible seating capacity.

RELATED APPROVALS. In addition to the application below, the site has received numerous approvals for cell antennas on the building.

Planning Case #	Application	Description	Action
BZZ-2610	Variance to allow projecting sign that exceeds the maximum height allowance		Approved by Board of Adjustment on October 20 th , 2005

PUBLIC COMMENTS. No correspondence had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Requires alternative compliance

- The first floor of the existing building is located within eight feet of the front lot lines. Portions of the loading dock addition will be more than eight feet back from the west lot line. Alternative compliance is requested.
- The placement of the lobby addition reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The building is located up to the property lines in most locations.
- There is no on-site accessory parking.

Principal entrances – Meets requirements

- The building is oriented so that at least one principal entrance faces the front property line. In this case, the use comprises an entire City block so there is more than one front yard. The proposed location of the new entry lobby is at the corner of 6th Street N and 1st Avenue N. A club entrance is also located in the center of the building facing 1st Avenue N.
- All principal entrances are clearly defined and emphasized through the use of glazing and signage. The new lobby at the corner of 6th Street N and 1st Avenue N is nearly entirely glass, providing an

open and obvious entry point into the building. The current main entrance will serve as the entrance into a new club space. This entrance is emphasized with glass and signage.

Visual interest – *Requires alternative compliance*

- The building is currently lacking in terms of windows and visual interest. The applicant is proposing to re-clad the building in a new metal panel and provide some new window openings. However, the building is still lacking visual interest overall and contains few details above the ground floor.
- The modifications to the building improve its overall appearance, but do not necessarily divide the building into smaller, identifiable sections. This is somewhat achieved through the use of glazing on the east and north elevations, but the south and west elevations are largely one material with little articulation.
- The building contains several instances of blank, uninterrupted walls exceeding 25 feet in length on all floors, on all elevations. Alternative compliance is requested. The blank wall sections the loading dock addition measure 100 feet, 85 feet and 53 feet in length. The elevations show precast concrete with a white stucco finish on these walls.

Exterior materials – *Requires alternative compliance*

- The exterior of the building is currently comprised of precast concrete with minor accents of brick and glass block at the base, and faded metal panels above. On the upper floors, the applicant is proposing to clad the building with a new copper-colored rain screen system comprised of articulated metal panels. The finish of the panels will have a multi-colored layering effect for a textured look. The existing beige, metal roof enclosure will be partially concealed by these new panels, but still visible at the top of the building. On the additions specifically, the entry lobby at the corner of 6th Street N and 1st Avenue N will be almost entirely glass. The primary exterior material on the loading dock addition is precast concrete with a direct-applied stucco finish. Each elevation would comply with the City's durability standards for exterior materials. While metal panel will comprise more than 75 percent of each elevation, this is the case under existing conditions. Alternative compliance is requested.
- In addition, the application is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials. The primary exterior materials on each elevation are metal panel and precast concrete. Brick and glass accents remain at the ground floor.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of all sides of the building are similar to and compatible with one another.

Windows – *Requires alternative compliance*

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. While the lobby addition is entirely comprised of glass, alternative compliance is requested for the loading dock addition, as illustrated in Table 3 below.
- The window calculations in Table 3 below exclusively relate to the proposed additions, as the remainder of the building is largely unchanged in terms of openings on exterior walls. The expanded entrance in the center of the building, facing 1st Avenue N, will be entirely glass. This matches the current glazing situation in this portion of the building.

- The glass in the new lobby at 1st Avenue N and 6th Street N will have a fritted pattern to prevent bird collisions.
- In addition to the lobby, new window openings are proposed to be added on the concourse level overlooking 1st Avenue N and 7th Street N and the suite level overlooking 1st Avenue N (there is a smaller existing window now at this location). New windows are also provided in conjunction with the potential new skyway at the corner of 2nd Avenue N and 2nd Street N.
- The proposed windows within the main lobby addition are not evenly distributed along the building walls. Alternative compliance is requested.

Table I. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
1st floor (7 th Street)	30% minimum	568 sq. ft.	0%	0 sq. ft.
1 st floor (2 nd Ave/Rod Carew Drive)	30% minimum	68 sq. ft.	0%	0 sq. ft.
1st floor (6th Street)	30% minimum	139 sq. ft.	94%	436 sq. ft.
2nd floor and above (6th Street)	10% minimum	56 sq. ft.	63.2%	354 sq. ft.
1st floor (1 st Avenue)	30% minimum	372 sq. ft.	90%	1,116 sq. ft.
2nd floor and above (1 st Avenue)	10% minimum	124 sq. ft.	83.7%	1,037 sq. ft.

Ground floor active functions – Requires alternative compliance

- The ground floor addition facing 7th Street N is exclusively for loading and provides no active functions. Alternative compliance is requested to allow 0 percent of this elevation to be comprised of active functions, where 70 percent is required.

Roof line – Meets requirements

- The principal roof line of the building additions will be flat, which is similar to that of the remainder of the building and surrounding buildings.

Parking garages – Not applicable

- There are no parking garages proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- The building entrances and exits open directly to the adjacent public sidewalks. The walkway along 6th Street N is elevated to match the first floor of the building instead of sloping with the street. This walkway connects directly to the public sidewalks to the east and west.

Transit access – Not applicable

- No new transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and as much as possible. A loading dock addition is proposed on the south side of the building. This loading dock will help to improve the current loading situation, which sees trucks in the public streets surrounding the building for significant periods of time. The proposed modifications to the site will include a surmountable curb along 7th Street N. Trucks accessing the site will drive over the curb and back into the loading dock. While this is not an ideal situation, Public Works and the project team have determined that this is the best option given the site constraints.
- In order to provide enough space on site to accommodate the additional square footage of the loading docks, 7th Street N is being realigned to the south. The modifications to 7th Street are being handled as part of a separate Public Works process. The proposed alignment would result in the elimination of an intersection at 7th Street and Rod Carew Drive and the removal of a landscaped island in this same location. A public sidewalk will be located along the southeastern edge of the Target Center site to carry pedestrians. This is particularly important given the Target Field Plaza on the west side of the site. Said sidewalk is approximately 14 feet in width at the narrowest point.
- The existing site is nearly 100 percent impervious and that condition will remain as part of the project. However, the building has a green roof that comprises the entire roof of the building and that will remain as part of the project.

LANDSCAPING AND SCREENING

General landscaping and screening – *Not applicable*

- In the Downtown Districts, any building containing 50,000 square feet or more of gross floor area is exempt from the general landscaping and screening requirements. This exemption applies to the proposed project.

Parking and loading landscaping and screening – *Not applicable*

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – *Not applicable*

- There are no surface parking spaces proposed on the site.

Site context – *Meets requirements*

- There are no important elements of the city near the site that will be obstructed by the proposed building additions. The site is across the street from the Minneapolis Warehouse Historic district. Butler Square is located directly north of the site and is a contributing resource in the district. The proposed additions will not have any impact on Butler Square or other neighboring historic structures.
- The building additions should have minimal shadowing effects on public spaces and adjacent properties.
- The building additions are designed to minimize the generation of wind currents at ground level as they are limited in height and overall footprint.

Crime prevention through environmental design – *Meets requirements with Conditions of Approval*

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces. The applicant

is increasing the height of the arcade along the public sidewalk to create additional height and allow for enhanced lighting in this space.

- Glazing is being added at the corner of 6th Street N and 1st Avenue N to increase opportunities for natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks. Staff is asking for additional glazing along 6th Street N and for signs to be removed from existing windows on this elevation. These conditions of approval are recommended to maximize every opportunity for natural observation in a building that is severely lacking in window coverage.
- Existing brick columns near the intersection of 1st Avenue N and 7th Street will be reduced in size to make this space more open.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site. The applicant is proposing additional lighting within the arcade along 1st Avenue N.
- The landscaping, sidewalks, lighting, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, and lighting are located to distinguish between public and private areas, and to guide people coming to and going from the site. Staff is recommending additional wayfinding signage for the existing bike parking, as its current location is lacks visibility.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district. Sixth Street N is the boundary of the Minneapolis Warehouse Historic district. The modifications to the building will not impact any adjacent buildings within the district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is permitted in the B4C District.

Off-street Parking and Loading – Choose an item.

- The site has downtown zoning and is not subject to a minimum vehicle parking requirement.
- The minimum bicycle parking requirement is one space for each 20,000 square feet of gross floor area, or 32 spaces in this case. The site plan shows 35 bicycle parking stalls. However, these spaces are not easily accessible from the public entrance and are located under the building along 6th Street N. As a condition of approval, staff will be recommending that the applicant work with staff to provide additional bike parking near the main entrance and provide wayfinding for the existing bike parking. Additional bike parking near the main entrance can be accommodated within the public right-of-way with approval from Public Works.
- Regional sports arenas have a medium loading requirement. The requirement is two large loading spaces plus one additional large loading space per additional 300,000 sq. ft. GFA or fraction thereof after the first 100,000 square feet. Based on this calculation, the use requires four large loading spaces. Four large loading spaces will be provided for the building upon construction of the addition with additional small loading spaces being retained.

Table 2. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Regional Sports Arena	32	Not less than 50%	--	35
	32	--	--	35

Table 3. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
Residential Dwellings	Medium	4	10
		4	10

Building Bulk and Height – Meets requirements

- The project complies will applicable bulk requirements, as outlined below.

Table 4. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	149,626 sq. ft. / 3.43 acres
Gross Floor Area	--	635,506 sq. ft.
Floor Area Ratio (Minimum)		4.25
Floor Area Ratio (Maximum)	8.0	
Building Height (Maximum)	--	8 stories, 151.67 ft.

Lot Requirements – Not applicable

Yard Requirements – Not applicable

- The use is a regional sports arena within a downtown district and is not adjacent to any residential uses. As such, no yard requirements apply.

Signs – Meets requirements

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The building is currently proliferated with signage totaling 8,354 square feet. The applicant is proposing to reduce the overall number of signs as part of the project and install new signage. A summary of all signage that is proposed to remain and all new signage is provided in Table 11 below.
- Regional sports arenas are given the same signage allowance as uses in the Downtown Entertainment District. The amount of on-premise signage allowed on the site is equivalent to eight square feet of signage for every one linear foot of building wall. In this case, the site is allowed up to 11,800 square feet of wall signage. The amount of on-premise signage proposed as part of the project, including existing signage to be retained, is 3,730 square feet. All signs are wall signs. There is no maximum area per sign for wall signs, no limit on the number of signs and no height limit.
- In this case, the building also has signage that is subject to Chapter 544, Off-Premise Signs. The site is in the Downtown Entertainment Billboard district. This district allows flashing, blinking and animated off-premise signs with constant illumination. The amount of off-premise signage is limited to square footage equal to 10 times the building perimeter as measured at the foundation wall. The building has approximately 1,475 feet of site perimeter, equating to an off-premise signage allowance of 14,750 square feet. There is no height limit and no limit on the number of signs. The proposed off-premise signage is detailed in Table 12 below. There is a vertical video board within the glass lobby that, while visible from the exterior, is located within the building and not counted toward the maximum signage allowance.

- Billboards are limited to luminance levels of 7,000 nits from 6:00 a.m. to 9:00 p.m. and 500 nits from 9:00 p.m. to 6:00 a.m.

Table 5. Signage Summary

	Maximum Area on Site	Proposed Area
Courtside Club	--	60 sq. ft.
Target Center entry sign at 1st and 6th (high)	--	533 sq. ft.
Target Center entry sign at 1st and 6th (low)	--	38 sq. ft.
Hubert's (north elevation)	--	97 sq. ft.
Lifetime (north elevation)	--	240 sq. ft.
Target Center at 1st and 7th	--	769 sq. ft.
Corner static sign at 1st and 7th	--	176 sq. ft. (alternate 292 sq. ft.)
Corner static sign at 1st and 7th	--	176 sq. ft. (alternate 292 sq. ft.)
Corner static sign at 1st and 7th	--	176 sq. ft. (alternate 292 sq. ft.)
Corner static sign at 1st and 7th	--	176 sq. ft. (alternate 292 sq. ft.)
Corner static sign at 1st and 7th	--	292 sq. ft. (alternate)
Target Center entry at 2nd and 6th	--	533 sq. ft.
Total (including alternates)		3,730 sq. ft.

Table 12. Off-Premise Signage Summary

	Maximum Area on Site	Proposed Area
1st Avenue S and 7th Street N Video Board	--	1,456 sq. ft. (alternative proposed at 1,200 sq. ft.)
Bullseye Dog	--	1,959 sq. ft.
Total	7,360 sq. ft.	3,425 sq. ft.

Screening of Mechanical Equipment – Meets requirements

- All mechanical equipment is subject to the screening requirements of [Chapter 535](#) and district requirements, including:
 - 535.70. Screening of mechanical equipment.

- a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.
 - 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
 - 2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
 - 3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
 - 4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.
 - b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:
 - 1) Minor equipment not exceeding one (1) foot in height.
 - 2) Mechanical equipment accessory to a single or two-family dwelling.
 - 3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.
- The building contains several cell antennas and other mechanical equipment that is visible on the building's exterior. Most of this equipment is designed to blend in to the building or screened with other elements. Existing louvers will be partially screened by the new metal panel.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- All refuse and recycling storage containers are located within the building.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including:

535.590. Lighting.

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
 - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
 - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The applicant is proposing LED light strips on the exterior walls of the building. The applicant is also proposing enhanced lighting in the arcade along 1st Avenue N and 7th Street N. As a condition of approval, staff is recommending that the applicant work with staff on this item to make sure the lighting enhances the pedestrian experience. A photometric plan has not been submitted for these elements but they will be required to comply with the lighting standards above. Other lighting on the building is primarily downcast or under the arcade.

Fences – Not applicable

- Fences must comply with the requirements in Chapter 535. The site does not include any fencing and none is proposed as part of the project.

Specific Development Standards – Meets requirements

- The applicant’s proposal meets the specific development standards for regional sports arenas in Chapter 536. That specific development standard restricts regional sports arenas to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River. The existing building is located accordingly.

DP Overlay District Standards – Meets requirements

- The proposal is in compliance with the DP Overlay District standards. The site does not contain any surface parking.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

The Minneapolis Plan for Sustainable Growth identifies the site as institutional on the future land use map. The site is within an Activity Center and near a Growth Center and Major Retail Center. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Urban Design Policy 10.1: Promote building designs and heights that enhance and complement the image and form of the Downtown skyline, provide transition to the edges of Downtown and protect the scale and quality in areas of distinctive physical or historical character.

- 10.1.1 Concentrate the tallest buildings in the Downtown core.
- 10.1.2 Building placement should preserve and enhance public view corridors that focus attention on natural or built features, such as landmark buildings, significant open spaces or water bodies.
- 10.1.3 Building placement should allow light and air into the site and surrounding properties.

Urban Design Policy 10.2: Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.

- 10.2.1 The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk.
- 10.2.2 The street level of buildings should have windows to allow for clear views into and out of the building.
- 10.2.3 Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive building walls such as windows, green walls, architectural details, and murals.
- 10.2.4 Integrate components in building designs that offer protection to pedestrians, such as awnings and canopies, as a means to encourage pedestrian activity along the street.
- 10.2.8 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.3: Use skyways to connect buildings Downtown.

- 10.3.1 Provide maximum transparency of skyway walls in order to provide views to the outside that help users orient themselves.
- 10.3.2 Maintain uniform skyway hours of operation wherever possible.
- 10.3.3 Provide consistent and uniform directional signage and accessible skyway system maps near skyway entrances, particularly along primary transit and pedestrian routes.
- 10.3.4 Provide convenient and easily accessible vertical connections between the skyway system and the public sidewalks, particularly along primary transit and pedestrian routes.
- 10.3.5 Maintain functional links in the skyway system while adjoining properties undergo redevelopment or renovation.
- 10.3.6 Limit skyway expansion to the downtown core and at other key sites with high-intensity uses in order to minimize low-usage skyways and maximize street-level pedestrian activity in growing downtown neighborhoods and historic areas.

With the conditions of approval below the proposed project will be in conformance with the above policies of The Minneapolis Plan for Sustainable Growth. The applicant is proposing to make functional and aesthetic improvements to an existing regional sports arena. The applicant has noted that a potential skyway that would connect to an existing skyway near the A Ramp may be constructed as part of the

project, but this is currently listed as an alternate. In the event that the skyway is constructed, it shall comply with the policies outlined above.

4. Conformance with applicable development plans or objectives adopted by the City Council.

The site is located within the boundaries of the *Downtown East/North Loop Master Plan* adopted by the City Council in 2010. However, there is no real guidance for the site in this plan.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building placement.** Portions of the loading dock addition are located more than eight feet from the west lot line. The maximum setback in this location is approximately 40 feet. Alternative compliance is requested. Staff recommends granting alternative compliance as the additional space on-site is necessary to allow for trucks to maneuver into the loading bays without interfering with traffic in the public streets.
- **Windows.** Alternative compliance is requested for the minimum window requirement on the all floors of the loading dock addition. Given the loading function within this space, windows may not be practical in this location and as such, staff recommends granting alternative compliance. As an alternative, staff is recommending that additional glazing be provided on the ground floor elsewhere in the building, where possible. The only portion of the building with this opportunity appears to be the Hubert's space on the north side of the building. Staff encourages the applicant to look at opportunities for the glass block on either side of the current Hubert's entrance to be replaced with clear glazing, except where an interior wall is located behind the block. The applicant is further encouraged to look for opportunities to relocate shelving and merchandise displays in this area to provide opportunities for additional clear glazing.

Staff is also recommending that window signage on the upper floors of the north elevation be removed to maximize opportunities for natural surveillance and visibility. The window signage in this area is four stories in height and blocks views in and out of the skyway level lobby. Staff is also recommending a green screen, art feature or material change to break up the blank wall on the loading dock addition in lieu of windows.

For windows that are not evenly distributed, staff also recommends granting alternative compliance, as this is largely an existing condition that the applicant is intending to improve.

- **Blank walls.** The building contains several instances of blank, uninterrupted walls exceeding 25 feet in length on all floors, on all elevations. This is an existing condition that will be improved with the proposed exterior material change. Given the existing conditions and overall design of the building, staff recommends granting alternative compliance for blank walls. However, the loading dock addition also has blank walls in excess of 25 feet and this is a new addition. Blank wall sections on the loading dock measure 100 feet, 85 feet and 53 feet in length. Staff does not recommend granting alternative compliance. Instead, a living wall system, art feature or material change that breaks up the wall into sections that are 25 feet or less is recommended as a condition of approval. Staff recommends that the applicant consider a material change in this location as well, as the white stucco will likely not age well in this environment.
- **Materials.** The applicant is requesting alternative compliance to allow metal panel for more than 75 percent of each exterior wall. Above the ground floor, the building is nearly entirely comprised of metal panel (excluding glass). Staff recommends granting alternative compliance. The building

currently has metal panel on all of the upper floors. The applicant is proposing a copper-colored metal panel that is designed to give the building dimension. This would be an improvement over the current flat design of the building. Metal is a durable material. While alternative compliance is not required, staff recommends that the applicant consider a material other than white stucco on the loading dock addition. In this environment the white stucco will likely not age well and would require regular cleaning. Further, if the loading dock addition were considered on its own, stucco would comprise 100 percent of the elevations where 75 percent is the maximum for stucco.

- **Active functions.** The ground floor addition facing 7th Street N is exclusively for loading and provides no active functions. Alternative compliance is requested to allow 0 percent of this elevation to be comprised of active functions, where 70 percent is required. Staff recommends granting alternative compliance. The building is severely lacking in terms of on-site loading and the proposed addition will greatly improve this situation and get trucks off the adjacent public streets. Because the building currently comprises the entire block, the 7th Street frontage is the only location that has adequate space for new loading bays.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by the City of Minneapolis for the properties located at 600 1st Avenue N:

A. Site Plan Review for an addition to a regional sports arena.

Recommended motion: **Approve** the application for site plan review, subject to the following conditions:

1. All site improvements shall be completed by January 25, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signage within the windows on the upper floors of the north elevation shall be removed and no new signage shall be permitted in this location.
4. A living wall, art feature, material change or combination thereof shall be provided on the first floor of the south elevation on the loading dock addition to break up the blank wall up into sections that are 25 feet or less, in compliance with Section 530.120 of the zoning code.
5. The applicant shall consider an alternate to the white stucco material on the loading dock to meet the durability requirements of Section 530.120 of the zoning code.
6. The applicant work with staff to provide additional bike parking near the main entrance and provide wayfinding and enhanced lighting for the existing bike parking.
7. The applicant shall work with staff on pedestrian-scaled lighting along 1st Avenue N and 7th Street N to improve the pedestrian experience in this location.
8. The applicant shall meet with the Skyway Advisory Committee regarding skyway hours, design and signage prior to the construction of a new skyway connection.
9. All lighting, including LED strips on the exterior elevations, shall comply with Section 535.590 of the zoning code.

ATTACHMENTS

1. Written description and findings submitted by applicant

2. Zoning map
3. Site plan
4. Plans
5. Building elevations
6. Renderings
7. Metal panel profile
8. Signage plan
9. Photos

TARGET CENTER RENOVATION

LAND USE APPLICATION EXTERIOR DESIGN BRIEF

TARGET CENTER RENOVATION

Minneapolis, MN

INTRODUCTION

When the Target Center was constructed in the late 1980's, the building was at the edge of downtown Minneapolis. The building's entrance along First Avenue was the front door, and there was little development to the north of the site. The building was constructed during an era when many arenas were enclosed interior environments.

Since that time, the City of Minneapolis has grown dramatically. Parking ramps have been constructed with skyways that serve downtown businesses, projects like Target Field have successfully integrated with the warehouse district, and the North Loop is seeing major development. As a result, Target Center is now in the heart of downtown, with light rail patrons, pedestrians, and bicyclists all moving around the building. The design recognizes this dramatic change in the downtown context, addressing improvements around the building. A new entrance is created at the corner of First Avenue and Sixth Street and windows are added on the concourses and other patron levels. A major goal of the design is to simultaneously animate the experience for patrons inside the building while enlivening the exterior pedestrian environment. This connection between the inside and outside of a previously insular building will enhance both the experience of building users and the dynamic environment of this urban entertainment district in downtown Minneapolis.

OVERALL EXTERIOR DESIGN APPROACH

The existing exterior of the Target Center is comprised of a number of materials, including exterior precast, faded metal panels, and proliferate signs, with minor accents of brick and glass. The existing street level arcade is a low, one-level arcade with massive brick-enclosed columns that do not convey a safe and friendly street-level environment.

The design improves the pedestrian experience along the streets by lifting the new exterior enclosure to lighten the building's street presence and create a feeling of safety along the public faces of the building. Existing brick column enclosures will be removed and concrete columns will be exposed to create a taller two-story arcade with enhanced lighting. Glass block and exterior stucco surfaces at the arcade will largely be covered by glass and curtain wall that will enliven the

LAND USE APPLICATION EXTERIOR DESIGN BRIEF

TARGET CENTER RENOVATION

Page 2 of 4

street presence of the building and allow light to the lower LifeTime Fitness level through the existing glass block. The design improves the pedestrian experience along the streets, lifting the new exterior enclosure to lighten the building's street presence and create a feeling of safety along the public faces of the building.

The former main entrance to the building on First Avenue will become the entrance to a new club at street level that will accommodate valet parking and be available for meetings and dining events when not used for arena club activities.

Above this two-level arcade, the existing façade materials remain but are clad with a new copper-colored rain screen system skin comprised of metal panels that both enliven and unify the facades. These copper-colored metal panels enliven the façades and create a more dynamic presence for the arena. The metal panel cladding consists of articulated panels that are bent to provide shadow lines and relief to the massive façades, breaking down the scale. The panels have ridges and valleys with the vertical width of the faces varying from six inches to fifteen inches with a depth of two to four inches. The finish of the panels are not a homogenous painted surface but will have a multi-colored layering effect for a textured look. These metal panels are perforated by irregular strip windows, or LED lit openings, that break down the insular feeling of the existing building and animate the experience for patrons inside the building. The darker color of the exterior harmonizes with the rich bricks of the warehouse district and will create a warmer and more inviting environment. The existing beige metal roof enclosure is partially concealed and the circular "louvers" are being replaced to complement the copper skin and refresh the look of the building.

The darker color of the exterior fits nicely with the rich bricks of the warehouse district and will create a warmer and more inviting environment. This new enclosure is complemented with glass that connects interior clubs and concourses to the outside, and will enliven the building both inside and out.

New windows to the exterior are added on the concourse level overlooking First Avenue and Seventh Street and the suite level overlooking First Avenue (there is a smaller existing window now at this location). New windows are also provided in conjunction with the potential new skyway at the corner of Second Avenue and Seventh Street.

LAND USE APPLICATION EXTERIOR DESIGN BRIEF

TARGET CENTER RENOVATION

Page 3 of 4

Signage elements of the new design are controlled and composed as accents to the façade. At the Seventh Street view corridor, a major “scoreboard” sign integrates the Target Center logo, a programmable video board, and signage recognizing the cornerstone partners of Target Center. The main entry identifies the Target Center name, with identity given to the Health Club at the entrance level. At the northwest corner of the building facing Target Field, the existing Target logo is retained.

The green roof atop the building, implemented after the original construction, is a sustainable and welcome element to the building that will be retained in the exterior redesign.

ENTRANCES

The proposed new main entrance to the building is at the corner of First Avenue and Sixth Street. This location integrates with one of the main entrance routes to Target Field along Sixth Street and is one of the significant opportunities to connect the interior of the existing building to the community. The transparent new entrance makes a strong visual connection between the street level pedestrian environment and the skyway environment. A two-story entrance lobby addresses admission and ticketing functions, access to arena activities at the skyway level, and waiting and gathering functions. The new lobby at First and Sixth will allow for direct and clear access to the skyway level with a new lobby directly off of this corner. This will make for a more natural and intuitive connection for pedestrians to the arena and to the lobby. In addition, the new lobby provides an integrated way to provide both identity and access to the Lifetime Fitness Health Club in the lower level of the arena and the restaurant that faces Sixth Street.

Above the main entrance at the arena level, the design creates a space inside the building that expands the main concourse with overlooks at the suite level and the upper concourse. An open corner provides visible evidence of the activity inside the building, further enlivening this active entertainment district.

Two existing skyway bridges, one crossing First Avenue and the other connecting to the parking ramps to the northeast, are retained as major entrance points to the design. The width of the skyway that goes through the arena (connecting Mayo Clinic Square to the Ramp A / Ramp B skyway) is being significantly increased. During the non-event times, this will enhance the flow

LAND USE APPLICATION EXTERIOR DESIGN BRIEF

TARGET CENTER RENOVATION

Page 4 of 4

through the building; during events, it will bring the arena patrons directly to the concourses with queuing on this level instead off of the street.

A third skyway, from the southwest, is under consideration as part of the design that will connect skyway patrons directly to the suite level and the concourses of the arena. These multiple entrances will enhance the connectivity of the building to its urban environment and further support the mixed-use nature of the arena and its tenants.

PUBLIC SPACE & BUILDING SERVICE IMPROVEMENTS

While the overall design strives to prioritize concepts that enhance the fan-friendly experience at Target Center, there are a number of service and “back of house” improvements to the building that are essential to the successful operation of a modern arena. The existing building has significant deficiencies in staging accommodations and loading dock facilities for large events that compromise the pedestrian experience at street level. The new design adds three truck bays to the existing loading dock and interior modifications to address these issues. This function is located on the south side of the facility.

Seventh Street is being realigned in conjunction with this project. By adding three new loading docks, the truck flow will be improved with fewer trucks conflicting with traffic flow. An intersection is eliminated creating a safer pedestrian crossing from downtown to Target Field. A width of sixteen feet on the sidewalk is being maintained; the existing sidewalk narrows down to nine feet now.

ARENA DESCRIPTION

The Target Center, which opened in 1990, is a multi-purpose entertainment and professional sports complex located in downtown Minneapolis. It is owned by the City of Minneapolis, currently operated by AEG and the primary tenants play all of their NBA and WNBA home games at the arena. It is the 22nd busiest building in the nation, and 51st busiest in the world. It hosts about two hundred events annually, and has one million visitors pass through its gates per year. Events include the primary tenants' home games, concerts, family shows and other sporting events such as hockey, ice skating and gymnastics. Additionally, the Target Center hosts a variety of Minnesota state high school league tournaments.

RENOVATION PURPOSE

The principal objectives in renovating the Target Center are to extend the arena's useful life, maximize the arena's economic and fiscal opportunities to generate revenues for the City, AEG, and the arena's primary, long-term tenants, the Minnesota Timberwolves and the Minnesota Lynx. This is being accomplished by providing program elements, amenities and design features that make the arena competitive as a multi-use, family-oriented entertainment venue while meeting the needs of the Target Center's primary tenants.

The City of Minneapolis is renovating the city-owned Target Center to

1. Improve the fan experience areas with additional clubs and gathering spaces, and improving the patron circulation.
2. Update the exterior to coordinate better with the surrounding neighborhood and Target Field.
3. Construct a new prominent entry on First Street and Sixth Avenue that will increase the visibility of Target Center and improve the neighborhood.
4. Add enhanced premium spaces, renovate and upgrade the concourses, lobbies and entrances
5. Improve the service to the building by a loading dock addition and thereby improving truck traffic on Seventh Avenue and Second Street.
6. Upgrade audio/visual equipment and lighting to attract the best national entertainment acts to the upper Midwest.

PROJECT COMPONENTS

The Project will include the following components:

1. Exterior enclosure, site improvements & exterior signage:
 - Integrate and complement other existing features and attractions in the surrounding area
 - Expand/relocate entrances from the street
 - Enhance/renovate building exterior including additions of glass and exterior signage
 - Enhance/renovate the health club entrance
2. Back of house & primary tenant facilities:
 - Upgrade the back-of-the-house support facilities to include expansion of the loading

- docks, vertical transportation, etc.
 - Improved loading docks
 - New/renovated locker & dressing rooms
3. Skyway:
 - New skyway connection to parking ramp A [being bid as an alternate]
 4. Premium spaces & offices:
 - New courtside club
 - New suite level club
 - New and renovated premium seating offerings
 - Kitchen facilities to support club spaces
 - Suite renovations
 5. Circulation, wayfinding signage & concourses:
 - Improved pedestrian traffic flow
 - Easier access in and out of building
 - Update food service areas
 - Update public concourses
 - Updated corridors at skyway and suite levels
 - Renovated lobby and box office
 - Renovated team store
 - New & renovated public restrooms
 - Attract attendees to events due to heightened aesthetics, service, quality and comfort levels
 - New wayfinding signage
 6. Arena & bowl improvements:
 - Increased ADA seating capacity for concerts and family shows
 - Accommodate current uses and users of existing alternative venues
 - Acoustical & sound system improvements
 - Stadium vision system and tele/data infrastructure upgrade (including arena Wifi)
 - Production facility HD quality upgrade
 - Center hung scoreboard HD upgrade
 - Ribbon board replacement
 - Scoreboard control room

RELATED PROJECT

In order to accommodate the new Loading Dock, the Minneapolis Public Works Department has a separate, independent project to realign Seventh Street. If required, that work will be submitted by City of Minneapolis Public Works and AECOM under separate application.

TARGET CENTER RENOVATION PROJECT**11 December 2015****LAND USE APPLICATION****General Information/Background****GENERAL INFORMATION**

Property ID: 22-029-24-43-0142

Address: 600 1st Ave N
Minneapolis, MN 55403

Owner: City of Minneapolis
c/o Convention Center
1301 Second Avenue South
Minneapolis, MN 55403

Owner Representative: Jeffrey Johnson, Executive Director, Minneapolis Convention Center
Email: Jeffrey.Johnson@Minneapolismn.gov
(612) 335-6310

Applicant Representative: Tom Hysell, AIA, Principal
Alliance
400 Clifton Avenue
Minneapolis, MN 55403
(612) 874-4191 direct
(612) 205-0785 cell

School District: 001
Watershed District: 6
Parcel Area: 3.43 acres
149,626 ft²

This address is in: Downtown West Neighborhood
City of Minneapolis Police Precinct 1
City of Minneapolis Ward 3, Jacob Frey Council Member

LEGAL DESCRIPTION

Torrens/Abstract: Torrens
Addition: Reg. Land Survey No. 1664
Metes & Bounds: Tracts A,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z In Rls No 1664 Also Tracts C,D,E,F,G H
In Rls No 1662

LOT INFORMATION

Lot Size: 127,999 ft²
Tract/Block: / 210
Zone: B4C-2/ Downtown Commercial District(`99)
DP/ Downtown Parking Overlay District(`99)

Year Built: 1990
Stories: 8

TARGET CENTER RENOVATION PROJECT

11 December 2015

LAND USE APPLICATION

General Information/Background

Building Area(+ Basement):	622,188 ft ²
Ground Floor:	117,450 ft ²
Second Floor:	57,381 ft ²
Basement Area:	117,450 ft ²
Building Code:	CEB, Basketball Arena

BUILDING HEIGHT

The typical building height is from Ground Level to the top of the roof parapet is 133'-11" the building slopes down from street level to loading dock access on the NW corner where the height is 151'-8".

EXISTING AREA + NEW AREA

Existing Footprint Area:	117,450 ft ²
Total Existing Building Area:	622,188 ft ²

Note: The naming of the floors is consistent with the original floor plans as follows:
The basement (LifeTime Fitness and Back of House) levels are Level One and Level Two.
The Ground Floor is the Event Level or Level Three.
The Existing Skyway Level is Level Four.
The Lower Concourse is Level Five.
The Suite Level is Level Six.
The Upper Concourse is Level Seven.
The Mechanical Mezzanine is Level Eight.
Above the bowl is the Catwalk Level.

Proposed New Area

Note: These areas do not include stairs replaced with new floors or open atrium or roof area.

Level One:	0 ft ²
Level Two:	256 ft ²
Ground Floor:	11,154 ft ²
Level Four:	1,234 ft ²
Level Five:	546 ft ²
Level Six:	64 ft ²
Level Seven:	64 ft ²
<u>Level Eight:</u>	<u>0 ft²</u>
TOTAL NEW	13,318 ft ²

The project includes an alternate for a Skyway going from the southwest corner of the arena to the skyway that connects Ramp A and Ramp B and which runs parallel to Second Avenue. If accepted, additional floor area is required on the Lower Concourse Level Four.

The following is the area required by the new skyway and Level Four:

Skyway:	1,295 ft ²
<u>Level Four:</u>	<u>784 ft²</u>
TOTAL NEW	2,079 ft ²

The total new gross area, if the alternate skyway is incorporated, is 15,397 ft².

Proposed New Total Area

Without new skyway:

TOTAL AREA: 635,506 ft²

With new skyway:

TOTAL AREA: 637,585 ft²

Impervious Paving

Note: These areas do not include the Target Field Plaza pedestrian bridge or the exterior stairs around the south side of the building.

Existing:	34,563 ft ²
Removing:	18,719 ft ²
<u>Adding back:</u>	<u>22,962 ft²</u>
TOTAL	38,806 ft ²

Building Footprint

Note: The Building Footprint is expanded by the addition of the Loading Dock, addition Ground Floor area is added for the Locker Room (586 ft²), the Courtside Club (1,167 ft²), and the Main Lobby (705 ft²) but those areas are under the existing overhangs and do not add to the footprint.

Existing:	117,450 ft ²
<u>New Loading Dock:</u>	<u>8,696 ft²</u>
TOTAL	126,146 ft ²

SPECIFIC APPLICABLE ORDINANCE REQUIREMENTS

Bicycle Parking

Per Table 541-3 Bicycle Parking Requirements, for a Regional Sports Arena, one space is required for 20,000 GFA. Target Center will have 635,506 GFA therefore 32 spaces are required. Thirty-five are provided.

Principal Use

Per Table 549-1 Principal Uses in the Downtown Districts, a Regional Sports Arena is a Principal Use in B4C.

Parking

Per Table 541-1 Specific Off-Street Parking Requirements, no off-street parking is required if located in the downtown area.

Signage

543.280. - Regional sports arena.

- (a) In General. Signs accessory to regional sports arenas shall be regulated by the sign standards for the Downtown Entertainment Area as specified in Table 543-3, Specific Standards for Signs in the Downtown Districts, except as otherwise provided in this section.
- (b) Roof signs. Notwithstanding any other provision to the contrary, signs attached to the wall or

roof of a regional sports arena are allowed, provided they shall not extend higher than twenty (20) feet above the top of the building wall. Signs applied flat on the roof and which are intended to be primarily viewed from above are allowed.

- (c) Maximum area per signs attached to buildings. There shall be no limit to the maximum area per sign within the size allocation allowed pursuant to Table 543-3 for signs attached to buildings.
- (d) Sign placement. Sign area allowed based upon the length of a primary building wall pursuant to Table 543-3 shall not be limited in placement to the primary building wall upon which it is based but may be placed upon any primary building wall.
- (e) Freestanding signs. One (1) freestanding sign shall be allowed. The maximum height of a freestanding sign shall be thirty-five (35) feet. The sign may be a back-to-back sign with a maximum of one thousand two hundred (1,200) square feet of signage on each side. If the sign includes both on-premise and off-premise advertising, the total amount of signage shall not exceed one thousand two hundred (1,200) square feet on each side.

(2009-Or-056, § 10, 7-17-09; 2010-Or-001, § 3, 1-15-10)

PROJECT TEAM

The design team for the Target Center is comprised of the following:

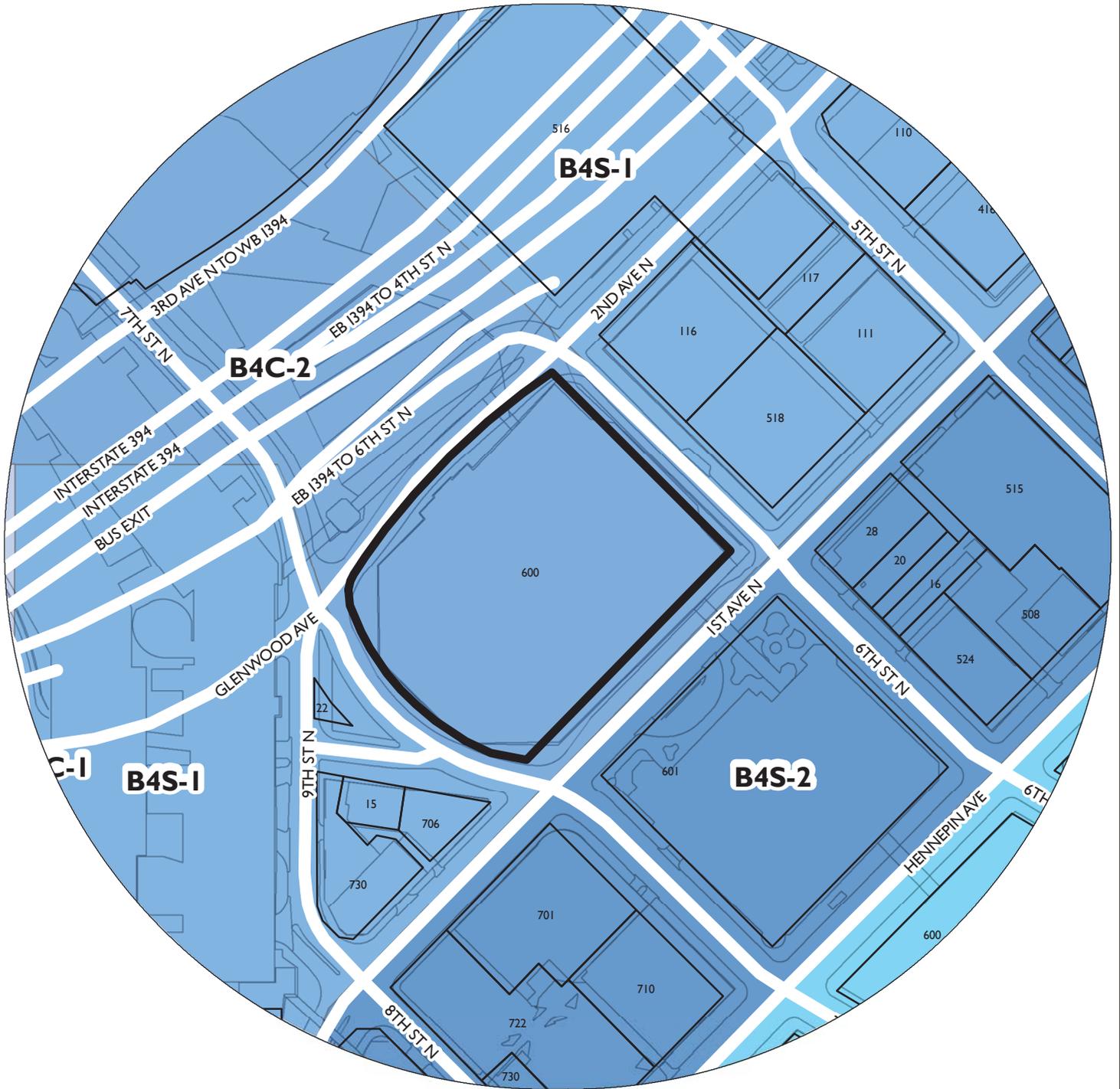
- Design Architect and Architect of Record: Alliance, Minneapolis, MN
- Sports Design Architect and AOR for premium spaces: Sink Combs Dethlef, Denver, CO
- Associate Architect: 4RM+ULA, St. Paul, MN
- Interior Design: Alliance, Minneapolis, MN
- Interior Design: Studio Hive, Minneapolis, MN
- MEP Engineering: ME Engineers, Denver, CO
- Structural Engineering: Ericksen Roed Associates, St. Paul, MN
- Code Analysis: Jensen Hughes, Baltimore, MD
- Lighting Design: Lighting Matters, Minneapolis, MN
- Civil Engineer: EVS, Eden Prairie, MN
- Fire Protection Engineer: Coastwise Fireguard, Webster, MN
- Food Service: Duray, Denver, CO
- Commissioning: Questions & Solutions Engineering, Chaska, MN
- Technology: TMC, Shorewood, MN
- Sports Technology: WJHW, Dallas, TX
- Signage, Wayfinding: Dimensional Innovations, Kansas City, MO
- Exterior Envelope Consulting: WJE, Minneapolis, MN

CONSTRUCTION MANAGER AT RISK

The Construction Manager at Risk for the Target Center is Mortenson Construction, Golden Valley, MN

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
600 1st Avenue N

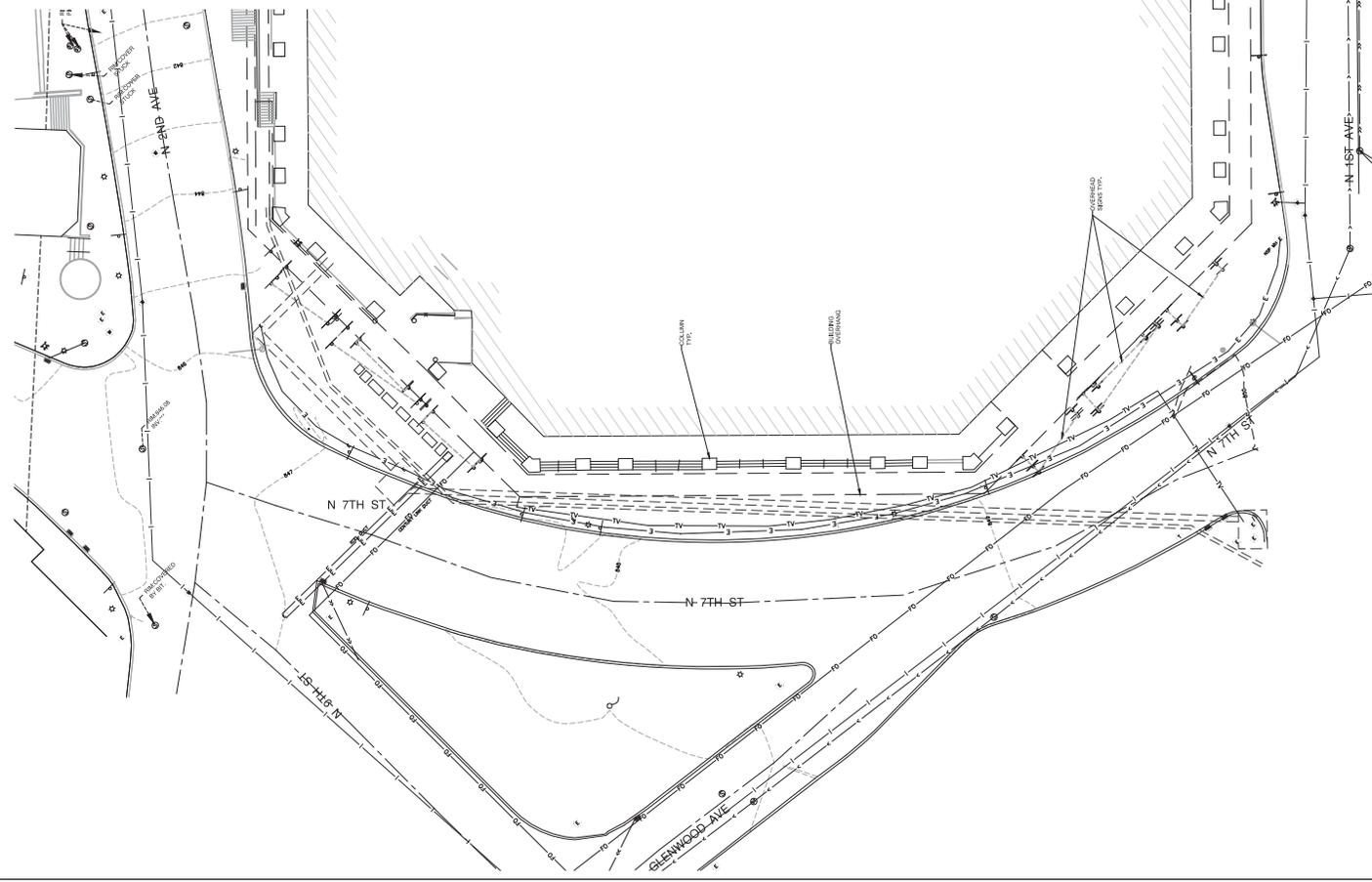
FILE NUMBER
BZZ-7530

EXISTING CONDITION NOTES

1. BACKGROUND INFORMATION (GENERAL INFORMATION) AND PRELIMINARY DESIGN INFORMATION IS PROVIDED FOR THE PROJECT ON AUGUST 1, 2014.
2. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THE EXISTING SITE IS A MIXED-USE DEVELOPMENT WITH A MIXED-USE BUILDING, PARKING GARAGE, AND TRAIL.
4. THE EXISTING SITE IS A MIXED-USE DEVELOPMENT WITH A MIXED-USE BUILDING, PARKING GARAGE, AND TRAIL.
5. THE EXISTING SITE IS A MIXED-USE DEVELOPMENT WITH A MIXED-USE BUILDING, PARKING GARAGE, AND TRAIL.

LEGEND

MAJOR CONTOUR
MINOR CONTOUR
BUILDING
BIWAYWAY
PAVEMENT DRIVE
CURB & GUTTER



1 SEDIMENT CONTROL - SILT FENCE

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON FABRIC TENSION AND STAKE PLACEMENT.

1 SEDIMENT CONTROL - SILT FENCE NOT TO SCALE

2 SEDIMENT CONTROL - ROCK ENTRANCE

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON ROCK SIZE AND SPACING.

2 SEDIMENT CONTROL - ROCK ENTRANCE NOT TO SCALE

3 INLET PROTECTION TYPE A & C

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON CURB HEIGHT AND MATERIAL.

3 INLET PROTECTION TYPE A & C NOT TO SCALE

4 EROSION CONTROL NOTES

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON MULCH TYPE AND APPLICATION RATE.

4 EROSION CONTROL NOTES NOT TO SCALE

5 SEDIMENT CONTROL - FILTER LOG

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON LOG LENGTH AND SPACING.

5 SEDIMENT CONTROL - FILTER LOG NOT TO SCALE

6 SAW CUT AT CURB AND GUTTER REMOVAL

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON SAW CUT WIDTH AND LOCATION.

6 SAW CUT AT CURB AND GUTTER REMOVAL NOT TO SCALE

1 B624 CURB AND GUTTER

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON CURB HEIGHT AND GUTTER WIDTH.

1 B624 CURB AND GUTTER NOT TO SCALE

1 D-412 CURB AND GUTTER

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON CURB HEIGHT AND GUTTER WIDTH.

1 D-412 CURB AND GUTTER NOT TO SCALE

1 REINFORCING AT CURB OUTLET

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON REINFORCING TYPE AND PLACEMENT.

1 REINFORCING AT CURB OUTLET NOT TO SCALE

1 SIGN COLLAR REPLACEMENT

NOT TO SCALE

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON COLLAR TYPE AND INSTALLATION.

1 SIGN COLLAR REPLACEMENT NOT TO SCALE

TARGET CENTER RENOVATION
 A Sustainable Redevelopment Solution
 CITY OF MINNEAPOLIS
 TIMBERVOLVES & LYNN
 AEG

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 612.338.1111

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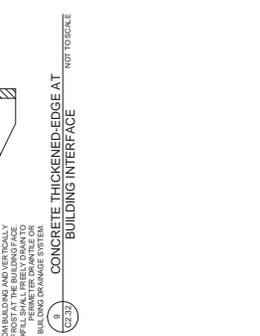
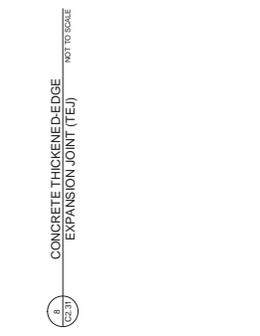
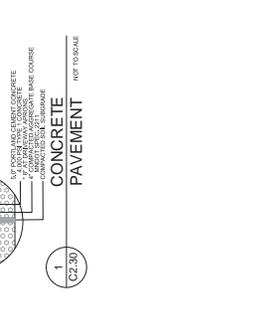
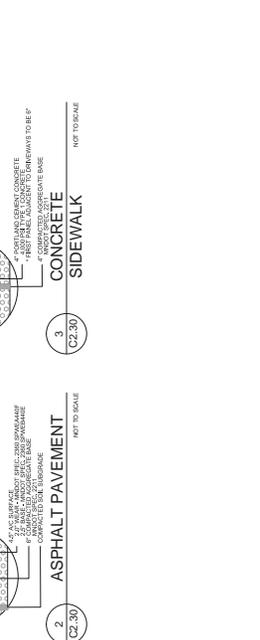
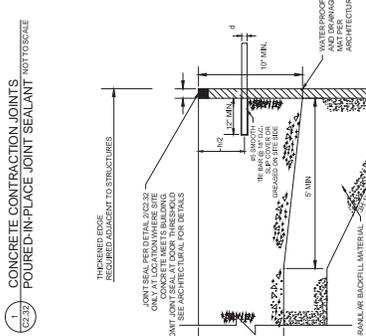
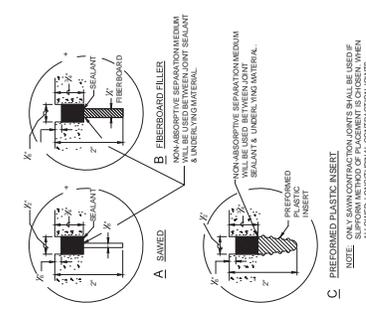
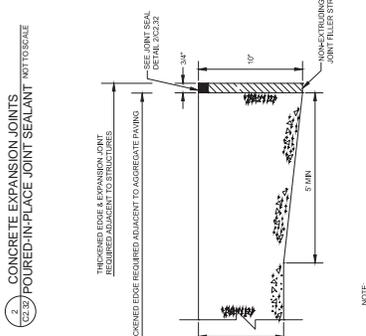
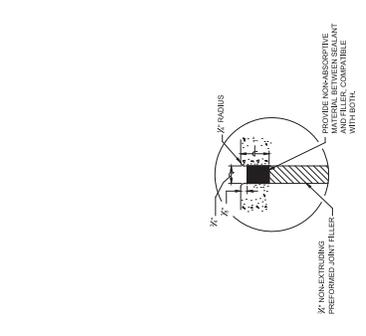
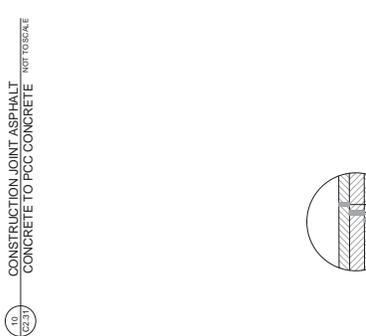
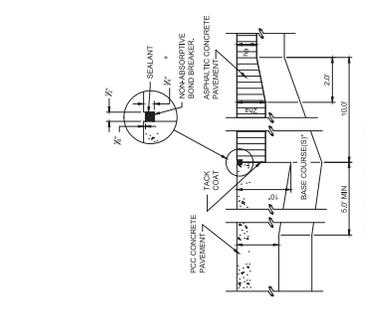
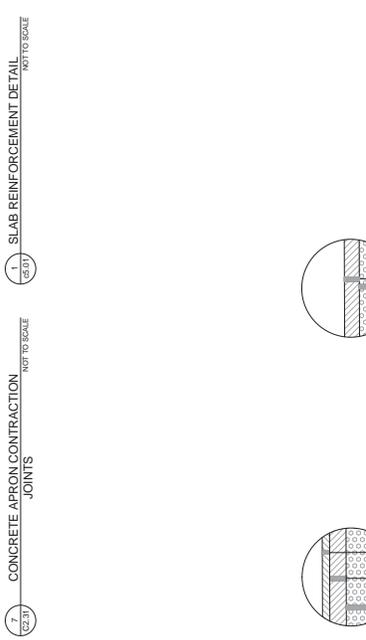
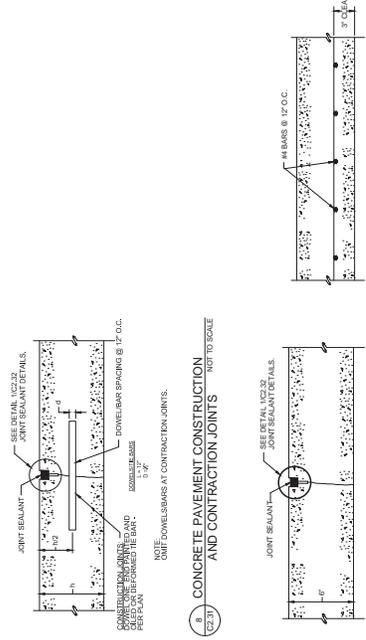
PROJECT ENGINEER:
 Siskin Architects
 1500 Hennepin Avenue
 Minneapolis, MN 55403
 612.338.1111

MINNEAPOLIS
 PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15

REVISIONS:
 1. 12/15/15: REVISED TO ADD NOTES ON CURB HEIGHT AND GUTTER WIDTH.

ALLIANCE
 SINKCOMPDETHERS
 ARCHITECTURE
 EROSION CONTROL AND CURB & GUTTER DETAILS

PROJECT NO. 15-0000000000
 SHEET NO. 15-0000000000
 DATE 12/15/15



PROJECT NO.	DATE
2014108	08/11/14
COMPILED BY	2014108
DATE	12/18/2014
PROJECT NO.	DATE
2014108	08/11/14
COMPILED BY	2014108
DATE	12/18/2014

SITE PLAN NOTES

- 01. REMOVE EXISTING CURB AND RECONSTRUCT AS SHOWN.
- 02. REMOVE EXISTING SIDEWALK AND RECONSTRUCT AS SHOWN.
- 03. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT AS SHOWN.
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KEYNOTES

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Property ID: 22-028-24-01-012
 Address: 600 1st Ave N, Minneapolis, MN 55403
 Owner: City of Minneapolis
 c/o Convention Center
 1301 Second Avenue South
 Minneapolis, MN 55403
 Owner Representative:
 Jeffrey Johnson, Executive Director, Minneapolis Convention Center
 Email: Jeffrey.Johnson@Minneapolisism.gov
 (612) 335-6310

Applicant Representative:
 Jeffrey Johnson
 600 1st Ave N, Minneapolis, MN 55403
 (612) 335-6310 direct
 (612) 335-0795 cell

Watershed District: 001
Parcel Area: 3.43 acres
149,626 sq ft

LOT INFORMATION
 Lot Size: 127,999 sq ft
 Tractbook: 7,210
 Zone: SAC-2 Downtown Commercial District (39)
 City of Minneapolis Parking Overlay District (39)

Year Built: 1980
Stories: 8
Building Area: 622,188 sq ft
Basement Area: 117,450 sq ft
Ground Floor: 57,381 sq ft
Basement Area: 117,450 sq ft
Building Code: CEB, Basketball Arena

MPERVIOUS PAVING
 Note: These areas do not include the Target Field Plaza pedestrian bridge or the exterior stairs around the south side of the building.

Existing: 34,953 sq ft
Removing: 16,719 sq ft
Adding Back: 22,892 sq ft
TOTAL: -38,680 sq ft

BUILDING FOOTPRINT
 Note: The Building Footprint is expanded by the addition of the Loading Dock addition. Ground Floor area is added for the Main Lobby (705 sq ft) but those areas are under the existing overhangs and do not add to the footprint.

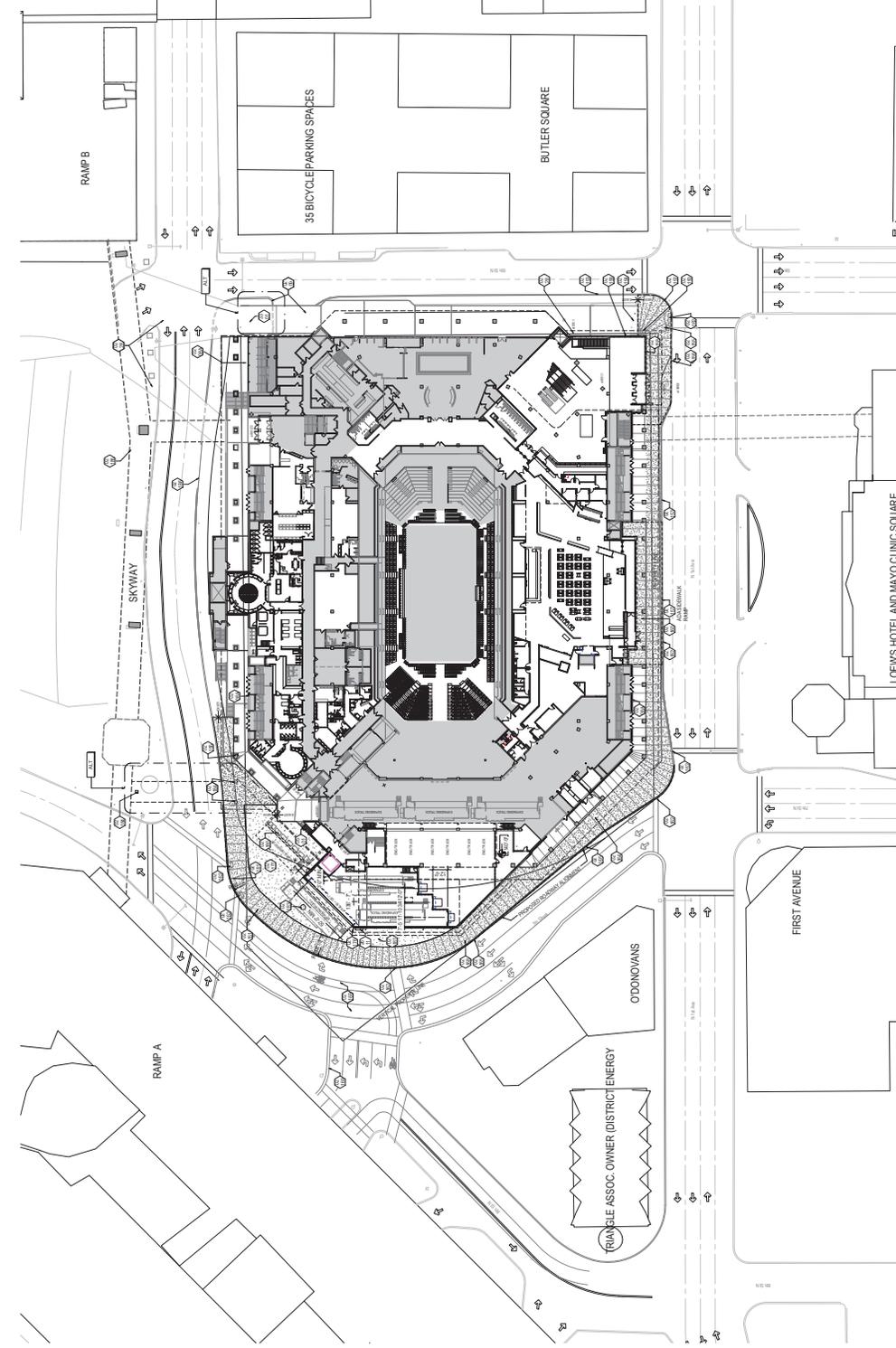
Existing: 117,450 sq ft
New Loading Dock: 8,699 sq ft
TOTAL: 126,149 sq ft

SNOW REMOVAL PLAN
 There is no designated snow storage on site. All snow is pushed to the adjacent street. The snow storage area is located on the pedestrian and vehicle access remain open. The City removes the snow on the curb line as a part of the downtown snow removal process.

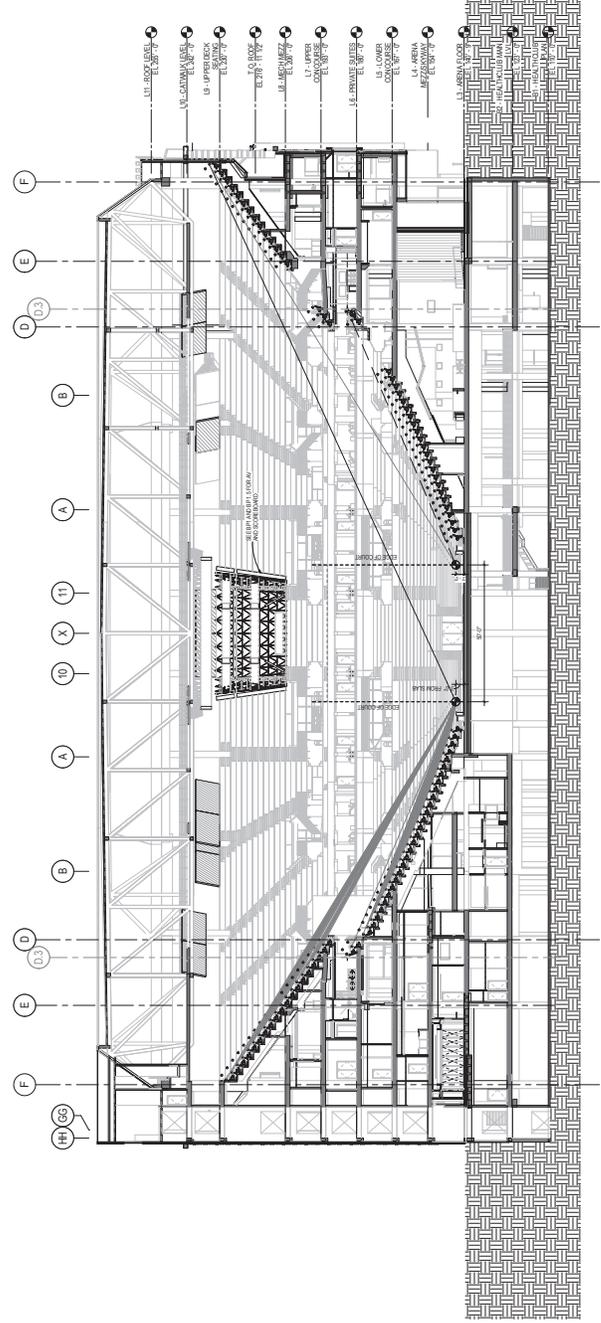
PARKING
 There is no designated parking on site.

WATER DRAINAGE
 Drainage is positive away from the building to the curb. A catch basin is provided by the Loading Dock truck door. Roof drains are all internal.

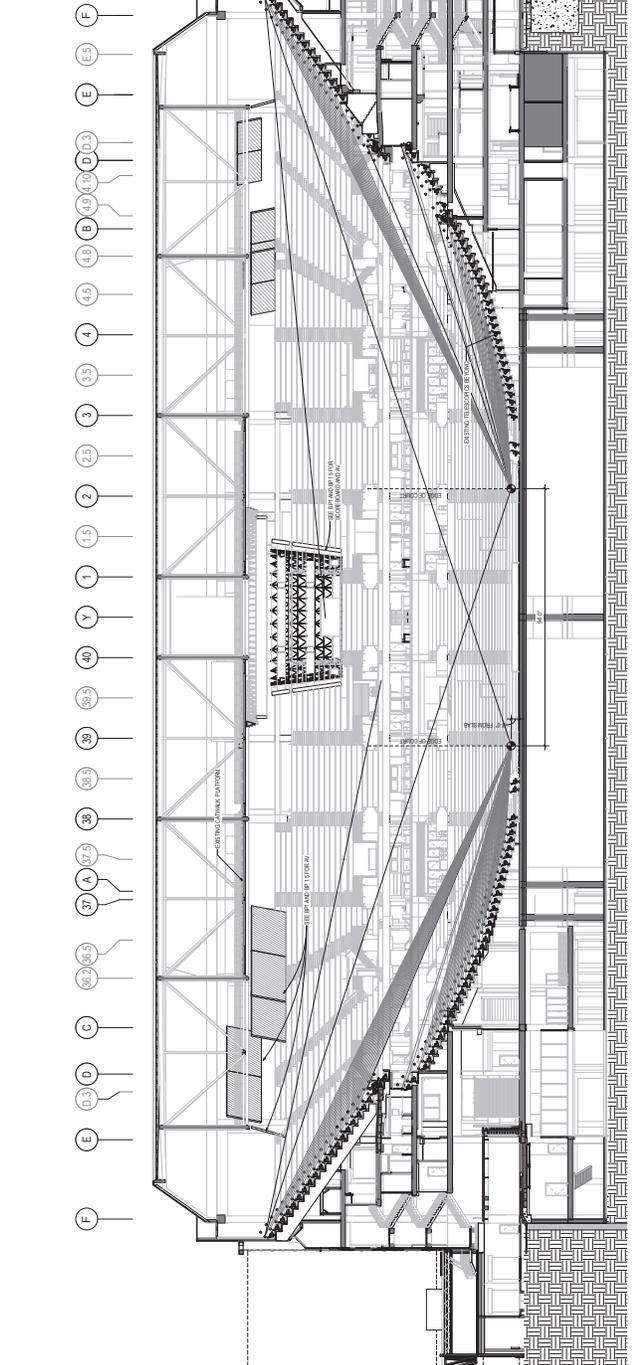
EXTERIOR LIGHTING
 Existing fixtures on the face of the building will be replaced with like fixtures.



REVISIONS
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 609 04/23/31
 610 04/30/31
 611



1C TRANSVERSE SECTION - OVERALL
 1/8" = 1'-0"



1E LONGITUDINAL SECTION - OVERALL
 1/8" = 1'-0"

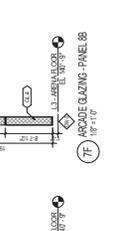
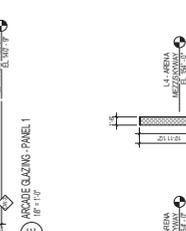
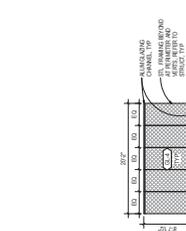
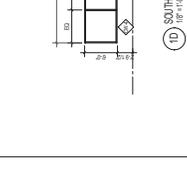
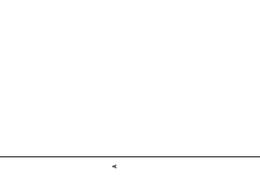
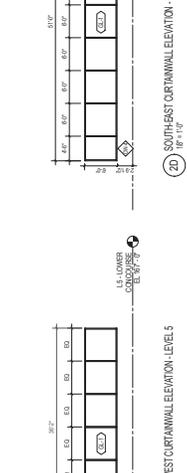
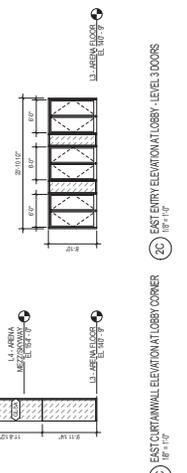
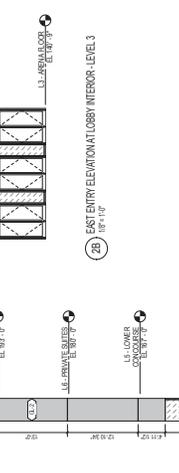
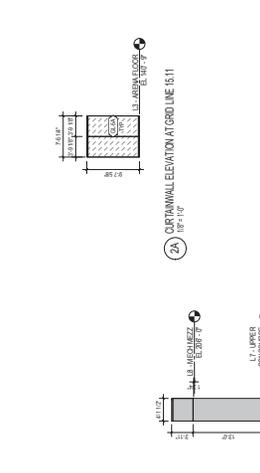
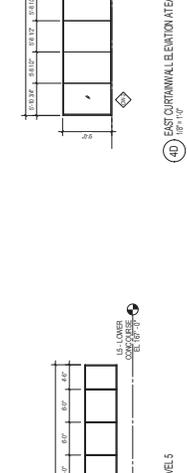
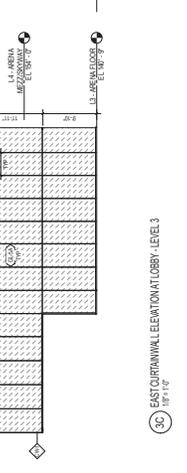
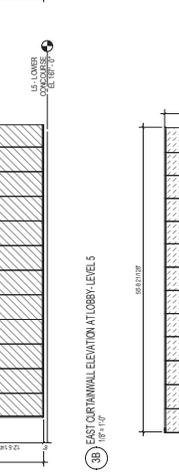
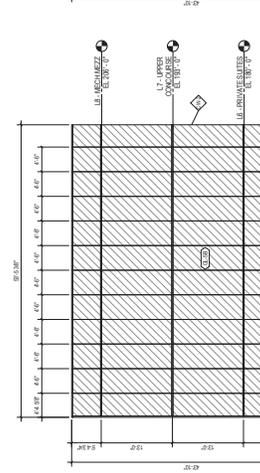
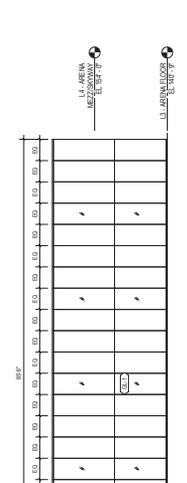
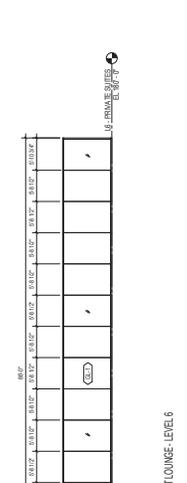
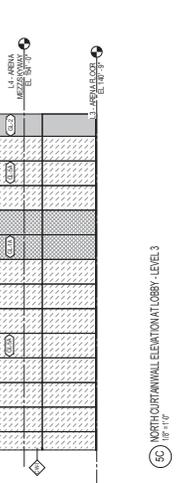
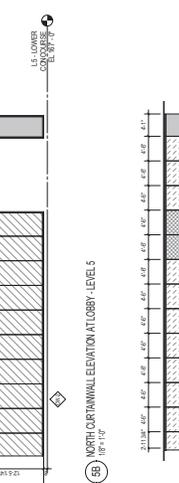
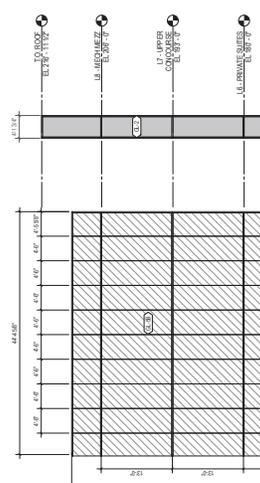
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CURTAIN WALL SYSTEMS

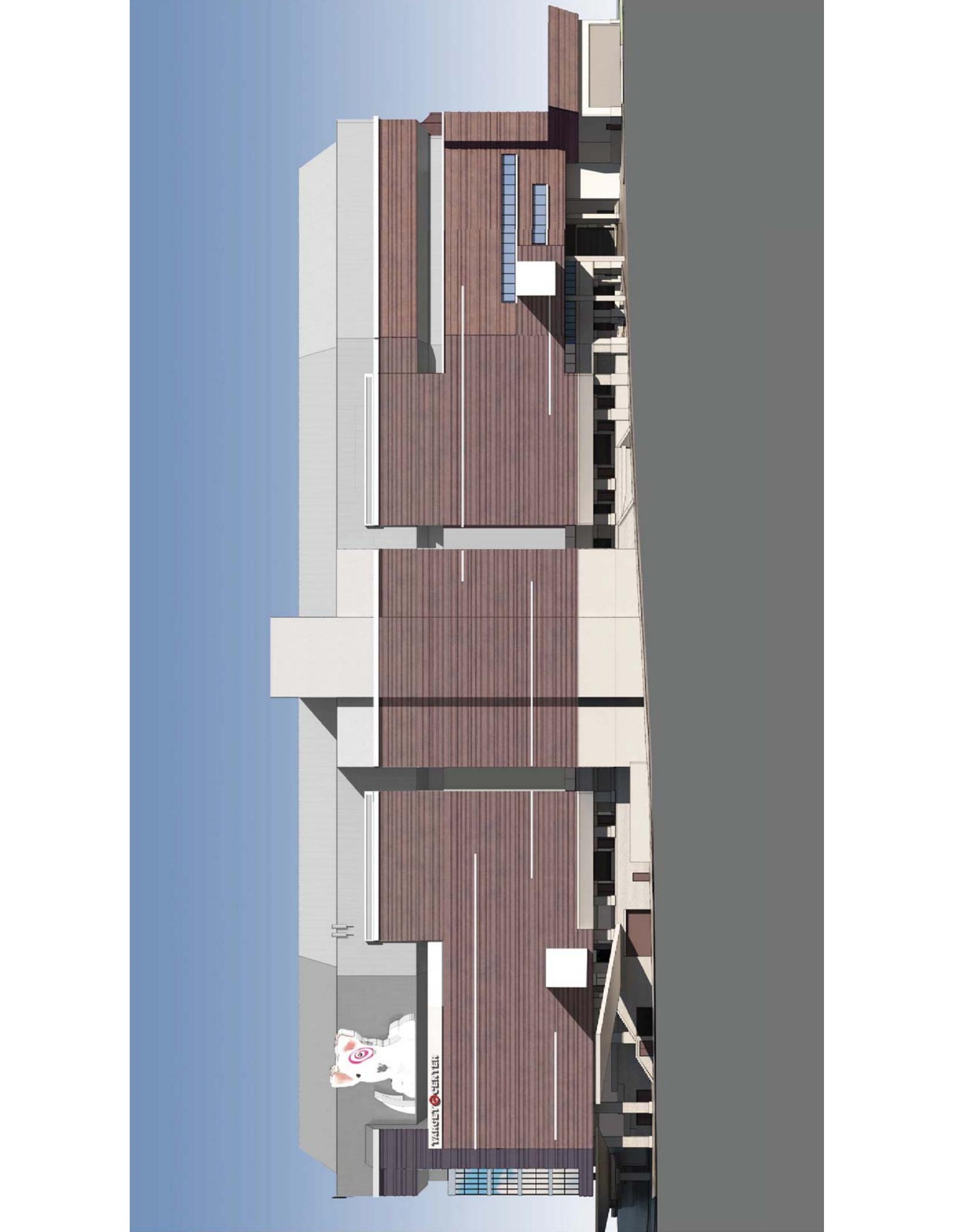
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4	4.1 - CURTAIN WALL SYSTEM	ALUMINUM
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9	9.1 - CURTAIN WALL SYSTEM	ALUMINUM
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GLAZING TYPES

TYPE	DESCRIPTION
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97	97.1 - CLEAR GLAZING
98	98.1 - CLEAR GLAZING
99	99.1 - CLEAR GLAZING
100	100.1 - CLEAR GLAZING













Alternative Signage at the corner of First Avenue and Seventh Street



Alternative Signage at the corner of First Avenue and Seventh Street

TARGET CENTER RENOVATION PROJECT
LAND USE APPLICATION
14 December 2015







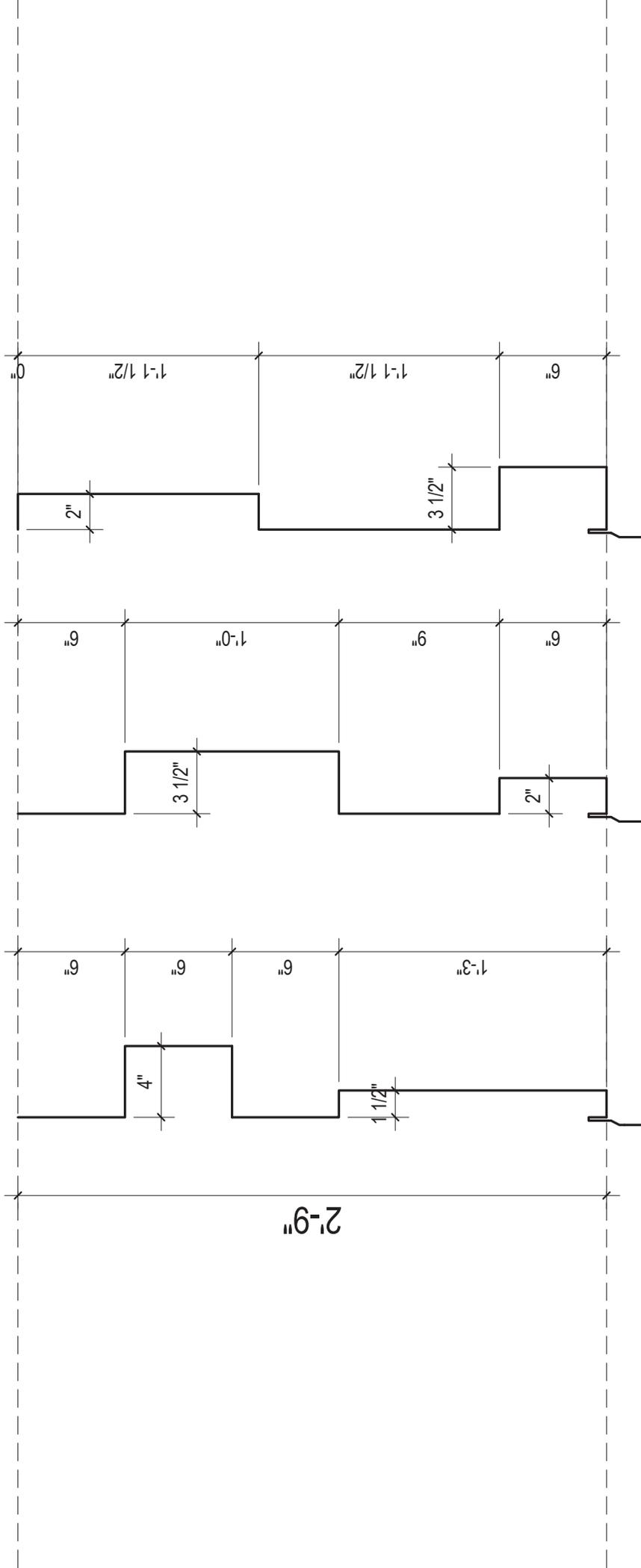




PANEL A

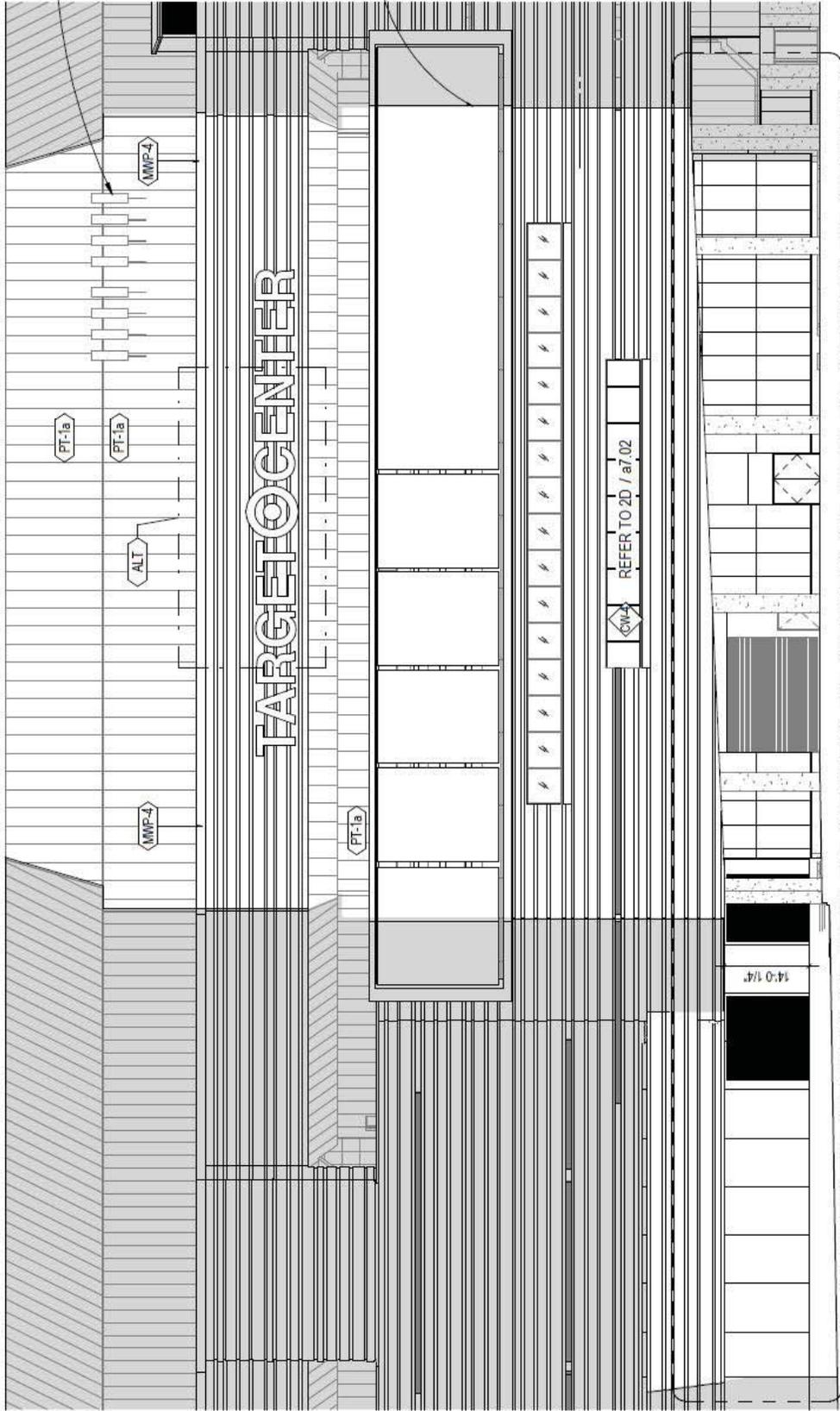
PANEL B

PANEL C



PRELIMINARY MWP-1 PROFILES

01/07/16 - PROFILES SUBJECT TO CHANGE



EXISTING ANTENNAE, PT-1 TYP

L11 - ROOF LEVEL
EL 255' - 0"

L10 - CATWALK LEVEL
EL 242' - 0"

L9 - UPPER DECK
SEATING
EL 230' - 0"

T.O. ROOF
EL 216' - 11 1/2"
SEAMLESS CORNER AT WMP-1, 117

L8 - MECH MEZZ
EL 206' - 0"

L7 - UPPER
CONCOURSE
EL 193' - 0"

L6 - PRIVATE SUITES
EL 180' - 0"

L5 - LOWER
CONCOURSE
EL 167' - 0"

L4 - ARENA
MEZZ/SKYWAY
EL 154' - 0"

L3 - ARENA FLOOR
EL 140' - 9"

5F
a313

TARGET CENTER

REFER TO 2D / a7.02

1/4" = 1'-0"

EXISTING PRECAST

SEAMLESS CORNER
AT MWP-1, TYP.

HIGH PERFORMANCE PAINTED
CUSTOM LOUVER ASSEMBLY
MOUNTED TO EXISTING PRECAST

PREFINISHED MTL TRIM @ MWP-5
PERIMETER TO MATCH MWP-1 W/
LED STRIP LIGHTING, TYP

PT-1a AT EXISTING LOUVER, TYP

CEMENT PLASTER SKIM
COAT (CP-1A)
EXIST EXPOSED CONC COLUMNS
REFER TO PLAN FOR LOCATIONS
REQ PATCHING, TYP.

ARCHITECTURAL
PRECAST WALL
SYSTEM

REFER TO 4E / a7.02

REFER TO 4D / a7.02

TYP

6C
a7.20

PT-1a

PT-1a

PT-1a

PT-1a

MWP-1

MWP-5

MWP-2

MWP-1

MWP-1

MWP-5

CP-1

MWP-3

CP-1A

MWP-3

CP-1A

21'-0"

26'-6"

2'-2"

4
a7.14a





PT-1a AT EXISTING, TYP.

PT-1b AT EXISTING, TYP.

SEAMLESS CORNER AT MWP-1, TYP.

REFER TO 5B / a7.02

REFER TO 5C / a7.02

ARCH PRECAST PANELS AT ELEVATOR, PT-2d

PATCH AND REPAIR EXISTING CONCRETE COLUMNS WHERE BRICK VENEER HAS BEEN REMOVED, TYP. - SEE PLANS FOR MORE INFO. PT-2d

TYP. PREFIN COMPOSITE MTL. PANEL FASCIA ATTACHED TO CTW MULLIONS AND REPLACE SNAP COVERS; RETAIN EXISTING CURTAINWALL SYSTEM

PT-1b

MWP-2

05/20

MWP-2

MWP-2

CP-1

CP-1A

MWP-1

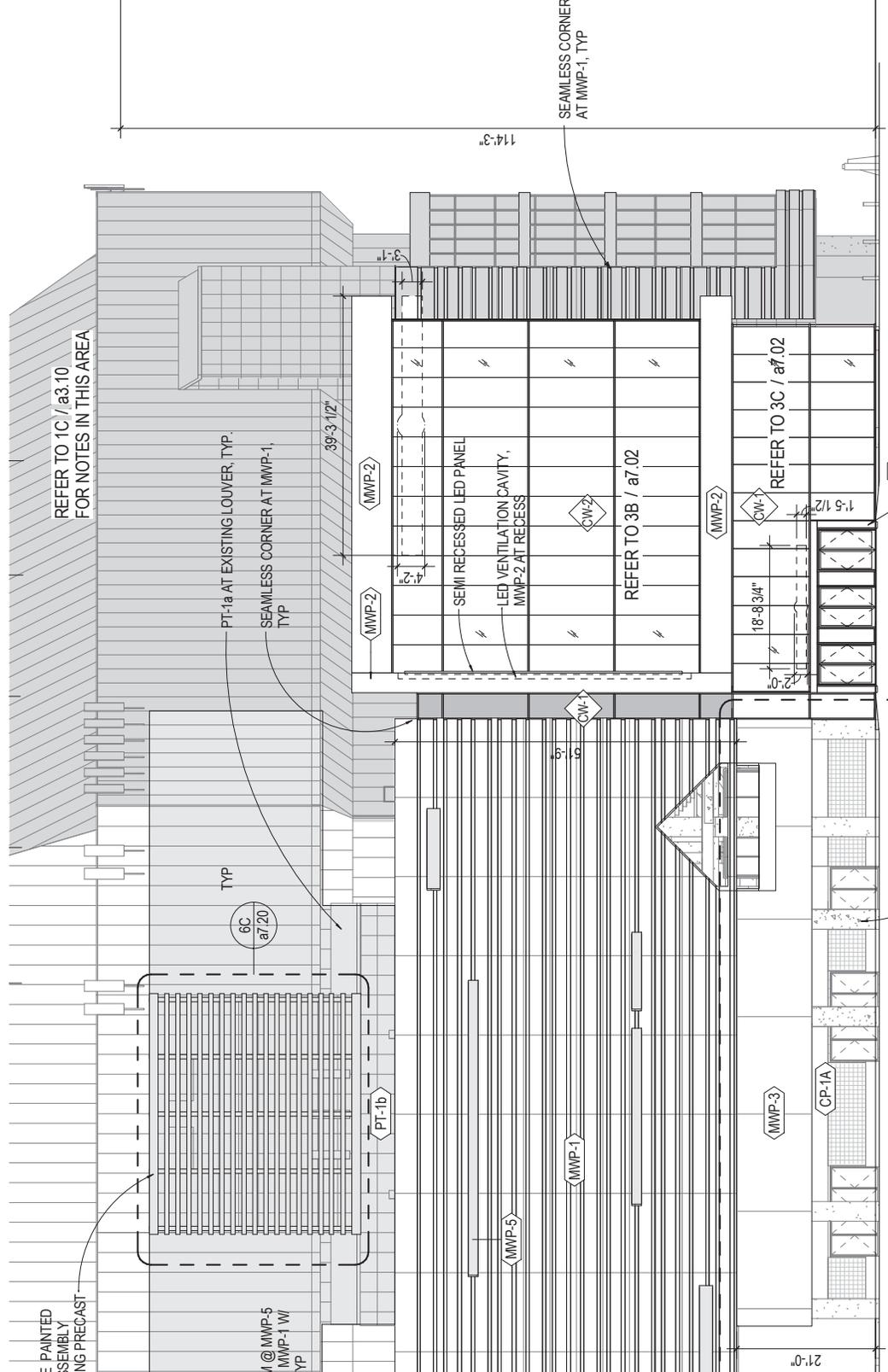
MWP-1

MWP-2

MWP-2

SEAMLESS C

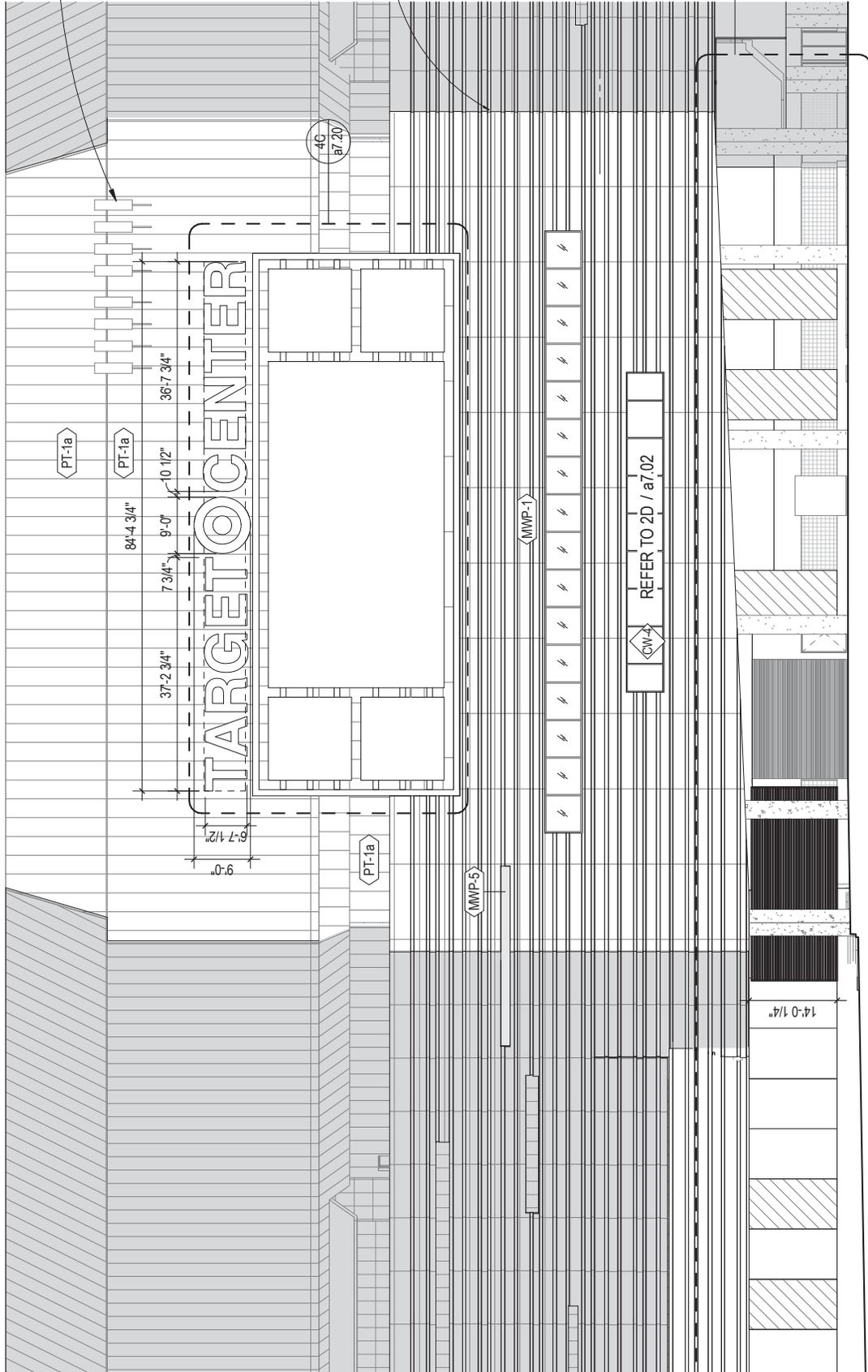
- L11 - ROOF LEVEL
EL 255' - 0"
- L10 - CATWALK LEVEL
EL 242' - 0"
- L9 - UPPER DECK SEATING
EL 230' - 0"
- T.O. ROOF
EL 219' - 5 1/2"
- L8 - MECH MEZZ
EL 206' - 0"
- L7 - UPPER CONCOURSE
EL 193' - 0"
- L6 - PRIVATE SUITES
EL 180' - 0"
- L5 - LOWER CONCOURSE
EL 167' - 0"
- L4 - ARENA MEZZ/SKYWAY
EL 154' - 0"
- L3 - ARENA FLOOR
EL 140' - 9"



EXIST EXPOSED CONC COLUMNS.
REFER TO PLAN FOR LOCATIONS REQ
PATCHING, TYP.



5E
a4.16



EXISTING ANTENNAE, PT-1 TYP

L11 - ROOF LEVEL
EL. 255' - 0"

L10 - CATWALK LEVEL
EL. 242' - 0"

L9 - UPPER DECK
SEATING
EL. 230' - 0"

T.O. ROOF
EL. 219' - 5 1/2"

SEAMLESS CORNER AT MMP-1, TYP

L8 - MECH MEZZ
EL. 206' - 0"

L7 - UPPER
CONCOURSE
EL. 193' - 0"

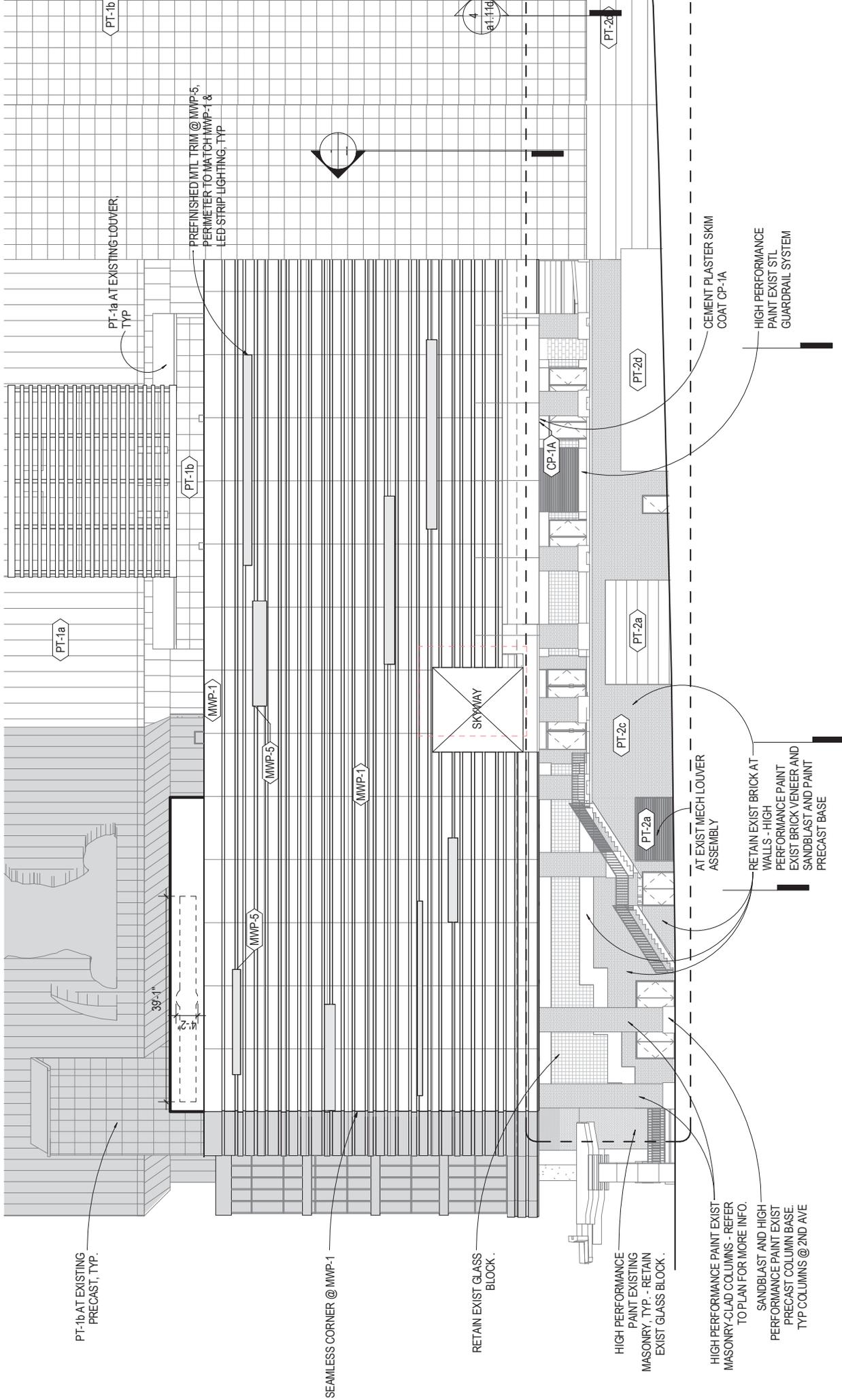
L6 - PRIVATE SUITES
EL. 180' - 0"

L5 - LOWER
CONCOURSE
EL. 167' - 0"

L4 - ARENA
MEZZ/SKYWAY
EL. 154' - 0"

L3 - ARENA FLOOR
EL. 140' - 9"

5F
a3.13



PT-1b AT EXISTING PRECAST, TYP.

PT-1a AT EXISTING LOUVER, TYP.

REFINISHED MET. TRIM @ MMP-5, PERIMETER TO MATCH MMP-1 & LED STRIP LIGHTING, TYP.

SEAMLESS CORNER @ MMP-1

RETAIN EXIST GLASS BLOCK.

HIGH PERFORMANCE PAINT EXISTING MASONRY, TYP. - RETAIN EXIST GLASS BLOCK.

HIGH PERFORMANCE PAINT EXIST MASONRY-GLAD COLUMNS - REFER TO PLAN FOR MORE INFO.

SANDBLAST AND HIGH PERFORMANCE PAINT EXIST PRECAST COLUMN BASE, TYP. COLUMNS @ 2ND AVE

AT EXIST MECH LOUVER ASSEMBLY

RETAIN EXIST BRICK AT WALLS - HIGH PERFORMANCE PAINT EXIST BRICK VENEER AND SANDBLAST AND PAINT PRECAST BASE

CEMENT PLASTER SKIM COAT CP-1A

HIGH PERFORMANCE PAINT EXIST STL GUARDRAIL SYSTEM

PT-1a

PT-1b

MWP-1

MWP-5

MWP-5

MWP-1

SKYWAY

CP-1A

PT-2a

PT-2a

PT-2d

PT-1b

1/4" = 1'-0"

PT-2d



