

DISCUSSION DRAFT

West Haymarket Future Design Framework *Community Values*

Human Comfort
Urban Experience
Respect for History
Authentic Character
Environmental Stewardship
Economic Vitality
Community Ownership

Human comfort

People are more inclined to live, work, eat, and recreate in a place they feel is physically and psychologically comfortable. Development within the West Haymarket must nurture places for people; it must foster a sense of place made for comfortable human living. The use of materials, the scale of construction, the amenities offered and the quality of landscape must all be crafted to reinforce the high value we place upon people. This must include creating a safe environment in the midst of abundant activity. Through good design, safety can be incorporated into the design of streets, sidewalks, buildings, and public spaces.

Goal: Define a suitable intensity of development which may vary across the district

Goal: Create easily understood way-finding systems

Goal: Stress the need for resident, employee, and visitor safety within the area

Goal: Recognize the influence of weather and climate on design

Urban experience

We value the qualities of an urban experience because it promotes vitality, diversity, and commercial and social interaction. An urban environment offers an exciting experience to people distinct and different from suburban ones. Diversity and vitality should apply to use, culture, style, demographics, and affordability. Developing a range of diverse but complimentary uses will result in a West Haymarket that is rich and vibrant and will support continual economic growth.

Goal: Promote diverse residential and commercial opportunities

Goal: Establish a hierarchy of transportation beginning with the pedestrian

Goal: Promote the continued use of on-street parking

Goal: Promote the extension of the city's urban planning grid wherever possible.

Respect for History

Being connected to the history of Lincoln is a design imperative for West Haymarket development. This acknowledgment affords the protection of treasured historic resources and maintains the area's sense of continuity for our community. Lincoln's West Haymarket will receive greater communal value when the area's past is respected and husbanded. By valuing the history of the West Haymarket and its environs as we create the future, we will ensure that what we do now will someday become a part of a history that future generations will want to conserve.

Goal: Reinforce the sense of historical connectivity with Traditional Haymarket

Goal: Promote quality in building construction

Goal: Foster appropriate physical continuity with Traditional Haymarket & Downtown Lincoln

Authentic Character

Uniqueness and authenticity continue to be increasingly rare commodities. Because too many new developments have become homogenous collections of buildings, streets, and lifestyles, it is important that those who shape Lincoln's West Haymarket do so with an acute sense of its uniqueness and authentic character. People are less inclined to feel connected to a place which is contrived or unnatural. As a value, an authentic character suggests a West Haymarket whose image and physical making clearly belong to the time in which it was built and serve the needs and desires the community who built it. Architecture created through the use of false historical constructions or theatrical devices should be discouraged. The buildings and spaces should be enduring designs and allowed to accumulate meaning and significance naturally over time.

Goal: Reinforce the unique character of West Haymarket

Goal: Encourage architecture respectful of function as well as form

Goal: Establish a design layout with an intuitive understanding for the user

Environmental Stewardship

Environmental stewardship embodies a commitment to longevity – both of human activity and the natural environment. As a value for the West Haymarket, this sensitivity acknowledges the environmental heritage of the locale before human settlement, as well as plans for the conservation of the area's natural resources long into the future. A sustainable approach addresses more than the effort to minimize energy consumption, emphasize "green" construction practices, and promoting recycling programs. It also encourages the reuse of existing buildings, the creation of new buildings with long life spans, and the design of facilities with built-in flexibility to allow its use to change and grow gracefully over time.

Goal: Ensure preservation of highly valued environmental resources

Goal: Promote the use of sustainable plant materials

Goal: Encourage use of "green" building practices

Economic Vitality

Economic vitality describes a condition where all sectors of the economic machinery are working well and are working together. It represents a sustainable return on investment for all measures of urban life. Without the energy and vigor of the private marketplace, long term West Haymarket success will not be possible. Successful private projects will create higher property values in general and thus increase the tax base. Private projects, however, must be profitable if they are to expand the tax base and enrich the civic presence.

Goal: Pursue public-private development opportunities

Goal: Support potential shared-uses of facilities among public and private activities

Goal: Invest in relevant infrastructure supporting private growth

Community Ownership

West Haymarket strives to become a place for everyone – a place embracing all generations; a neighborhood of diverse interests and activities; a focal point for Nebraskans; a comfortable home to families and individuals; a genesis for memories. A contributing factor to this sense of community ownership will be integrating attractive, functional, and safe public venues, open spaces, and pedestrian amenities into the design of West Haymarket. Well crafted plazas, sidewalks, streets, and park space help attract and retain lively public and private activities. Civic art is expected to play a high profile role in West Haymarket. Art for public spaces signals the way in which the community honors not just sustenance, but its spirit and soul.

Goal: Ensure a mix (i.e., size, style, location) of outdoor and indoor public spaces

Goal: Pursue the widespread placement of civic art

Goal: Seek singular and continuing activities appealing to diverse demographic groups

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