



# JAVA

Joint Antelope Valley Authority

**JOINT ANTELOPE VALLEY AUTHORITY  
Citizens' Committee Meeting  
at Engineering Services  
March 6, 2009**

Meeting Began at: 1:05 p.m.

**Board Members Present:** Glenn Johnson

**Citizen's Committee Members Present:** Robert Campbell, James Mastera, Delores Lintel, Jim Cook, Jim Christo,

**Citizen's Committee Members Absent:** Ed Price, Mike Morosin, Beth Thacker

**Others Present:** Amy Cornelius-Jones, Kris Humphrey, Wynn Hjermsstad, JJ Yost,, Michael Snodgrass, Claire Ellis, Harlon Layton

**Order No. 09-01 - Call Meeting to Order and Introduction -**  
Glenn Johnson called the meeting to order. Everyone introduced themselves.

**Order No. 09-02 - Antelope Valley Construction Update - Kris Humphrey**  
Kris Humphrey, Antelope Valley Project Manager updated the Committee on the status of the current Antelope Valley projects.

**Completed Projects - 'O' Street** is open and had the lighting ceremony December 2008. Humphrey handed out an updated map of the projects [attached]. Everything shown in orange on the map has been completed. In 2008, the roadway between 'Y' and Vine street was opened. The 'O' Street bridge was completed. The Big T is complete.

**East Leg -** Work is being done on the East Leg and preparations are being made to pour the bridge deck. The stay in place bridge deck forms are being installed. The intersection of 17<sup>th</sup> and Holdrege and the intersection just north of the bridge on the southeast corner of Devaney will be poured this Summer. Everything from the east side of the bridge to just west of 27<sup>th</sup> Street is in place and can be driven on. The East Leg is ahead of schedule. If everything stays on schedule, we should have cars on that section by the end of the year.

**'Y' - Vine Roadway -** Landscaping has been bid out. Tree, shrubs and grass will be planted this summer.

**'P' - Vine Roadway -** Close to advertising and bidding for this next section of roadway. Work is hoped to begin around June depended on getting right-of-way and approvals from NDOR and FWHA. Completion is slated for sometime in 2010.

**'K' - 'Q' Roadway -** Design is finishing up. This project will not be bid out until next year (2010). We are just now receiving authority from NDOR and FHWA to move forward with acquiring right-of-way tracts. Most are temporary easements, but a couple are relocations. Depending on approvals, completion could potentially be substantially completed by late 2011. Landscaping will most likely be in 2012.

**Channel Phase III -** Corps of Engineers are continuing work on the Channel. The landscaping has dramatically changed over the Fall. Scheduled to complete the Channel in 2009.

**'N' St. Bridge -** The Corps is on schedule to have this open in early Summer of 2009.

**'J' St. Bridge -** Most of the Channel work underneath it is being worked on this year.

**South St. Bridge -** Working on getting the authority to move forward with the appraisals. Plans are

mostly complete. Bids are being hoped for late next Summer 2010.

Jim Cook inquired about 33<sup>rd</sup> Street redevelopments. Humphrey answered that 33<sup>rd</sup> Street was included in Antelope Valley Phase II. Currently there is not anything programmed for Phase II for either design or construction work. Johnson stated that 33<sup>rd</sup> Street was in the overall study that was done but was not in the Phase I Priority Projects that were programmed. Johnson thought that the RTSD had some programming in place to work on the 33<sup>rd</sup> Street area as a separate project. Cook was concerned about the impact on the neighborhood in conjunction with State Fair Park. Johnson added that the University is interested in some of the connection as well.

Bob Campbell asked if funding was in place for these projects as scheduled. Humphrey stated that they are funded.

Humphrey added that the 'P' - Vine Street project will have Stimulus Funding as well. She also stated that on March 11, there will be bids for the demolition of Fish Carburetor and Earl Carter Lumber. Demolition will start in April 2009. The University will be removing the trees and using the mulch in the University system. Mastera asked if the trees could be saved at all? JJ Yost said that they had the Forestry Department take a look at the trees and they concluded that the trees were simply too big to be relocated successfully.

Jim Christo asked about when Assurity was going to start construction. Humphrey replied that they were starting construction this year and planned to be open in 2011. There have been meetings with the Assurity personnel to coordinate the different aspects of construction.

Jim Cook asked if the Stimulus Funding could be used to assist on items close to the edges of the project's boundaries such as the Holdrege Bridge and entrances into State Fair Park? Humphrey indicated that from the roads perspective, we have a specific pot of money that can be used for the Stimulus Funding and there are many procedures that need to be followed in order to use federal funding. Yost said that they have put in some requests for use of Stimulus Funding, but at this point they really do not know anything.

Delores Lintel asked if there were any plans to renovate the Holdrege Street Bridge? Humphrey answered that a decision has yet to be made on this. A consulting firm did a study last year. There were three options for the bridge. 1) remove the bridge and replace with a pedestrian structure 2) remove it and replace with a vehicular and pedestrian bridge or 3) create an at-grade crossing. None of the options are off the table right now but the at-grade crossing is not the best option at this point. The recommendation that came from the study is to remove the bridge and replace it with a pedestrian structure. No formal decision has been made yet. Another consultant was hired to look at the structural integrity of the bridge. From this study, the decision was made to close the bridge to vehicular traffic. There is a lot of corrosion on the bridge making it unsafe for vehicular use. Inspections will take place every three to six months. Pedestrian can still use the bridge and is significantly used.

**Order No. 09-03 - Union Plaza and Other Parks/Trails Update - JJ Yost**

JJ Yost updated the Committee on the parks aspects of the projects and follow up from previously shown presentations.

**Union Plaza -**

A fund-raising effort is underway and has been going on for about a year. The Parks Foundation has been working hard on this effort. The fund raising started with a large gift from Union Bank. The \$1.5 million gift that was to be used for park development and for an establishment of an endowment for the long term care and maintenance of the park. The fund-raising is a \$3 million campaign for the construction of the park and its amenities in addition to the \$1.5 million for an endowment for the care and maintenance of the park. Yost stated that they are currently in excess of 90% of reaching their goal. Due to the success of the fund-raising plus the money that the Parks Department has in its CIP for some of the Park's basic infrastructure, there is sufficient funding that will allow us to move ahead with construction plans beyond what the Corps contract is grading. The current Corps contract for the Channel

construction creates the contouring of the Channel and puts in most of the retaining walls that form the park. We are moving ahead with construction plans for the rest of the park's amenities that are within the flood-way of the new channel. It is advantageous to build these now with contractor that the Corps of Engineers has hired, Parks Construction. Design and construction plans for this is being finalized and will be sent to the Corps. The hope is that it will be Change Ordered into the current contract that they already have. The park amenities will start to be constructed Summer of 2009. There will be possible savings by including this in this contract now as opposed to doing it later. Winter 2009 - 2010 a contract for Final park construction and amenities will be bid with work to start in Spring 2010 and go through Fall 2010. Public access may occur towards the end of 2010. Official park opening is Summer of 2011.

**Billy Wolff Trail -**

The parking lot at Lewis Ballfield along Capital Parkway has been reconstructed to make room for the Antelope Valley Channel and the diversion structure. In doing this, the Billy Wolff trail needed to be relocated from about Randolph Street to 'J' Street. It is moving away from Normal Blvd. and over to the east side of Antelope Creek Channel. We have timed a grant application with the LPSNRD who applied for a new pedestrian bridge south of Randolph Street and the City applied for work to relocate the trail. Both were successful in receiving funding from these grants that will allow this project to move ahead. Construction will begin later in 2009. [Map attached]

**Trago Park-**

Malone History Project - This came out of the Environmental Impact Statement that was done for Antelope Valley. Dr. Tekla Johnson was hired to compile a history related to the Malone Community. This information will be made available through Lincoln City Libraries. Future plans could include historic signage or an iconic sculpture in Trago Park to represent the historic community of the Malone neighborhood. There may be some future fund-raising associated with this project.

Delores Lintel asked about any plans to improve the Malone Center. JJ Yost thought that it may be a possibility but nothing has been decided yet.

Jim Cook suggested start now to plan a celebratory event to go along with this project. Bob Campbell agreed. He thought the bus tours were great. Lintel also agreed.

**Order No. 09-04 - Community Revitalization - Wynn Hjermstad and Michael Snodgrass**

Wynn Hjermstad updated the Committee on the Community Revitalization projects in Antelope Valley. **Assurity -** The Lincoln Journal Star had a nice write-up about this project. [attached]. Located generally between 19<sup>th</sup> - 21<sup>st</sup> Streets and 'Q' - 'R' Streets [175,000 square feet and five stories]. One of the issues not addressed by the article is that of parking. In working with Assurity, part of agreement is that they will be building a parking garage as well. The nice thing about this garage is that it is intended for shared usage. So evenings and weekends, the garage will be available for park events. 'Q' Street parking is also being looked at for options. Construction for Assurity is slated to start in the Summer 2009 and be complete by 2011.

**Matt Talbot Kitchen-**

One of the last properties that Assurity needed to acquire is that of Matt Talbot Kitchen and Outreach located at 19<sup>th</sup> & 'R' Streets. They had planned to relocate anyway because they were outgrowing their current facility. They had originally thought 3 -4 years out for the relocation, but then Assurity came into the picture and it was months instead of years. The timing is rather unique in that NeighborWorks Lincoln located at 27<sup>th</sup> and Center Streets will be vacating their current building to relocate as well. They will be keeping the old library intact. We are pursuing "Local Landmark Status" for the library to ensure that the building is protected once it leaves City's ownership. Also being worked into the contract is that should Matt Talbot decide to sell the building, the City would have first right to buy it back. The project is moving very quickly and they are looking at construction to begin late Summer

2009. April 6, we will be going to City Council to discuss surplusage the area, zoning and vacation issues, which is part of the process that occurs when selling off City land.

Jim Cook brought up issues regarding transportation for the Matt Talbot Kitchen's clients. There have been discussions with Star Tran and there are bus stops near by. Talbot's did a survey a while back and the survey indicated that a majority of the clients either drive or get rides to the facility. A lot of the clients are from the Clinton Neighborhood.

There will be fund-raising opportunities. Matt Talbot Kitchen will also be providing a meeting room space as well.

Delores Lintel had concerns with the integrity of the original Library building in conjunction with all the work that the Clinton Neighborhood did to preserve the building when it was moved the first time. She would like to see it be maintained as a historic building. Hjermsstad said the Sinclair Hille is working diligently on showcasing the old building in the plans for the Matt Talbot's project.

**Antelope Village -** Hjermsstad and NeighborWorks Lincoln's director, Michael Snodgrass, updated the Committee on the status of the relocation of NeighborWorks Lincoln from 27<sup>th</sup> and Center Street to 23<sup>rd</sup> - 24<sup>th</sup> and 'P' - 'Q' Streets and will be a mixed-use project. It will hold their offices as well as town homes, condominiums and a parking lot. An interesting aspect of this project is that they are looking at making this the first Leed Certified Neighborhood. The project will follow the Leed Standards which use elements such as: geothermal, wind turbines, roof garden, fitness center and other "green" elements. It is an \$8.5 million project on the cutting edge. There will be a larger/permanent lab and classroom and a meeting room space as well. The completion date will hopefully be sometime in early 2010 (between January and April).

Delores Lintel asked about fund-raising. Snodgrass responded that part of the problem is not knowing the final costs of the proposed project. However, they hope to have final building plans and bids in May 2009. They are targeting two big funding opportunities; one is Woods and the other is Kiewit. They have received funding from sources like: NeighborWorks America, Department of Economic Development, the City of Lincoln, and others. Lintel also inquired about the use of Stimulus Funding. Snodgrass responded that Stimulus Funding must go for foreclosed properties.

James Mastera asked about the phasing of the project. Snodgrass answered that the southern part will be Phase I (the main office building and the six town homes to the east) and Phase II will be the northern half.

Lintel thought that redoing this section of the neighborhood will be eye-catching.

Jim Cook inquired about density in relation with parking. Snodgrass responded that hopefully the use of the Smart Car for use by the residents will reduce the number of cars. Also encouraging the concept of "walk to work" will also assist in reducing the number of cars.

**Hoppe Project -** 19<sup>th</sup> Street; 'K' - 'L' Streets. Mixed use office buildings and banquet hall.

**Creekside Village -** 10<sup>th</sup> and Military; 60 apartment units - 30 one bedroom and 30 two bedrooms, 20 units dispersed throughout for those who are severely mentally ill. Also, as a buffer on the south end of the project of 10 town homes that will be duplexes that are rent to own. Relocating the shooting range is in the works. More to come.

**Other Misc Items -** Design Standards were adopted by City Council that apply to the downtown and Antelope Valley. The design standards are also included in a PUD in conjunction with

NeighborWorks Lincoln and includes the eastside of the Channel.

Street Design Standards are in the works. Included are items like: street width, parking, and street-scape (trees, furniture, etc.)

Turbine Flats is done (2124 Y Street).

North Bottoms signs are close to being installed and finished. There was one last sign to be put out.

Economic Development Initiative grant was received in the amount of \$175,000 for use of projects in Antelope Valley and Antelope Village.

27<sup>th</sup> Street Pedestrian Bridge is almost complete. This has been in process for 10 years. Completion is set for May 2009. This is critical to Antelope Valley because it ties in with the trail system. Two plaza areas underneath the bridge will go in later this Summer.

Delores Lintel asked about the Cushman properties. Hjermstad stated that some of the properties are owned by the University and some are owned by Speedway. Currently Whittier is being renovated for Research and Development. She is uncertain as to how is currently being used.

The group indicated a desire to celebrate the Antelope Valley with some type event.

Glenn Johnson indicated that they might consider another tour for the Citizen's Committee.

Meeting adjourned at approximately 2:35 p.m.