

MEETING RECORD

NAME OF GROUP: JOINT MEETING OF HISTORIC PRESERVATION COMMISSION AND URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, February 21, 2013, 1:55 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Johnson, Liz Kuhlman, Jim McKee and Greg Munn of Historic Preservation Commission (Cathy Beecham and Berwyn Jones absent). JoAnne Kissel and Michele Tilley of Urban Design Committee (Peter Hind, Gil Peace, Michelle Penn, Scott Sullivan and Mary Anne Wells absent). Hallie Salem of Urban Development; Dan Marvin; Jordan Pascale of the Lincoln Journal Star; Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Special Historic Preservation Commission Meeting with members of Urban Design Committee

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

THE CLARK ENERSEN PARTNERS FOR THE WEST HAYMARKET DESIGN TEAM ON STREETScape

Eric Casper appeared and stated that they want to focus on the streetscape package and the wayfinding package today. He showed the master plan for the area. On Canopy Street, the canopy is under restoration. They are taking cues from the canopy itself for features such as benches. Some shapes take on the form of the arena. He presented some pavement and textures that they are considering. They are looking at permeable pavers and texturing concrete, with bands at the intersections, corner nodes, other areas to define them. The light fixture for the arena entry plaza is a solid pole with a flared fixture. The same fixture is being used on the streetscape, but with a different pole. It will be the same color, dark bronze, and have banner hardware attached. The trees sit on nodes with silva cells underneath.

Karen Nalow pointed out the location of the silva cells. Permeable pavers will be on top of the silva cells.

Casper presented some ideas for the different pavement colors to be used. Nodes will be a lighter color than the intersection itself.

Nalow stated that the colored concrete at the intersections will also appear at the arena entrance and pedestrian bridge.

Casper stated that water will be taken from the canopy and diverted underground to the bio-retention turf areas. Zimmer stated that the canopy roof flares in a shallow v shape. It was designed that way to keep the water off the passengers waiting underneath.

Munn believes they should consider continuing the gray concrete under the canopy north-south across Q Street, rather than stopping it at the curb, so the line follows a little smoother. Casper thinks that is a good idea.

Zimmer stated that this is mostly an update to features. The Commission hasn't previously seen all the features in renderings.

Munn likes the lights.

Casper stated that the project is being bid tomorrow. It will be open for bids for three weeks. There will be multiple phases for implementation. Hopefully, most of this work will be complete before the arena is up and going at the end of the year.

PEDESTRIAN WAYFINDING

Heather Keele of The Clark Enersen Partners said that in looking at wayfinding, they looked at several areas. This is just a small part of a bigger streetscape and wayfinding system. She talked about the canopy and ramp and bridge as a ribbon that extends through the whole West Haymarket development. They have been looking at the juxtaposition of old and new. Perforated metal panels are a new product. Graphics can be done on the panels. Reconfigurable panels can be set in, that can be updated. They are trying to create a branding for the Haymarket area. She showed the different panels that have been developed.

Zimmer noted that this updates the wayfinding package from a few years ago. With the adoption of the branding package, red and blue City Wayfinding signs didn't seem to have any relation to the direction that the rest of the graphics were going. They have been developing these in relation and coordination to UNL.

Tilley questioned the material of the sign "topper." Keele replied that for the vehicular signage that will change more frequently, it will be a metal panel in back and vinyl over the top.

Keele stated that they are taking the same cues for a larger kiosk application. It is an exterior grade plastic like product. It is very affordable and will allow for replacement pieces.

Nalow stated that in the areas where these are located, they are single sided, but you will see a view from across the street.

Keele stated that there are very specific guidelines that must be followed for vehicular signage.

Tilley inquired how tall the pedestrian signs will be. Keele believes they will be 6 feet, 8 inches tall.

Tilley thinks this looks great.

Munn gives a vote of encouragement. Everyone agreed.

SCOTT WOODBURY WIEGERT ON “PROJECT OSCAR” MIXED USE BUILDING AT P STREET AND CANOPY STREET, A REDEVELOPMENT PROJECT

Josh Berger represented the developer team of the project. Matt Metcalf with Davis Design is also present today. There are a lot of projects happening at the same time. Berger stated that 360 Architecture of Kansas City is leading the design focus in cooperation with Davis Design. The context of the historical Haymarket was looked at. The top couple of levels of the building were pulled back to allow windows around a courtyard. He presented a site plan. A courtyard area and a covered plaza will be created. These are initial concepts for the plaza. There will be cast-in LED lights on the plaza and cast seating. The second floor and third floor are open to the courtyard below. The fourth floor is an L shape. They are here today to talk about what the building will look like. They had a meeting with the City and have a design that they are happy with. They believe the building will be around 68-70 feet tall. It will be cast in place post-tension building construction. He believes it will work better for the tenants. He presented some examples of material for the building. It would be a darker brick on the bottom and a lighter colored, cement-board material on top.

Kissel questioned if we know what the garage will look like, that this building connects to. Dan Marvin replied that we don't know the specifics yet.

Matt Metcalf stated that it will look similar to the garage that is currently underway in the area at R St. and Arena Drive.

Munn wanted to know more about the wall tile. Berger stated that the panels are made with fiberglass reinforcing, cast into panels that can be customized. They will be fastened to the building by clips imbedded in the back. They need to go and see the “Reeds” pattern in person. If there isn't an application, they will do a field trial. There is another texture called “crinkle.” He was concerned it might look like stucco from afar.

Metcalf stated that it is a product that actually stands off the wall a few inches. Rain is designed to drain off the back.

Berger noted there will be curtain wall windows that run from floor to ceiling.

Johnson questioned if any thought has been given to the inside of the east side of the building. Morning glare can be very tough. Berger replied there won't be sun shades. If anything, there will be some sort of shading system inside, but it would be consistent throughout the entire building.

Kissel is curious about the design decisions. They seem to be doing a lot of things that are not common in the area. She questioned how the decision was made about an open courtyard, columns and other details. Berger replied they were trying to think long term and what would be built up around this building. They wanted people inside to get the best office experience. We know you can only get so much light, so far into a building. At some point, this will be surrounded by other buildings.

Metcalf stated that the atrium gives you a wall of glass. They believe that limiting the amount of artificial lighting is crucial.

Berger wanted to get some openness and daylight to the building.

Hallie Salem stated that the City requested there be some outdoor gathering public space. They played off the covered plaza area. This will be privately owned with a public access easement. TIF funding will be used.

Munn thinks it respects the scale of the buildings that are around it. He likes the idea of doing something a little different. One red brick building after another would get monotonous. He likes the contrast.

Tilley would like to see this building woven together with the new parking garage a little.

Munn believes this feels like something very fresh. He likes the idea. It has a public building feel to it.

Zimmer stated that Peter Hind wanted to attend, but was home with children on a snow day, but he asked Ed to communicate his opinion in favor of this design.

Tilley would like more information on the tiles. She questioned if there are any examples of the floor lighting. Berger can send some examples to Ed Zimmer for him to pass on.

McKee wondered how noticeable the lights are with regard to light pollution. Metcalf replied it is more artistic than obvious.

Zimmer believes that the LED floor lights will all be under the roof. Berger agreed.

Zimmer stated that this body is advising the City administration on a project.

Salem stated it is the intent to take this item to City Council March 4, 2013, with a vote on March 11, 2013.

Kissel would like to have the whole Urban Design Committee take a look at it. There are only two members of Urban Design Commission present today. She is personally not comfortable with the plaza. It seems to her that the Urban Design Commission looks at items differently than Historic Preservation Commission. There are two different sets of goals.

Salem stated that the Redevelopment Agreement already says that Historic Preservation Commission and Urban Design Commission approval is needed for this.

Zimmer believes the applicant would be willing to come back with more information. Berger can send items via email and Zimmer can pass them on to all the members.

Munn is concerned that if Historic Preservation Commission votes today, there are a lot of decisions yet to be made.

Berger believes this is a 90 percent direction. He anticipates one of the two brick patterns. He anticipates the colors to be approximate.

Munn thinks this is a refreshing design, but it might be a little too much of a contrast for the area. The color might be one of the biggest problems he has.

Kissel questioned if all private projects in the area are required to have public outdoor gathering areas. Salem replied not all. The first phase of the West Haymarket, the north end was requiring public space at the "Railyard." That was somewhat replicated with the hotel. There is an outdoor courtyard area. On the ¼ of the block south of this building, the idea was to have some outdoor space that people could occupy. They chose to put it more in front of the building instead of in back.

Kissel is trying to picture the rhythm of these spaces. This particular one bothers her and she doesn't know why.

Salem noted that the nice thing about this space is that it is a covered space so there is a greater opportunity for events.

Berger noted that they don't know what will happen to the south yet. It makes sense to invite the public in.

Kuhlman sees that this is so modern compared to everything else. Berger stated that the arena and the yard are pretty modern. We never went down the path of trying to design something that was Haymarket looking.

Francis likes it, generally. He would like to see more details.

Berger noted that if there are any design or material changes, he has to come back before this group.

Salem would request a vote on the footprint, materials and general exterior design. Is the footprint acceptable? They can bring back the exterior details for a second public hearing.

Kissel thinks it is kind of hard to separate the two. Metcalf stated that the two are integrally related.

Munn commented that he believes it fits the scale. He thinks what you experience at the street level is important. You will see the brick down low. He is excited to have something unique. Sometimes other buildings come across as "Post-Modern." He finds the contrast refreshing.

McKee is completely torn. He understands that this is a new area, not the Haymarket. He is not thinking negatively towards it.

Zimmer believes Historic Preservation Commission could make a recommendation to the City Council on the project so it continues to move forward. They can indicate that they want input from Urban Design Commission and will keep reviewing materials, but the general footprint is okay. This comes to Historic Preservation Commission since it is in proximity to the Haymarket district.

ACTION BY HISTORIC PRESERVATION COMMISSION:

Johnson made a motion that this will be a compatible building in an area adjacent to the Haymarket, seconded by Francis.

Johnson believes this will be a good fit as a neighbor to the Haymarket.

Francis thinks this looks appropriate.

Motion carried 5-0: Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Beecham and Jones absent.

CLARK ENERSEN URBAN DESIGN AWARD

Zimmer submitted an item on a suggestion he received from Mary Anne Wells. She sent along the cut sheets from Olssons on Antelope Valley and Fallbrook. It is a broad suggestion on Antelope Valley as a concept.

Zimmer will send out an invitation to see if there would be a quorum for next week.

There being no business, the meeting was adjourned at 3:30 p.m.