

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and
URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: October 15, 2015, 1:30 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Historic Preservation Commission (HPC): Tim Francis, Jim Hewitt, Jim Johnson, Liz Kuhlman and Jim McKee; (Greg Munn absent).
Urban Design Committee (UDC): JoAnne Kissel, Gill Peace, Michelle Penn and Michele Tilley; (Emily Casper, Tammy Eagle Bull and Tom Huston absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Ryan Haffey with Nebraska Sign Co.; Adam Criswell, Craig Smith and Ken Fougeron with Speedway; Terry Heimes and Chuck Norris with Nelnet; Nancy Hicks with the Lincoln Journal Star; and other interested parties.

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

PRELIMINARY BRIEFING ON “TELEGRAPH DISTRICT” REDEVELOPMENT PROJECT, K-O STREETS, ANTELOPE VALLEY PARKWAY TO ANTELOPE CREEK
PUBLIC HEARING: October 15, 2015

Members present: HPC - Francis, Hewitt, Johnson, Kuhlman and McKee; Munn absent.
UDC - Kissel, Peace, Penn and Tilley; Casper, Eagle Bull and Huston absent.

Terry Heimes from Nelnet appeared. We want to make sure we continue to grow in the downtown area. We were first interested in the 401 building from LT&T. Then, we started to work with Speedway and the project expanded. We could work on the whole area. We want to move around 600 people down to the area. We want to see the redevelopment of the district. To bring in retail and housing is very important to us. We didn't want to put people in a box. Talent attraction and retention is one of the biggest challenges we have. We want to make sure the environment is conducive. We want this area to serve as a center for our associates. The redevelopment becomes important not just from a building standpoint, but for the entire district.

Craig Smith presented some flyovers of the area. Speedway has partnered with Nelnet on some other opportunities. We continue to do a lot of projects in the Haymarket district. We just completed the Arena Lofts. Those projects are all pretty well wrapped up. We felt this was an opportunity to really add a large project to downtown and fill in the dead zone that goes down to Antelope Creek. This is

an ideal area for redevelopment. We want to create a whole new look for the area and make this a really unique environment.

Smith continued with a slide show. He explained they are working with the city Urban Development Dept. to try and get the area tied back into the downtown. His grandfather was an engineer for the telephone company. When we looked at the area, it was ideal with the new bikeway going in. The area is very bike friendly. We were aware of the Request For Proposal (RFP) on the City proposal. We acquired some other properties. There are some city owned properties in the area. We have made other acquisitions in the area. We feel we can do some unique housing on the Fisher Foods site. We have done some serious effort to try and control the area. We aren't waiting to have other groups come in and fill in the area. We feel this will make the area stronger. Two buildings on the corner are still being negotiated on. We have hired Clark Enersen as a master developer. They are working on the master development. DLR has been hired to do the work on the 401 Building. We are working with the city on the possibility for some angle parking. We are working with Ed Zimmer on the historic LT&T warehouse for an assessment on the rehab for this building. One of the final phases would be townhouses along the park. We think this would be a nice location for this. Some commercial and office retail will be mixed in throughout the area.

Heimes believes there will be 250,000 square feet of retail. With commitments from Nelnet, the area is already 60 percent filled.

Smith pointed out where they are considering placing parking lots and garages. We have quite a bit of street parking planned. There has been some real interest with different groups as far as live/work artist spaces. He believes this will be a unique area. We have already purchased several public art pieces. We would like to introduce several pieces around the area.

McKee would like the applicant to address the telephone museum. Smith replied they have talked with those folks, don't know where we are at. He knows that there is ongoing discussion. We have talked to some tenants for the retail in the old warehouse. We felt that we could move some of the static displays into the retail spaces or some stuff into the Muni Bath House. The Muni Building is a second phase development. Any plans for that have to go through the Parks Service, since it is a historic landmark. They are working with Ed Zimmer and Urban Development. This might be an ideal place for a daycare for kids.

Zimmer mentioned that this comes to both groups jointly at the suggestion of Liz Kuhlman. This area is within 300 feet of a landmark and it seemed to make more sense to have both groups review since the area is so large. This is an introduction to the area. Parts of the plan will come back for review as they develop.

Smith would welcome any suggestions.

Peace wondered if this will happen building by building, or the whole area will be a redevelopment agreement. Zimmer stated that Nelnet will be a separate agreement. The other phases will depend upon how the overall project evolves. Zimmer wouldn't be shocked to see more than two.

Peace noticed that Smith mentioned a sewer line running through the area. Smith pointed out the path of the line. It is a little challenging since it bisects the entire area.

Kuhlman questioned if any design standards will be created for the whole area. Smith replied yes, that is what we would like to do. One building is proposed with an old steel I-beam look. Some elements could be painted steel, an old industrial feel. Obviously, a lot of brick would be used. He passed around a drawing of what they are looking at for cutting in the windows into the 401 Building. The logo on the front is a kinetic system that moves with the wind. They would like to tie that same feel throughout the buildings. They are still working on the imaging. We plan to do some monument markers that are district signs. There may be some changes in pedestrian lighting and walkways. We are working with the master developers.

McKee wondered where Windstream is moving to. Smith replied they have found them a location by Tech Park on 27th Street, by the bridge. They are moving there in December of 2015. They are downsizing.

Kuhlman inquired if the neighbors have been receptive of these ideas. Smith replied they are just starting the process of finalizing the details. They plan to have meetings in the next month. He doesn't believe there is much of a tremendous neighborhood impact. Most of the area neighbors are businesses or open space.

Zimmer mentioned that the LT&T Warehouse is virtually unaltered on the exterior. This was a Davis Wilson design. The Historical Society agrees that this building is National Register eligible. Fisher Foods is the original Roberts Dairy processing. Artemas Roberts designed this for his son. They plan to keep the buildings. The applicant has indicated they are not taking the historic approach to the Fisher Foods building.

Peace sees that a lot of on-street parking is being shown on the plans. Has there been input from Public Works to see if that will work? Smith replied that we feel that 21st St. has the flexibility to pull the buildings back and make angle parking work. They had initially hoped to do a roundabout. Now, they don't know if we can make that work with the bike path. N St. is still under review and design. Architects are working with the city on finalizing some concepts and designs.

Penn is a little taken aback. She didn't realize this was such a large area. The square footage is a surprise. Are we forward thinking about where this whole district is headed? Have we considered this in the Comprehensive Plan? Smith stated that we knew this area was a challenge. One of the wild cards was, what would happen when Windstream moved their employees out. That is when we starting looking at the opportunities. We already owned 8 or 10 properties in the area. Then we looked at acquiring additional ones. That is when the area expanded. We are working with the city to create some design standards and signage criteria to have some continuity to the area. There are a number of properties that could be expanded if this district gets going. We feel this area could have some of the same activity and life as the Haymarket. Heimes added that Nelnet came together with Speedway and were able to accommodate Windstream and their moving. Other parts became involved and one idea turned into something bigger. All of this is a 50-50 partnership.

Peace wondered about the zoning. Smith replied it will all be a part of B-4 zoning.

Penn questioned if the city is just starting to look at this. Zimmer stated that the Downtown Design Standards already apply since this is already B-4 zoning. He believes this area has different characteristics than the core of downtown and could benefit by more specific standards. There is an urban grid. The city has invested heavily with master planning and the Antelope Valley Redevelopment. Long term, a set of design standards attached to B-4 need to be created, but they should reflect a different character here than downtown. Penn understands that the applicant is probably not going to get all the properties in the area. It would be so nice to have some coordination to the area.

Smith stated that N Street with the bikeway is a natural connection to tie everything into the downtown area. Zimmer added that the second item for today is South Haymarket. There is a robust public involvement in both of the areas.

Penn thinks we are not trying to create hurdles. We want to make it so it all works together. Smith stated that Nelnet looks at their investment downtown. As they move people here, they are considering all of downtown Lincoln as their home. It is good that we can create jobs and keep them in Lincoln. Here we have some flexibility as to how they grow.

Peace is looking forward to seeing this come together. This has been a soft district that is ripe for development.

SUMMATIVE BRIEFING ON SOUTH HAYMARKET NEIGHBORHOOD PLAN

PUBLIC HEARING:

October 15, 2015

Members present: HPC - Francis, Hewitt, Johnson, Kuhlman, McKee and Munn.
UDC - Kissel, Peace, Penn and Tilley; Casper, Eagle Bull and Huston absent.

Stacey Groshong-Hageman has been working on this plan for quite some time now. Lots of things have changed in the South Haymarket. The plan area is within the greater downtown area. South of South Haymarket area is Cooper Park. The plan area is 38 blocks bounded by O St., 10th St., G St. and the railroad mainline. There is a lot of opportunity for redevelopment. The plan is divided into six subareas. The main goal is to create an urban neighborhood. The other goals are to consolidate the government footprint, transition from heavy industrial uses, organize the streets, sidewalks & trails, develop adequate open space, preserve historic resources, implement site & building design and develop a parking program.

N Street Corridor is the first area. The main focus for this area would be for high density residential, a one way N street, public plaza and public parking garage. M Street could be converted into a one way pair to work with N Street. She presented some concept images for the area. There could be some additional parking on the Lumberworks Building. The southeast corner of 8th and N Streets is currently under redevelopment for high-density residential. There could be potential reuse of the Midwest Steel Works building.

The next area is the Arena Drive Corridor. The focus of this area would be the extension of Arena Drive and L Street. This area is dominated by a plan for open space that could also be used as floodplain storage. The Jamaica North Trail could be extended. The buildings are shown as more of a high density residential. We don't want to build residential within 300 feet of the railroad. There would probably be more office on that side.

Kissel inquired what is known about the railroad tracks. Hageman is unsure about the train traffic on the lines. Zimmer stated that the crossings have been quieted. These lines run through the South Bottoms area.

Tilley questioned how much property is in the floodplain. Hageman has a floodplain map she can show.

Hageman continued that the next area is the Tech & Office Hub. The focus is on supporting the existing businesses in the area. It also transitions the heavy industrial uses to more of a mixed office or light industrial and supporting residential units throughout. Along 8th Street, StarTran has a lot of property. There is a bus storage facility. There could potentially be a public private facility with some office or residential above that.

Johnson wondered if StarTran is moving. Hageman replied they are most interested in staying here, but they have looked at other options

Hageman continued that the space beneath Rosa Parks Way could be reused for parking.

The next area is the 9th and 10th Street Corridor. This is the eastern boundary of South Haymarket. This is more of a mixed use area, a transition to downtown, and close to government offices. StarTran has identified a site to try and obtain funding for a downtown transit center. The focus of the area is to consolidate the government offices, building out the north and south blocks. Concepts in this area focus heavily on the public properties. The K Street building is used today for storage. Properties at 9th and J Street, we see this as an entryway to the J Street Boulevard Concept. The City parking garage could have more decks added for additional parking. Something similar could be done to the south end of the County/City complex. 9th Street could be made more pedestrian friendly with plantings along the street.

The J Street Boulevard has a vision of a row house development along J Street, with an enhanced streetscape and center median. TMCO would be encouraged to expand to the west away from residential. Staff has met with LES and StarTran and shown them the plan. LPD also has been shown the plan. They have properties in the area.

The last area is South Salt Creek Village. The goal of this area would be mostly to preserve historic structures. Reclaiming a lot of the streetscape space would be a main goal as well.

Hageman stated that the primary goal of this plan is to focus on residential. The plan will be presented to Nebraska Capitol Environs Commission next week. Staff is hoping to take the plan for

public hearing at Planning Commission on November 18, 2015, then on to City Council. This would be adopted as an amendment to the downtown masterplan.

Kissel thinks this is a great presentation. Plenty of thought has been put into this presentation. She wondered if there has been push back from anyone. Hageman hasn't seen a lot negative comments. Even industrial area users seem to understand the area is changing. The Public Building Commission has plans to expand the campus to the west. This doesn't go with their plan. Everyone seems to understand there will be a lot of pressure in this area with redevelopment.

Peace wanted to know who the authors are of this plan. Hageman stated that the primary staff is herself and Paul Barnes. We have had a lot of input over the last couple of years. Paul Barnes went out early on and met with a lot of the large property owners.

Peace wondered what will come out of this, as this gets folded into the master plan. What are the specifics of what will be built? Hageman stated this is similar to when something comes in for a redevelopment area. For projects with TIF, this would be a good guide. We would like to create specific South Haymarket design standards.

Zimmer stated that this area is entirely under the downtown design standards. Some area is in the Capitol Environs District.

Peace questioned the options for Arena Drive. He questioned if Public Works Dept. has had any input into this. Zimmer replied that the Planning Department recommendation is for M St. and N St. to be a two way pair, ending at Arena Drive. Public Works response is that they are satisfied with how M St. and N St. are working. They see that a two way pair could work, but the concept is more Planning Dept. driven, than a traffic circulation necessity. Woollam is a valuable employer. They have vacated M St. right-of-way. We are working closely with them on what happens there. M St. and N St. one way pair, with the extension of Arena Drive is the primary recommendation. This also a long term plan.

ACTION:

UDC

Kissel moved to enthusiastically endorse the South Haymarket Neighborhood Plan, seconded by Tilley and carried 4-0: Kissel, Peace, Penn and Tilley voting 'yes'; Casper, Eagle Bull and Houston absent.

HPC:

Johnson moved approval of the plan, seconded by Kuhlman and carried 5-0: Francis, Hewitt, Johnson, Kuhlman and McKee voting 'yes'; Munn absent.

There being no further business, the joint meeting was adjourned at 3:00 p.m.

MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	October 15, 2015, 3:15 p.m., Conference Room 210, County-City Building, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	JoAnne Kissel, Gill Peace, Michelle Penn and Michele Tilley; (Emily Casper, Tammy Eagle Bull and Tom Huston absent).
OTHERS IN ATTENDANCE:	Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; David Landis, Steve Werthmann and Pat Ribeiro of Urban Development.

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

Tilley put forth a request for ideas for the Enersen Urban Design Award. Also are looking for a Chair and Co-Chair of the awards committee.

REVIEW OF DESIGN FOR SINGLE-FAMILY DWELLING AT 224 N. 28TH STREET (AFFORDABLE HOUSING INITIATIVE/URBAN DEVELOPMENT DEPT.)

David Landis believes there was a preference at the last meeting of this group, that the design from last time was not acceptable. Today, they are submitting the same floorplan with a gable roof. We think there is a varied story about the context, but he believes it is indisputable that this is a community of gabled houses. He believes this space would be walkable to 27th Street. The housing in the area varies in its quality. There is a growing number of apartments in the area. There are some vacant lots in the area. There is no easy take of a vacant lot in the core area. This lot is not unbuildable, it is a nonstandard lot. There is a variation in the upkeep and quality of houses in the neighborhood.

Kissel asked if there are there any houses that have a front facing garage. Landis sees some that have a garage behind the house. He believes that is more the norm.

Werthmann believes the builder stated it would be difficult to access the garage from the alley.

Tilley stated that the previous design didn't blend well with the other houses in the neighborhood.

Landis stated that Neighborworks has done some work in the area. There are many properties in the area where government has had a hand. 98.5 percent of construction in this entire neighborhood is done by the government in the form of urban development, Habitat for Humanity, working with Neighborworks, etc. The design submitted today, he believes is traditional and consistent with the neighborhood. They think the 12 foot ceiling will make this smaller house feel larger. To have

someone build on a nonstandard lot in the downtown area, he thinks you need to provide something that is not provided on houses up and down the street. He thinks this design does that. We think the space can be both modest and large.

Kissel believes that the committee members liked the design submitted at the last meeting, but it didn't fit this neighborhood. Tilley agreed. She wants the design to fit better.

Landis would hope the attempt to redesign is not inconsistent with the neighborhood.

Kissel suggested it would be nice to see the site plan. She is curious if there isn't a creative way to do the garage. You take a tiny house and make the garage front and center and it dominates the house.

Landis noted that the garage face, and the face of the house, can be adjusted four feet. But, you either have to put the garage in the back, which maybe can be done. The answer may well be to place the house somewhere else.

Tilley believes in looking at the two designs, the one that was presented at the last meeting was superior.

Penn is pretty frustrated. She spent about three hours of her own time looking for alternatives that would work. She came up with about six plans. She sees a plan before her of basically the same thing as presented at the last meeting, with a different roof. She spent some time coming up with ideas that she thought would be worthwhile.

Steve Werthmann replied that Ken Innes and Sean McClatchey looked over everything and decided it would be easier to keep the floor plan the same and do a new roof line. Landis noted that Innes and McClatchey are builders, not architects. Landis is not sure the ideas were fairly entertained.

Zimmer heard from Innes and McClatchey that in square footage, most of the designs were somewhat larger. The key imperative is how much money you are going to lose. The responses he received were with regard to size and costlier to construct.

Landis would like to find a prototypical design and make the idea of building an infill on a nonstandard lot attractive.

Kissel perks up when she hears about a model that someone would want to replicate. This means we really want to do it right. This seems to be a complex problem.

Tilley stated that a bungalow or cottage would look terrible in Eastridge, for example. She believes it could work in this neighborhood. Perhaps there are two or three alternatives to this problem.

Peace believes if you want to spark interest on a nonstandard lot, it has to be well done and well designed. He thinks you have to come at it from a design perspective, while taking into account the budget and how does it fit the lot. It is a rare thing to have an alley. To create a curb cut and ignore the alley is a big mistake. This is complex. Peace met with someone on the first design. He thinks

their costs may have spiraled out of control. Penn provided some guidance to this applicant. Do you need an architect? Who knows. If you did spend the money on a prototype, that could be valuable in the future. He would advise to hire someone who knows how to design something and get a great prototype that you can advertise. Then, if you need to tweak, adjust and refine, so be it.

Werthmann noted that the first design was approved by this committee. He wondered if they could build that house. Peace believes it was reluctantly approved. We wanted to see investment in neighborhood. Tilley agreed.

Landis believes perhaps there is no action to take today. This has been builder and construction driven. The committee members bring up good points.

Tilley agrees. The first design was reluctantly approved for a small nonprofit that wanted to improve their neighborhood. When it is the City building, we feel like there is a stronger sense of responsibility to improve the area. She feels like there is another solution that needs some further thought.

Landis understands that they need to come back with something different than what has been provided.

Zimmer offered that the committee could formalize the advice that says they have reviewed the plans. The applicant could build with or without this committee's approval, if the garage is 5 feet back from the façade. They would comply with neighborhood design standards. The committee is giving advice today, but they can still build what has been shown. They brought back the similar floorplan today because it was met with some approval last time.

Kissel doesn't believe you can take comments in pieces. She still doesn't like the garage.

Landis understands this group wants him to come up with design resources. They want something to 'wow' them, and this isn't it.

There being no further business, the meeting was adjourned 4:00 p.m.