

**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 22<sup>nd</sup> busiest building in the nation, and 51<sup>st</sup> 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 ft<sup>2</sup>

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 RIs No 1664 Also Tracts C,D,E,F,G H  
In RIs No 1662

**LOT INFORMATION**

Lot Size: 127,999 ft<sup>2</sup>  
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 <sup>2</sup>
Ground Floor:	117,450 ft <sup>2</sup>
Second Floor:	57,381 ft <sup>2</sup>
Basement Area:	117,450 ft <sup>2</sup>
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 <sup>2</sup>
Total Existing Building Area:	622,188 ft <sup>2</sup>

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

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 <sup>2</sup>
<u>Level Four:</u>	<u>784 ft<sup>2</sup></u>
TOTAL NEW	2,079 ft <sup>2</sup>

The total new gross area, if the alternate skyway is incorporated, is 15,397 ft<sup>2</sup>.

**Proposed New Total Area**

Without new skyway:

TOTAL AREA: 635,506 ft<sup>2</sup>

With new skyway:

TOTAL AREA: 637,585 ft<sup>2</sup>

**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 <sup>2</sup>
Removing:	18,719 ft <sup>2</sup>
<u>Adding back:</u>	<u>22,962 ft<sup>2</sup></u>
TOTAL	38,806 ft <sup>2</sup>

**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 ft<sup>2</sup>), the Courtside Club (1,167 ft<sup>2</sup>), and the Main Lobby (705 ft<sup>2</sup>) but those areas are under the existing overhangs and do not add to the footprint.

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

**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