

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** Wednesday, May 4, 2011, 2:00 p.m., Conference Room 113, 1<sup>st</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** JoAnne Kissel, Gil Peace, Michelle Penn, Gordon Scholz, Scott Sullivan Michele Tilley and Mary Ann Wells. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Urban Design Committee Meeting

Chair Scott Sullivan called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Sullivan then requested a motion approving the minutes for the regular meeting held January 5, 2011. Motion for approval made by Kissel, seconded by Wells and carried 6-0: Kissel, Peace, Penn, Sullivan, Tilley and Wells voting 'yes'; Scholz absent at time of vote.

Sullivan requested a motion approving the minutes for the special joint meeting with Historic Preservation Commission held February 24, 2011. Motion for approval made by Kissel, seconded by Tilley and carried 6-0: Kissel, Peace, Penn, Sullivan, Tilley and Wells voting 'yes'; Scholz absent at time of vote.

### **LINCOLN CHILDREN'S ZOO ENTRANCE SIGN, S. 27<sup>TH</sup> ST** **PUBLIC HEARING:**

**May 4, 2011**

Members present: Kissel, Peace, Penn, Scholz, Sullivan, Tilley and Wells.

Ed Zimmer stated that the zoo has had an offer for an existing digital board. They intend it to be a monument installation as illustrated. The version depicts a pole sign is provided only to show the dimensions of the sign board. In terms of zoning, we don't have exact guidance since this is zoned P Public. The zoo leases the site. Urban Design Committee is in the role of advising Parks Dept. on the proposal. P zoning would allow anything, but it should reflect the parameters of the sign code. The sign will be oriented from east to west so it won't shine on the neighbors. The applicant is proposing something that would look like the Community Playhouse sign. He would suggest they follow operational brightness, speed change, all the regulations from the sign code. The base is about two feet tall.

Wells is worried about vandalism. It seems like most of these signs are up high. Zimmer replied that a lot of churches have these type of signs. They are all monument. He is not sure if they have a plexi-screen over them for some type of protection.

Zimmer stated that someone donated the panel to the zoo. They have been wishing for this for a long time.

Scholz questioned if the messages are going to pertain to the zoo or if they are going to sell advertising. Zimmer hasn't heard, but he thinks the committee could make a recommendation to that effect. Parks allows a temporary identification of a sponsor of a certain Parks related event, for example.

Penn likes it. She thinks it would be a great thing for the zoo to have.

Sullivan wondered if proposing landscaping around the sign would be helpful.

Wells knows that hundreds of people drop off at this area.

Tilley wondered if there have been any complaints about the brightness of the Playhouse sign. Zimmer is not aware of any, but he doesn't believe he would see those complaints anyway.

Kissel stated that some of the signs seem a little bright. Zimmer knows that there are regulated daytime and nighttime levels. He would suggest the same regulations apply from the sign code.

Zimmer stated there are hours and a dark period that should be followed. He has spoken with Strand at the Zoo and they are comfortable with that restriction.

**ACTION:**

Kissel moved approval of the monument entrance sign including a digital message panel with design and dimensions as submitted by the applicant, sign messaging to comply with all the sign regulations in the City zoning code, seconded by Penn.

Peace questioned the simulation and noted that no dimensions were given regarding how far the sign will be from the curb. Zimmer replied that the sign can't be further forward than what the site plan indicates. It will have to be reviewed by Public Works because it is on a downhill four-lane arterial. You have to be able to see south and into the driveway. The sign will have to meet the sight requirements.

Motion carried 7-0: Kissel, Peace, Penn, Scholz, Sullivan, Tilley and Wells voting 'yes'.

**LANDSCAPE DESIGN FOR SO. 48<sup>TH</sup> ST. AND CALVERT ENHANCEMENT PROJECT**  
**PUBLIC HEARING:** **May 4, 2011**

Members present: Kissel, Peace, Penn, Scholz, Sullivan, Tilley and Wells.

This application was delayed until the next meeting.

**STREET PAINTING APPLICATION, 35<sup>TH</sup> & WASHINGTON**  
**PUBLIC HEARING:** **May 4, 2011**

Members present: Kissel, Peace, Penn, Scholz, Sullivan, Tilley and Wells.

Zimmer stated that this application was submitted by the surrounding neighbors. Comments from Health Dept. note that it looks like the VOC rating of the paint is acceptable and the provisions for keeping any spilled paint out of storm sewers is sufficient. The applicant wants to paint a large yellow happy face with black features. This will be the third intersection art. One is in front of Randolph School and the other is at the Malone Center.

Kissel inquired what needs to be provided with these applications. Zimmer replied that they must submit a graphic depiction, signatures from the nearby neighbors and details on the type of paint to be used. They are proposing to use traffic paint. It will be very durable. This will be different than chalk painting. These have all been done in a more durable fashion. This is described as beautification and traffic calming by creating a point of interest.

Wells questioned the scale. Zimmer replied he doesn't have exact dimensions. It is not curb to curb.

Kissel wondered about the background on painted intersections. Zimmer replied that these have come up in the last couple of years. They are often seen as a community activity and a neighborhood revitalization effort.

Sullivan wondered if this should be treated like a piece of art. Zimmer noted that question was raised by Public Works. Law Dept. said it is difficult to research. The applicants will be required to insure the City against any damage.

Penn questioned how many years this will last. Zimmer replied that it could be around for ten years. He added that in many ways, it is good to have a protection against offensive or blatantly anti-community messages and delegate it to a City body for review, rather than one person who makes an aesthetic decision. The Committee don't have to endorse the artistic quality of the design.

Tilley asked how this will hold up against graffiti. Zimmer replied you can always repaint over graffiti.

Tilley noted it would be nice to know the size of the design. Zimmer doesn't think the dimension was provided. It looks about 15 feet in diameter to him. It is a small intersection, about 24-28 width.

**ACTION:**

Peace moved approval with the design being in proportion to the sketch submitted, approximately 15 feet wide, seconded by Kissel.

Motion for approval carried 7-0: Kissel, Peace, Penn, Scholz, Sullivan, Tilley and Wells voting 'yes'.

**17<sup>TH</sup> & Q CREDIT UNION REDEVELOPMENT PROJECT**  
**PUBLIC HEARING:**

**May 4, 2011**

Members present: Kissel, Peace, Penn, Scholz, Sullivan, Tilley and Wells.

Hallie Salem stated that they have submitted a plan amendment to Lincoln Center and Antelope Valley Redevelopment plans. They are in the process of negotiating a Redevelopment Agreement. The credit union currently at 17<sup>th</sup> and Q will move to the Miracle Mile Motors corner at 17<sup>th</sup> and P. This will be a new, bigger building with more capacity to meet the Downtown Design Standards. We will also be going out for an RFP for the design of the streetscape. Details on the streetscape will come back to this committee in the future.

Rob Olson and Matt Glawatz from The Clark Enersen Partners appeared. Rob Olson stated this is a project of opportunity. They were approached by Kevin Clark to relocate the credit union. They found a lot at 17<sup>th</sup> and P. It is the current Miracle Mile location. They believe this is still within walking distance of most of their clients. They have outgrown their current building. They have to work with the Downtown Design guidelines and the Antelope Valley guidelines. The guidelines will dictate the design. They are still in the process of the schematic design. The building will be located on the corner. They see most of the walk-in traffic coming from the University. 17<sup>th</sup> St. will be an exit only. They are trying to stay away from using the alley. Parking will be screened according to guidelines. They would like to have some sort of plant material on the P Street side.

Matt Glawatz stated that they are looking at areas to promote pedestrian gathering points and maintaining wide pedestrian ways.

Sullivan wanted to know about north and south on 17<sup>th</sup> St. Glawatz replied that they are maintaining a 10 foot wide pedestrian way with a 5 foot wide concrete path that is ADA accessible.

Salem stated that they will be back with the streetscape design and would appreciate any direction.

Glawatz stated that the trash will be located on the northeast corner of the site and screening on the east.

Olson stated they are working on signage right now. He doesn't have any details yet.

Glawatz showed a design of the interior of the proposed building. They will be required to maintain a certain amount of glazing on the first floor. The second floor is oriented as office space. The basement will have some degree of finish. They have begun to conceptually look at some materials. They are looking to blend with the urban aesthetic. They are also looking at utilizing masonry materials. The upper portion would incorporate metal panels. He believes they are creating a dynamic façade rather than a monolithic façade. The metal would be continued on the north side of the building where the drive-in tellers are. There would be two drive through lanes with a third lane for an ATM.

Olson noted that part of this proposal would remove a power pole on 17<sup>th</sup> St. It would be cleaned up as part of this redevelopment.

Kissel wondered if 17<sup>th</sup> St. traffic became two way. Olson believes if 17<sup>th</sup> St. became two way, the traffic circulation for this site would still remain the same.

Peace questioned if they would be using clear glass. Olson replied that part of this is budget driven, but they need to maintain a level of privacy for personnel and their files on the first floor.

Glawatz is looking at utilizing translucent glass on the upper levels.

Scholz questioned if TIF will be used. Salem replied the details are still under negotiation. TIF would be used for site acquisition, removal of the three poles and the streetscape.

Wells thinks they have done a nice job with the layout and would like to see more of an area for employees to go outside.

Sullivan noted the applicant is not asking for any variances of the design standards. Olson stated they are happy to follow the standards.

### Phi Kappa Theta Fraternity

Kevin Clark of Clark Architectural Collaborative stated this property sits at an odd corner of the B-4 district. What is unique about this lot is there is a perimeter that has an R-7 zoning character to it. This is the old front door to the campus and all the fraternities. If they follow the design standards, it would be a much different building. They wouldn't have visible sloped roofs. All the fraternities and sororities in the area have sloped roofs. The lot would be subdivided. One half would be for the fraternity and the other half, for St. Thomas Aquinas (Catholic student center).

Kissel questioned if this is a brand new fraternity. Clark replied they have been on campus for about four years, but have not had a house.

Clark stated that the south property line has a current strip of grass they would like to maintain. On the east property line, they would like to have a front porch and square out the building facade to the property line. This would have the front porch encroaching into the right-of-way. There will be a door on the west also, with a porch that opens onto green space. This is a standard fraternity house. The theme of this project has been to clean up two corners of downtown. This is a nice urban corridor. The new fraternity helps to square out the corner. The front entry would encroach eight feet. It would come up to the current sidewalk.

Zimmer wondered if the building shifted eight feet westward. Clark has done modeling for that.

Kissel doesn't believe this is a square footage problem. Clark replied she was correct. He is trying to give some buffer to a four lane street. They could set this building farther back.

Peace wondered about the district. Zimmer replied that the design standards talk about more lenient design outside the retail core. This is a campus, not a retail corridor. It doesn't need to be a store front design.

Peace thinks this could be pushed back from the road a little bit.

Wells noted it appears this porch would get a lot of use.

Peace questioned if the property line could be moved a little on the subdivision. Clark replied that the subdivision hasn't happened yet, but he believes St. Thomas Aquinas will need all of the room on their proposed lot, also.

Zimmer sees difficulty with the use of the right-of-way. Vacating a portion of 17<sup>th</sup> St. doesn't seem likely. Putting a structure on the right-of-way with a yearly use agreement might be an option, but it could be forced to be moved at some point. This wouldn't be very practical.

Clark will come back with more detailed drawings. Building can be narrowed and slid back from the property line.

The committee members stated their desire to have the building moved back.

There being no further business, the meeting was adjourned at 3:10 p.m.