

Meeting Minutes – Peavey Plaza Consultation – August 3, 2017 – 1:30 p.m. – 3 p.m.

Lisa Cerney, Minneapolis Public Works
Zoe DiCicco, Minneapolis Public Works
Peter Brown, City of Mpls
Laura Kamin-Lyndaard, Coen+Partners
Robin Ganser, Coen+Partners
Shane Coen, Coen+Partners
Tamara Ludt, Preservation Design Works
Michael Bjornberg, Preservation Design Works
Meghan Elliot, Preservation Design Works
Sarah Beimers, SHPO

Aaron Hanauer, City of Mpls
Laura Faucher, Historic Preservation Commission
Erin Hanafin Berg, Preservation Alliance of MN
Nick Ngo, NCR – ADA Coordinator
Natascha Wiener, SHPO
Dan Kupfer, MN Orchestra
Amanda Wigen, Green Minneapolis
Todd Grover, DOCOMOMO US/MN
Katherine Haun Schuring, Preserve Minneapolis
Charlene Roise, Cultural Landscape Foundation

Introduction and Welcome from Lisa Cerney (Minneapolis Public Works)

This is a second "consultation" meeting to discuss SHPO feedback on the 30% submission for the revitalization of Peavey Plaza.

Michael Bjornberg (Preservation Design Works) – Meeting is part of the City' compliance as part of the MN State Statute 138. This is second meeting to address comments from SHPO raised in the 30% submission. First consultation we did not get through everything, but attempt to cover 30% comments. Started with accessibility looking at vitality of activating the basin, in response to comments from SHPO that team hadn't provided sufficient documentation on the options. Will not discuss elements that appear to be in conformance with the standards today: concrete repair, in-kind tree replacement, historic light fixtures, systems/mechanical replacement upgrades.

Lisa Cerney (Minneapolis Public Works): Status of how city moves forward with 60% SHPO design. Going to move forward with ramp locations and circulation identified in 30% design. Ramp wall treatments are still up for discussion. Also going to move forward with raised basin, details on the justification for that will be in 60% submittal. Two items not on agenda – not going to move forward with jets and bubblers. Would like to focus on next 5 features to inform the design going forward and the next Technical Team meeting.

Sarah Beimers (SHPO): Clarification on the ramps. Moving forward with the ramp behind the PP sign? Justification for that move was that it's on MOA property, but isn't the 12th Street ramp also on their property?

Lisa Cerney (Minneapolis Public Works): The sign was added to Plaza after and changes the access to the Plaza, the addition of the sign has changed the original access to the space.

Shane Coen (Coen+Partners): Peavey Plaza was a gateway to OH and the ramp currently cuts off circulation between OH and PP. Moving it creates more circulation and an entry point that reflects the original intent.

Features to continue to discuss

Michael Bjornberg (PVN): – Water elements. Activation and bubblers in the runnels are gone. Leaves fountains. Original documents showed canisters in all 3 locations. In 1975 photo, there were jets. Point of discussion – jet vs canisters.

Shane Coen (Coen+Partners): The same mechanical equipment was installed. Something may have been wrong with canisters. If they didn't work properly, looks like a compromise was made. Should consider the original intent of this fountain. The current condition is not the original design.

Laura Kamin-Lyndgaard (Coen+Partners): The current state of PP, there are more canisters in the main fountain than what was shown in the drawing. Canisters may have been made for lower fountain and then shifted to upper.

Michael Bjornberg (PVN): HSR does not elaborate on this, but the original documents both of the locations were circled.

Shane Coen (Coen+Partners): We look at the entire plaza – there's a balance for how it should be set up. Trees, lights, fountains – balance. We've done everything but call Paul.

Sarah Beimers (SHPO): There is need for more research and documentation. Either it remains as it has been since '75 or there's some documentation.

Lisa Cerney (Minneapolis Public Works): Does it make sense for us to reach out to Paul? To find out why? Reach out to inform history.

Natasha Wiener (SHPO): This is what happened historically, it doesn't matter why it occurred. Wants to know about the jets?

Shane Coen (Coen+Partners): Jets just shot water up into the air. Today it is different and it's a science. They turned the water on. This is speculation. Team welcomes anyone's knowledge on this or thoughts on most respectful way to go forward here.

Erin Hanafin Berg (Preservation Alliance of MN - PAM): Concern that it is perhaps preserving a false sense of history? Is there another way canisters can be treated there? To not mimic historic canisters but add a newer element?

Shane Coen (Coen+Partners): We love that idea. We can do this differently if you want. Lots of discussion around differentiation. Lots of different ways to differentiate.

Charlene Roise (Cultural Landscape Foundation): Fountains were not done the way that we would do them today. From my perspective, it doesn't matter if Paul wanted them or not. Fountains will be modernized to use today's technology and assumes bubblers would be the same?

Shane Coen (Coen+Partners): Yes, would use state of the art mechanical systems refining the jets. If the City was going to change something I designed, I would like to be asked about it.

Natasha Wiener (SHPO): Differentiate and compatible, not either or, one or the other? Differentiate, but be very subtle. Don't be confrontational in differentiation. Most likely way to proceed if project wants to – the bubbler should do something like the way it was, similar jet.

Natasha Wiener (SHPO): Could talk forever about why it happened or what Paul intended, but we have the result of what happened.

Lisa Cerney (Minneapolis Public Works): Is what people are interested in no canister and looking to see what we can do to refine the movement of the water?

Sarah Beimers (SHPO): Yes, per the standards we would like to preserve the feature as much as it was even if it wasn't right. Unless there's some justification to alter it, then it would be compatible yet differentiated. If it doesn't need a canister to be functional – then it should just look how it did before it was shut off but with better mechanicals.

Lisa Cerney (Minneapolis Public Works): Really good feedback, let's add this to list of follow-up for technical team meeting next week. Any other thoughts or perspectives?

Erin Hanafin Berg (PAM): Concern re: runnels, activation of water which is not how it functioned historically. Bubblers were added to animate the surface, with their removal?

Shane Coen (Coen+Partners): It's going to be the same as it always was.

Charlene Roise (CLF): Most of the time the water was in place, only when they were filling the pool did it move.

Shane Coen (Coen+Partners): It's a still feature, a reflection. They'll maintain that character.

Lisa Cerney (Minneapolis Public Works): Which was the character the majority of the time.

Natasha Wiener (SHPO): I thought that they had a lot of animation in them, but it was not that way.

Lisa Cerney (Minneapolis Public Works): I want to share that we are still looking to explore what lighting could do or could not do. We will continue to bring this forward to you and what adverse/safety affects this will have.

Todd Grover (DOCMOMO US/MN): Does that mean you would put lighting in the runnels?

Lisa Cerney (Minneapolis Public Works): Possibly. I am thinking about safety, how to do people know there is a drop or change esp in the evening.

Shane Coen (Coen+Partners): Lighting and paving is in the next part of agenda, haven't gotten to that yet. Working with lighting consultant on intent and safety.

Erin Hanafin Berg (PAM): What is the depth that you're advancing?

Laura Kamin-Lyndgaard (Coen+Partners): Currently at 15 inches matches basin, but we are looking to lower to 3-6 inches.

Lisa Cerney (Minneapolis Public Works): Top of surface would be at same elevation as exists today. Raising bottom is for safety.

Shane Coen (Coen+Partners): The water will still be under the coping. Looking to reduce depth for safety.

Natasha Wiener (SHPO): So the runnels will have an actual pool? Or zero level?

Shane Coen (Coen+Partners): Runnels will still be a pool. As with other water features, raising the elevation of the bottom so that a railing is not need to meet safety standards. This spot wouldn't need a railing because it's less than 30", but if a foot goes into space, you feel very vulnerable.

Lisa Cerney (Minneapolis Public Works): Still going to be a depth of water, it is bottom that will be raised. Exact depth has not been determined.

Katherine Haun (Preserve Minneapolis): The technical specs for that will be in 60% plans?

Shane Coen (Coen+Partners): Yes and raising will be on pedestals, so removable.

Sarah Beimers (SHPO): 15 inches to 6 inches is pretty significant. How that might look visually. What is most reasonable limit to that.

Shane Coen (Coen+Partners): Water features will have a dark stone in them. Goal is to have a serene appearance.

Next on agenda: Lily Pads

Michael Bjornberg (PVN): 3 sets of lily pads. Seems like this is an all or nothing situation. Contrary to 30%, all are currently staying in the design. SHPO comments did not agree with removal. Some potential safety concerns.

Charlene Roise (CLF): Do we know of any casualties?

Shane Coen (Coen+Partners): Oddly enough, not a lot of safety stats on PP.

Charlene Roise (CLF): If there were something major, it would have been reported.

Lisa Cerney (Minneapolis Public Works): We're not aware of any fatalities. It's about safety and managing risk in public spaces. Just like playgrounds are designed. We've heard desire to keep lily pads, we're willing to take a risk at this point because we understand the value that people see in them. It is something we'll be watching, but intend to keep them as this time.

Laura Faucher (HPC): Everyone at the preservation table can appreciate the thought behind it and recognizing that they are a pretty significant feature to corner area.

Michael Bjornberg (PVN): Any other comments?

Ramp Walls

Shane Coen (Coen+Partners): Ramp walls occupied a lot of thought and exploration. Study not complete. We may have ideas that could work really well. First team recognized the significant presence that the ramp walls will have on the Plaza. This is a major intervention, to provide accessibility. New work will be differentiate from the old and will be compatible with the historic features, protect the integrity of the property and its environment. Create a wall in the same vocabulary as the walls there now. If we have to differentiate these – look at the work of Friedberg and his ramps in other spaces and the ramp on OH property. First time we studied the plaza – everything is horizontal and vertical. Never a diagonal on the Plaza. Then look at scale of his ramp walls – they are fairly significant in size and scale. The ramp against OH is 5 ½ feet tall. If you are in a wheelchair – you disappear and it raises a safety hazard. This raised concerns from the disabled community and CPTED. We want to keep the size, and scale of the wall and look at how we can make it safe. Four different options:

Concrete: change color? Significant aesthetic difference but same material. Doesn't do anything for the safety.

Precast concrete that you can see through: Maybe. Very interesting to team.

Third option: Metal – didn't work because it introduces a new material to the plaza.

Final - acrylic: Could get same mass, size and form as concrete.

Based on feedback, precast concrete seemed like the best option. Considered all the difference concrete forms already in Plaza. Could we have a pattern that is compatible but also is safe? A design to let light through example from St. Johns used as inspiration. See vertical walls around Peavey in a 6-12 repetition.

Studied 30 options. The 6-12 horizontal/vertical patterns. We don't feel like we've captured the spirit of it yet. Continuing to study. Would welcome any designers/architects in the room to charrette on this idea.

Feedback:

Charlene Roise (CLF): Do you have any other ideas other than what you've presented today?

Shane Coen (Coen+Partners): Multiple ideas, 30 studies in the office, the 6-12 proportion.

Lisa Cerney (Minneapolis Public Works): Do you have other ideas?

Sarah Beimers (SHPO): How thick will walls be?

Lisa Cerney (Minneapolis Public Works): Much more thin to reduce impact on the ramp width. 4-6 inches to minimize the footprint on the ramp.

Shane Coen (Coen+Partners): The amount of ramp length is significant.

Sarah Beimers (SHPO): When you're a user of the ramp, how high will the walls be?

Laura Kamin-Lyndgaard (Coen+Partners): Tall enough for railings @42" with 12" on top of that.

Sarah Beimers (SHPO): Understand that user wouldn't want it to look like a tunnel. Work has been to make the wall see-through, has there been consideration of more minimal openings – maybe just at ends, or long horizontal opening at bottom?

Natasha Wiener (SHPO): I am seeing there are all right angles, all rectilinear. There are places in the Plaza that are not uniformly in a repetitive way; cascading or different levels. The plaza is not repetitive. There's not a place where is all the same. What's different about this is that it's intensely regular. A regularity to it that doesn't....

Lisa Cerney (Minneapolis Public Works): Are you thinking there are openings but there are maybe some cascading closed segments?

Todd Grover (DOCMOMO US/MN): Caveat, I've been on the other side of design by committee. One of things that Natascha is saying is there is an intensity of the regularity that we don't see usually. Plaza is a lot more playful currently. One thing that we haven't seen, do we need to have a railing?

Sarah Beimers (SHPO): Or could the wall be lower and open, with rail on top.

Lisa Cerney (Minneapolis Public Works): Residents from the area say the value of a rail is really important to them. Where that gets placed on the wall is one of the challenges. If you put rail on top of the wall, you highlight the angle.

Shane Coen (Coen+Partners): We are opposed to highlighting the angle. You don't see those angles in any of Friedberg's designs, we want to hide it. We have explored it with no wall, with just a zig-zag ramp– it looks terrible.

Natasha Wiener (SHPO): I would start with a board form wall.

Lisa Cerney (Minneapolis Public Works): one thing we've heard a lot of is: being able to see around the corner is really important and all heard that from CPTED. There needs to be some opening or a visual cue for people using space. It doesn't have to be at the frequency that we're showing.

Natasha Wiener (SHPO): Interesting to see what happens when you focus on what you need. It's an important part of project. What is most difficult part of having it and work on that part and have that cascade into rest of design.

Shane Coen (Coen+Partners): We are really open to finding the right idea here. We like to do a collaboration for anyone who would like to do it. This is a tricky area.

Sarah Beimers (SHPO): Historic property likes this – you have a lot of horizontal and vertical – just adding the whole ramp is differentiation. The treatment of it should be the compatible part. There is less variation here on this site.

Shane Coen (Coen+Partners): Challenging to understand the requirements around differentiation.

Sarah Beimers (SHPO): Depends on type of property you're working with. This is concrete, water, some metal.

Natasha Wiener (SHPO): The differentiation uniform in its design – it's obvious that it's not in line with its original history. Any move you make design wise will be noticeable. Shouldn't be confrontation, want design to be subtle. Consistent design and want it to whisper. It's an intense design problem. Difficult to do it right. Huge challenge and complement you for taking it on.

Sarah Beimers (SHPO): It is a difficult challenge. The differentiation to an educated eye. It's people like us who can tell the difference. It doesn't mean that it needs to jump out at you in a historic property.

Shane Coen (Coen+Partners): There are already ramps in the Plaza.

Sarah Beimers (SHPO): Adding a series of walls next to the ramps.

Michael Bjornberg (PVN): The ramps already on site also have walls.

Sarah Beimers (SHPO): Just introducing it is differentiation. Different by adding a new ramp to an area (Nicollet side) where there isn't one.

Nick Ngo (NCR): Is there way we could do the outside wall to be a flat concrete slab and inside walls perforated to be able to see? Outside walls could mask inside perforated walls. Is that a potential compromise?

Sarah Beimers (SHPO): I think he's talking about how you would see them in elevation.

Lisa Cerney (Minneapolis Public Works): Make the internal wall see through so as you move through the ramps you can see. But front ramp visible from orchestra hall would be a solid wall.

Laura Faucher (HPC): Is the purpose of the walls only to screen the diagonals?

Shane Coen (Coen+Partners): Yes, where there are walls in Friedberg plazas, there are walls to screen diagonals.

Laura Faucher (HPC): I would go back to can we do a lower wall – do heavy horizontals with lower elevation with a hand rail on top?

Sarah Beimers (SHPO): If it has been looked at, it would be good to see it.

Natasha Wiener (SHPO): Some of the differentiation that is causing trouble – corners – provide an opening there. Break up the wall Friedberg style.

Todd Grover (DOCMOMO US/MN): Were there handrails before?

Shane Coen (Coen+Partners): Yes, handrails existed on plaza. They are attached to wall.

Todd Grover (DOCMOMO US/MN): On stairs? How were diagonals handled as part of plaza in other places.

Shane Coen (Coen+Partners): Always attached to a tall vertical. If anyone would like to participate in a charrette on this topic, we would be happy to host. Would like to capture an idea that would provide safety and spirit in perforation. Perforation is more interesting and respectful than shooting a long diagonal across.

Todd Grover (DOCMOMO US/MN): I would say that's because it's not a requirement, this is a convenience that you're adding because of code. Maybe that's an opportunity to break up that diagonal. There's some hesitancy in the perforations going back and looking at what that does look like. The long diagonal can be manipulated the same way. We haven't seen it.

Tamara Ludt (PVN): Charlene, you have some thoughts on this share and with your background on Plaza. Where are you on these handles and diagonals?

Charlene Roise (CLF): The perforated design that's proposed it a really strong design element that doesn't fit at all. At all. The standards. I think it needs a minimalistic insertion, we need to look at more examples. I'm not a designer, not an architect. I need to more ideas from team based on this discussion.

Natasha Wiener (SHPO): I'm thinking playing with the height of the wall and diagonals. Handrails at a diagonal are much less eye catching that a large concrete wall.

Lisa Cerney (Minneapolis Public Works): Let us see if we can play around with what we heard, and graphically show what the handrails would look like, share that and then we can continue the conversation. Then identify what people like and do not like.

Charlene Roise (CLF): Sounds like some of these things have been examined, bring in the concepts so we can see them.

Shane Coen (Coen+Partners): Yes and we'll do some more too based on comments here today.

Laura Faucher (HPC): As an architect, I can empathize with differentiating and compatibility in conflict. To hear how these work in a particular setting I find very helpful. Would like to know where to find literature.

Sarah Beimers (SHPO): Great article Philadelphia re: four interpretations.

Laura Faucher (HPC): Not much on National Park Service website.

Erin Hanafin Berg (PAM): Can we back up to lights and shadow? Don't like rigidity in the pattern and light shape. In the board form, vertical wall surfaces is irregularity. Limiting to concrete limits flexibility in material. I would like to see you explore the metal options. Explore a perforated metal screen. Light and shade, could be more compatible with other vertical walls.

Shane Coen (Coen+Partners): Is everyone in agreement with that before we go down that road?

Natasha Wiener (SHPO): I think it's a varying texture.

Erin Hanafin Berg (PAM): I can imagine a perforated panel that could be interesting.

Sarah Beimers (SHPO): That becomes a compromise in materials.

Laura Kamin-Lyndgaard (Coen+Partners): Beautiful example in the standards document of a bldg. that had guardrails in concrete, that were recreated in metal panels.

Natasha Wiener (SHPO): Put it out there and we'll see what we think.

Lisa Cerney (Minneapolis Public Works): In the interest of time, this has been really good feedback and input. Team will work with this info for next Technical meeting. If anyone thinks of more comments after meeting, please send them to me.

12th Street

Shane Coen (Coen+Partners): Haven't discussed much. Proposal was to bring in new set of stairs for safety and circulation. When you go to 12th street now, 90% of suspicious loitering happens there. The way it was designed, 12th was the end of Nicollet. Thousands of people now live just south of 12th. People come from all over, convention center, Eat Street – tremendous traffic. One that attract is the quality of light, dense tree canopy. Very few access points off of 12th street, two and small. In discussion with safety, we should try to open up entrance to 12th street. Stair options studied. Discussion about safety: exiting from an event. No intuitive way to get out on this side. Designed as more private space, but now not currently safe.

Charlene Roise (CLF): Asked for comparison of historic, existing and proposed conditions – side by side would be nice to see.

Laura Kamin-Lyndgaard (Coen+Partners): We can have that for the tech team meeting.

Lisa Cerney (Minneapolis Public Works): There's the original, where we are today, and what is proposed. Will also tie into paving discussion.

Todd Grover (DOCMOMO US/MN): I understand the difficulties of this area. We talked about the density of trees – what happens if the trees get pruned does that improve safety? Second question: stairs are stadium seating midblock. It's a big modification to an area that hasn't been modified. I don't see how exiting and safety issues are addressed.

Shane Coen (Coen+Partners): Would be used a lot, esp in big event in the Plaza.

Todd Grover (DOCMOMO US/MN): Making a modification for a big event, how often is that going to happen? Invest in modifications in areas where things have already been modified. This area has not already been modified.

Erin Hanafin Berg (PAM): have you look at smaller scaled changes to this area? It there a scaled down version? With less width? Orient them more towards the fountain area. Impact to intermediate terrace. Shift stadium seating down a bit.

Shane Coen (Coen+Partners): There is no scaled version, but we have looked at flip flopping those two. Is that preferred?

Todd Grover (DOCMOMO US/MN): I don't know if I would agree to that. Impact has been minimal over time. Adding a bunch of seating, doesn't really address concerns - access and safety.

Shane Coen (Coen+Partners): Safety concerns in the discussions also have to do with the police coming by on foot or bike, need quick in and out access. Lunch time, people sit on big stadium seating on other side. No activity on 12th side.

Todd Grover (DOCMOMO US/MN): Same concept of designing for areas of exposure and areas of puddling. Cave concept. Protection and expanse. Opening that up takes away for the way it was designed.

Tamara Ludt (PVN): one of the challenges – deliberate design has created unintentional dangerous circumstances. Shane's point is the desire for some seating is to use healthy activity. Where people gather, there is less crime.

Aaron Hanauer (HPC - CPED): What's in that space near glass box of OH? Around orchestra hall is the area where people feel the most scared. Have an activity/programming there. Still talk of restaurant?

Natasha Wiener (SHPO): Have an activity there instead of trying to transform the space. A lot of impacts in this area. That if we are trying to create more access, how can we do something small or a small intervention to? Not paving fully. Multiple areas of green. Yes, there is an issue there, find whisper.

Lisa Cerney (Minneapolis Public Works): Let us see what we can do with what we've heard. Conversation and input is good.

Sarah Beimers (SHPO): One stair way in the middle if it has to be done for safety, pruning trees, additional signage & lighting for evenings and nighttime to increase safety perceptions. Smaller interventions will eliminate the need to pave it all the way. HSR pointed out this is more secluded design area.

Charlene Roise (CLF): I agree with all of those comments and I think that getting more programming over there, maybe food trucks? Give people a reason to go over there. Stadium seating could attract the bums. Not much light over there for people who like shade. More activity, lighting over at 12th street. Much a better solution.

Shane Coen (Coen+Partners): The stadium seating is where everyone hangs out on the Mall.

Katherine Haun (Preserve Minneapolis): As a family person, I would love to take my blanket out with kid in an urban oasis in a green spot. Feel like you're in nature. Loves the idea of being lots of green space, rather than having a concrete stoop.

Sarah Beimers (SHPO): Gives people an option. Go to quiet side.

Natasha Wiener (SHPO): On a cooler day, sit in the sun. When it's hot, sit in the shade.

Lisa Cerney (Minneapolis Public Works): We need to get through the tree info. We will work on these ideas and come back to group.

Trees

Shane Coen (Coen+Partners): Addressing comments on tree replacement. Technical, economical and environmental – reasons for replacement. Replacements compatible in color, form, scale and texture. Lindens: beetle. Safety: Lindens pruned are more dense. Can be hollowed out, but only know of one arborist who does it. Allows more light, healthier tree. Ginkgo is choice, slow growing, 50 years to get to size of Lindens; pyramid form; yellow fall color, similar leaf size, more open and airy. Visual safety to it.

Third replacement for ash tree. Elm proposed – disease resistant species.

Natasha Wiener (SHPO): How tall is it?

Shane Coen (Coen+Partners): Similar in size.

Sarah Beimers (SHPO): More removed than replaced? Due to ramp on Nic Mall? Need clear picture of what's there and proposed. Gingkoes in drawings were very tall.

Shane Coen (Coen+Partners): that diagram shouldn't have been included. They would eventually get to that height, but very slow growing. Need to clarify in diagram

Natasha Wiener (SHPO): What about spacing of the trees?

Sarah Beimers (SHPO): Will that allow you to space the trees the same? Could replacement trees go in to same locations as current trees? Also take credit for all the trees that will be preserved in plans. Clarification on the gingkoes.

Todd Grover (DOCMOMO US/MN): Clarification on why a number of trees to replace. Trees HSR said were healthy. Second: Heard people have run into issues with gingkoes and they are being removed (St. Paul campus).

Shane Coen (Coen+Partners): Must get male trees to avoid problems and smell.

Laura Kamin-Lyndgaard (Coen+Partners): We would work with nurseries to ensure good trees and avoid gingkoes that have been female/male grafted.

Todd Grover (DOCMOMO US/MN): Why are we removing healthy trees?

Shane Coen (Coen+Partners): We have analyzed documents – there's disagreement on health of the trees.

Sarah Beimers (SHPO): Important to understand (in 60%) why you would remove all of the little leaf lindens on 12th

Lisa Cerney (Minneapolis Public Works): we will put together a clear way to show and tell the story behind those changes.

Todd Grover (DOCMOMO US/MN): Tell story of why removing the Lindens is not recommended. Beetles? What does that mean? Can they be treated? Change in trees is a distinctive shift.

Erin Hanafin Berg (PAM): more regularity in the proposed plan than in the existing tree plan.

Lisa Cerney (Minneapolis Public Works): Need location and species plan. Agenda for TT: August 9 invite will go out to everyone at Consultation. Please send me email or call if anyone has any more comments outside of this meeting. Also invite everyone to comment on the 60% submittal.