

Meeting Notes		West Haymarket Action Team	
2015>ision		May 13, 2008	
		9:30 a.m.	
		Mayor's Conference Room	
		County/City Building, 555 S. 10th Street	
Members Present	Mayor Beutler Cathy Beecham Wendy Birdsall Dick Campbell	Mike Dunlap Doug Lienemann Dan Muhleisen	Tom Osborne Terry Uland Linda Wilson
Members Absent	Terry Fairfield Charles Hull	Harvey Perlman Liz Shotkoski	Amy Tipton
Others Present	John Badami Miki Esposito Greg Garlock Don Herz Kris Humphrey Mark Jobman Lynn Johnson John Kay David Landis Mark Lutjeharms	Tom Lorenz Nick McElvain Dallas McGee Stan Meradith Kent Morgan Matt Olberding John S. Olsson Jay Palu Denise Pearce	Michael Penn Dan Pudenz Hallie Salem Dennis Scheer Kent Seacrest John Sinclair Ken Smith Michelle Waite Michele Abendroth

Welcome and Opening Comments - Mayor Beutler

Mayor Beutler called the meeting to order at 9:35 a.m.

Acknowledgment of Nebraska Open Meetings Act - Mayor Beutler

Mayor Beutler acknowledged the Nebraska Open Meetings Act.

Public Comment Period - Mayor Beutler

There were no public comments.

Review Minutes from March 4, 2008 Meeting - Mayor Beutler

Mayor Beutler asked the committee if there were any corrections to the March 4, 2008 meeting minutes. As there were none, the minutes will stand as written.

Report on Redeveloper and Arena Architect Selection Status - David Landis/Dallas McGee

David Landis informed the committee that a developer and an architect have been selected. There were five proposals received for the developer and two were selected for interviews. All of the proposals indicated they were interested in some portion of the project but not the arena since the arena is a public investment. When they saw that, they realized that since it was the City's arena, it would be valuable to have a City-chosen architect to do that work. Two

developers were interviewed as well as three architect firms. A recommendation for a developer and architect were forwarded to the Mayor, and the Mayor's decision was consistent with that recommendation. The selected firm for the developer is the Scott Brothers and the Woodbury Organization and the selected architect is DLR Group.

Introduction of "West Haymarket Future Design Framework" - Kent Morgan

Kent Morgan stated that we are currently in step 3 and 4 of the redevelopment process. Step 3 is negotiations with the developer, and Step 4 is the design of the conceptual plan. The primary mission of WHAT is "to further the quality development, vitality and long term viability of West Haymarket and its environs. This is to be accomplished in part by cultivating, promoting, and putting in place sustainable private-public partnerships." We have gone a long way in meeting that particular vision, and now we want to move forward to that next step. Sinclair Hille will present the Integrated Development Plan, which is the fourth slice of the redevelopment process. The goal for today is to refine the vision for the future design framework. He also noted that the purview of WHAT has been expanded in terms of the physical area.

Presentation of "West Haymarket Future Design Framework"- John Sinclair, Sinclair Hille Architects

John Sinclair began a PowerPoint Presentation and stated that the Integrated Development Plan (IDP) is a process of planting the seed for the future design framework for the presentation of the full document in December. They are looking for comment and interaction from WHAT today. The IDP team consists of Kent Morgan, John Sinclair, Michael Penn, John Kay and Mark Jobman. The IDP is a format to give everyone a common vision to move ahead. They have met with several committees and have had public input as well. One point to keep in mind is that this is not just the arena and convention center. It includes the entire West Haymarket area.

Sinclair noted that his office has been in the Haymarket district since 1985. They realized that since they have been in the neighborhood for some time, one's vision can become clouded. So they did a walking and driving tour to get oriented to the area again and to make observations. They held a public meeting on April 17 and gained a lot of public input.

Michael Penn stated that when they began the process, they wanted to start big and get small. So they looked at what the foundation is. They settled on the term 'values', which are elements of essential importance to the community. The values lead to goals, and goals lead to best practices. They started with collecting many possible values, and they ended with five values.

Mark Jobman addressed the first value, *Human Comfort*. This goal stresses that the area needs to be comfortable and accessible to walk around. From there, they established three goals; humanize the streets, ensure public safety and respond to the local climate. They wanted to create a pedestrian environment that is very walkable and established the 'park once' concept.

Michael Penn addressed the next value, *Urban Experience*. An urban experience promotes vitality, diversity and social interaction; it offers an exciting experience to people distinct and different from one that is suburban. The Haymarket is a great urban experience as is the

downtown area. New development should take some of those principles and create the best possible urban environment. The goals are to establish a vibrant pedestrian environment within the street right-of-way, integrate a variety of transportation choices, and promote diversity of uses.

John Kay stated that the next value is *Respect for History*. Buildings created within this development area should be respectful of the Haymarket's historic context, but seek to find their own appropriate expressions. There are three goals; protect the character of the Haymarket district, connect people to history, and encourage new construction to be authentic.

Lienemann stated that he likes the idea of meshing the district carefully, but he likes the idea of keeping the Haymarket authentic and unique and not trying to copy what is there.

Penn stated that the next value is *Environmental Stewardship*. This suggests a commitment to longevity in sustaining human activity and preserving the integrity of the natural environment. This value is woven into all the other values. The goals for this value are to use the LEED standards for Neighborhood Development as a benchmark, protect environmental resources and promote green building practices.

The final value is Community Ownership. Jobman stated this value stresses that the area should become a place that embraces all generations, a neighborhood of diverse interest and activities, and a home to families and a place for memories. The goals are to ensure a variety of outdoor and indoor public spaces, integrate civic art, and stimulate activities for diverse demographic groups.

Cathy Beecham stated that this value seems to be very important as she believes there should be green space next to the Haymarket. She feels there should be little pockets of green space interspersed throughout the area and not just on the edges.

Dick Campbell asked about creating a more intimate space and whether there should be a best practice for public safety. Jobman stated that public safety is addressed in *Human Comfort* and agreed that there should be small intimate spaces as well as large spaces.

Mayor Beutler asked how the architects and developers are brought to "tow the line" in the design and planning process. Sinclair stated that they have talked a lot about that, and they feel that all design decisions should be evaluated back to the community values. It is the simple action of asking yourself if we have followed the values. Morgan added that it is vitally important that these values, goals and practices are endorsed by the committee.

Osborne stated that many of these design factors are intriguing, but asked what the cost implications are in designing a green building. Sinclair stated it is possible that it could be more costly. They are suggesting good building practices, and good long term approaches are the standard. Morgan added that there are long term savings benefits in green design. They want to determine what is most important for the community and what fits in this context. Mayor Beutler asked what level the University has tried to achieve within the LEED standards. Sinclair

responded that the University has tried to achieve basic certification, which he believes would be a good certification level for this Committee to adopt.

Beecham stated that she likes the idea of people walking through the Haymarket to get to the arena. This will help sustain the existing businesses.

Morgan mentioned that the Urban Design Committee will be part of the review process. Sinclair Hille has met with them twice to get their input.

Discussion by WHAT Members RE: "West Haymarket Future Design Framework"

Mayor Beutler asked for comment and whether the committee is comfortable with the direction. Wilson asked how this information is going to be condensed to get out the public in time for a public vote. The average citizen wants to know what is it going to cost them and the benefits to them. Mayor Beutler stated that is an important part of the process and we need to put together a campaign to do that. Campbell stated that he views the framework as an underlying basis for design and is far more detailed than for a public format. He asked the design professionals for their thoughts on this.

Meradith commended the work of Sinclair Hille and the City. There are many issues to bear in the responsibilities of the design within the budget they have to get the documents ready for a bond issue. The spirit with which he takes it is very positive. Scheer stated that collaboration is important and everyone is excited about putting a great product out there.

Mayor Beutler stated that in terms of the vote of people, it is important to integrate the community values with the work of the design team. To the extent that the people recognize the values, that will play into getting the approval of the people.

Beecham asked at what point the public is brought in to weigh in on the design. Morgan stated that as the design principles are refined, public input will be sought throughout the process. There are many issues that need to be balanced.

Osborne asked how the visions of the architect and developer are being integrated. Morgan stated that the design team will be brought together over the upcoming weeks. The team will discuss all the ideas and relate them back to the values.

Uland asked how conflicts between the values are resolved particularly ones involving budget. Sinclair stated that every project involves cost, size and quality. This probably is the quality component of that decision triangle. This committee will provide guidance in these decisions.

Lienemann moved to accept the West Haymarket Future Design Framework, seconded by Campbell. The motion carried unanimously.

Report on Archeological Research - Cathy Beecham

Beecham then reported on the test archaeological dig in the Haymarket. A photo of the Immigrant House was presented. This a unique slice of Lincoln history. Because it was in a flood zone, some of the things may be hidden under the soil. They wanted to take a look and see if anything was there before we build on the site. A test pit was dug in April to look at the stratigraphy or layers of dirt to see if anything was existing in its original form. They found very clean layers that leads them to believe that they could find something intact. Because it is so deep, they could easily do several test pits.

Morgan stated that Peter Bleed will provide a report on the dig. The dig was paid for by the Nebraska State Historical Society.

Determine Next WHAT Meeting Date - Mayor Beutler

The next meeting date was scheduled on July 15 at 9:30 a.m.

Other West Haymarket Action Team Business - Mayor Beutler

There was no discussion under this agenda item.

Adjournment

The meeting was adjourned at 10:55 a.m.