

## MEETING RECORD

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	November 3, 2015, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, NE
<b>MEMBERS IN ATTENDANCE:</b>	Emily Casper, Tammy Eagle Bull, Tom Huston, Michelle Penn and Gil Peace; (JoAnne Kissel and Michele Tilley absent).
<b>OTHERS IN ATTENDANCE:</b>	Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; David Landis and Hallie Salem of Urban Development; Jason Cave of Primus Construction; Danny Harkins and Shawn Ryba of NeighborWorks Lincoln; Dennis Scheer and Karen Nalow of The Clark Enersen Partners; and Kevin Abourezk of the <i>Lincoln Journal Star</i> .

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

Penn then requested a motion approving the minutes of the regular meeting held October 5, 2015. Motion for approval made by Huston, seconded by Peace and carried 5-0: Casper, Eagle Bull, Huston, Peace and Penn voting 'yes'; Kissel and Tilley absent.

Penn then requested a motion approving the minutes of the special meeting held October 15, 2015. Motion for approval made by Peace, seconded by Huston and carried 4-0: Casper, Huston, Peace and Penn voting 'yes'; Eagle Bull abstaining; Kissel and Tilley absent.

### **STREETSCAPE DESIGN FOR P STREET, EAST OF CENTENNIAL MALL (URBAN DEVELOPMENT & THE CLARK ENERSEN PARTNERS)**

Hallie Salem appeared. There was an early discussion in 2012 regarding the design for the P Street Corridor. The city hired a design team that included The Clark Enersen Partners. The retail corridor portion from 11<sup>th</sup> St. to Centennial Mall was implemented. After that, they started looking at what was next. Aspen Heights to the west is a student housing development. They have been working on a design that would not only bridge the gap between student housing and Centennial Mall, but also give guidance for the Aspen Heights streetscape. They want to present that portion of the city streetscape.

Karen Nalow presented the master plan. It divides P Street into districts. The core area was implemented. The master plan went into detail for each district, but the overall plan stays the same. There are three lanes of traffic, they are just narrower than before. The intersections are bumped out which give more space to the pedestrian. This area is not as dense, so they are able to remove some of the hardscape from the pedestrian space. The planting spaces will have silva

cells beneath. The overall goal of the master plan is to get green space at the intersections. There are seating areas as well. For this project, they are continuing most of those ideas with a few refinements. They are looking at reducing the lane widths, angle parking on the north, and parallel parking on the south. They are able to bump out the nodes. They were able to eliminate what is currently a peak time drive lane. They are also looking at creating the idea of a true lawn. The idea is to get some green, informal living space. There will be a planting bed edge and a green lawn with a tree that can become an informal seating area. The areas that were originally termed a planting space are now garden beds. The sizes of the nodes will be changed up. An existing palette of materials and plants was developed for the P Street core. They want to continue those same colors, with slightly different changes. Limestone is important in the area. They will use limestone for benches and arm rests. Trash receptacles and recycling benches would be an extension of what exists in the core.

Salem stated that they are still meeting with the adjacent owners, and having some internal meetings with Public Works. An open house is scheduled for Nov. 17, 2015 at the UNL Federal Credit Union. They hope to get some additional feedback. All discussions with the owners have been positive at this point. They intend to finalize the drawings in December, 2015. The Request for Proposal will be advertised in January, 2016. They hope to have a contract in March, 2015 with a completion date in August, 2016. This portion is less complicated than retail corridor.

Huston wondered if there are fewer opportunities on the south side. Halem noted that the Federal building is on the south side. They have security needs and issues, amongst other things that this project cannot change. They would like to see some other changes for the block in between. Hopefully, with some participation from some of the owners, they could eliminate some of those driveways. They would like to be able to work with the owner on the east side of the 16<sup>th</sup>-17<sup>th</sup> block. Further east is more of a softer block. There are active uses, but it could potentially be a redevelopment area.

Huston thinks it looks great.

Penn questioned if the plantings have been selected yet. Nalow replied that they have looked at the tree species. They would like to continue what exists in the core. Penn thinks it looks great.

Peace wondered about the existing BID for the area west of here. Salem replied this area is not in the BID for the core. They want to make sure what they do is more easily maintained. They hope to have it part of a BID eventually. Peace thinks this is great as well.

Casper questioned why the same limestone bench, paver and colors are not being repeated. Nalow stated that what we see when they look at the Haymarket area through P St., is that limestone has already been used, but in different ways. They believe this ties everything together.

Dennis Scheer stated that when the master plan was done, there was a complicated thread that deals with limestone. In the Haymarket, limestone is used in the base of the buildings. In other areas, you have a kind of non-honed finish. In Centennial Mall, the limestone is very pristine with

a tremendous amount of detail. As you get to Union Plaza, it goes almost back to an industrial form. He believes that story can be told along P Street. They want to develop these storylines on their projects.

Peace thinks the benches are one of his favorite details.

David Landis believes it would be fair to say the resources are not as great for this area.

Casper questioned if the garden areas represent something specific. Nalow replied that they looked at entrances to some of the adjacent courtyards, of entryways to buildings. There are some oaks in Centennial Mall.

Casper commented a sugar maple could be worrisome. Nalow stated that this particular maple being proposed has shown great results in an urban environment. Casper thinks it looks great.

Penn was thinking about the Telegraph District. It seems like that will be at the end of this and about two blocks south. Halem tries to think globally about how all of this ties in together. In terms of design elements, she believes that is its own district. She believes they are focused on creating a brand for their area. She tries to think if this area fits into downtown Lincoln.

Eagle Bull inquired if there has been coordination with the visually challenged community. With all the different plantings and ins and outs, it can be challenging since it is not a straight shot anymore. Nalow stated that is always a concern. They have created as much of a straight line as possible for a designated walking space. The planting beds are defined with a six inch raised curb. They are also looking at where to locate some other amenities such as the bike racks, so they are not in the walking areas.

Salem added that they also try to coordinate construction so they are not making it any more difficult for the sight impaired.

**ACTION:**

Huston moved approval of the streetscape design as presented, seconded by Eagle Bull and carried 5-0: Casper, Eagle Bull, Huston, Peace and Penn voting 'yes'; Kissel and Tilley absent.

**SIDEWALK CAFÉ AT 11<sup>TH</sup> & L STREETS (COTTONWOOD CAFÉ)**

Ed Zimmer stated that this is the former Duggan's Pub location. They have a business relationship with Meadowlark Coffee House. They envision using the K Street side for a sidewalk café. They submitted a fence pattern and designs for the furniture. There is a staff committee that reviews these applications, along with recommendations from this committee. He does not believe this is a high pedestrian route. Salem is the project manager for all sidewalk cafes.

Eagle Bull questioned if the fence will run the whole length of the block. Salem replied that it won't go in front of the entrance. Zimmer assumes the liquor license will be extended to this area. Salem believes so.

Huston wondered if there is any concern about K Street and traffic accidents. Salem believes the traffic isn't quite as fast at this corner.

Huston questioned if this design meets the Downtown Design Standards. Zimmer replied that those don't really address sidewalk cafes. Staff review covers those items.

Penn wondered if this is outdoor furniture being proposed. It looks like conference furniture. Zimmer replied that as far as they know, this is what they plan to use. He is not sure this chair is designed for outdoor use. Penn stated that the furniture should be something that can weather being outside and withstand the elements. Eagle Bull and Casper agreed. These pieces will fade. Casper believes this should be exterior grade furniture as well.

Penn stated that the fence looks nice. Peace noted that this looks like an aluminum system. There shouldn't be rust issues. He is curious if they can install umbrellas. Salem stated that if they use umbrellas, they have to be a certain height and there is not supposed to be any advertising on the umbrellas.

Penn does not see where the trash receptacles are noted on the plan. Salem stated they have to meet health codes with regard to those.

**ACTION:**

Huston moved approval of the sidewalk café, with the condition that exterior grade seating be used, and staff to review the location of the trash receptacle, second Peace and carried 5-0: Casper, Eagle, Huston, Peace and Penn voting 'yes'; Kissel and Tilley absent.

**SIDEWALK CAFÉ FURNITURE FOR BURGERFI, Q & CANOPY STREETS (NE CORNER)**

Zimmer stated that this is some colorful, interesting furniture being proposed. This is on the southwest corner of the railyard, across the street from the locomotive. He considers that the West Haymarket side of the street. He thought that primary color furniture was fun and fitting for this spot.

Salem stated that there are other variations of furniture throughout this district. Most places don't match so they can differentiate their furniture from someone else.

Zimmer believes green and gray are the proposed colors.

Penn sees from the literature that it is made from reclaimed milk jugs, recycled content. She likes it and thinks it's cool. Peace and Eagle Bull agreed.

**ACTION:**

Penn moved approval of the sidewalk café, seconded by Peace.

Huston believes this will be a great improvement to this area.

Motion for approval carried 5-0: Casper, Eagle Bull, Huston, Peace and Penn voting 'yes'; Kissel and Tilley absent.

**Staff Report:**

- 33<sup>rd</sup> & T Street Housing Project

Zimmer stated that this is a private project on the corner of 33<sup>rd</sup> & T Street by NeighborWorks. They don't need any relief from the Neighborhood Design Standards. They are doing three units, a double and a single with a shared driveway that functions somewhat like an alley. The garages are to the back. This site has two fronts. A lot of the houses face 33<sup>rd</sup> St., some of them face T Street. This feels like it more than meets the intent. There is a common pattern of a larger house on the corner with a smaller bungalow behind it.

Jason Cave is the architect. He stated that Zimmer presented their proposal quite well. He is here to address any questions. Shawn Ryba and Danny Harkins with NeighborWorks indicated they were present as well to address any questions.

Huston questioned if these will be purchased by first time buyers. Ryba replied yes.

Zimmer stated there are six houses between 33<sup>rd</sup> and 34<sup>th</sup> facing T Street. After several studies of the site, NeighborWorks decided on a design which has units facing both T and 33<sup>rd</sup> Sts. He believes this is a better solution. Neighborhood Design Standards state to face the predominate street. Zimmer would approve this design when it reaches building permit review.

Ryba stated that the house on the north will face T Street, the house to the south will face 33<sup>rd</sup> Street. The "alley" will be a common driveway. Cave added there will be a shared access easement for all three units. Ryba noted that they had to get creative on getting cars off the street.

Huston believes there was a concern about the turning radius on a different property in the past. Zimmer noted this is not a public alley. It will be the driveway to these three units.

Ryba stated that the units will be 1,400 square feet, three bedroom with roughed in basements. The basement rooms will have egress windows, so there could potentially be two more bedrooms in the basement. All these things help to sell these.

Cave stated they might be able to reduce the garages from 21 feet. Possibly one foot could be taken away. They will look into making the alley a little wider.

Ryba continued that they presented this to Hartley Neighborhood association and they were in support of this. They are excited about this project. They are trying new things and want to be creative with the infill. The neighborhood asked for three units.

Peace wondered about the 25 yard setback. Cave stated that is a requirement in R-4 zoning. They will certainly review the turning radius into the garage. Zimmer noted this is different since it is a corner lot and there are two front yards.

Peace thinks these area really nice. Huston agreed.

Ryba appreciates the feedback.

Penn stated that NeighborWorks has done great work in the City of Lincoln.

- 360 Healthcare – former Office Max building

Zimmer stated that this building is considering an addition to the east. The addition was a possibility when the plans were reviewed. They didn't believe they would have the funds to complete it at the time. They have since come up with an arrangement. If they are sure they have tenants, they can get it built. They are trying for a little green space in front of the addition and a little screen wall.

Huston believes it is a potential location to expand a head start program. Zimmer believes a health endowment foundation is going to step in and help get it built. It seems like a good addition to the health care going on in the larger building. He believes this was anticipated in some way, in their development agreement.

The committee members would like Zimmer to convey that the addition doesn't work with the rest of the building. It would be nice to have them blend together better.

- Peace conveyed that Tilley is working with Gordon Scholz to assemble a committee for the Clark Enersen Award. A co-chair is needed.
- Penn knows that there have been a couple suicides at downtown garages. She wondered if anyone is looking at the designs of parking garages to help combat this issue. Zimmer believes there might be a discussion involving parking staff. It is a frightening challenge. He will relay the question and concern. He doesn't believe there is anything different with this particular garage where the incidents have happened.

Casper stated that UNL has had an architect look at University garages. She has heard that in regard to suicide, the height of the garage matters, and what is underneath, such as hard

pavement. She is not sure that it matters if it is cabled or fenced. It has a lot to do with height. She doesn't think there is very much you can do in an urban situation.

There being no further business, the meeting was adjourned at 4:30 p.m.

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