

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, January 20, 2011, 1:30 p.m., DSC Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: *Historic Preservation Commission:* Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Jim McKee, Greg Munn and Bob Ripley.
Urban Design Committee: Mike Eckert, JoAnne Kissel, Michelle Penn and Gordon Scholz; (Scott Sullivan and Mary Ann Wells absent).
Ed Zimmer, Nicole Fleck-Tooze and Teresa McKinstry of the Planning Department; Dan Marvin and other interested citizens.

STATED PURPOSE OF MEETING: Joint Meeting of Historic Preservation Commission and Urban Design Committee

Chair of the Historic Preservation Commission, Bob Ripley and Acting Chair of Urban Design Committee, Mike Eckert, called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Ripley then requested a motion approving the minutes for the regular meeting of Historic Preservation Commission held November 18, 2010. Motion for approval made by Jones, seconded by Johnson and carried 6-0: Francis, Johnson, Jones, McKee, Munn and Ripley voting 'yes'; Francis absent at time of vote.

UPDATE ON WEST HAYMARKET ARENA DESIGN PROCESS January 20, 2011

Ed Zimmer stated that city forces have been working hard to get the official "Section 106" review of the historic preservation implications of the West Haymarket project underway. The lead federal agency will be the U S Army Corps of Engineers (USACE). They have to have a current federal action (an "undertaking" such as a permit or funding application) before they can engage in that discussion. We thought that was provided to them some months ago when two wetlands (404) permits were sought and granted. Last week we filed for the next 404 wetlands permits. This one involves a future bridge to be built. This gets the 106 process going. This application is incomplete because the bridge hasn't been

designed yet, but we were told to apply so the consultation can be started. Zimmer submitted to USACE a cultural resource survey. The essential step is the consideration of the effects of the project on historic resources and how to avoid or mitigate adverse effects. That is the heart of the 106 discussion. He has been in close contact with State Historical Society. The joint meetings of HPC and UDC are part of the local public participation component of the Section 106 process.

Dan Spiry (BVH Architects) stated that the main goal of the arena designers is to involve all the stakeholders and the public. Next Tuesday is a meeting to discuss the next steps moving forward. The team has been focused on fitting the structural part under the roof within the railroad tracks that need to temporarily remain in place during the first phase of construction. The effort to date has been to define the configuration. The Amtrak lines will remain for the time being until the tracks can be relocated.

Stan Meradith (DLR Group) noted that there are a number of super columns along the perimeter of the new structure. If those can be erected and roof trusses constructed, construction can be started around August or September 2011. It has been within the last month that they have gotten a survey of the property. Even though the bond issued passed May 2010, it takes a while to get this all up and going. The arena will take 24 months to build. There is a huge expectation that this open in the Fall of 2013.

Spiry talked about the design prior to the bond referendum. They are having the studio that did the preliminary fly-by video, go back and assess the presence of the arena from various vantage points. They will prepare stills from eye level. Those should be available shortly.

Zimmer stated that as this joint group works together, the discussion will likely be broader than the Section 106 issues, which focus on effects on historic properties listed on or eligible for the National Register of Historic Places. Key Section 106 issues will be the depot canopies and the indirect effect of the redevelopment on Haymarket District, such as traffic and visual impacts.

Spiry stated the schedule was first drafted in the end of November 2010. Programming has occurred, the bowl has been fitted on the site. The next phase is the 106/404 process. The next step of the process is for HPC and UDC to discuss all the concerns and issues, to advise the design team on how they should move forward. After that, they would be preparing for the first open house. After that, they would meet with this group again to show what has been applied to the design. Then, they would hope to develop and define the design. That design would come back to this group as necessary to see how the design had changed.

Zimmer noted that the Section 106 process requires public input. He believes open houses would be done with a meet-and-greet along with a formal input process. Clark Enersen will be participating in the streetscape design.

Some information is available on the Internet at the following websites:

<http://www.haymarketnow.com/>

<http://lincoln.ne.gov/city/mayor/arena/index.htm>

Jones is concerned that the information will be available long before the meeting.

Ripley would like to see the information available at least a week in advance of the meeting.

Ideas for public input and open houses were discussed.

Eckert believes that comment cards have been effective in prior forums.

Ripley thinks there will likely be issues that could be put into a questionnaire with space to make comments and identify hot issues.

Meradith thinks that is a good idea. Everyone won't see the arena the same. This will be a lightning rod for comment.

Ripley believes that everyone needs a chance to make their opinion heard. The public process is the best possible way.

Eckert agrees but thinks that things need to be kept as focused as possible. He believes a first step could be goals and impacts listed on a website.

Kissel thinks an open house is a good idea but should be separate from a public hearing.

Zimmer suggested an open house first, but a public hearing afterward. He would see it as a joint public hearing between these two groups.

Scholz wondered if the 106 or 404 specifies a specific hearing format. Zimmer does not believe so. The consultation is done between the USACE and the State Historic Preservation Officer, with the local entities (City of Lincoln and UNL) as invited participants..

Penn believes the constraints need to be fully explained, perhaps a workshop with a presentation available on the website.

Jones thinks the public access channel would be a great tool.

Kissel thinks some FAQs need to be disseminated so the topics can be kept on course.

Beecham would like to see some architectural strategies addressed that might alleviate some public concerns.

Meradith stated that in the next few months, groundbreaking and structural elements may occur. Pilings will go down about 85-90 feet. The true aesthetics haven't been decided yet. This is a unique opportunity.

Beecham is curious to know how much she will be able to see entering the Haymarket area. The flyby serves a purpose, but a walkthrough would be helpful.

Zimmer stated there are different opportunities and design challenges in this area. This will look different from the overpass than it will from the Haymarket.

Scholz wondered about the 106 process and the Historical Society staff. Zimmer responded that once the process has started, historic resources will be identified. The project and its impacts on the resources, impact on the canopy, indirect impacts on the view and traffic will be considered. He doesn't believe there will be any direct impacts on the train depot. The locomotive will probably have to be moved somewhat. The long list of historic resources will be narrowed down to a much shorter list of direct impacts. Impacts will have to be assessed and we will have to address how they will be avoided, reduced, and/or mitigated. The effect on Pershing Auditorium will be a distant discussion. The arena will eventually have a long term impact on Pershing. We will have to look at and solicit ideas on how Pershing could be used. A future process might be identified for down the road. This sets how we proceed with the long course of elements. Part of the proposal would be this joint group (HPC and UDC) and your discussions and advice.

Scholz inquired regarding the authority of the 106 process beyond how the design is developed. Can the Historical Society object to what is coming after the process has been concluded? Zimmer responded we need to reach a Memo of Agreement which will guide future actions. For example, the Antelope Valley project also complied with the Section 106 review process. "The Triplets" were one of the identified resources which were impacted. That MOA said they had to be recorded, moved and rehabbed. Benchmarks were checked off with the Historical Society as they were reached. SHPO consults with the USACE. on the effect of their approval.

Zimmer noted that the consultation process is robust.

Eckert wondered about the next step. Zimmer replied this involves the Army Corps of Engineers initiating the 106 process. He will try to put dates on future meetings and processes.

HISTORIC PRESERVATION COMMISSION

ACTION:

Johnson moved that the Historic Preservation Commission sponsor the public process with the agreement of the Army Corps of Engineers and the Nebraska State Historic Preservation Office, seconded by Jones. Motion for approval carried 7-0: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley voting 'yes'.

URBAN DESIGN COMMITTEE

ACTION:

Scholz moved that the Urban Design Committee sponsor the public process with the agreement of the Army Corps of Engineers and the Nebraska State Historic Preservation Office, seconded by Penn. Motion for approval carried 4-0: Eckert, Kissel, Penn and Scholz voting 'yes'; Sullivan and Wells absent.

Ripley sees the next step to meet again as a joint body and develop and outline the process of what this group needs to do.

Beecham questioned what items feedback is needed on.

Meradith stated this is a unique site. This is the only arena he's aware of that will be adjacent to a historic district. It raises opportunities and challenges. It must be complementary to the historic district.

Ripley thinks the schedule needs to be laid out first. An initial meeting will be scheduled with these two groups.

Meradith stated that they have heard a lot of comments. The BOK Center in Tulsa, Oklahoma is a new arena that is an extremely modern facility that would serve as a contrast example. The Nationwide Arena in Columbus, Ohio would be another to look at. It is very conceptualized.

HISTORIC PRESERVATION COMMISSION

Staff Report:

Zimmer has a request from Ann Burkholder on placing a piece of art on the north principal facade of 719 P Street. It is a bright colorful construction of found objects. This commission has previously dealt with some works of art. His suggestion is that this would incorporate the word "art". It is an art building with works of art affixed to it.

McKee inquired about the specific location of the proposed piece. Zimmer would suggest it be in a complimentary position to the banner, on the north side to the east end. McKee doesn't believe it is in the character of the building at all. It might be acceptable in the alley.

Francis has reservations also.

Ripley believes there is considerable reservation from the commissioners.

Beecham believes the art pieces are successful in the alley. She has severe reservations about art on the front of a historic building.

Munn would be interested in seeing the specific proposal.

Ripley noted that it would need to be reversible.

Zimmer will reflect the discussion back to the applicant and the artist. Perhaps it could be separated from the building more. There might be an opportunity to the west of the stairs.

There being no further business, the meeting was adjourned at 3:10 p.m.