

**Lowertown Ballpark Design & Construction Committee**  
**Meeting Minutes**  
**December 17<sup>th</sup>, 2012**

Committee Members Present: Mannillo, Gerten, Nielsen, Fesser, Ivey, Smith, Pidde, Thurmes

Guests: Greg Peterson, Annie Huidekoper (St. Paul Saints), Paul Johnson (Nelson, Tietz, & Hoyer), Martinez-Sones (staff), Joe Spencer (Mayor's Office), Paul Mandell (CAAPB), Lucy Thompson (PED)

Meeting called to order.

Introductions.

There was a brief recap of the November meeting and an overview of the discussion and vote that took place on the videotaping. Bill Thurmes provided an update on the RFP process and the City's timeline. Committee members asked if it was possible to get a copy of the RFP, and Johnson agreed to send it to staff for distribution to the committee. There was a question about where the final decision rests – with City Council or with the Mayor. It will come from the Mayor's office. Committee members stated that it was important to see the actual RFP. Johnson explained that there were no design parameters or specifications included in the RFP, only qualifications. Johnson was asked how proposals could know the cost if there were no design specifications, and he stated that there was a budget included.

Parking. Staff explained that a Parking Committee had been created and would likely start meeting early in 2013, and CRC was also partnering with Thune's office on a "listening session" around parking issues in January.

Johnson provided a high-level overview of PED's analysis of parking supply and demand. Numbers from Midway are for 7,000 seats and assume 2.5 people per car. The target is 10% ridership so the new demand is approximately 2,500 cars. They supply comes in the form of metered parking, surface parking, and ramps. Numbers were calculated for a 2-, 4-, and 6-block radius.

- 2,704 existing in a 2-block radius
- 2,303 additional in a 4-block radius
- 6,474 additional in a 6-block radius
- Total of approximately 11,000 spaces for supply

Indicates ample supply. (See parking summary doc for additional information.)

There was lengthy discussion about what was/was not included in the numbers – surface parking, Rayette, farmers market lot, Depot redevelopment, etc., and what some of the assumptions were – most games were 7PM but there are 2-4 midweek days games for the season, different kinds of visits, lengths of stay. Supply is only one piece; use is also a factor, along with rates. Discussion on potential spaces for tailgating – the hope is there will be a small tailgating lot to the east. Annie stated that there are about 50 home games, could be up to 60 depending on post-season.

There was discussion about the parking issues at MarketHouse and how that has been handled by the City. The City is currently looking at other options because now they have an unwilling seller.

A committee member asked who would be responsible for programming the ballpark. It's the City's ballpark but the Saints will be responsible for year-round programming. There is interest in promoting more events for the ballpark, of course.

There was discussion about what materials and discussion would be helpful for next month's meeting. Committee members are looking for the necessary tools to do the work, and any additional information will be valuable. Issues like tailgating, parking, and FAA regulations are still things that can be considered. Johnson restated that the design piece is on hold. Staff suggested that talking about a vision for the ballpark might be a good next step, and it was agreed that in January the group would talk about what a successful process and a successful ballpark would look like. Thompson suggested that a new question on Open Saint Paul might be a way to collect some additional community input for that discussion. It was agreed that being proactive will only be a benefit for work down the road.

Next month's topics: Vision, Overview of the Greater Lowertown Master Plan

Meeting adjourned.