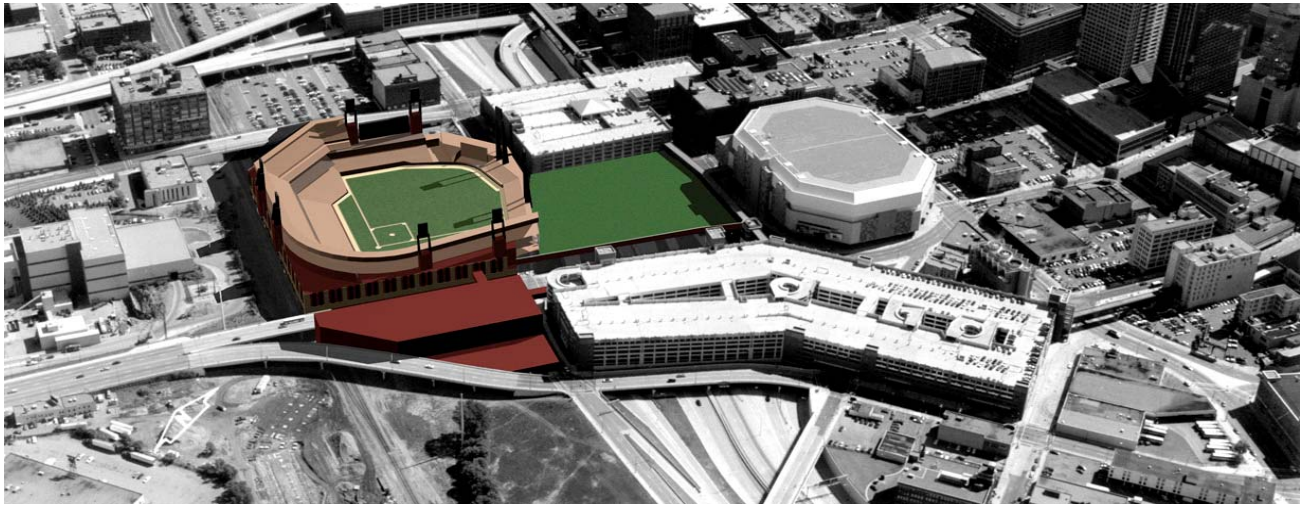


PARKING AND PLANNING PROJECTS

Target Field - An Urban Ballpark for Minnesota - Minneapolis, Minnesota



An idea originally conceived back in 1998 by Mr Bruce Lambrecht, President of Investment management, Inc., "Twinsville" is a professional ballpark set in an urban environment amidst a downtown entertainment district that is home to countless restaurants, theatres, shops and office buildings. The site is conveniently located next to multiple transportation modes such as; Interstate 394 and 94, the Hiawatha Light Rail System, a regional bike trail path, a planned commuter rail to greater Minnesota, and the Downtown skyway system. Within one block of the ballpark are three parking garages that contain a total of about 7,000 parking spaces in addition to two metro bus stations and a Greyhound/Jefferson charter bus depot. An additional 15, 000 spaces are available within a five block radius.

Originally, Albersman & Armstrong, Ltd. was retained by Investment Management, Inc, to study the feasibility of locating a ballpark on a limited site that is nestled between a freeway, railway and two main downtown thoroughfares. This study included sizing analysis, ballpark orientation, functional and conceptual design, and compatibility with it's urban surroundings. A&A's role eventually grew to working with the City of Minneapolis Mayor, the Hennipen County Board of Commissioners and the Minneapolis Department of Community Planning and Economic Development to provide a proposal to the Minnesota Governor's Stadium Screening Committee. The project is currently up for vote in the state legislature. A&A continues to be the point of contact for the client for any ballpark related design and graphics information that may be needed from outside groups.

The site needed careful evaluation because of it's limited size. The northwest corner of the ballpark would be built over the existing commuter rail. Also, since it is an open ballpark, the orientation was crucial to assure proper sun angles during game times, as well as providing a spectacular view of the Downtown Minneapolis skyline. Adequate parking and access as well as adjacent land uses were also part of the overall analysis.

