

## MEETING RECORD

<b>NAME OF GROUP:</b>	HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	Tuesday, June 28, 2011, 8:00 a.m., Room 113 County/City Building, 555 S. 10 St., Lincoln, Nebraska
<b>MEMBERS IN ATTENDANCE:</b>	<i>Historic Preservation Commission:</i> Cathy Beecham, Jim Johnson, Jim McKee, Greg Munn, Berwyn Jones and Liz Kuhlman; (Tim Francis absent). <i>Urban Design Committee:</i> JoAnne Kissel, Gil Peace, Michelle Penn, Gordon Scholz, Michele Tilley and Mary Ann Wells; (Scott Sullivan absent) Mayor Beutler; Ed Zimmer and Michele Abendroth of the Planning Department; and other interested citizens.
<b>STATED PURPOSE OF MEETING:</b>	Joint Meeting of Historic Preservation Commission and Urban Design Committee

Chair Greg Munn called the meeting to order at 8:03 a.m.

### **Discussion with Mayor Chris Beutler on recommendations for West Haymarket Arena design**

Zimmer stated that the joint review board received presentations from the Design Team on two occasions. He presented the major themes derived from their ensuing discussions.

Beecham noted that in Bob Ripley's absence, she wanted to reiterate his concern that it is very important that there not be vehicular traffic for Arena events traveling through the Haymarket. That is critical to the pedestrian feel of the Haymarket. Kissel stated that is a challenge in that we are very interested in the context and character of the Haymarket. That is a very important part of the process.

There was concern about the relationship of the canopy and the Arena and its entry plaza. The design has changed since their review, but she is eager to see how that has evolved.

Beutler stated that he wants to create a space within the arena that is comfortable and functional. He receives great input from the engineers and designers, and he is confident with the advice he receives in that area. He is less certain about the area of aesthetics and historical context, which are vital parts of a project like this and give a sense of beauty, place, enthusiasm and the reputation of the City. Sometimes, he feels he receives less input in that area than from the engineers on the project. In short, he is relying upon this group to keep a sharp eye on this. They will be listening to what this group has to say.

He believes the blending of the past and future is difficult. The whole area of energy efficiency and sustainability has been difficult. The LEED certification process is tremendously expensive, so he is considering all the aspects of that. Generally, the commitment to sustainability is there.

Munn stated that the design team looked at historical architecture as well as modern styles. The Haymarket has a variety of building materials, and they are simple, utilitarian buildings. The thought was to make this a 21<sup>st</sup> Century building, but simple in its design.

Beutler asked how the group views the continuity between the Haymarket and the Arena.

Munn stated the groups recognize that the scale and the function of the arena are different than those aspects of the historic Haymarket, so there will be some break in continuity . McKee stated that it is such a huge building, and the design team has looked at many things and has listened to everything they have said in terms of materials, scope, the pedestrian experience.

Meradith stated that not only is the arena large, in his opinion, the building has to be iconic.

Beecham stated that we chose to put this next to the Haymarket, which has mainly old buildings. At every step, we should ask ourselves if we are fulfilling our responsibility of putting an iconic building next to a historical district. The way we design the interior is very important as well. She feels the team has been mindful of the two aspects of the building. There are opportunities to be modern on the north and west side without impacting the Haymarket, and the south and east side should be respectful and reflective of the Haymarket.

McKee stated that they would like to see the arena builders work towards LEED certification, but it is not critical to obtain that. Penn stated that LEED certification requires a tremendous amount of money, and she believes that money would be better spent on the plaza or something more interactive between the buildings. She believes it is important to meet a standard and that the design team has considered the impacts. The other issue she brought up is the glass and the impact of heat, and she questioned why there were no overhangs to provide protection from the sun. The design team informed her that they are using high quality glass to protect the interior from the sun, and designing the window systems to provide some projections for shading.

McKee stated that he has a concern with huge LED signs that are overpoweringly bright. He believes that the signage needs careful consideration and must be kept under control, especially facing Haymarket. A huge sign would be very distracting in the heart of the historic district.

Kuhlman asked if art being brought into the interior of the building is being considered. Meradith stated that their direction from the Mayor has been about the redevelopment of the entire area and how it all works together. This group has input in that area. Budget will be a big factor. Beecham stated that it was mentioned at a previous meeting to have changing art in the building. She believes that is a great way to involve the community.

Kissel asked at what point will they see the infrastructure. Zimmer stated that the streets, sidewalks, and landscaping are just beginning to be discussed and will be brought to the

joint review boards. He described the combination of Historic Preservation Commission and Urban Design Committee as a key part of the “public client,” reviewing the evolving designs and advising the Mayor. Good projects require both good designers and good clients.

Mayor asked the group if they are satisfied with their involvement. McKee stated that he is very satisfied. He feels the design group has listened to all of their concerns and responded to each concern in some way.

Meradith stated that there will be a short lead time on naming rights and signage. He suggested that guidelines be in place and to be proactive. Zimmer stated that there is a preservation ordinance in the Haymarket. A special sign district is used in the Haymarket, and it can be used in modern areas as well.

Jones asked the Mayor if he feels he is getting adequate advice from this group. Mayor stated that he believes there has been good input from this group. Unless they feel their voice is not being heard, he believes the input is fine.

Mayor stated that the question of lighting is a very interesting one. He asked if light and sound make the situation livelier and more friendly. Jones stated that what happens on the north and west can be bright and warm. He believes that it is important not to overpower the east side with lighting. Light pollution is a problem for anything that faces the Haymarket. Beecham stated that the direction of the light is important to consider. Zimmer stated that ribbons of light can guide visitors through an area to appropriate. If the light is used wisely, and we light the walkways and canopy correctly, we probably don't need to light all areas equally. Penn stated that the Arena is a destination, and it should be bright. It should stand out as one of the iconic buildings. It shouldn't look as if nobody is home. Kissel stated that she agrees, and she feels we need to embrace this. We need to find a way to celebrate it and not downplay it.

Mayor thanked the group for their significant efforts. We will continue to look forward to their input.

Meradith stated on behalf of the design team, they are at the group's service, and whatever they can do to make their job easier, they would be glad to do that.

Discussion took place on future meeting times. It was determined that input would be sought from the groups to find an acceptable meeting time to accommodate a majority of the members. Spiry stated that the design team would be pleased to show their progress on the design.

The meeting was adjourned at 9:00 a.m.