



The Ames Center Performing Arts Feasibility Study

Burnsville, Minnesota

Mr. Hunden worked with the City of Burnsville, a Minneapolis suburb, to complete a feasibility study for the development of the Burnsville Performing Arts Center (now the Ames 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 an 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 expenses for the proposed facility over a ten-year period. The study also included a cost analysis, performed by Zeidler Partnership.

The Ames Center opened in 2009. The facility operates with two theatre spaces, a 2,000-square foot art gallery and additional space to host banquets, meetings, special events, and receptions. The Center hosts local events, as well as national touring artists.

Client: City of Burnsville

Time Period: 2005 - 2006