



Project Data

Key Scope Items:

- Feasibility Study and Market Analysis
- Financial Projections
- Public/Private Funding Strategies

Development Budget: \$35,850,000

HSP Professionals Involved in Project: Rob Hunden

Time of Service: 2005 – 2006

Performing Arts Center Feasibility Study

Burnsville, Minnesota

Mr. Hunden worked with the City of Burnsville, a Minneapolis suburb, to complete a feasibility study for the development of a performing arts center within the Heart of the City Development, a mixed-use, 52-acre development. The Performing Arts Center site was to include a hotel, retail, restaurant uses and parking. This study was to provide the City Council with an in-depth third-party recommendation that would allow the Council to make an informed decision about the possibility of public financial participation in the project.

Highlights of the study included:

- Analysis of the market's ability to support a performing arts facility relative to other facilities in the marketplace,
- Preparation of alternative development scenarios for a performing arts center in Burnsville and
- Projections of the income and expense for the proposed facilities over ten years.

The study also included a cost analysis performed by Zeidler Partnership.

The Performing Arts Center opened in 2009, with two theatres, an art gallery and additional space for banquets, meetings, special events and receptions. The Center plays host to local events as well as national touring artists.