



Quarterly Meeting
of the
City of Hickory Bond Implementation Commission
SALT Block- Keiser Community Room
5:30 pm- 6:30 pm
June 26, 2018

A quarterly meeting of the Bond Implementation Commission was held in the Keiser Community Room at the SALT Block, on Tuesday, June 26, 2018 at 5:30 p.m., with the following members present:

Bond Commission members present: Lori Alala, David Baldwin, Alan Barnhardt, Jennifer Beane, Michael Bell, Eloise Bradshaw, Eric Brandon, Sandi Fotheringham, Kimberly George, Matthew Maulding, Cliff Moone, Meg Nealon, Rachel Nichols, Stacey Rash, Jim Rogers, Katherine Rogers, Kay Schmucker, Dan Shabeldeen, Ernie Sills, Walter Smith, Lisë Swensson, Mike Thomas, James Tilton, Suzanne Trollan, Bob Warmuth, Virginia Wright, Burk Wyatt, Frank Young

Bond Commission members absent: Alan Jackson, Anthony Laxton, Clise Johnson Plant, Dan Shabeldeen, David Roberts II, Ed Farthing, Emma Lail, Jason Yates, Jennifer Clark, Jim Campbell, Paige Brigham, Rob Dickerson

Staff Present: Communications and Marketing Manager Dana Kaminske, Communications Specialist Sarah Killian, Bond Project Manager Kyle Butler, Assistant City Manager Rick Beasley, Assistant to the City Manager Yaidee Fox, Public Services Director Kevin Greer, Planning Director Brian Frazier, Morgan McIlwain Freese and Nichols Consultant, Charles Archer Freese and Nichols Consultant, Dave Leonetti, Mack McLeod, Rodney Miller, Steve Miller, Cal Overby, Rick Patton, Shawn Pennell, Sarah Prencipe, and Executive Assistant to the City Manager Deisy Zavala Vazquez

I. Call to Order-5:30 pm

The meeting was called to order at 5:37 pm by Bond Commission Chair, Mr. Burk Wyatt.

II. Welcome New Members

Mr. Burk Wyatt read the names of the members who had recently concluded their term of service: Dana Chambers, Hani Nassar, Mikaela Simons, Charlie Hayes, Patricia Bowman, Jim Powers, Meg Jenkins Locke, Norm Meres, Will Locke, and Caroline Sinclair. He thanked them for all of their time and assistance with the projects:

Mr. Wyatt then went through and thanked the new members of the bond commission for volunteering their time: Lori Alala, City Walk; Eric Brandon, Riverwalk; Emma Lail, Riverwalk; Matthew Maulding, Riverwalk; Meg Nealon, Streetscapes and Gateways;

Jim Rogers, Riverwalk; Dan Shabeldeen, Riverwalk; Lisë Swenson, City Walk; Bob Warmuth, Riverwalk; Virginia Wright, City Walk; Walter Smith, City Walk.
Mr. Wyatt also commented on the Bond project update included in the City Snippet newsletter. He was pleased to see that information circulated to Hickory Citizens and encouraged the group to read through the newsletter.

III. Approval of Minutes

Mr. Cliff Moone moved, seconded by Mr. Alan Barnhardt approval of the minutes from February 28, 2018. The motion carried unanimously.

IV. Update on Bonds

a. City Walk Subcommittee Recommendations

Mr. Charles Archer, Freese and Nichols Consultant introduced himself to the group and said that they would be sharing the City Walk and Riverwalk recommendations and updates with the group and at the end of each section, they would be taking action on the recommendations. He also shared his appreciation for the opportunity to work with the group. Mr. Archer introduced Morgan McIlwain, Freese and Nichols consultant.

Ms. Morgan McIlwain shared that the City has been working on negotiations with the railroad and are close to being done. She added that City staff have put a lot of effort into the negotiations and have spent a lot of time working on it. Ms. McIlwain included that all of the other right of ways had been acquired except for one of the easements. The North Carolina Department of Transportation (NCDOT) was in the process of checking on the ownership of the right of way to confirm ownership.

Ms. McIlwain shared the schedule for the City Walk Project. NCDOT was reviewing the project and after receiving their approval the Federal Highway Administration would also review it and then it will be recommended for bidding by both entities.

Ms. McIlwain reminded the group that in one of their last meetings they had pulled the Union Square aspect of the project out of the City Walk package. Union Square was under review and would be receiving stakeholder input. She shared that they had gathered a lot of the stakeholder information in the past few months and would be sharing that with them. Ms. McIlwain and Assistant City Manager Rick Beasley thanked Hickory Downtown Development Association Director, Ms. Connie Kincaid and Bond Member Mr. Ernie Sills for their help collecting this data.

The top recommendations which they collected from the Hickory Downtown Development Association (HDDA) were as follows:

- Keep the connector across lawn area
- Decorative lighting on a human scale
- Keep historic design and feel
- Relocate the bus stop so you can add additional parking
- Install directional signs
- Make Union Square the ultimate destination on City Walk

The overlapping recommendations that were favored by the HDDA and the City Walk Subcommittee were as follows:

- Keep the connector across the lawn
- Additional outdoor seating
- Additional lighting
- Maintain historic feel

The current Union Square updates as recommended by the City Walk Subcommittee are as follows:

- An expanded footprint- not just Union Square, it will also go up to the expanded alley.
- Storefront visibility
- Outdoor seating
- Defined center path
- More outdoor seating
- Trees along perimeter roads
- Narrowing the landscapes
- Planters that are not built into the ground.
- The bus stop will be removed
- Restrooms
- Bulb outs at at crosswalks
- Music (atmosphere)

Ms. Morgan McIlwain presented a map of the expanded footprint (Article I, page 10). She apologized for the quality of the map and added that it was created by the engineering department, so it is very conceptual and flat at the moment, but they will present an updated map later on.

Mr. Frank Young asked Ms. McIlwain to share what the "bulb outs" were in case the rest of the group was not familiar with the term. She explained that they were a way to protect pedestrians so that they can see the cars and be seen. These bulb-outs provide an area for pedestrians to watch out for cars without having to walk in-between cars.

Ms. Morgan McIlwain proceeded to share that the red and yellow dots on the map charted out the trees in the area. She pointed out the connector, large grass areas, and additional seating. The smaller dots are pedestrian street lights. The expanding footprint is a very exciting concept.

Mr. Burk Wyatt asked if the bus stop is removed, where would the bus stop go?

Public Services Director Kevin Greer shared that the plan would be to relocate the bus stop and place it across the street from City Hall. By doing this, it will connect City Hall and Union Square.

Assistant City Manager Rick Beasley added that the idea of the expanded footprint is to have something that develops and can be replicated throughout City Walk moving forward.

Mr. Rob Dickerson moved, seconded by Mr. James Tilton approval of the City Walk Subcommittee recommendations as presented. The motion carried unanimously.

Please see attached Article I for the PowerPoint which was presented.

Ms. Allison Holtzman asked if they would have a chance to discuss the historical pieces and the lighting. Mr. Rick Beasley added that they will discuss this in the next few months and have a bit more of an image of what they will use. Mr. Beasley reminded the group that these were only concepts before they move forward with the design.

Mr. Cliff Moone asked if they would be able to see a final design before they start with construction. Mr. Beasley replied that the design was going to stay similar but may have a few changes in size once they start working on it. Mr. Kevin Greer added that the design they saw was presented in order to conceptualize it. They will be working with a land planner and will work on architecture and design. The engineers will take this to the designers as the final step. Mr. Beasley added that Freese and Nichols is currently working with AMEC on this. The next time they meet, City Walk will have been awarded and construction will hopefully start on City Walk.

b. Riverwalk Subcommittee Recommendations

Ms. Morgan McIlwain presented the updates on the Riverwalk. The iconic bridge is nearing 60% design completion. They are now evaluating an on-land option as well for a few reasons. The buffer regulations were a huge point of difficulty for the group initially. They also had some budget considerations.

Mr. Rob Dickerson mentioned that they had just built some new bike trails near the proposed Riverwalk location and was wondering if the trails would be interrupted. Morgan replied that they have looked at the bike trails and are taking it into consideration. Mr. Dickerson added that the bike trails had attracted a lot of attention from Charlotte and the area around it. Mr. Beasley replied that they would definitely be working closely with the Northwest North Carolina Mountain Bike Alliance as they worked on the design.

Ms. Morgan McIlwain explained that the City Walk received a North Carolina Department of Transportation (NCDOT) grant and it displaced a lot of bond funds that they could move over to the Riverwalk. As they progressed through the City Walk plans they learned that the grant did not cover things like Union Square and the iconic bridge and the on-land option allows them to build City Walk and Riverwalk all within the budget.

Ms. McIlwain advise that another thing that has come up is that NCDOT is constructing a new US-321 bridge over Lake Hickory. When this bridge has been constructed, they will give the existing northbound bridge to the City to use as a pedestrian bridge. This bridge will really expand the waterfront experience of the Riverwalk.

Mr. James Tilton asked if the new US-321 bridge will be 15 to 20 feet higher than the existing bridge that will soon be a pedestrian bridge. Mr. Beasley said he was correct and the new bridge would be on the western side of the old one.

Ms. Morgan McIlwain referred to the PowerPoint and pointed out the on-land option that they are evaluating (see attached Article I, Page 15), US-321 was on the left and the future Lackey Project was on the right. The light gray on the design is the existing greenway, the on-land option will tie into the existing greenway and will then tie into the Lackey Project.

Mr. Alan Barnhardt asked what the greenway actually was? He wanted clarification that it was the asphalt trail bikeway, Ms. McIlwain confirmed that he was correct.

Ms. Morgan McIlwain added that the Riverwalk subcommittee group discussed adding more water front access and overlooks.

Mr. Burk Wyatt asked why they didn't just cross straight across the shoreline. Ms. McIlwain replied that the terrain would not allow it and it would be too steep, causing them to have to build very tall retaining walls.

Ms. Allison Holtzman asked if there would be any crossing of the mountain bike trails. Mr. Rob Dickerson added that the map shown seemed to intersect the bike trails several times. Ms. Holtzman voiced her concern over the fate of the trails.

Mr. Rob Dickerson added that as an avid bike rider and a donor that helped the trails come together, he would like to preserve as much of their work as possible but he understands that it is City property and will work on communicating with the City as they move forward with the Riverwalk.

Mr. Rob Dickerson reiterated that the current design would seriously affect the experience of the bike trail, especially the intermediate trail, but he feels confident that they will be able to work something out. Mr. Alan Barnhardt suggested that they add signage and eliminate blind spots on any Riverwalk trail areas that may intersect the bike trails. Mr. Rob Dickerson added that he would not suggest that any of the bike trails intersect the Riverwalk as that would not be safe.

Ms. Jennifer Beane added that as a Bond Commission member they were asked to share what they were working on with friends and family members in order to get them excited for the projects, but she is concerned that the information changes each time they meet but understands that the funding changed, and the designs have had to change with it. Ms. Suzanne Trollan added that to her understanding, what they were given was always presented as a concept and should not be presented as a final image because it could change.

Ms. Ernie Sills commented that he is happy to see some of the on-water aspects disappear because he felt that it would detract from looking at the overall landscape.

Mr. Cliff Moone asked if there were any changes for the entrance at the moment, Rick Beasley said no. Mr. Moone also asked if the current greenway would be updated to match the connecting Riverwalk trail. Mr. Beasley said they would come back and look at that again after the designers had a chance to look at it.

Ms. Morgan McIlwain showed a cross-section of what the trails would look like. Ms. McIlwain added that it would gradually grade back to the natural trail. Mr. Jim Rogers added that he is concerned that they would lose a lot of connection to the wildlife and natural environment. Ms. McIlwain added that she is not sure what the design will look like quite yet since the designer has barely reached 30% design completion.

Ms. McIlwain showed the group a few pictures of the Lackey Project. Mr. Burk Wyatt asked if the Lackey pictures were conceptual. Ms. McIlwain said yes.

Ms. McIlwain said that they believed the on-land option would be great for connectivity because it would connect to the Boy Scout camp and the Lackey Project. This option also has a variety of scenery and is close to the original design. She reminded the group that the Riverwalk Subcommittee had reviewed all of the designs and had

decided to bring the information presented to the full Bond Commission with the addition of a review of the water overlooks along the Riverwalk.

Mr. Rob Dickerson added that he cannot see how the current design will work with the bike trails and would like to see the Northwest North Carolina Mountain Bike Alliance involved before the project moves forward. Mr. Cliff Moone agreed and reminded the group of the importance of including all stakeholders in these important discussions.

Ms. Meg Nealon added that there should be some sort of consideration for the consistency of the trails throughout the Riverwalk.

Mr. Cliff Moone moved, seconded by Mr. Ernie Sills, approval of the proposed Riverwalk design with consideration given to overlooks connecting back to Lake Hickory at both ends, an additional amendment that would allow for the involvement, and input of the Northwest North Carolina Mountain Bike Alliance and an amendment that requested continuity of design throughout the Riverwalk, the motion carried unanimously. The on-land option would provide connectivity to the Boy Scout Camp, the Greenway, and Rotary-Geitner Park. It would also be cost effective and provide a variety of scenery with the aforementioned amendments,

Ms. Allison Holtzman asked if there would be a way to build it closer to the water without interrupting the bike trails. Mr. Rick Beasley replied that the motion would allow them to bring this recommendation to the designers.

Ms. Kay Schmucker asked what the demographics would be for people using the Riverwalk trails versus the people using the bike trails. She suggested that a wider variety of people would probably use the Riverwalk more so than the bike trails. Mr. Beasley added that both were important to add a variety of experiences to the Riverwalk area.

V. Adjourn

There being no further business, the meeting adjourned at 6:24 pm.

Frank B. Wyatt II, Chair

Hickory Bond Commission

Deisy Zavala Vazquez

Executive Assistant to the City Manager

**FREESE
AND
NICHOLS**



**Bond Commission
Update Meeting**

Welcome

June 26, 2018

Agenda



- **City Walk**
 - Project Updates
 - Recommendations
- **Riverwalk**
 - Project Updates
 - Recommendations



City Walk

City Walk Updates



- Railroad – ROW acquired
- All other ROW acquired
- Working with DOT on certifying ROW

City Walk Schedule

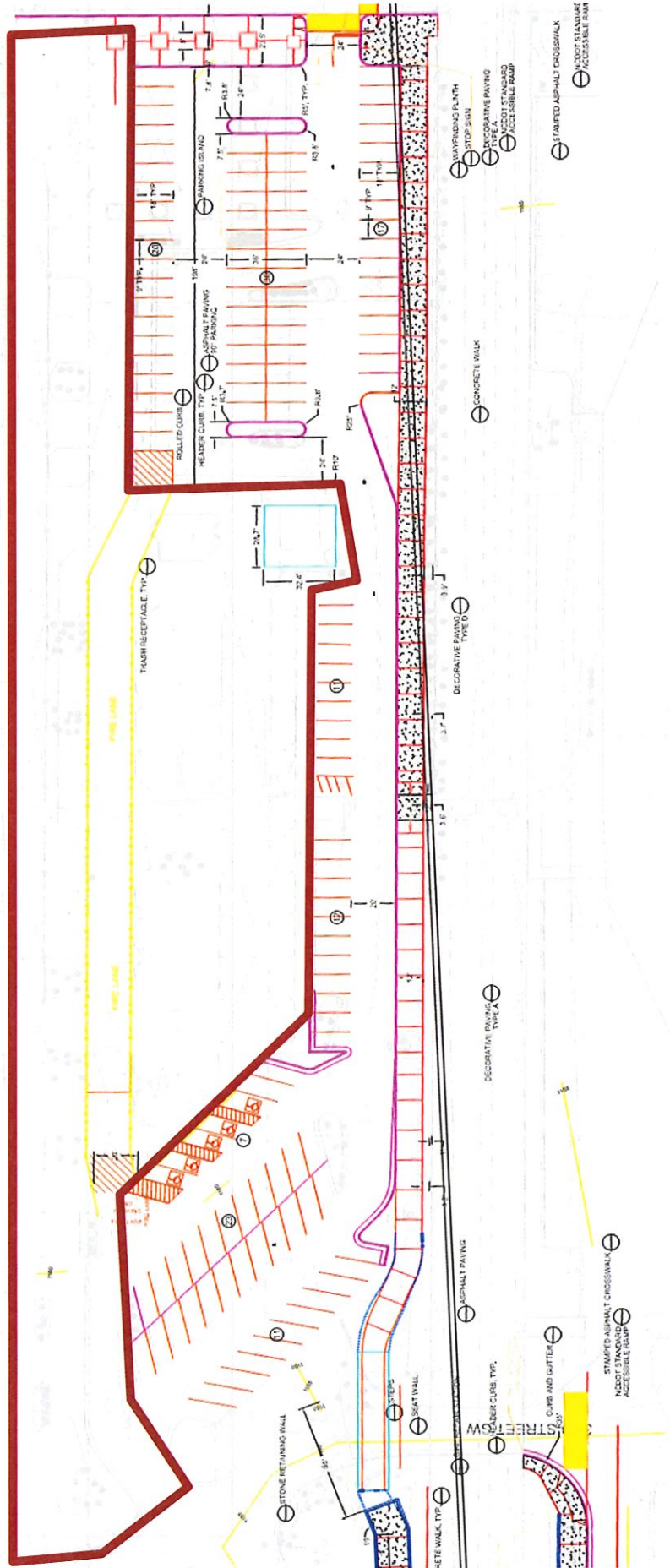


- DOT review of ROW and 100% plans
- FHWA review of ROW and 100% plans
- Bid Project

Union Square



- Review
- Stakeholder Input
- Design



DDA's Top Recommendations



- Keep the connector across lawn area
- Decorative lighting on a human scale
- Keep the historic design
- Relocate bus stop to add parking
- Install directional signs
- Make Union Square the ultimate destination on City Walk

Overlapping Recommendations



- Maintain historic feel
- Additional lighting
- Additional outdoor seating
- Keep connector across lawn

Current Union Square Concepts



- Expanded footprint
- Storefront visibility
- Defined center path (connector across lawn area)
- Two large grass areas
- Improved lighting
- More outdoor seating
- Trees along perimeter roads
- Planters
- Remove bus stop
- Bulb outs at cross walk for pedestrian protection
- Restrooms
- Music (atmosphere)



Recommendations

- The subcommittee unanimously voted to recommend to the Bond Commission to accept the concepts as shown in this presentation and move forward with design



Riverwalk

Riverwalk Update



- Iconic bridge nearing 60%
- Evaluating on-land option
 - Buffer Regulations
 - Budget Considerations
 - Highway 321 Bridge

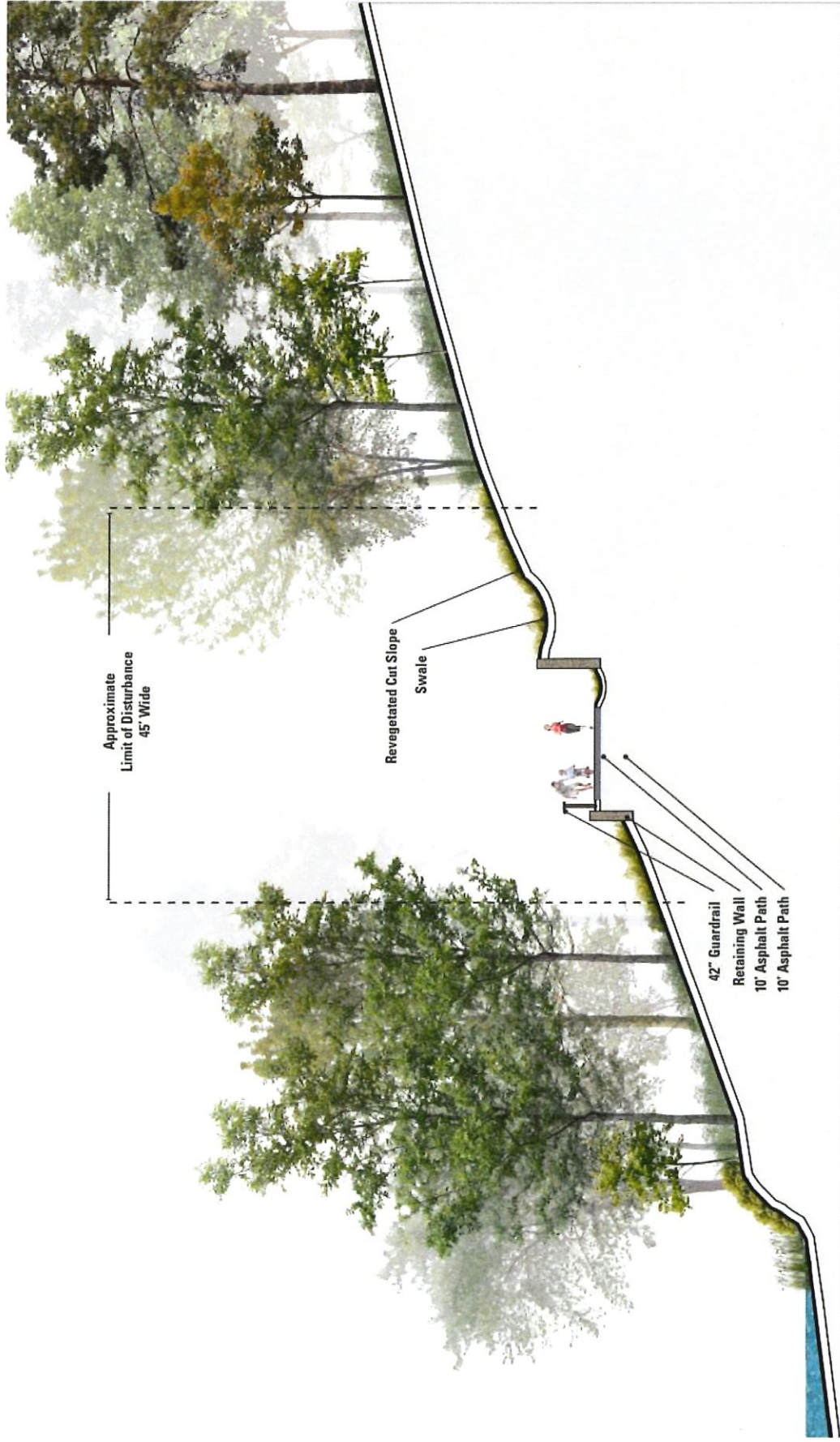
Waterfront Experience



On-Land Option



Cross Section



DW 108

HICKORY RIVERWALK Section B: On-Land Alignment near Geitner Park

CITY OF HICKORY, NORTH CAROLINA

DESIGNWORKSHOP



View near Highway 321



View from Geitner-Rotary Park

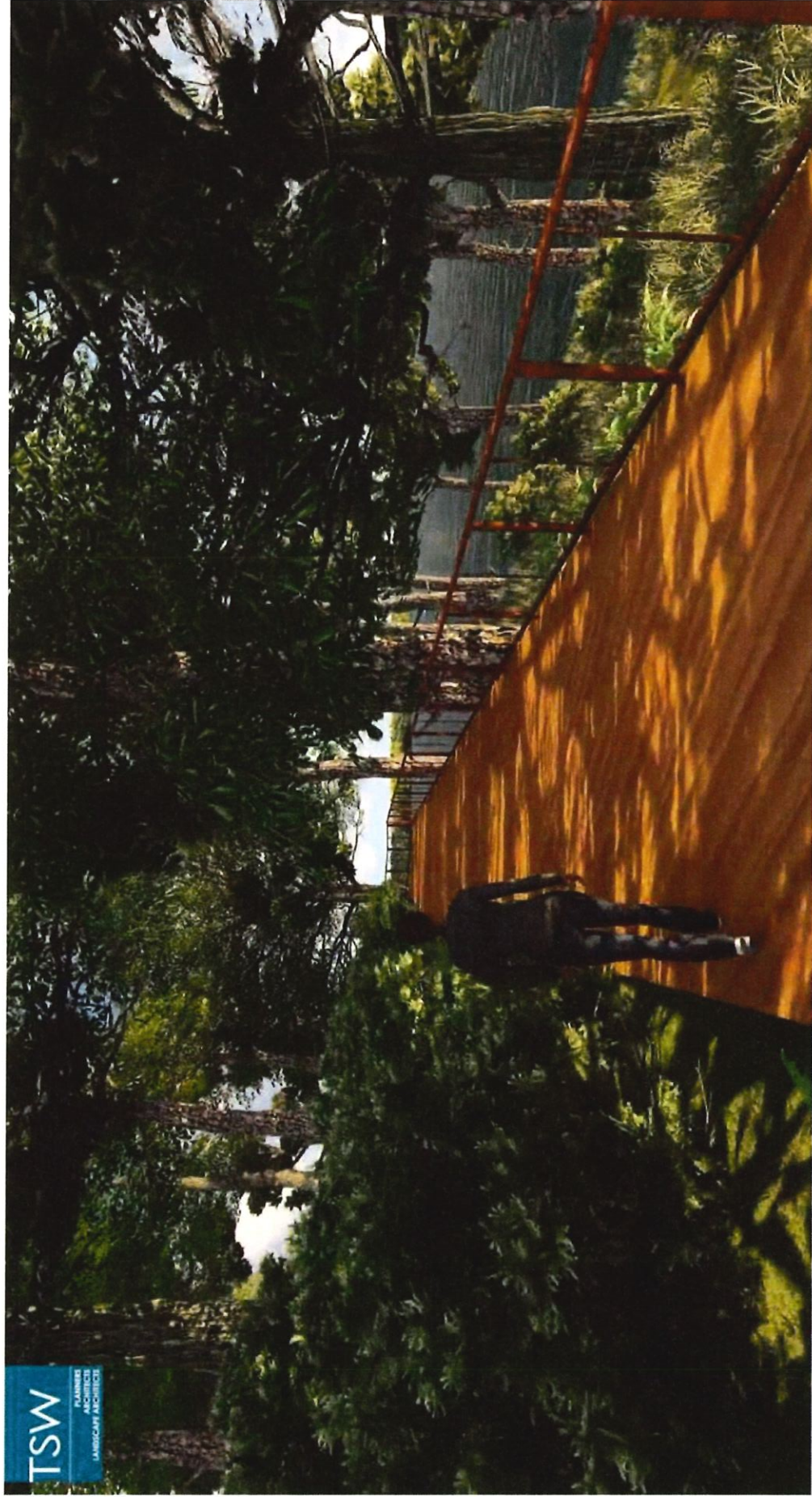


View from Future Lackey Park



TSW
PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

View from Further into Future Lackey



On-Land Option



- Connectivity
 - Boy Scout Camp
 - Greenway
 - Rotary-Geitner Park
- Variety of scenery
- Similar to original bond project
- Cost savings

Recommendations

- The subcommittee unanimously voted to recommend to the Bond Commission to accept the design as proposed in this presentation with consideration given to overlooks connecting back to Lake Hickory at both ends

**FREESE
AND
NICHOLS**



**Bond Commission
Update Meeting**

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Thank You