

Value: Human Comfort

People are more inclined to live, work, eat or recreate in a place they feel is **physically** and **psychologically comfortable**. The use of materials, the scale of construction, the amenities offered and the quality of landscape must all be crafted to **reinforce** the **high value** we place upon people and Lincoln.



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Value: Human Comfort



Goal: "Humanize" the streets.

Best Practices:

- Sidewalks
- Lighting
- Landscape
- Buildings (Canopy & Entry)
- Site Furnishings
- Walkable Neighborhood
- Noise



Goal: Create easily understood way-finding systems.

Best Practices:

- Information Signage
- Balance Between Vehicular and Pedestrian Signage



Goal: Ensure public safety.

Best Practices:

- Vehicular Speed Reduction
- On-street Parking
- Intersection Bump-outs
- Blue Phones

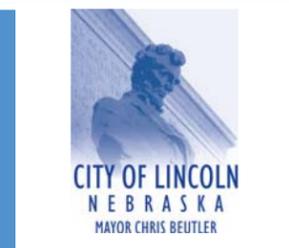


Goal: Design places responsive to local climate.

Best Practices:

- Radiant Heat within Pedestrian Streetscape
- Shade within Pedestrian Streetscape
- Wind Screening Elements

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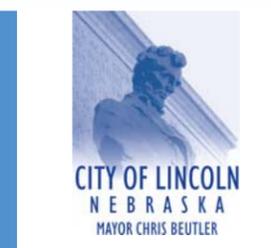


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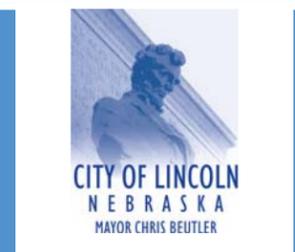
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Value: Urban Experience

We value the **qualities** of an **urban experience** because it promotes vitality, diversity, and commercial and social interaction. Diversity and vitality should apply to use, culture, style, demographics and affordability. Developing a range of **diverse** but **complimentary** uses will result in a West Haymarket that is **rich and vibrant** and will support continual economic growth.



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Value: Urban Experience



Goal: Establish a vibrant pedestrian environment in the street right-of-way.

Best Practices:

- Streetscapes must be a place of "balance"
- Active Outdoor Spaces
- Pedestrian Entry Nodes
- Mix of Uses
- Building Transparency

Goal: Integrate a variety of transportation choices.

Best Practices:

- "Park Once" Concept
- Pedestrian Efficient Streetscape

Goal: Promote diverse residential and commercial opportunities.

Best Practices:

- Mixed-use Development



Goal: Promote the use of on-street parking.

Best Practices:

- Promote a Walkable Community

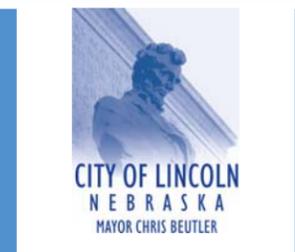


Goal: Promote the extension of the city's street grid where ever possible.

Best Practices:

- Connected Sidewalk Systems
- Align New Buildings with Existing Ones

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Value: Respect for History

The Historic Haymarket District is a **century-old fabric** of historical elements that form one of Lincoln's truly special places. Redevelopment of the West Haymarket area should have a **distinct character** that both **acknowledges and respects** the historic Haymarket District. The distinct yet compatible integration of old and new will be **vital to the success** of the West Haymarket Redevelopment.



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Value: Respect for History



Goal: Connect people to history.

- Best Practices:**
- Depict local history through public art
 - Create historical interpretive areas
 - "Tell Lincoln's story" through building history



Goal: Protect the character of the Haymarket District.

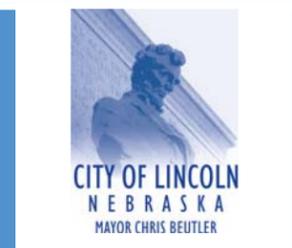
- Best Practices:**
- Honor existing City Preservation Guidelines
 - Conduct vigorous design review of proposed redevelopment
 - Enforce design principles established by the City



Goal: Encourage new construction to be authentic in its character.

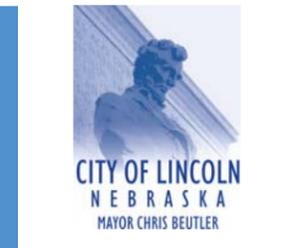
- Best Practices:**
- New development should respect the architectural language of the Haymarket, but should not create false historical reproductions.
 - The physical transition between old and new should be comfortable.
 - Give preference to genuine materials and finishes.
 - Encourage quality construction expressive of its function.

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Value: Environmental Stewardship

Environmental stewardship suggests a **commitment to longevity**—to sustaining human activity and preserving the integrity of the natural environment. As a value for the West Haymarket, this sensitivity acknowledges the **environmental heritage** of the area before human settlement, and makes plans for the **conservation of natural resources** long into the future.



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Value: Environmental Stewardship



Goal: Develop to LEED for Neighborhood Development Standards (LEED-ND).

- Best Practices:**
- Link and connect new areas to the existing urban fabric
 - Plan for neighborhood patterns that integrate diverse uses
 - Create walkable neighborhoods
 - Construct energy efficient buildings and conserve resources



Goal: Protect environmental resources.

- Best Practices:**
- Install sustainable landscapes



Goal: Promote “green” building practices.

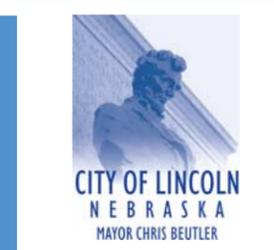
- Best Practices:**
- Reuse existing buildings where possible
 - Select building sites carefully
 - Reduce and manage the use of water resources
 - Optimize energy performance
 - Select materials, finishes and furnishings that demonstrate low environmental impact
 - Achieve and monitor high quality indoor environments

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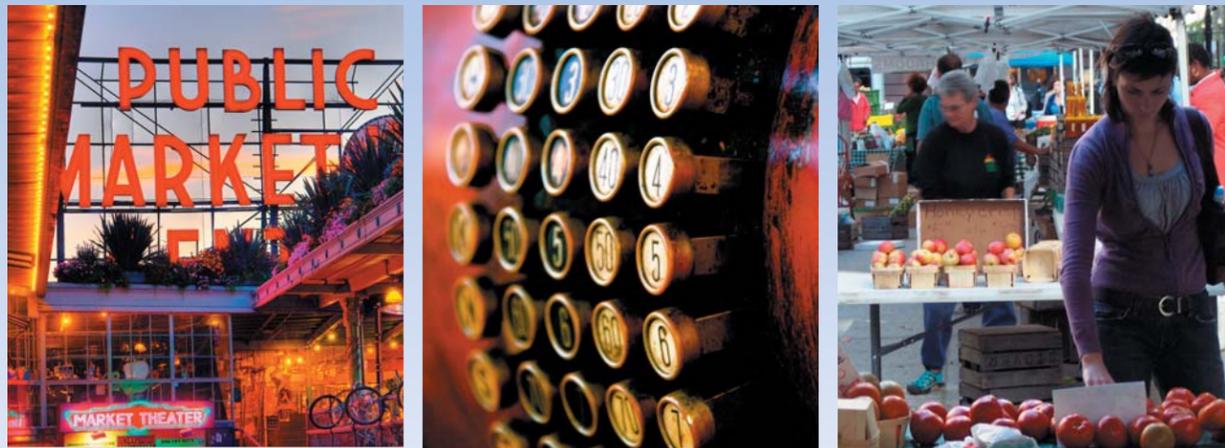


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Value: Economic Vitality

Economic vitality exists where all sectors of the “economic machinery” are working well and are working in harmony. It represents **a sustainable return on investment for all measures of urban life**. Without the investment of the private marketplace, long term West Haymarket success will not be possible. Successful private projects will create **higher property values and increase the tax base**.



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Value: Economic Vitality



Goal: Protect and enhance existing Haymarket businesses.

Best Practices:

- Encourage and expand the diversity in business types with uses that bring additional shopping traffic to the area.
- Consider creating a year-round Farmers Market.



Goal: Create “Synergy” that will drive long term economic growth.

Best Practices:

- Create major public spaces that have year round use capabilities for a variety of activity sizes.
- Develop spaces with character that Lincolmites can identify as uniquely their own.

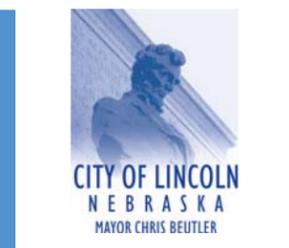


Goal: Invest in public infrastructure—keep pace with private investment.

Best Practices:

- Develop an on-going civic budget commitment to upgrading the original civic spaces.

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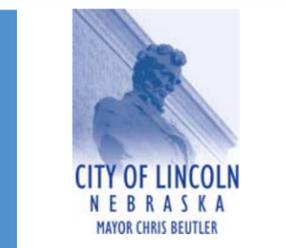


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Value: Community Ownership

The West Haymarket should become a place for everyone –a place **embracing all generations**; a neighborhood of **diverse interests** and activities; a **focal point** for Nebraskans; a comfortable home to families, and individuals; a place for memories. Essential to achieving this vision will be integrating **attractive, functional, and safe public venues**, open spaces, and pedestrian amenities into the development plan.



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Value: Community Ownership



Goal: Ensure a variety of outdoor and indoor public spaces.

- Best Practices:**
- Variety of Public Spaces
 - Access
 - Flexible Design
 - Season Strategy

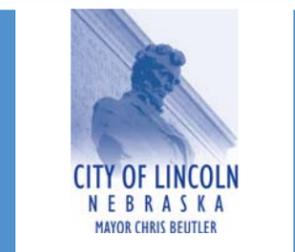
Goal: Integrate civic art.

- Best Practices:**
- Functional Civic Art
 - Aesthetic Civic Art

Goal: Stimulate activities for diverse demographic groups.

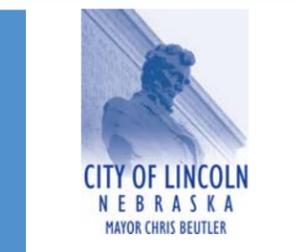
- Best Practices:**
- Integrate Relaxing and Active Activities
 - Stopping and Viewing

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