

West Haymarket Civic Arena

Program Design Statement (PDS)

The following Program Design Statement (PDS) outlines a preliminary concept for a proposed Civic Arena in the West Haymarket area of Lincoln, Nebraska. The purpose of this Program Design Statement is to present the constituent parts and program usage anticipated for this new facility. The PDS has been created for use by architectural, urban design, planning, construction, and engineering firms interested in learning more about the intended facility. The PDS is intended as a resource document during the "Schematic Design" phase of the Arena; it is not intended to be, nor should it be assumed to be, an expression of final Arena design.

A number of the key assumptions concerning the ultimate design and use of the proposed Civic Arena include the following:

- Arena will be owned and operated by the City of Lincoln
- Arena will be a multi-use facility capable of hosting sporting events, concerts, family shows, ice programs, and community activities
- UNL Men's and Women's Basketball will be the main tenants
- Among sporting events, basketball will be the prime focus
- UNL basketball practice facility may be part of the overall complex
- Overall facility concept to conform with West Haymarket "Future Design Framework" (in process of being developed)
- Large concert set and concert rigging capacity is critical
- Maximize food and beverage revenue opportunities
- A District Energy Corporation (DEC) may be created as an optional means for supplying steam and chilled water

Site Context

The proposed Civic Arena will be located in the West Haymarket area of Downtown Lincoln, Nebraska. (See "Concept A.") The preferred location for the Arena – as endorsed by the West Haymarket Action Team (WHAT) in January 2008 – will be on a site generally west of the existing U.S. Post Office. The site lies adjacent to the "Traditional Haymarket" which includes a locally designated historic landmark district. A private hotel with a possible public/private conference center complex is also expected to be part of the overall design for the site. There will also be public gathering areas, surface and decked parking, other potential land use types (such as retail, residential, office and services establishments), new roadways, pedestrian bridges, and additional supporting development.

Overall Arena Concept

Building Footprint

- ✓ Pending further analysis as part of the Schematic Design process, it is assumed the Arena will be in the range of 400,000 to 450,000 square feet in overall building area

Seating capacity

- ✓ Up to 16,000 fixed seats
- ✓ Mid level concourse
- ✓ 360 degree concourses

Suites

- ✓ 20 full sized suites with 20 seats per suite (subject to revision)
 - Open front
 - Wide leather seats
 - No restrooms in suite
 - Kitchenette casework
 - Refrigeration in each suite
 - Lockable casework for client storage in each suite
 - Flat screen monitors in each suite
- ✓ Loge Suites – Design will dictate quantity
 - 4-8 seats per loge
 - Flat screen monitors on tables

Suite level

- ✓ Suite holder, loge and club seat customer access only
- ✓ High quality women's and men's restrooms
- ✓ Bar / café / bistro
- ✓ Multiple flat panel monitors
- ✓ Seating width and material
 - All seats will have backs and armrests cloth or leather/vinyl padded covering
 - 22" minimum

Capacity Notes

- ✓ Arena must have curtain system to reduce visible seating capacity
- ✓ Cut down capacity should be incremental down to 3000 seat capacity
- ✓ All seats must have backs and be padded (with no bench or hard plastic seats)
- ✓ Curtaining the upper seating level is necessary as part of the curtaining requirement
- ✓ Seat minimum width suggest 22"

- ✓ Consideration should be given to a small number of “plus size seats” in accessible locations
- ✓ Floor size should be approximately 30,000 – 32,000 square feet (136’ x 235’) so portable / retractable seating pans will be necessary. Chair quality on retractable must be equal to permanent seats.
- ✓ Capacity does not include portable floor chairs.
- ✓ 16,000 seat-capacities is ideally a 360 degree basketball set. (Does not count press row, players “bench” and scorer’s table)

Sports - Basketball

- ✓ NCAA / Big XII Basketball will be the main sporting event
- ✓ Retractable seating should extend to accommodate a university basketball set
- ✓ Connor portable maple championship sized basketball floor
- ✓ Premium hydraulic baskets
- ✓ Press row should have changeable advertising panels/roll displays

Other Sports

- ✓ Other sports to be accommodated include:
 - Volleyball (main center court and two or three cross courts) w/volleyball pole boots in concrete
 - Wrestling (8 mats with support spaces)
 - Ice sheet (hockey size) w/dashers & glass; hockey is not a prime use but ice sheet should accommodate a game setting. Ice sheet should also accommodate Disney on Ice and Figure Skating type competitions
 - Indoor football – played inside dashers, 50 yards and at least eight yard deep endzones
 - Indoor lacrosse
 - Motorsports including:
 - Monster Trucks
 - Moto cross, ATV racing, Extreme cycling
 - Indoor mini sprint car or go carts
 - Roller Derby
 - Boxing or Mixed Martial Arts
 - USA Roller Sports, Speed & Figure Skating

Floor Specifications

- ✓ Approximate open floor size of 136’ x 235’ – 30,000 to 32,000 square feet of space
- ✓ Floor should accommodate flat shows, large dinners, equipment exhibitions, rodeo, extreme motorsports, full three-ring circus and multiple mat wrestling tournaments

- ✓ Seamless continuous pour ice floor
- ✓ Flush expansion joint
- ✓ Volleyball pole boots

Lobby

- ✓ Indoor Ticket Window Access, 8 to 12 ticket windows for advance ticket sales and Will Call
- ✓ High security ticket office, vault and camera security features, ticket sales staff offices
- ✓ Ticket office needs an accessible office for season ticket / showroom sales.
- ✓ Large indoor lobby area to accommodate preshow/pre event crowds
- ✓ Lobby needs to have elevator access to suite levels
- ✓ Multiple special needs elevator access to mid level concourse
- ✓ Multiple (2) or more escalators (reversible) for access to mid level concourse
- ✓ Merchandise sales areas with power and secure money/stock office
- ✓ Lobby and / or concourse areas could have areas for:
 - Kid Friendly Area
 - History of Haymarket Display
- ✓ Hall of Fame Areas
- ✓ Speedway Motors Museum rotating vehicle display
- ✓ Automotive or Light Truck Sponsor Vehicle Display area
- ✓ Motorcycle, ATV, Jet Ski, bicycle or small boat sponsor display area
- ✓ Concourse should have vehicle access ramp or walkway
- ✓ Concourse should have fork lift access
- ✓ Merchandise Store

Concourse

- ✓ Main Concessions Areas
 - Multiple Food & Beverage Options
 - Kiosk locations
 - Food Court
- ✓ Concourse Access Restaurant
- ✓ Suite Level Restaurant
- ✓ Wide, concourses, utility to set booths, dinner sets, displays
 - 30' to 40' width
- ✓ Customer service booth
- ✓ ATM Locations
- ✓ Doors should separate inner and outer concourse, not curtains

- ✓ Special needs access doors from outer to inner in select locations
- ✓ Mid level inner concourse special needs areas

Overhead Door

- ✓ All overhead doors should have at least 12' high clearance, preferred 14' to 16' high access to staging area and access to arena floor to accommodate semi floor loading / unloading, monster truck access, farm equipment access for farm shows.
- ✓ Door width should be 12' minimum

Storage Areas

- ✓ Storage areas must accommodate:
 - chairs and chair carts
 - tables and table carts,
 - portable staging and stage components
 - ice/hockey dashers and dasher glass
 - basketball floor
 - hydraulic baskets
 - roller skating floor
 - indoor (football-lacrosse-soccer) turf
 - lighting trusses and lighting instruments
 - sound equipment
 - rigging motors
 - forklifts
 - trash cans
 - spotlights
 - booth drape and booth materials
 - portable concession equipment & kiosks
 - File and records storage
 - show road case storage,
 - sports equipment (volleyball standards, lacrosse /soccer nets)
 - crowd barriers, barricades, and fencing
 - ADA Lift, ADA ramp, etc.
- ✓ Main storage areas need to be on main event floor level.
- ✓ Additional storage needed on concourse level for crowd management rope & stanchions, turnstiles, registration tables, etc.

Loading docks/parking

- ✓ There should be loading/unloading areas for at least four trucks simultaneously with adjustable dock levelers.
- ✓ A ramped access for truck and vehicle access on to main floor level for dirt truck access, monster trucks, semi truck loading/unloading on main floor, car/truck shows, farm and construction equipment shows and video/production truck access (must have interior or next to building access for multiple TV production trucks).
- ✓ Close parking for 15 production trucks and 10 tour buses with short power.
- ✓ Satellite uplink truck parking w/shore power and cable access

Ceiling Structure

- ✓ Box truss beam construction - area over and near main stage location should be structurally able to accommodate 100,000 pounds of rigged/hung sound and lights, beam/box beam separation distance must be closer over stage area to accommodate rigging
- ✓ Center ceiling structure must be heavy enough to accommodate large center hung scoreboard with multiple video boards.
- ✓ Center area must be able to additionally accommodate concert sound and lights in the round rigging
- ✓ Opposite end from main stage should have box beam steel structure of sufficient strength to hand another 80,000 pounds of sound and lighting truss
- ✓ Ceiling height should be minimum 80' of clearance from floor to low steel.
- ✓ Catwalk access to all parts of the ceiling for rigging, lighting adjustments, maintenance, scoreboard maintenance and "in the round rigging"

Locker / Dressing Rooms

- ✓ Four main equal sized locker room / dressing rooms with built in lockers, showers, private toilet facilities and access to white boards and media playback equipment
- ✓ Two of the main locker rooms that will serve as "home" locker rooms to UNL men and women should have a coaches office / lounge / shower and restroom facility. (This requirement may be waived if UNL practice facility is built.)
- ✓ Four additional smaller referee, officials, opening act dressing rooms

Backstage Catering Area

- ✓ A large backstage catering area capable of seating 200 at 5' round tables w/kitchen prep area and serving area must be adjacent to dressing room, load in area. This area may also be used for wrestling / warm up, circus performer prep, boxing warm up, dignitary green room, etc. Finished space, concrete floor preferred.

Scoreboard

- ✓ Center hung scoreboard w/four sides of video board / Daktronics preferred
- ✓ Balcony rail ribbon boards
- ✓ LED Ad Panels for variable advertising

Administration Offices

- ✓ Visitor's Entrance Lobby / Waiting area
- ✓ Business offices
 - General Manager
 - Asst. GM
 - Sr. Acct Mgr
 - Bookkeeper
 - Marketing Director
 - Asst. Marketing Director
 - Event Services Director
 - Asst. Event Services
- ✓ Meeting/ Conference rooms adjacent to business offices
- ✓ Ticketing staff offices in ticketing area in lobby
- ✓ Security office on event level near load in area
- ✓ Operations Staff offices on event/floor level
- ✓ Concessions staff offices near prep kitchen

Concessions

- ✓ Concessions stand all around outer concourse
- ✓ Multiple locations / multiple food theme offerings
- ✓ Number of stands and size of kitchen to be determined
- ✓ Beer / keg coolers
- ✓ Central Beer distribution lines
- ✓ Centralized soft drink delivery system
- ✓ Concessions / chef staff offices near or in main kitchen

Arena Lighting

- ✓ Cross focused TV Color Temperature corrected for basketball and main arena functions.
- ✓ Discussion topic to examine non-dimmable vs automatic shutter type lighting
- ✓ "Instant-on ability" necessary

- ✓ Dimmable lighting option for arena event / pre event atmosphere / mood lighting

Additional Spaces

- ✓ Maintenance shop
- ✓ Mechanical spaces
- ✓ Video/sound/scoreboard video/ ribbon board control space
- ✓ Media spaces for interviews / event media working space
- ✓ Show producer offices / variable locations
- ✓ Break out meeting rooms (optional)
- ✓ IATSE Office
- ✓ Vault room in main office

Power

- ✓ Stage End Minimum
 - (2) 800 Amp 3-phase
 - (1) 1000 Amp 3-phase
 - (2) 400 Amp 3-phase
 - (2) 200 Amp 3-Phase
- ✓ Power needs switching gear so outside generator can be wired in to cover peak loads to minimize over 400kw demand charge

Misc.

- ✓ Sport Court flooring for Volleyball
- ✓ Press area for basketball behind baskets
- ✓ Premium seating around arena floor for basketball
- ✓ Arena cannot have windows, must be able to black out arena during daylight
- ✓ Ceiling spot bays with clear lighting shot at end stage
- ✓ Multiple public access points, main lobby or main raised walkway entrance
- ✓ Wireless Internet access throughout building
- ✓ Trash room or compactor access
- ✓ 400 -500 car parking garage adjacent to arena
- ✓ Club level and concourse level entrance from parking garage
- ✓ Surrounding parking lots are "captured" paid parking lots
- ✓ Building fully "wired" or cable raceway ready for multiple camera locations for sports or other broadcast events
- ✓ Maximum women's and men's restroom facilities

Optional UNL Basketball Practice Facility

Building Location and Footprint

- ✓ Pending further analysis as part of the Schematic Design, a basketball practice facility for the University of Nebraska-Lincoln could be built as part of or adjacent to the Civic Arena

- ✓ The location of the practice facility relative to the Civic Arena would be determined as part of the Schematic Design process. This may include a future site to accommodate the practice facility's construction after the Arena is built.
- ✓ The size of the overall practice facility would likely be in the range of 45,000 sq. ft. to 55,000 sq. ft.

Constituent Elements

- ✓ Pending further analysis as part of the Schematic Design, the basketball practice may include:
 - Women's practice gym
 - Men's practice gym
 - Women's locker area
 - Men's locker area
 - Training/Medical/Hydro
 - Weight Training
 - Video Equipment/Editing, Women
 - Video Equipment/Editing, Men
 - Player lounge Women
 - Player lounge Men
 - Team Academic Room (Theater Style)
 - Women's coach's area
 - Men's coach's area
 - Lobby/Hall of Fame
 - Donor/Multi-purpose room
 - Pantry/Storage
 - Public Toilets

Ancillary Elements

Public Parking Facility

- ✓ Approximately 500 stall structured parking facility as part of overall arena complex
- ✓ Parking structure to have secured direct access into arena
- ✓ Parking structure design should facilitate post-event exiting

Exterior Pedestrian Facilities

- ✓ Elevated pedestrian walkways are assumed to be part of the overall arena design
- ✓ Elevated pedestrian walkways are to be designed to connect to proposed parking facilities/areas to the north and west of the arena

Arena Exterior

Design Parameters

- ✓ Arena exterior shall conform to the design parameters presently being developed as part of the "Integrated Development Plan" process, as expressed in the "West Haymarket-Future Design Framework" document (in process of being developed)

- ✓ The exterior design shall strive to create "active edges" (i.e., store fronts for retail uses, fan activities, office space) along the majority of at least two sides.

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