

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, April 21, 2011, 3:00 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, Jim Johnson, Jim McKee, Greg Munn and Bob Ripley; (Tim Francis and Berwyn Jones absent). *Urban Design Committee:* JoAnne Kissel, Gil Peace, Michelle Penn, Gordon Scholz, Scott Sullivan, Michele Tilley and Mary Ann Wells. Ed Zimmer, Nicole Fleck-Tooze and Teresa McKinstry of the Planning Department; Jeffrey Chadwick of Clark Enersen Partners, Dan Worth and Dan Spiry of Bahr Vermeer Haecker Architects, Stan Meradith and Greg Garlock of DLR Group, Paula Yancy of PC Sports, Michael Penn of Sinclair Hille, Dan Marvin, Stephanie Costanza of Channel 8, Nancy Hicks of *Lincoln Journal Star* and other interested citizens.

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

Acting Chair Scott Sullivan called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Ed Zimmer stated that many firms have involvement in this project. Members today are serving in an advisory capacity and Ed recommended that members declare any involvement they or their firms have in West Haymarket, then please participate fully. We need all the expertise from these two groups. 6:00 p.m. today is an open house at Pershing Auditorium with a 7:00 p.m. public hearing. He will schedule a discussion and recommendation for near future date. The Mayor would like to receive and discuss recommendations from this group the last week of May or early June. There are still a lot of other aspects for this group to discuss.

Stan Meradith stated that the arena is just a piece of the overall redevelopment area. There is the District Energy Plant in the area, with utilities coming down the alley across R Street. Designs are being evaluated for a pedestrian bridge. There is a festival space planned, along with another parking garage and a surface lot. These are all pieces of a larger picture. They have been able to fit the drum of the arena between the two train tracks. The project is on schedule and on budget. Design quality of the project is the basis of discussion today. Special care is being taken that these materials can be competitively bid.

Jeff Chadwick stated that the main element was to fit within the confines of the site. The bridge comes down and drops into the parking accessed off Stadium Drive. The upper plaza level is about 28 feet off the ground and a ramp that goes along the east side of the arena. They are just starting to lay this out. The ramp leads to the main entry plaza. They are still looking into security measures, bollards, etc. There will be a ticket area by the parking garage. Staff parking will be along Stadium Dr. and a service area for trucks and loading areas. They continue to look at screening opportunities. The parking garage configuration has changed. It is a rectangle shape, roughly 120 feet by 220 feet with approximately 279 spaces.

Dan Spiry stated that little to no traffic is anticipated to go through R St. during events.

Ripley wondered when the L shaped garage was a prior design, did it project into the oval of the arena? Greg Garlock replied the L shaped design was just as engaged into the shape as the new rectangle shape.

McKee is concerned about the possibility of a large pedestal sign. He does not want to see a LED illuminated sign projecting into the Haymarket that could be distracting. Chadwick replied that some discussion has been planned regarding signage. It is not scheduled yet.

Ripley supports McKee's comment. A large illuminated sign oriented toward Haymarket could be very distracting and could be a concern.

Ripley questioned what measures are being considered regarding security to prevent driving trucks onto the entrance plaza, such as bollards or defensive barrier. Chadwick replied this will be taken into consideration when discussions arrive at that point. Meredith noted that the proper officials will be consulted when we arrive at that part of the design.

Greg Garlock stated there will be four main levels inside the arena. The event level is at grade. The main concourse is 28 feet above the event level. The premium level is 14 feet above the main concourse, and another 18 feet above is the upper concourse. 90 percent of the public won't visit the event level. This is for locker rooms, operation storage, operations facilities and those types of things. The main entry plaza is at the same grade as "R" St. You would enter and proceed up the 28 feet to the main concourse. The area facilities for students who would attend games are on this level. The food service area is on this area along with visitor locker rooms Huskers lockers and training rooms, hospitality rooms, and other locker rooms are on this level. They are going to try and dedicate some area under the ramp for storage. The parking garage interaction is still evolving. The parking garage would be for VIP seating. It would have a separate entrance.

Garlock continued that the next level is the main concourse with access to seating and concessions. The main lobby is on the southeast side. They tried to build up to the height of the arena gradually. There would be a roof deck accessible from this level. There is a large elevated entry plaza at the northeast corner that comes off the bridge. The parking

garage will enter onto this level.

The premium level is the next level up. This would consist of 36 suites and loge boxes. They tried to open up the view to the southeast. This level is dedicated to the suites and boxes. The north end doesn't go all the way around. It would remain open for now. There would be opportunities for graphics with possible future expansion up to 2,000 seats, 15 suites or loge boxes. The upper concourse is seating and concessions.

This is a multi-purpose arena that could handle any number of events. They are always looking for unique opportunities. They looked at ways to engage people on the upper concourse. The upper deck has been split into two. It allows a view into the arena.

Johnson inquired about wheelchair accessibility. Garlock replied that accessibility has been appropriately distributed.

Ripley inquired about the wall surface material along the area for future expansion. Garlock replied there are opportunities for glazing along the wall. As the sports triangle evolves, this is a multi-purpose space. They could open it up to some degree and allow views out.

Garlock continued that the slope wall was driven by budget restrictions. There are certain requirements for concourse widths. If the wall was straight up and down, they could end up being quite large. He believes this is a more appropriate size main concourse.

Penn inquired about the parking garage design. Garlock replied that the parking levels coincide with the different levels of the arena. An analysis was done on the different elements of the garage, elevators and access.

Penn sees about 500 stalls on site and 10,000 people coming to an event. She questioned why the parking garage isn't taller. Dan Marvin replied there will be additional parking garages to the south. There has been a lot of discussion regarding garage access. There is garage parking above what is needed for the boxes and the loge. ADA parking will be scattered throughout the various garages. This will be strictly a VIP garage for event days. It would be a fair assumption to say it would be open to the public on other days. All the garages being built by JPA will be operated by the enterprise that operates all city garages. They are anticipating selling parking garage space along with your ticket so you know where to park.

Sullivan questioned if the parking garage will be closed on Friday night for parking for a Saturday game. Marvin hasn't gotten that deep into garage operations yet.

Garlock showed an interior view. Ideally a lot of the seats are retractable. They are still working on items within the budget.

Sullivan questioned the flexibility of the standing area. Garlock replied that it has the capability to become seats.

Spiry presented the building exterior design. He stated the pre-bond design was different. Once the design was fully developed, a notched section was created. They looked at all the plans. This is located close to a historic district. They discussed that while it does need to relate to the historic district and the railyard, the building needed to be of its own time as well. On the south side, the garage is visible. The four corners anchor the drum. They contain the stairs.

Beecham questioned the materials on the corners. Spiry responded that the drum would be made of zinc, flat lock panels. The team felt that all materials should be self finishing. Zinc patinas over time and will heal itself if it gets scuffed or scratched. It will change color over time. It will start out silver and shiny and evolve to a dull gray, slate-like color. Over time it could get a darker gray. Zinc comes out of the rolls in a variety of grades of color. It will patina differently. One of the early concepts was the idea of the railyard as inspiration. Most everyone came to Lincoln by rail. The bowl design is playing on the idea of a melting pot, with different zinc blends graying in different shades. They would be approximately two foot tall and six foot long panels. The vertical shafts are clad in a terra cotta color anodized aluminum. Physical samples will be available for viewing tonight at Pershing. There is a vapor barrier behind it. There is no sealing of joints. The lower level would be pre-cast concrete material, kind of a limestone color. There would be cap at the top of the stairs and possibly louvres for the mechanical equipment, perforated. They are about eight feet tall.

Beecham inquired about the south face of the parking garage. Chadwick stated there are opportunities for brick, along with opportunities for landscaping, bollards, benches, accessories, etc. that have yet to be fully explored.

Spiry stated that you will not see the slope of the roof from the ground level. Other elements are the big expanses of glass to the southeast. There are possible bays for viewing. There might be an opportunity for a view to the southwest and the rail yards. There could be more viewing bays on the west elevation. The building has been broken down mass wise.

Meradith believes the drawings do a nice job of representing all the possibilities, but the major client is UNL basketball. There needs to be some branding of the building. They tried to do it in a simple way.

Scholz questioned if the glass will be clear or tinted. Spiry replied they are still looking at all the options. They absolutely want transparency. There are many newer types of glass available today. It's a design decision.

Ripley asked about exterior illumination. Are there plan for rooftop lights and pole lights?

Spiry sees an opportunity to light the drum with soft uplights. Beyond that, there will be a glow out the windows, pedestrian lighting of the plaza and the bridge.

Ripley is personally vehemently opposed to any light that throws lighting into the night sky. Spiry stated that cut off requirements could be done.

Spiry stated that the Holland Performing Arts Center and Metro Community College in Omaha are examples of the french zinc pre-patina and German zinc. Parkview Tower in Chicago is an example of the copper anodized aluminum rainscreen. Wells Fargo Center is an example for board form pre-cast concrete.

Ripley notices that the ground level is all durable and masonry. Spiry responded that was correct. They felt the need for the lower level to be durable and touchable.

Penn questioned if this will be a LEED certified building. Spiry responded that they are designing it to the principles of LEED. The decision hasn't been made yet on a formal certification. It will have sustainable features, but they probably aren't going for the certification. It is quite a bit of money to go for the certification.

Meradith noted they are collaborating with everyone to address the sustainability.

Marvin stated they are trying to inventory every good sustainable feature they can and quantify what the costs are. They are working to identify funding sources within the budget or grant opportunities to achieve those types of sustainable design elements.

Penn questioned if ground water, solar and everything is being looked at. Marvin replied that DLR is looking at a point system to see where we are as far as LEED points.

Meradith stated they are meeting with the Mayor every few months. It would cost an addition 1.8 - 2 million dollars to be LEED certified.

Sullivan has seen projects where the Mayor made a decision involving TIF money and those projects had to prove LEED equivalency. He understands they weren't going after certification, but going for the equivalency. Marvin replied that will be done at a minimum. Cost and durability is a factor.

Penn may not agree with all the hoops for LEED but this could be held up as an example. She would like to know that public money was spent thinking it through.

Beecham questioned the sizes of all the panels. Spiry replied that the joints and texture can be worked with. The details can be fine tuned.

Spiry presented birds eye views of the arena.

Ripley inquired about the curbs. Marvin replied that with the bollards, there has been talk of not much of a curb. They are looking for a way to make the street handle part of the overflow for the entryway. Maybe there is a need for a curb on the south side of the street.

Sullivan believes the ramp needs to move back quite a ways. Spiry noted the ramp is designed for vehicular use also, such as a trolley.

Spiry continued with the birds eye views.

Sullivan and Tilley questioned the placement of the large pillar at the end for the ramp. Kissel questioned the need for the pillar. Zimmer stated that perhaps it could be a lighter element.

Zimmer stated that the joint design boards will be asked to comment on all aspects of the design of the West Haymarket redevelopment.

Spiry reminded everyone of the open house at Pershing Auditorium at 6:00 p.m. where everything will be on display for the public.

Zimmer suggested these groups meet again on May 4, 2011.

Meeting adjourned at 5:10 p.m.

Q:\HPC\MINUTES\2011\042111.wpd

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, April 21, 2011, 7:00 p.m., Pershing Auditorium, 226 Centennial Mall South, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: *Historic Preservation Commission:* Cathy Beecham, Jim Johnson, Jim McKee, Greg Munn and Bob Ripley; (Tim Francis and Berwyn Jones absent).
Urban Design Committee: JoAnne Kissel, Gil Peace, Michelle Penn, Gordon Scholz, Scott Sullivan, Michele Tilley and Mary Ann Wells. Ed Zimmer and Teresa McKinsty of the Planning Department; and other interested citizens.

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

Acting Chair Bob Ripley called the meeting to order and introduced the members of the Historic Preservation Commission and Urban Design Committee.

WEST HAYMARKET ARENA **PUBLIC HEARING:**

April 21, 2011

Ripley stated that this meeting is to gather information on the design for the West Haymarket Arena. He noted that this project is by no means completed at this point. There are two more steps in this process. This body will reconvene on May 4, 2011 to develop a report and recommendation. In late May or early June of 2011, the two bodies will meet with the Mayor to present their recommendation. The final decision making body for this arena is the JPA joint public agency. It is his understanding it must be a unanimous decision. The members are elected and consist of Mayor Beutler, City Council person Jane Snyder and UN Regent Tim Claire.

Kristin Miles would like to hear the committee talk about their role in the design of the arena and any compromises that may have been made.

Ripley doesn't know that anything was given up. We have worked with the consultants. We are about one third of the way through the process. It has been a matter of the members expressing their opinions and concerns. Several offices are involved in the design. They have taken our concerns into account. There are restrictions on this site. It has been a considerable achievement getting the building laid out and designed as well as it has been.

McKee believes in every instance, the design team has conformed to this group's ideas. He thinks the design team has given up on some items, we haven't given up anything.

Beecham stated that this group started in 2009 creating an integrative development plan and talked about things that were important to everyone. We aren't trying to make a new building that looks like it was built 150 years ago. We are striving for buildings that are respectful of a historic district.

Leirion Gaylor Baird commented that she noticed she would love to see the building look like it is taking into account its surroundings. She would like to see this look like a destination, an attractive place to stick around and shop and eat. The plaza is laid out in the front entrance. It appears to be pedestrian friendly. Thought needs to be given to students who will be coming to this facility. They need to have the ability to park their bikes and use other resources in the Haymarket. This should be a comprehensive community destination.

Kristin Miles was pleasantly surprised that a lot of the concerns have been with the form of the arena. She was surprised to see the design online and believes it is starting to take a more rounded approach. She questioned the metal on display. She wondered about the dark color.

Ed Zimmer responded that the samples available tonight are representative of the material, not specific coloring. Age would change the color. The renderings represent more of the color that the team is trying to achieve.

Kristin Miles would like to see a little lighter color. The samples appear somewhat dark.

Ripley believes that the consultants have done a good job. A building this size has a tremendous amount of surface area. They have tried to pick very durable material. These are materials that will sustain themselves in the elements and not require routine exterior maintenance. That is the underlying reason for the materials selected. They require very little ongoing maintenance.

Tilley noted that you need to be careful of the weight of the material due to the dome.

Becky Martin would like to see a little more brick at eye level to soften it. She thinks it would tie into the brick in the Haymarket.

Peter Hind is very enthused about what he sees presented today. He knows it was very tough to see everything fitted in. He is surprised to see the amount of glass being used on the building. This is not just about basket ball. It is about a destination. There will be a farmer's market not far away. He is concerned with the performance of the building. He would encourage everyone to talk about the performance of the building and not just what it looks like. He is not concerned with exterior building materials. He wondered how the

glass will be shaded on the south side. He would hope it is not just a mirrored or shaded glass. He has been relatively vocal and he is happy to say this building would need a waiver because of the curtain wall; a glass wall that extends from one structural column to another structural column. He is glad that this doesn't meet the downtown design guidelines. Zimmer believes it would meet the design guidelines.

Peter Hind would like to see energy use of the building, lighting strategies, mechanical and geothermal. It would be nice to see that on the forefront of what is going on.

Peace stated the design intent is to have clear glass with the idea that you can see in and out of the building, the day to night transition. Mirrored or dark glass won't be used. We are using extremely high performance glass with some tint. It will be high performance in terms of solar gain and heat index.

Ripley noted that glass is very different from what it used to be due to all the energy issues. Glass can do a remarkable amount of additional performance compared to what might meet the eye 30 years ago. Materials you see on display today are representative of what you see on the drawings. The materials on ground level are durable. A considerable amount of thought went into what could be sustained at the lower levels.

Penn is interested in sustainability. She wants to know about HVAC and lighting. She doesn't think she has any answers yet on those items. She has a feeling everyone will come up with a great idea. She is asking those same questions.

Peter Hind was in a presentation at a conference the other day and someone was talking about an arena in China and the long truss span to hold up the roof and using a computer program. It looked very interesting but it used sixty percent less steel than another recent arena in China. We need to make it look great but if it can perform better than any arena around here, it will do a lot to talk to the next generation about sustainability.

Bob Bonk thinks it looks beautiful and he thanked everyone for all the work that is being done.

Sunny Parsons is a business owner and resident in downtown Lincoln. She is curious about insights and the future of residences in downtown Lincoln. She questioned the overall structure and how it affects living in downtown Lincoln.

Ripley stated that if he was downtown resident, he would be interested in the walkability. He believes this is set up a great deal to accommodate those who drive. But some of the more immediate smaller scale issues are to accommodate bicycle transportation.

Sullivan mentioned he has thought a long time that an element missing from downtown is a festival space. July Jamm has been cramped for years. Plans for the area southeast of the arena pose an outdoor space. As a resident he would be most intrigued by those possibilities.

Greg Munn stated that the arena is one component of a larger picture. There is going to be many more opportunities. When the arena starts to bring people, he believes it will revitalize the downtown area.

Sunny Parsons questioned if neighborhoods have been considered with effect to lighting. Ripley responded that he is personally concerned that any exterior lighting be considered. He doesn't believe facilities should be allowed to throw huge amounts of lighting into the sky. He thinks there will be plenty of illumination. He thinks it is important to see people moving around but he wants to see just the building illuminated, not the building around it.

Carl Eskridge wondered about the cramped nature of the space that the arena will occupy. He questioned a recent report regarding a survey to look at the downtown Post Office. He questioned what would happen to the Post Office. Ripley responded that he knows little about the federal government's intentions with regard to the Post Office. He believes the Post Office would rather not be in the location of the Haymarket. They initially located there because it was a dock district. Now it has massive amounts of people. They have been evaluating their current location. There is a long term desire to relocate a little more on the edge of town where truck traffic would prevail.

Ripley doesn't see a bad side to this building. The consultants have worked hard to placing access for trucks on the north side and that will be seen mostly by people on the Interstate.

Bob Bonk wondered if there will be a time difference between the arena and some of the rehabilitation of the surrounding boulevards. Zimmer responded that the roads to get to the arena will all be in place. The State has some plans for future improvement on Sun Valley that aren't funded. There would be some future improvements we hope to see down the road. Construction on some roads are underway now. Another element to consider is the downtown view. The roads are created to approach the arena from north and south. The Haymarket is meant to be left as a pedestrian area.

Ripley noted that roads extended from the Haymarket westward, will go through during the normal day. During a major event, "R" St. will be closed to the Haymarket so it won't be run over by all the vehicles. People will be coming to the arena from the north and south.

Bob Peterson noticed the railroad tracks shown on the west side of the arena. He wondered about the railroad traffic and if there have been traffic models about how bad it might get. What is the worst case scenario of train traffic?

Dan Marvin stated when he was on the Railroad Transportation Safety District Board, the number of trains through that corridor were 100-10 trains a day. What we are doing as part of this project is we have created areas where there is no conflict between traffic and trains. There will be a quiet area of no train horns. The access point of 7th St. and "J" St. is being closed as part of this project. There will be very little conflict between trains and cars. This is an old rail yard. They will try to keep conflicts to a minimum.

Kristin Miles saw an earlier rendering online of what the Haymarket used to look like. She would like to see a portion of this building pay homage to the area. Zimmer stated that there are a lot of ways to integrate rail and immigration history. The covered pedestrian platform will be refurbished as a pedestrian pathway. That was a major train element. There is talk about having historic interpretation along that walk. There has been a lot of discussion to have the whole area as interpretive. There has already been archaeological and background studies for the area.

Zimmer pointed out that the Haymarket NOW website has a response feature. Input there will come to the design team and be shared with both of these committees.

www.haymarketnow.com

Beecham encouraged everyone to check out the design and give feedback.

Bob Bonk wondered if cameras will be set up to watch construction of the arena going up. Zimmer responded that the construction manager is indicating affirmative.

Gary Harrington questioned parking and money. When people go to The Qwest Center, you are stuck on paying one price. Will you be able to afford to park downtown and go to an event? Marvin has modeled for parking. He believes around \$3.00 for an event, larger events looked \$4.00. The numbers are an average. There will be a large surface lot north of the arena. There will be a wide range of menu and concessions so it can be an affordable outing for the family.

Tad Fraizer likes what he sees here. Pershing has a ribbon sign and a couple of pylon signs. The designs for the arena don't show signs yet. Scholz replied that the group talked about signage and in part the answer from the design team was it depends on the naming rights for the building and how it is required to be placed on the building. Beyond that, we haven't talked about signage a whole lot yet.

Zimmer stated that there has been a cautionary note about signage affecting the Haymarket. Signs will come along later as a package.

McKee stated that he believes both Historic Preservation Commission and Urban Design Committee are interested in not having the signs overpower the Haymarket area. We are watching this issue.

Zimmer believes there are several opportunities for signage.

Ripley stated that we are about 30-40 percent of the way through the design process. As soon as information is available, it will be out to a public forum.

Kristin Miles commented that she doesn't know what percentage of completion the floor plans are. She has been to buildings downtown with display areas for art work. It would be nice to find a way to display artwork.

Ripley thanked everyone for attending and encouraged continuing attention to the design of the building.

Meeting adjourned at 7:55 p.m.

Q:\HPC\MINUTES\2011\042111.wpd