

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, August 11, 2011, 1:00 p.m., Room No. 210, County/City Building, 555 S. 10 St., Lincoln, Nebraska

MEMBERS IN *Historic Preservation Commission:* Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg, Munn; (Cathy Beecham and Tim Francis absent).
Urban Design Committee: JoAnne Kissel, Gil Peace, Michelle Penn, Gordon Scholz, Scott Sullivan and Mary Ann Wells; (Michele Tilley absent)
Hallie Salem with Urban Development; Dan Marvin with the Mayor's Office; Ed Zimmer and Teresa McKinstry of the Planning Dept.; Larry Small with Great Western Bank; Dennis Scheer and Eric Casper with Clark Enersen; John Kay with Sinclair Hille Architects; Greg Garlock with DLR Group; Randy Swanson with Project Control and Jordan Pascale with the Lincoln Journal Star.

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

Joanne Kissel called the meeting to order.

Dennis Scheer stated that Sinclair Hille and Clark Enersen are the firms under the Lincoln Haymarket Infrastructure Team (LHIT) group. This is a large association of design firms that are involved with the pieces of West Haymarket that are not directly related to the arena site; infrastructure, roads, street scape, public spaces, potential civic art, all those types of things. They believe strongly in the public process. The purpose of today is to show this group the context of what they are working with. They would like to have an ongoing dialog.

Budgets and the phasing schedules have not been set yet. Our scope of services is first to develop master plans. We are at the beginning of the process. We would like to meet monthly for the next few months to keep both groups up to date on what is happening. They need to go back to the IDP and base it on that foundation. That was done a couple of years ago. There are things in play with the IDP. The goal is to take the recommendations from the IDP and incorporate it into their thinking. The core area is the three blocks south of the arena. We don't know a lot of what is going to happen on those blocks yet. In some cases, when the arena opens in 2013, all of some pieces of these blocks won't have been developed yet. Some might have surface parking. We would approach surface parking very differently in terms of streetscape. We don't want to develop an area with the arena functioning that is not fun or safe. Roundabouts are part of the northern approach to the arena.

Scheer had a Power Point presentation. He explained that the team's charge is very broad in terms of streetscape and urban design. It involves a lot of areas surrounding the arena. The festival space is a parking lot for 1,500 cars. It will be linked to the arena via the pedestrian bridge. For special events such as Ribfest, it could potentially be held at the festival space. It could accommodate up to 30,000 people. It is likely when this is developed, a portion will be concrete but a portion might be gravel due to budgetary issues. They want to make it as sustainable as possible. Gravel is not a bad way to start. A lot of water is being handled in this parking lot and we want to do that in an environmentally safe way as possible.

Berwyn Jones questioned the elevation of the parking lot. Scheer stated that it is in the floodplain. It will be flood storage. This parking lot must sit at the same elevation as it does now.

Jones grew up in the era when Salt Creek flooded every year. He spent years and a lot of time working on this. He is very nervous any time development goes into the floodplain.

Dan Marvin stated that the floodplain has been offset and they will follow the no net rise policies. They will mitigate what they bring in and fill on a one-to-one basis.

Scheer stated that West Haymarket is different from the historic Haymarket. There are a lot of different materials and textures. They will be very sensitive to that. Some preliminary work has been done with the garages. Ideas have been developed about themes that can be an inspirational design driver. Immigration is a huge factor in terms of historical reference in this area.

Jim Johnson wondered if the pedestrian ramp will be completed at the time the arena is done. Scheer replied that yes, it will be done.

Scheer stated that Arena Drive is an important component to this design. There is a trail on the west side of the drive. "R" Street and the plaza at the arena needs to be totally integrated with the arena. There are a lot of outdoor spaces that can be used even when there is no event at the arena. They want input on street trees in West Haymarket.

Jim McKee questioned if "R" Street will have a curb. Scheer replied that the idea is that it will be a shallow, "lipped" curb. It will feel like a plaza.

Jones questioned if the entrance to the ticket/office area will be ADA accessible. Scheer pointed out the ADA entrance on the north side of the arena.

Joanne Kissel wondered about drop off points. Scheer replied that the entrance for the athletes will be on the north side. Drop off for buses, elderly, etc. will be on the north side with an entrance. It is covered and protected. That is for larger capacity vehicles.

Greg Garlock stated that they want everyone to have as easy access as possible.

Scheer is trying to see how a shaded landscape area can be developed between the entry doors. Some security will need to be done in front. A concept is starting to be developed. There will be seating opportunities under the trees. Hopefully the bollards will have some seating opportunities also.

Scott Sullivan is hoping to maximize on street parking on R Street rather than just a limited drop off. Scheer hasn't seen anything that addresses that yet. It is something to think about.

Gordon Scholz questioned where the drop off point will be on the south side of the arena. Dan Marvin replied that the drop off would be about 7th Street, where the Post Office mailboxes are now.

Jones wondered about the parking garages to the south. He questioned how you get to the overflow parking if the parking garages are full. Marvin replied that he thinks most people will purchase their parking when they purchase their ticket. For those who don't, they want to provide message boards that will show in advance if a garage is full.

Scheer stated that the ramp is an ADA accessible ramp. The ramp has been shortened to about 160 feet. They have talked about the possibility for controlled areas for tailgating during football games. The blocks directly south of the arena would be for development. Until these areas are developed, it could be used as surface parking. The team will study what can be done for temporary screening.

John Kay stated that the "community space" on the west side of 7th St., south of R Street, will be the first developer project. They want something there when the arena opens. The existing canopy is being treated with great care. Part of the canopy is being preserved for later use in the vicinity of the Amtrak building. The rest of it will be renovated for use at its current location. The JPA is contributing renovation dollars. The designs are all very preliminary at this point. They want to extend the arena plaza. Events can be held there.

Kissel is curious to find out how much of the community space will be built on and how much will be open space.

Scott Sullivan understands a large festival space, but he doesn't believe there is enough space available in the Haymarket. The community space would still give the opportunity for a lot of events.

Ed Zimmer stated that element is clearly a public/private partnership and even though it is not "public streetscape" it will be one of the many different parts of the arena project that should come before this group for input.

Liz Kuhlman noted that the term "community" space is a perhaps confusing. It will most likely be private development area with an important open-space component.

Kay noted the details of the redevelopment agreement haven't been finalized yet.

Scheer stated that he believes the image in everyone's mind of the arena area is the fly-by view that was presented. It showed a community space with a few buildings. That is what he thinks of. It was an artistic presentation.

John stated that this effort involves the public right-of way.

Scheer stated that they are all committed to the idea that from an urban design standpoint, all these blocks need to relate.

Zimmer stated that when folks say West Haymarket ought to be similar to the Haymarket, he disagrees. He thinks they need to be very compatible but not necessarily look the same—each should have its own character.

Scheer showed conceptual drawings of the roads at street level.

Sullivan stated that what strikes him conceptually is the private patios and the relative distance to the sidewalk. Scheer noted that is a point of discussion between all the parties. Public Works is holding them to FHWA standards and ADA issues.

Scheer stated that the team is trying to show the big picture and the details they are dealing with. It is a big urban design challenge.

Greg Munn agrees there needs to be a bit of a difference between the historic Haymarket and West Haymarket. Haymarket intersections need work. There is an opportunity to set a precedent with "R" St. and Canopy St.

Scheer believes that Hallie Salem would agree that all of 8th St. needs work. There is no funding at this time. We want the two areas to be compatible.

Michelle Penn was just in Birmingham and visited Railroad Park. She would suggest that as a good resource for design details.

Zimmer stated that part of the patio/sidewalk café discussion is whether that should be public right-of-way. There was never an intent for that to be the main pedestrian walkway so it might be treated a little differently. Zoning and design standards for the whole area would need to go through these groups also.

Scholz would like the process summarized on what elements are considered key. Scheer doesn't believe he can be really specific at this point. Pavements, being compatible with amenities, these types of things are all important. Canopy St. will be a big deal. Ideas are still being formed. We want to put a layer of meaning in this area.

Penn stated that patio areas are always being evaluated by both committees. She wondered if a south facing exposure can be shaded somehow.

Scheer noted that trees are conceptually shown in this design. That idea hasn't been fully talked about yet. These are things that need to be considered.

Penn hopes there will be lots of trees and vegetation. It is a whole different area. She thinks it cries out for shade trees. She also questioned the pedestrian ramp. She is trying to understand who is designing the ramp. Scheer replied the ramp is being designed by Clark Enersen under the DLR arena team. It is a team effort. They are dealing with the function and how it works with the plaza.

Scheer stated that one of the cool things about this project is everyone seems to be doing what they need to do in an integrated way. The purpose today was to introduce everyone to the magnitude of the issue. They will keep the groups informed.

Penn questioned how much the IDP will be used. Scheer replied that it is the starting point. Their first charge is to develop a comprehensive master plan. Once they get that information, it will go in phases.

Zimmer hopes that the second Thursday of the month at 1:00 p.m. is a suitable meeting time for these groups to meet jointly. Scheer has requested to meet for the next few months at least.

Scheer stated that their charge is to develop a big picture master plan. Everything that is shown has not necessarily been budgeted for.

Zimmer noted that the whole area will develop over decades. The private development is not in the budget. There will be a whole evolution of the area.

Penn wondered if a master plan book will be published. Scheer stated that it might be a disc, but it will be documented.

Jones believes it would be a mistake to have mowable grass in the area.

The meeting was adjourned at 2:45 p.m.