


Meeting Notes		West Haymarket Action Team	
		August 18, 2008	
		2:30 p.m.	
		Mayor's Conference Room	
		County/City Building, 555 S. 10th Street	
Members Present	Mayor Beutler Cathy Beecham Dick Campbell Terry Fairfield	Doug Lienemann Dan Muhleisen Tom Osborne	Harvey Perlman Liz Shotkoski Linda Wilson
Members Absent	Wendy Birdsall Mike Dunlap	Charles Hull Amy Tipton	Terry Uland
Others Present	John Badami Linda Beacham Liz Blazeovich Jennifer Brinkman Janny Crotty Roger Figard Greg Garlock Don Herz Kris Humphrey Lynn Johnson Scott Keene	Walker Kennedy III David Landis Jim Linderholm Tom Lorenz Dallas McGee Steve Masters Steve Miller Kent Morgan Matt Olberding John S. Olsson Trish Owen	Jay Palu Michael Penn Hadley Richters Robert Scott John Sinclair Ken Smith Dan Spiry Lauren Wismer Jess Zimbabwe Michele Abendroth

Welcome and Opening Comments - Mayor Beutler

Mayor Beutler called the meeting to order at 2:33 p.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 May 13, 2008 Meeting - Mayor Beutler

Mayor Beutler asked the committee if there were any corrections to the May 13, 2008 meeting minutes. As there were none, the minutes will stand as written.

Report on Work-In-Progress Core West Haymarket Site Layouts - Kent Morgan, David Landis, and Dallas McGee

Kent Morgan stated that the evolution of the West Haymarket plan began almost seven years ago with the feasibility study of Pershing Center. There were a number of sites looked at initially. The Downtown Master Plan and the Mayor's Event Facilities Task Force identified the West Haymarket as the site for the arena development. The West Haymarket Action Team further

recommended a site layout which positioned the arena west of the post office and the hotel behind Lincoln Station.

Steps in the process that have been completed include community validation and the redevelopment plan adoption. Private developer negotiations and plan refinement are in progress. Lincoln Traction Partners (LTP) has been selected as the developer.

LTP has positioned the arena southwest of the post office. They have proposed two hotels, one of which is integrated with the arena.

One difference between the LTP site layout and the WHAT recommended layout (Option A) is the location of the railroad. LTP assumed the railroad would be in the same location. Option A positioned the railroad further to the west. Option A has the arena west of the post office and LTP has the arena southwest of the post office. The backbone road location is also slightly different.

The Unified Design Team is attempting to blend the best concepts together and integrate the various themes with one style. The Team has developed three site layouts, known as red, white and blue. They are not asking the committee or the public to pick one over the other. Constants among these options include the location of the rail lines. The Amtrak station appears in the same location in all three options. They are proposing to position it at the end of Q Street. The arena complex is located immediately to the west of the post office in all three options. The location of 6th Street is located along a retail corridor in the red and white option, but is shifted slightly to the east in the blue option.

The differences among the three options include the location of the festival space which is generally south of the arena, but is configured differently. Another difference has to do with how traffic flows between the Haymarket and West Haymarket. They are discussing the possibility of vehicular traffic between the two spaces. In the red option, they are proposing no vehicular access. In option white, there would be a connection through R Street. In the blue option, there would be Q & R Street connections. The space is intended to be shared between vehicular traffic and pedestrian access.

Another opportunity has to do with the location of the Breslow Ice Center which will have two sheets of ice. In option A, the Ice Center would be located along 6th Street and just north of Harris Overpass. In the white, it is located along 6th Street and north of Harris Overpass but is configured in a north-south direction. In the blue option, it would shift to the west of 6th Street. The idea is to maintain as much parking as possible.

Wilson noted that it is important to identify to the public that there is ample parking. Lorenz noted that the Stadium holds 85,000 people and the maximum capacity for the arena is proposed to be 16,000, so comparatively there is a lot of parking.

Osborne asked if the practice facility is still located in the northeast corner of the arena. Morgan confirmed that it is.

Fairfield asked if all the options provide the same amount of space for hotel and retail. Smith responded that all the options are very similar, although it may be configured differently.

Campbell stated that it appears that options red and white may have more stumbling blocks with the parking clustered together.

Lienemann stated that he forwarded the options to the Haymarket businesses, and those who responded overwhelmingly supported the blue option as they felt the traffic flow was better.

Beecham commented about the mixed-use development in option red and the isolation of the businesses there. She feels that the Ice Center is better located in the blue option as the mixed use development is more incorporated.

Beecham commented that she believes it is important to put a playground space somewhere in the festival space in order to make the area more family friendly.

Report on Community Engagement Program - Jennifer Brinkman

Brinkman stated that she and her business partner, Hadley Richters, have been hired to do the community engagement portion of this project. They will seek community input in order to go to the City Council. Over the past few months, they have been trying to put the pieces together. There is a steering committee consisting of Kent Morgan, Kent Seacrest, Terry Uland, the Mayor's Office, Lincoln Traction Partners and Vision 2015. Over the course of the next few months, they plan to have several public engagement events. The first event's topic is site design and will be on Wednesday, September 3 from 5:00-7:30. They are hosting it at the West Stadium. They will launch a website as well.

Beecham asked if they will be talking about the financial plan. Brinkman stated that in November they plan to have a public event regarding financial elements of the project.

Brinkman stated that they are asking the WHAT members to attend as many of the public events as possible. She also asked the members to let her know about any comments or concerns they hear from the public.

Brinkman stated that this is not a campaign to get a bond issue. Their job is to engage the public to get input and forward it to the WHAT committee in order to make decisions.

Report on Mayors' Institute on City Design (MICD) - Kent Morgan and MICD Staff

Mayor Beutler introduced Jess Zimbabwe and Liz Blazeovich of the MICD. He explained that every year the MICD invites six Mayors to present a project in their community and to get feedback from national experts. This year, they have expanded that project to include follow-up with one or two of the projects to get feedback in the middle of the process. We were very fortunate to have been chosen for the project.

Zimbabwe stated that they will be conducting two public events in Lincoln. The first one is August 19 at 6:00 in the Lincoln Station during which four national experts will present their

work from other communities. On Wednesday, August 20 at 1:00 in the Council Chambers, they will present their initial observations about the West Haymarket project.

Other West Haymarket Action Team Business - Mayor Beutler

Morgan noted that staff has been working with the District Energy Corp.(DEC) to look at creating a centralized facility. It provides lower cost energy and energy savings.

Wilson stated that she has worked with the DEC and they have saved a great deal of money.

Campbell asked if the DEC can supply power to a private entity. Masters stated that they looked at one central facility as opposed to each having their own. They need to further investigate on that subject. Wismer stated that it has to be resolved whether the energy would be supplied on a tax-exempt basis, as taxable debt or a combination of the two. Morgan added that there is no commitment on either side at this point.

Discuss Next WHAT Meeting Date

The next WHAT meeting was scheduled for Tuesday, Oct. 7 at 2:30 p.m.

Beutler commented that he hopes the Committee is happy with the progress, as he feels great strides have been made.

Adjournment

The meeting was adjourned at 3:32 p.m.

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