



JOINT ANTELOPE VALLEY AUTHORITY
Citizens' Committee Meeting
at Engineering Services
September 7, 2007

Meeting Began at: 1:10 p.m.

Board Members Present: Glenn Johnson,
Citizen's Committee Members Present: Robert Campbell, James Mastera, Delores Lintel

Citizen's Committee Members Absent: Jim Christo, Ed Price, Mike Morosin, Jim Cook,
Beth Thacker

Others Present: Amy Cornelius-Jones, Wayne Teten, Wynn Hjermstad,,
JJ Yost,

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

Order No. 09-02 - Lewis Ballfield Complex Parking Lot

JJ Yost from Parks and Recreation gave an update on the proposed design for the Lewis Ballfield Complex Parking Lot changes (map attached). These changes are as a result of the diversion structure being built by the Corps of Engineers for the Antelope Valley Channel. The preliminary design calls for the removal of 1 of the 5 ballfields so that a new parking lot facility can be placed on the west side between Capital Parkway and the ballfields. The present parking lot at J Street would be removed and turned into green space. The present entrance to the current parking lot on the J Street side would also be removed. The new parking lot entrance would be a "right-in right-out" only and includes a deceleration lane on Capital Parkway. The parking requirements is 40 parking stalls per field. The elimination of 1 ballfield allows Parks and Recreation to do field improvements and also better accommodates the parking requirements for the proposed parking lot. The new design will allow for 163 parking stalls. This design also will move the Rock Island Trail to the east of Antelope Creek. The design has an island near the entrance to accommodate drivers looking for parking. There is also angled parking to assist in traffic flow. There will be significant tree removal as a result of this design. Currently 32 trees would need to be removed, but the parking lot design standards requires that 18 trees would need to be planted. Yost indicated that they would probably go beyond that.

This design is a base bid, which is a concrete curb and gutter and asphalt surfaced parking lot. The storm water run off would be collected in a storm sewer system underneath the parking lot and piped into the storm sewer that runs into Antelope Creek. An alternate is being bid. A partnership with Watershed Management Division has worked on a low impact design that include rain gardens in the islands and a storm water run-off cells that would slowly release the water back into Antelope Creek. The two projects would be bid head-to-head. If Watershed Management can afford to pay the difference then the low impact design would be preferred. The Corps of Engineers could be building the diversion structure as soon as Spring/Summer of 2008. It is imperative that the new parking get built and be ready for service prior to the other (north) parking lot being out of service. This hope is to

get the project out for bid in the next couple of weeks. Weather permitting to have construction started and completed yet this Fall. The contractor will be given a completion date that includes time this next Spring in case of issues with the asphalt plants. Operation of the softball fields will continue through the construction process.

Yost will update the JAVA Board at the September meeting and will hopefully be before the Board again in October to approve the contract award. Lincoln High will be able to continue to make use of the new parking lot once constructed. They will be looking into adding a connector from the parking lot to the frontage sidewalk.

Order No. 09-03 -

Update on the Eastdowntown Park

Yost also updated the committee on the status of the Eastdown Park. This area includes the 'O' - 'R' Streets and 21st - 22nd Streets. Portions of this park will be built in conjunction with the Corps of Engineers building of the channel (Phase III) to start Spring 2008. Some of the basic park improvements that will be built are: the waterway (low flow channel), the basic grading and the betterment grading, the retaining walls, the walkways on the east side of the channel, and basic landscaping. A second contract will be prepared to essentially build the rest of the park. The Parks and Recreation Foundation is partnering with the 2015 Vision Group for fund-raising for this park. There are commitments out there that will allow this project to continue through completion. Yost thought that we were about three years away from building this vision. The only exception is the pavement markings on 21st Street are not part of the park construction. Yost thought that the total fund-raising is around 3 - 3.5 million dollars. Parks and Recreation has allotted approximately 4 million over the next 2 years in their CIP. Teten said that the Corps of Engineers would also finish up the bridges as a part of this. Maintenance of the park is still being discussed as well as parking issues. The total cost of the project is much less than originally projected due to realistic changes in design of the plan and use of more realistic numbers for costs.

Order No. 09-04-

Update on Community Revitalization

Wynn Hjermstad from Urban Development gave a Community Revitalization update to the committee.

There are four projects that were approved by City Council about a month ago.

1. Turbine Flats project - 21st Street and 'Y' Street. Reusing and rehabilitating an existing building. An R&D Incubator will be started. This site was identified as part of the Research and Development Corridor.
2. 'O' Street; 25th - 26th Streets on the north side involving three houses. These houses will be torn down and the area used as a mixed-use redevelopment project (Office - Retail). Urban Development is very sensitive to the design of these facilities so it fits in with the neighborhood.
3. Northbottoms - involving one house and a couple of lots on the corner of 15th and Court Streets. The owner is looking at rehabilitating the house after seeing what was done with the Triplets and other improvements to the neighborhood.
4. Northbottoms - Streetscape Project near 10th Street and Military. Originally was a part of the Northbottoms Focus Area Plan. The neighborhood wants to use that fact that this area is a part of the Antelope Valley Project area for some private fund-raising. TIF funds are not available for this project. Things that are being planned for improvement are: trees, sidewalks, benches, trash receptacles and decorative lighting.

In addition, Assurity Insurance has been working with Urban Development in looking for a location in the Antelope Valley Project area.. The Hoppe Project is looking at

the southeast corner of 19th and 'L' Streets for mixed-use office building. One of the issues being worked on is size of the building and parking. Another Hoppe Project being discussed is at 10th and Military. They are looking at a housing project there.

Crandall and Arambula, a consulting firm from Portland, Oregon has been hired to do a master plan for the Research and Development Corridor and design guidelines for Antelope Valley. There will be a public meeting on September 20, 2007 at 5:30 p.m. in the Lancaster Room at the Cornhusker Hotel to present the proposals developed by Crandall and Arambula. This consulting firm was also asked to look at the Eastdowntown Park and five pad sites.

Based on a study that was done, Mayor Beutler has decided that the Parking Division in the City would now be managed by Urban Development instead of Public Works & Utilities. Urban Development views parking as an economic development tool. This will have an affect on the parking for the Eastdowntown Park and looking strategically how parking will be accomplished.

Order No. 07-05-

Other Discussion

Wayne Teten briefly updated the committee on construction projects for Antelope Valley.

Hjermstad said that the Pedestrian Trail Bridge over north 27th Street that will connect the Mopac Trail should go out for bids later this year. Construction should be done in a year's time.

There was general discussion about other Antelope Valley issues.

Meeting adjourned at approximately 2:20 p.m.