

TARGET CENTER RENOVATION

29 December 2015

Joan Bennett and the Land Use Committee
DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION
40 South 7th Street STE 212 PMB 172
Minneapolis, MN 55402

Re: **DMNA LAND USE COMMITTEE SUBMITTAL**
TARGET CENTER RENOVATION
Minneapolis, MN

Dear Ms. Bennett and Members of the DMNA Land Use Committee,

We are pleased to submit information on the Target Center Renovation project and are looking forward to meeting with the Land Use Committee on 5 January 2016. The following, and attached, is the information requested by the committee for review. If you need any additional information please do not hesitate to contact me at (612) 205-0785 or thysell@alliance.us.

A. Land Use and Contact Information:

1. Date of DMNA Review Submittal.
29 December 2015
2. Name of project and land use.
Target Center Renovation
3. Address of the property and name of adjacent street/s.
600 1st Ave North
Minneapolis, MN 55403
Adjacent streets are First Avenue, Second Avenue, Sixth Street, and Seventh Street
4. Applicant/property owner's name, address, phone, email.
Jeff Johnson, Convention Center Executive Director,
City of Minneapolis
1301 Second Avenue South
Minneapolis, MN 55403

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5. Applicant/submitter point of contact's name, address, phone, email.
Tom Hysell, AIA
Alliance, 400 Clifton Avenue, Minneapolis MN 55403
D: 612-874-4191
C: 612-205-0785
Email: thysell@alliance.us
6. City council ward number and city council member for the ward.
Ward 3, Jacob Frey
7. Name of City of Mpls. Community Planning & Economic Development (CPED) staff reviewer, if known.
Senior Planner: Kimberly Holien, Senior Planner, 612-673-2402
PDR Development Coordinator: Don Zart, 612-673-2726
8. City of Minneapolis project file number, if known.
BZZ 7530

B. Site Data:

1. Existing/proposed primary, overlay zoning districts.
See attached CPED Land Use Application – General Information packet.
2. Land use designation.
See attached CPED Land Use Application – General Information packet.
3. Small area plan, if applies.
Not applicable.
4. Corridor designation, if applies.
Not applicable.

C. Background Information:

1. Provide a written description of the proposed project/ land use.
See attached CPED Land Use Application – General Information packet.
2. Describe the current site and use.
See attached CPED Land Use Application – General Information packet.
3. Describe the surrounding properties and land uses.
See attached CPED Land Use Application – General Information packet.
4. Identify the permits, variances and all other approvals needed for this project.

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In order to accommodate the new Loading Dock, the Minneapolis Public Works Department has a separate, independent project to realign Seventh Street.

5. Identify if Minneapolis Heritage Preservation Commission (HPC) approval is needed.

None required.

6. Identify if demolition of a building/s is proposed.

None required (interior demolition only).

D. Site Plan Information:

1. Architectural design and materials.

See attached CPED Land Use Application – General Information, Architectural Plans, and Civil Plans.

2. Building height.

See attached CPED Land Use Application – General Information packet.

3. Site access and circulation for pedestrians, vehicles and service.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

4. Landscape design and screening.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

5. Site hardscape design.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

6. Site stormwater drainage/retention.

No significant changes required. See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

7. Impact on existing views.

No changes to building heights and impact to existing views.

8. Parking for vehicles and loading docks.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

9. Parking for bicycles.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans. Per Table 541-3 Bicycle Parking Requirements, for a Regional Sports

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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.

10. Signage.

See attached CPED Land Use Application – General Information and Architectural Plans.

11. Lighting.

Lighting will be replaced to match existing levels. LED accent lighting will be added to the exterior façade.

E. Proposed Project Schedules:

1. Public and private entitlements and approval steps. List the specific approvals and their sequence.

a) Meeting with Preliminary Development Review Committee: within first two weeks in January.

b) Presentation to the Planning Commission Committee of the Whole: 14 January 2016.

c) Planning Commission Public Hearing: 25 January 2016.

d) Since this is a City of Minneapolis funded project the following reviews and approvals are scheduled:

CD&RS Committee Meeting: 1 March 2016

Ways and Means Committee Meeting: 14 March 2016

City Council Meeting: 18 March 2016

2. Construction schedule.

a) Interior demolition commences: early April 2016

b) Street re-alignment construction (separate project by City Public Works): commences Spring 2016

c) Seventh Street loading dock construction commences: June 2016

d) Suite Level construction commences late May 2016; completion by October 2016.

e) Exterior Construction of Sixth Street/First Avenue entry commences Summer 2016; completion January 2017.

f) After completion of new entry and lobby relocation, construction commences on Courtside Club.

g) Bowl shutdown in Summer 2017 for replacement of ice slab and bowl work.

h) Substantial completion in September 2017.

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F. Letter to the Neighborhood Group - Required by the City of Minneapolis as a part of the General Land Use and Historic Preservation Applications.

The letter must contain the following information. Please provide as a separate PDF document.

1. Description of the project.
2. Land Use and Preservation applications that are needed for the project.
3. Address of the property for which zoning approval is sought.
4. Applicants name, address, telephone number and email address.

See attached.

G. Attachments:

Provide the following attachments (8 1/2 x 11 PDF format):

1. Location Map1 - Neighborhood Context: Show the project's location on a map of the entire Downtown Minneapolis Neighborhood (Downtown East and Downtown West).

See attached.

2. Location Map2 - City Block Context: Show two block radius around project. Identify the project location, streets and landmarks.

See attached.

3. Aerial Photo Image of Site: Show a 5 block radius. Identify the project location and street names.

See attached.

4. Site Plan: Show proposed site development with all surrounding streets labeled. Identify adjacent uses.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

5. Landscaping Plan: Show proposed planting and landscape features.

See attached CPED Land Use Application – General Information, Architectural Site Plan, and Civil Plans.

6. Architecture and Building Elevations: Show proposed materials and colors.

See attached CPED Land Use Application –Architectural Elevations.

7. Hardscaping: Show proposed materials and colors.

See attached CPED Land Use Application –Architectural Elevations.

8. Signage: Show proposed building and site signs.

See attached CPED Land Use Application –Architectural Elevations.

9. Other items as requested by DMNA Land Use Committee.

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Thank you. We look forward to reviewing this with you.

Sincerely

A handwritten signature in black ink, appearing to read 'Tom Hysell', written over a horizontal line.

THOMAS HYSELL, AIA, LEED AP BD+C
Principal-in-Charge

cc: Jeff Johnson, Jack Barr, City of Minneapolis
Naomi Burchett, Tegra
Ross Naylor, Alliance