MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, January 12, 2012, 1:00 p.m., Conference Room 214, County/City Building, 555 S. 10 St., Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Historic Preservation Commission: Cathy Beecham, Jim Johnson and Greg Munn; (Tim Francis, Berwyn Jones, Liz Kuhlman and Jim McKee absent).
Urban Design Committee: JoAnne Kissel, Michelle Penn, Scott Sullivan, Gordon Scholz and Michele Tilley; (Gil Peace and MaryAnne Wells absent).

ALSO ATTENDING: Ed Zimmer and Teresa McKinstry from the Planning Dept.; Hallie Salem and Dallas McGee from Urban Development; Dennis Scheer, Elizabeth Thomas and Karen Nalow of The Clark Enersen Partners; John Kay of Sinclair Hiller Architects; Randy Swanson of PC Sports and Jordan Pascale of the Lincoln Journal Star.

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

Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Kissel moved to approve the minutes of the joint meeting held December 15, 2011, seconded by Tilley and carried 5-0: Kissel, Penn, Sullivan, Scholz and Tilley voting 'yes';

CONTINUED DISCUSSION OF WEST HAYMARKET STREETSCAPE CONCEPTS

Dennis Scheer stated that the art committee was shown this presentation because we have now engaged that committee to think through how the next layer of aesthetic improvements can start to work in the public spaces. So far, there has been just one overview meeting. Another meeting is scheduled for the end of January. Their role is to advise the Mayor on civic art placement, procurement, those types of things specific to West Haymarket. Various parties have worked hard the last four to six weeks hammering out right-of-way issues. He has a drawing which he thinks represents the up-to-date information.
Karen Nalow and Elizabeth Thomas gave a Power Point presentation. Nalow stated that Canopy St is the main drive. They have started to look at how everything is tied together. It has been said before that they need to be sensitive to the existing Haymarket area. They have talked about themes before such as trains, immigration and values. In looking at the district in general, there are different zones that have been talked about before. The vehicular zone, getting people in and parked; the center part, the pedestrian part; and the existing Haymarket area, how it all connects. The vehicular area will be large trees and narrower sidewalks. The pedestrian scale will have ornamental trees and planters. On R Street, one of the changes, the section in front of the developer block, we are now looking at a drop off point. The space between the sidewalk and the front of the building will be pavement.

Scheer stated that this could be used for an outdoor dining area. It is part of the streetscape but it is a developer used zone. It is the intention that this will be special pavement, perhaps colored, but not gray.

Johnson inquired if the sidewalk will be wide enough for ADA purposes. Nalow replied that six feet is the designated ADA walkway, but there will also be another four feet of clear zone. The additional four feet might be colored, but there will be plenty of room for two wheelchairs to pass each other. On the arena side will be a larger pavement area. The next section further west will be the two parking garages. This area will be a little tighter. Plant material will be used to bring down the scale of the garage. The intent is to get people out of the garage and into the district.

John Kay stated that the block on the west will have open space in a U shape.

Nalow noted that the right-of-way has shifted a little on Canopy St. This could be used for outdoor seating. Both sides will be used for a pedestrian corridor. She presented the standard streetscape sections that will be seen in the area.

Scheer stated that all the below grade infrastructure affects building footings, etc. They have to be aware of where everything is.

Nalow stated that we are looking at incorporating planters all around the district.

Scheer questioned if there is a reason to do a fairly continuous element all along the ribbon of Canopy St. They are open to not doing it, they are just discussing ideas at this point. The planters are intermittent. There will still be a walking route. Perhaps the planters could move over to the developer area. Maintenance of the planters is always a concern. We shouldn’t do them if we can’t maintain them.

Halle Salem pointed out that the six feet east of the canopy, we talked about that being under the canopy. She sees people walking in that six feet. Some of that could be taken up by outdoor dining.
Scheer noted that how the dimensions work with the canopy, we need to provide an uninterrupted six foot walkway. The unique situation with this whole district is all the different areas. The actual zone for uninterrupted walking is underneath the canopy. Ed Zimmer noted that there will always be a walkway of six feet.

Kissel stated that if liquor was served, there would need to be a fence separating the liquor area from the walkway. Salem noted that has been city policy.

Johnson asked if bicycles would be allowed in this area. He is aware that they are not allowed on the sidewalks in the downtown area. Zimmer replied that in the talks he has been in, they are looking at no bicycling on the sidewalks in this area also.

Tilley believes it makes sense to move the planters to the other side of the street. The canopy is such a strong design element, it doesn’t need the embellishment.

Scheer stated that the other side of the street needs to be thought through yet. There will be parallel parking. Swinging car doors must be considered. Planters won’t work unless we figure out the maintenance.

Sullivan questioned if planters are being done because there is not enough room for beds. Nalow replied there is a major concern that there might not be enough space. Beds could get trampled or misused. They are just starting to look at some options for protecting beds. Perhaps a bench could be used to fence off the planting beds, or a low wall.

Scheer noted that they haven’t talked to Public Works yet about placing a low wall in the public right-of-way. He thinks they might have a problem with that design.

Munn like to keep in mind that the canopy is in the Haymarket, but the rest of it is not. The two sides of the street could be a little different.

Kissel wondered about the legal boundaries of the Haymarket historic area. Zimmer replied that the Haymarket boundary was drawn in 1983 and it runs along the back wall of the Train Depot. In National Register terms, it runs along this canopy. Iron Horse Park is not in the Haymarket, in terms of zoning. But we have always treated it more rationally as part of the Haymarket.

Penn is still trying to understand, is the canopy for walking? It seems the planters underneath the canopy could get in the way.

Nalow noted that outdoor seating could be built to within two feet of the canopy edge. The building is offset further east from the right-of-way itself.

Zimmer stated that buildings can’t be closer than 11 feet of the canopy route. He can’t see how a planter could be positioned across the midline.
Nalow showed some furniture directions that are being talked about. They have a little more modern shape. It is a little bit different and starts to separate itself from the Haymarket.

Scheer stated that in terms of lighting, what is being shown, is not what has been selected. We have to go through a process with LES. We are likely to select something that they don’t have in stock. We think it is appropriate to go to a more modern looking structure. Nalow noted that we aren’t talking about pedestrian lights along the canopy. There won’t be pole lights on that side.

Tilley questioned if there will be benches around the canopy. Scheer replied no. There might be benches on the other side of the street. The reason the modern bench has been suggested is to delineate between the old part and the new part. We want to do something that is sympathetic to the forms that we already see, but that are more modern. We want to be respectful with what is there now, but compatible with what will go into the West Haymarket.

Zimmer thinks the notion of a distinctive light is a good one.

Sullivan and Kissel like the bench.

Scholz questioned if it is necessary to have two different types of lights. Scheer replied that LES is still working on the lights for the area. He will have someone from LES attend a future meeting. They are talking about only lighting the street from one side. We have pedestrian lights at probably a 50 foot spacing.

John Kay stated that the canopy is being renovated. It will have new footings and be painted. Lighting the pathway on the east side will come from the underside of the canopy. The conduit will be exposed.

Zimmer stated you could probably could use the same type of fixture as what used to be there, install the same kind of system but with more light.

Sullivan thought this lighting was already decided with the bidding. Kay replied that Phase One was limited. Phase Two will be bid in March or April of 2012. It calls for removal and reinstallation of the canopy after Canopy St. goes in. The canopy has been cleaned and primed.

Zimmer stated that the current idea for the now surplus columns that won’t go back in on Q St., will be reinstalled between N and O and extend the pedestrian area farther south.

Kissel wondered what is supposed to happen south of O Street. Zimmer replied that the Planning Dept. will do a subarea plan, most likely mixed use with residential. The Meadow Gold block will probably be the first block. It will have manufacturing and office space. The owners would like residential in their long term plan.
Penn questioned if the recycling ability will be pursued more. Zimmer replied that the Downtown Lincoln Association is operating a recycle and trash system in the downtown area. There is a likelihood that would extend here, but that hasn’t been talked about yet.

Nalow continued with the Power Point presentation of the area. She showed street level images of the proposed area. Trees in front of the arena would be supported by permeable pavement and silva cells. Planters direct people into the arena.

Scheer noted that they are coordinating the colors and materials in front of the arena. The light fixtures along the ramp mimic the canopy. The ramp will be precast concrete with a pattern that the garage will have on it’s facade. A lot of design ideas are still in process. All of the public spaces are prime locations for the art committee to discuss. There are a lot of opportunities. There goal is for them to get the story here.

Kay stated that the arena has a sleek look. They have been working on the northern portion of the walkway in addition to the 16 foot wide ramp. It expands from 16 to 20 feet as it crosses the railroad tracks. There are regulations for a walkway that crosses the railroad. It will be somewhat sculptural in form, so it is not just a chain link fence. They are trying to balance the quantity and types of materials. None of the framing has been designed yet. There would be lights on one side. Basic fencing is not as costly. There could be a basic type fencing in the middle and a more designed element on either end. Some are suggesting to add the more designed element at the north end also.

Kissel questioned if a more opaque fence would block the view of the capitol. Kay replied they would make sure not to do that. They have been aware of the issue.

Scheer showed the festival space to the north. The ice rink will be to the north of that. We have figured out the orientation of the festival space yet.

Munn likes how the bridge is simple on one end, but builds on intensity.

Kissel questioned if SMG operates all the festival spaces. Scheer doesn’t know the contractual arrangements.

Kissel wondered where the restrooms and concessions will be located for the festival space. Scheer replied there will be portable restrooms. There will not be any permanent facilities at this space.

Scholz asked if the bridge could accommodate any kind of trolley system. Kay replied that it will be designed for transport loads to set up the festival space. Scheer added that it will not be designed to move people.
Scheer noted that the ADA accessible route to the arena will be a drop off on the north side. It is covered and weather protected.

Beecham questioned if any thought has been given to stroller parking. Scheer replied they haven’t gotten into detail about all those points yet, stroller parking, bicycle parking, but it is a good point.

Scholz wondered if additional areas for seating have been considered. Scheer replied they thinking about it and still working on it.

Scholz asked if the lighting has been decided on for in front of the arena. Scheer replied they want a modern light that mimics the idea of the canopy.

**REDEVELOPMENT DESIGN CONCEPTS OF LINCOLN TRACTION PARTNERS**

Zimmer stated that the group saw a lot of information last month. There aren’t any revisions yet from Lincoln Traction Partners. They are working on the details of the agreement. He encouraged everyone to contact him and let him know of any items they feel need addressed.

Kissel wondered if there will be a chance to provide input as this comes back before the group. She questioned how the redevelopment agreement relates to this group’s review. Zimmer replied the agreement likely will have design concepts attached to it. It will be signed off by the city. Everyone is trying to get the agreement to City Council this spring. They want to be building different pieces by late Summer or Fall. The sewer can’t move until the railroad moves and so on. It is all in a series of events.

Kissel wants to be able to have input into the agreement. Zimmer believes the agreement will be continually discussed, but not finalized for a little while. There will be opportunity for input.

Zimmer stated that the Capitol Environs Commission discussed capitol views and the considered opinion was that the ground level view of the tower top wasn’t a principal public view. Incorporating it into upper levels had value. The majority opinion was that occupying the block might shorten the view, but it wasn’t the only perspective. They didn’t disagree with the use of the block for development.

Zimmer noted that the next meeting of this group will be on February 9, 2012 at 1:00.

There being no further business, the meeting was adjourned at 2:45 p.m.