

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: February 18, 2016, 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 and Liz Kuhlman; (Melissa Dirr Gengler, Jim McKee and Greg Munn absent).
Urban Design Committee (UDC): Emily Casper, Tom Huston, Gill Peace, Michelle Penn and Michele Tilley; (Tammy Eagle Bull and JoAnne Kissel absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Hallie Salem and Wynn Hjermsstad of Urban Development; Jim Krieger of Sinclair Hille; Nate Buss of Olsson Associates; Will Scott and Brett West of WRK; Diane Walkowiak and Wally Tubbs of the Lincoln Telephone Museum; Kevin Abourezk of the Lincoln Journal Star; and other interested parties.

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

Penn thanked the Mayor for allowing these joint meetings. She believes it is important for the process to get input from both groups.

DESIGN UPDATE AND REVIEW FOR HUDL INTERNATIONAL HEADQUARTERS, CANOPY AT P STREET PUBLIC HEARING: February 18, 2016

Members present: HPC – Francis, Hewitt and Johnson; Kuhlman declared a conflict of interest; Dirr Gengler, McKee and Munn absent.
UDC – Casper, Peace, Penn and Tilley; Huston declared a conflict of interest; Kissel and Eagle Bull absent.

Jim Krieger with Sinclair Hille Architects appeared. Throughout the design process, this building has evolved, but he suggested the design concept is consistent. He highlighted details that have been refined in the design process. The P Street entrance has gained in emphasis, and the sidewalk has been detailed to further underscore the sense of arrival. The second story of the building has been clarified as a continuous band of windows, to lift the tower portion above the base. The 7th floor will have an outdoor area for the cafeteria.

For the retail space along Canopy Street, each doorway will have a canopy. There are four retail entries. The brick is a little darker than before, as well as the metal. He brought along some samples of their color choices.

Johnson wondered about the timeline. Krieger replied they are anticipating opening in the spring of 2017.

Zimmer mentioned the plans attached to the Redevelopment Agreement were compare with the designs submitted for the building permit and staff felt the design had evolved, but was in compliance.

Penn noted that it doesn't appear they are asking for any exceptions to the Downtown Design Standards. Zimmer doesn't see anything that would require a waiver of the standards. This is for the advisory role of the Redevelopment Agreement. There will be further discussion on the courtyard. Only half of the buildout of this block will be done at this time. The discussion will involve how to handle the future.

Casper questioned if the retail will include any food establishments or cafés. Krieger is not sure. They haven't finalized the plans for tenants yet.

Nate Buss stated the courtyard will provide an open, free flowing walkway to the north (secondary) entrance, unless someone comes in with a sidewalk café.

Peace wondered about the property line. Krieger believes the brick face is a few inches back from the property line. The canopy projects about four feet over the property line.

Will Scott stated they are working with a few vendors. They would like to attract soft goods retail. It is very early in the process yet. A national retail convention is coming in May, so they are setting up some meetings.

Buss described the streetscape features, stating that the main entry off P Street has an angle to it. They are proposing to bring in some color concrete from the node. The rest along Canopy Street is similar to what is there today. The design along P Street will be similar to what you see on the other side of the street in front of the Olsson's building. In the center is the courtyard. That item is in flux right now. That will be back before these committees.

Zimmer stated that discussion will include concepts of what could be in place when this building opens. Knowing that the building to the north of this needs to be built to realize the full courtyard, the character of that building should have input into what happens with the design.

Penn asked if it has been determined where the TIF (Tax Increment Financing) will be used. Salem replied there will be assistance with the streetscape and courtyard. The money will be dedicated in the agreement for that purpose. There will be a public easement over it, public access and use, as well as private. Just like the Railyard, those details change over time. It will probably see some similar refinement. Penn was thinking of people going to the Arena. This will be a main route. Does it make

sense to have benches and trash cans coordinated or not? She is not sure. Salem thinks that is a valid point to discuss.

Casper noted since this will be a public courtyard, it should not feel closed off. If it is to be truly public, she hopes to see more of an opening presence. This design feels like it will belong more to this building, not as a public space. Buss stated that the opening is probably thirty to thirty five feet wide.

Casper was wondering how you invite people in, since this is a public space. Krieger stated that is still being fleshed out and designed. It is dependent on the building to the north. Casper sees that the whole area could end up with a lot of shade. These are things to consider. Make sure to keep in mind how the space will be programmed and who will be using it.

Penn stated that we wanted to see the solar impact with another building in the area. She believes it was the Olsson Associates building. She would like to see technology used to see the space at different times of the day.

ACTION:

HPC:

Johnson moved approval of the design as presented, seconded by Francis. Motion failed 3-0: Francis, Hewitt and Johnson voting 'yes'; Kuhlman abstaining; Dirr Gengler, McKee and Munn absent.

UDC:

Peace moved approval of the design as presented, seconded by Tilley and carried 4-0: Casper, Peace, Penn and Tilley voting 'yes'; Huston abstaining; Eagle Bull and Kissel absent.

Peace, Tilley

UPCOMING REQUESTS FOR JOINT MEETINGS, FUTURE PHASES OF TELEGRAPH DISTRICT REDEVELOPMENT, 9TH & O HOTEL PROJECT (TENTATIVELY SCHEDULED FOR MARCH 17), LUMBERWORKS GARAGE "LINER" BUILDING, ETC.

PUBLIC HEARING:

February 18, 2016

Members present: HPC – Francis, Hewitt, Johnson and Kuhlman; Dirr Gengler, McKee and Munn absent.

UDC – Casper, Huston, Peace, Penn and Tilley; Eagle Bull and Kissel absent.

- Zimmer stated that staff has been working actively with the Telegraph District. We expect that to be coming forward in several additional stages.
- The proposed hotel at 9th and O Street is in design stages at this time. They have asked tentatively for March 17, 2016 for a joint meeting date. He is trying to alternate meeting dates to balance the extra dates requested between both groups.
- Proposals have been requested and received for the Lumberworks Liner building. A selection hasn't been made yet. He is anticipating this item coming to a joint meeting, but that schedule is further down the road.

- Hewitt hopes someone from the Telegraph District will be here for the March, 2016 meeting so we can discuss the fate of the Telephone Museum. He believes it is a significant factor and he would like to discuss it.

Penn was planning on bringing it up at the Urban Design Committee meeting as well.

Zimmer noted that two members of the Telephone Museum are in the audience.

TELEPHONE MUSEUM

Diane Walkowiak requested to address the boards. She is a volunteer for the Frank Woods Telephone Museum. She starting volunteering a month ago and realized there was nothing in the redevelopment plan for the museum. She is helping Wally Tubbs, who runs the museum. Their first priority is a considerable extension on the lease. The lease is set to expire March 31, 2016. They need to find a new space and remodel it. There are hundreds of items to catalog, pack and move. We want space not to just survive, but grow and thrive. We need about 10,000 square feet. We envision a library and proper place for storage. We need ample parking and garage doors to move items in and out. Speedway Motors has talked to the museum. Speedway Motors is happy to lease space outside the Telegraph District. The Telephone Museum belongs in the Telegraph District that it was named for. The logical location for the museum is the LT&T Warehouse. It seems to her it would benefit the district to have the museum as part of the district. It has been suggested that parts of the museum be displayed in retail spots. She hopes everyone realizes that takes items out of context. What better way to brand the Telegraph District than to have the Telephone Museum as part of the development. Ultimately, we feel the museum should be part of the district, in the LT&T warehouse. We need an extension of time and ask for the support of this group.

Huston asked what the cost would be for renovation of 10,000 square feet. Walkowiak replied it would depend on the location and condition of the building. Wally Tubbs, president of the Museum, agreed.

Francis inquired about the current space. Tubbs stated that their display space is about 4,800 square feet. Another 1,200 square feet was planned. Francis believes it sounds like there is great economic development potential. Walkowiak added that they have tours and school kids, and it has been a great resource.

Hewitt stated that as a historian, he believes this is an excellent case for why this should be in the Telegraph District. Someone from Historic Preservation Commission has talked to Speedway and has said that this museum needs to be moved. In his opinion, if they can't find a place for the Telephone Museum, then the district should be renamed. Walkowiak appreciates the sentiment. This happens all the time. You have a development called Whispering Pines, but all the pines have been cut down for the development. To her it makes no sense to call it the Telegraph District and honor the museum, but kick it out of the district and threaten its existence.

Penn asked how the museum stays afloat now. Walkowiak replied they rely on a dedicated group of volunteers, and through the graciousness of all the past phone companies, their space has always been rent and utility free.

Tubbs stated that we have existed at the behest of the phone company and always have. The association is comprised of current and retired employees of the communications industry. The collection itself belongs to the Telephone Pioneers Association. If the museum fails to exist, the collection would go back to the members and would probably be sold off and fail to exist. The collection has grown. We feel this is an important resource for school children. To follow that history is of paramount importance to school age kids in Nebraska.

Tilley inquired how many visitors come through in a year. Tubbs replied they had 300 to 400 visitors last Sunday due to all the recent publicity by the media. It varies from year to year. Since the project of the Telegraph District, and the media has picked up on our plight, there has been a huge influx of individuals. Many have driven by for a long time, but want to see it before it goes away. He would guess 2,500 visitors a year is the average. Tilley asked if the students are all from Lincoln Public Schools. Tubbs replied it is a smattering of schools. Our tours are by word of mouth. Tilley wondered why they are asking for a 10,000 square foot building. Could you stay in a 4,000 to 6,000 square foot space? Tubbs replied they are short of space currently. With the ability to expand and recreate the current displays and do them properly, he thinks 10,000 square foot is very realistic. He believes it would make an amazing museum and allow them to display items the way they want. When Speedway Properties provided them with other locations to look at, all of the properties were outside of the Telegraph District. Tilley questioned if they charge admission fees or pay their staff. Tubbs replied no. The museum is done by all volunteers. Walkowiak added they are only open on Sundays from 1:00 p.m.– 4:00 p.m. Everything is done by people chipping in their time. She believes numbers would increase if they had the staffing. She doesn't believe the museum can continue to rely on volunteers.

Penn inquired if there was anyone present from Speedway or Nelnet who wanted to speak. No one was in the audience. She inquired if the city is involved in any of this. Zimmer replied that the Urban Development Dept. is involved, along with himself and they have been directed to help find a solution.

Wynn Hjernstad stated that the Mayor has asked why the lease cannot be extended. Speedway has said they will extend the lease. Speedway wants a date. Zimmer added that the Mayor regards this as an important part of the district and an important asset to the city. He wants master planning of the district. Hjernstad noted that the Mayor has stated this is not a museum problem, but a problem for the city, the developer and the Mayor.

Tubbs stated that they looked at the former Amoco building yesterday on 25th & "N" Streets. The building was in terrible shape and would not work for them. Speedway told him they would be willing to work on an extension of the lease. That is the first indication of any extension he has heard.

Hjernstad didn't know this would be discussed today or she would have invited the developer to attend.

Penn would like to see as much coordination as possible between everyone. There are a lot of parcels being taken over by Speedway and Nelnet. It would be nice for everyone to work together.

Huston stated that it would be unprecedented for this body to work with tenants. It is a slippery slope to get involved with uses.

Huston sees this as beyond the scope of our review. Hewitt added that Historic Preservation Commission has a very different role. Tilley agreed. She doesn't feel this falls under the scope of Urban Design Committee. She feels like she is overstepping the boundaries. She absolutely believes this is a Historic Preservation Commission issue. She would recommend that the museum, developer and Mayor all work together to resolve this. Zimmer offered that the city administration has expressed an interest in everyone working together as well.

Johnson would be willing to wait until the next joint meeting on March 17, 2016 and see what everyone has to say. Tilley agreed. She believes it is not fair to have a vote without hearing from the other side. Johnson agreed. He would hesitate to vote on a motion at this time.

There being no further business, the joint meeting was adjourned at 2:20 p.m.

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: February 18, 2016, 2:30 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Emily Casper, Tom Huston, Gill Peace, Michelle Penn and Michele Tilley; (Tammy Eagle Bull absent and JoAnne Kissel).

OTHERS IN ATTENDANCE: Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Wynn Hjermsstad of Urban Development; Brett West of WRK; and Kevin Abourezk of the Lincoln Journal Star.

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 January 5, 2016. Motion for approval made by Huston, seconded by Peace and carried 4-1: Huston, Peace, Penn and Tilley voting 'yes'; Casper abstaining; Eagle Bull and Kissel absent.

ANTELOPE SQUARE REDEVELOPMENT PROJECT, 22ND & Q ST. VICINITY

Brett West appeared. The design has been updated from the last time he appeared before the committee. He has been working with Sinclair Hille to update some of the images. They are introducing some banding into the project and using a couple of different colors of hardi-board siding. They are looking at ways to divide the four-plex with something interesting. We have simplified the views. We are using a pretty modern palette. Our look will be different from the buildings across the street. We are using a pop of color at the doorways and using brick. We are trying to call attention to the verticality.

Huston questioned the timing for construction. He noted that the Redevelopment Agreement will be in front of the City Council on Monday, February 22, 2016. West replied that they hope to get started this summer, perhaps as early as spring.

Tilley asked if the garages are in the back. West replied yes. They will be attached garages. Tilley asked about the number of bedrooms. West replied they will be two and three bedroom units. The lower level will be built out for a possible bedroom or playroom.

Peace inquired about the property lines. Will these be replatted for individual lots? West replied yes. They will essentially be condominiums for sale. They were initially planning for about 80 percent of the development to be for low to moderate income. They will probably end up about half and half, 50 percent low to moderate income. Most assistance comes in the form of down payment assistance.

Peace likes the design. West stated they are excited to get started.

ACTION:

Tilley moved approval, seconded by Peace and carried 4-0: Casper, Peace, Penn and Tilley voting 'yes'; Huston abstaining; Eagle Bull and Kissel absent.

SIDEWALK CAFES

There was no information to present.

Staff Report & Miscellaneous

There was no information to present.

There being no further business, the meeting was adjourned 2:40 p.m.