

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** April 5, 2016, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** David Cary, Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Wynn Hjermsstad and Hallie Salem of Urban Development; Dave Johnson and Sierra Penas of Studio 951; Tim Gergen of Clark Enersen Partners; Sara Joy Proppe and Maureen Michalski of Schafer Richardson; Peter Katt and Doug Boyd of Affordable Housing Initiative; Katie Kock of Cline Williams; Mike Hootman of UNL Innovation Campus; Don Linscott of Green Leaf Properties; Richard Pleskac; Kevin Abourezk of 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.

Penn then requested a motion approving the minutes for the regular and special meetings held February 18, 2016. Motion for approval made by Huston, seconded by Peace and carried 6-0: Casper, Kissel, Huston, Peace, Penn and Tilley voting 'yes'; Eagle Bull abstaining.

### **48<sup>TH</sup> & HOLDREGE REDEVELOPMENT PROJECT**

Members present: Casper, Eagle Bull, Kissel, Peace, Penn and Tilley; Huston declaring a conflict of interest.

Maureen Michalski stated that Schafer Richardson has developed many properties from large to small, market rate to luxury. They have 1.7 million square feet of commercial property they manage in the upper Midwest. They are very familiar with multi-family and mixed use. They don't generally sell their buildings. They have sold maybe one or two over their 20 year history. They often meet with neighborhoods. They already had a meeting with neighbors in this area. They have started that engagement. They are very excited about this project. It is great to have the University nearby. They are partnering with Sampson and Studio 951.

Tim Gergen presented a site plan of 48<sup>th</sup> St. and Holdrege. There is currently a myriad of zoning in the area. They will be proposing a change to B-3 zoning. This will give a presence along 48<sup>th</sup> Street. The parking will be in the back. They are going to remove everything off the block, relocate the sidewalks and create a nice greenscape with grass and trees. The building will be along 48<sup>th</sup> Street. The parking lot will be screened, with garages towards 49<sup>th</sup> Street. They are condensing the access points and

consolidating the entry points. The driveways have been shifted so they are offset. They are trying to create a plaza zone for a possible outdoor dining area. They could create some amenity zones for the residents as well. The infrastructure is all in place. The turn lanes at Holdrege St. already exist. They are trying to respect the area by keeping it as far away from the neighborhood as possible.

Dave Johnson showed plans for a five-story building. The main floor would be retail and precast concrete, with wood frame apartments above. They are creating a 20 foot tall base of masonry and then the frame on top. They tried to break it up into smaller masses. Both ends are a little different. The storefront is brick, the prefinished lap board siding is smooth. There will be decks on the red brick ends only. The canopy design is on the first floor. They are planning to bring in services on the north end of the building. He provided elevations of the site. There will be a screen wall for the electric service on the north. They foresee on the south side would be an entry to the apartments and elevators. There will most likely be mail boxes on that wall, with glass on the east third of the south wall. There is space for outdoor seating on the south for possible outdoor dining.

Huston sees 98 units. Johnson replied he was correct. The fifth floor will have a community room and common deck.

Kissel inquired about the market they are going after. Johnson initially believes that the location between campuses would attract young adults. They had about 35 people show up to an open house. Quite a few people in his age group were talking favorably about this development. There were a lot of people in their 60's and 70's that were excited for a building with an elevator. That kind of changed who they thought would move in. There is a lot of loyalty in the neighborhood. They are trying to keep the market pretty wide. Michalski noted that there would be units from 575 square feet up to 1,200 square feet.

Huston wondered about the unit mix. Johnson replied that 34 percent will be one bedroom, multiple bedrooms for the remainder.

Penn questioned if there will be a pool or any amenities. Johnson replied there will be a community club room, but no outdoor amenities. Perhaps there could be some sort of exercise facility on the main floor. There is some talk of trying to attract a fitness provider.

Eagle Bull wondered about the setback on 48<sup>th</sup> Street. Johnson replied that the building is 42 feet from the curb. He was on the City Design Standards Committee and tried to implement a lot of those ideas on this site.

Kissel thinks this will be a nice addition to the area. It will be a nice place to live.

Casper sees that the renderings make the setback look less than 42 feet. She is aware that is just the look of the drawing. Johnson directed her to a different drawing that might give a better sense of the depth.

Kissel likes that there is a lot of pedestrian activity in this area. This helps bridge the gap.

Penn would like information on the building materials. Will the cement board be painted? Johnson replied that the intent is tone on tone. There are slight tone differences in the burnt orange. The top floor is about 42 feet shorter in either direction. The end units will overlook the roof. Michalski added that the units on the south will have direct access to the outdoor area.

Don Linscott has toured the facilities in Minneapolis, Minnesota that Schafer Richardson has done. He believes they bring a lot of this expertise to Lincoln. They are spending a lot of time on how the units will be set up. He finds this very exciting and believes it will be a great product.

Eagle Bull wondered about the material on the garages. Johnson replied they planned on using siding. The back side will be masked almost entirely with landscaping. The neighborhoods liked the idea that this will be an improvement to what is there now. The garages will have asphalt shingle roofs.

Peace would encourage looking at window options. He pictures a big difference with white vinyl and fiberglass. He would encourage fiberglass. Johnson replied that if they did vinyl windows right now, it would be white on white for the light areas and dark brown or a terra tone for the darker areas. The nice thing about the Anderson 100 windows is that you can have the outsides all different colors.

Peace wondered if the fifth floor wanted a balcony. Johnson replied that they explored the idea but decided against it. They didn't love having a spotty railing. There was discussion about creating garden areas if they can figure out a good way to do it.

Casper would caution against screening the garage completely. It could get overgrown and look messy.

Tilley questioned where roof top gardens would be. Johnson believes they could be on the south side, above 4<sup>th</sup> the floor. There is a hallway down the middle of the building. They would design it so the doors would come out either side. That is still a work in progress. Tilley loves the idea. Johnson does as well. Johnson noted they are still working with Building and Safety on the idea.

Tilley likes that they are investing in northeast Lincoln again. She would like to see more.

**ACTION:**

Kissel moved approval as proposed, seconded by Tilley and carried 6-0: Casper, Eagle Bull, Kissel, Peace, Penn and Tilley voting 'yes'; Huston declaring a conflict of interest.

**INFILL HOUSE DESIGN FOR 224 N. 28<sup>TH</sup> STREET**

Members present: Casper, Eagle Bull, Kissel, Huston, Peace, Penn and Tilley.

David Landis stated that they were given some direction for design elements on this property the last time they appeared before this committee. He consulted with Ed Zimmer and Stacey Groshong-Hageman and was given some advice.

Ed Zimmer stated that the concept from Urban Development was quite a bit smaller than what they have seen before. They tried to explore different options by rotating the house on the lot so you could gain the ability to use the back yard space and have an accessory building. In keeping the porch to the street, but essentially keeping the floor plan the same, it opens up the back yard space. The garage can then be accessed from the alley.

Landis stated that they hadn't thought of this configuration, but he likes it and thinks it works very well. Even a small house functions better with a garage. Steve Werthmann noted that the driveway now comes off the alley. They were dealing with the turning radius and this design allows for it to happen. Zimmer added that the house can move north and south as needed, you just need to respect the sideyard.

Landis stated that the first design presented was around 1,000 square feet. This is a smaller house. It was designed small. This will be highly affordable. This is an experiment to see if they can find a family who wants a house like this. This is meant to see if there is a market for this kind of lifestyle. Zimmer added this will be one bedroom with a basement.

Peter Katt is new to the Affordable Housing Initiative board. He did not believe there was any way this was affordable. The first design wasn't going to work. He made a suggestion to take these small lots and park a small RV on them. That didn't work. Once this is built, it is another 80 to 90 year investment. Even this will probably be close to \$100,000.00. He doesn't think this is a very efficient use of dollars. They have to tweak some interiors on the floor plan. Conceptually he likes the idea. He would ask for approval.

Kissel is curious about tiny houses and accessibility. She wonders if it would be possible to be fully accessible at this size. Katt believes it would create a lot of problems if there weren't any steps at the front door. There would be drainage problems. Doug Boyd added that there would be problems with doorway widths and other items. Zimmer noted that if the back door could be accommodated, there could be a ramp.

Tilley questioned how much room is between the garage and house. Boyd replied about eight feet or so. Penn wondered if the two shouldn't be connected. You could save two walls of siding and foundation. Zimmer noted that would make the principal building too large and the principal building can't be in the back yard. The separation of the two makes the garage an accessory building.

Penn is excited about this. It will fit and work really well. She thinks they are headed in the right direction. They have talked about the tiny house concept, but perhaps this is a direction for small irregular lots.

Huston would hope they could still build a 500 square foot house for less than \$100,000.00. Katt added that they need a simplified process to get one built.

Kissel stated that affordability was talked about last time this committee reviewed this. She would like to get a design that could be applied towards a future project. The trick is, they had a problematic site.

Penn believes this is a way better solution than the first solution. This is wood frame. She sees I-joints and affordable items in the plan. This might have a chance and be a blueprint for others to follow.

Landis would say the distinguishing characteristic here is, there was a house here already and demolition costs were involved. A basement was already here. Many tiny houses don't have a basement. This would be hard to replicate, but hopefully it can be attractive and find a market. They hope to have a chance to look at locations that might have a chance.

Tilley stated that our job as Urban Design Committee is to consider the urban fabric and the neighborhood. They have been looking for a prototype on this. They want to make sure they are moving forward with vision and not just filling something in.

Huston believes this is a great improvement from what was previously presented. Tilley agreed.

**ACTION:**

Huston moved approval as proposed, seconded by Kissel.

Peace agrees this is a great improvement. It was mentioned the house could shift north or south. He would leave it and have a fenced side yard on the north area. It could be a nice feature. He sees that it is up about two feet or so. You could raise the garage and make a low barrier entry from the garage to the back of the house. He believes you need positive slope anyway. As this moves forward, he would urge the applicant to use a product other than vinyl for the siding and windows. The use of a little premium cement board would make this a lot different. Werthmann stated they are definitely not using vinyl. Tilley thinks that is excellent.

Motion for approval carried 7-0: Casper, Eagle Bull, Kissel, Huston, Peace, Penn and Tilley voting 'yes'.

Tilley thanked everyone for their hard work and persistence on this.

**MISCELLANEOUS:**

- 7116 Colby

Rich Pleskac is building a house. He wants it to be zero entry all the way around. This is an infill lot located at 7116 Colby. It is a double lot. He doesn't want to build a normal house. He started out with the design being a tilt-up concrete house. Now it is a tilt-up concrete garage and sunroom. The rest will be wood, with a flat roof. He wants to collect rainwater for his garden. His son is an architect in Seattle, Washington and is helping design this. It will be a two bedroom house with a two car garage. It will be set fifteen feet away from the neighbor on the west. Originally, there was an old house here.

Zimmer stated that for him to review and approve this under the neighborhood design standards, the roof needs to be 6-12, gable or hip. This is neither, but seems to be an interesting design in a neighborhood that doesn't have a uniform context. There is a wide variety. Most are ranch houses. Standards aren't intended to require that this be a ranch house, but rather a good neighbor, so he recommended asking the Urban Design Committee's advice.

Kissel wondered why poured, cast in place concrete. Pleskac replied that he has a shop that is very efficient. That is one of his requirements. His goal is to have a play area and garden for grandkids.

The committee members passed around the drawings and reviewed them.

Kissel wanted to know how the rainwater system will work. Pleskac stated the water will drain towards the back and will funnel towards the house. It will be held in a cistern.

Huston thinks they need to be adaptable to sustainable house design. Energy and water conservation are important. Tilley agreed.

**ACTION:**

Huston moved approval as proposed, seconded by Penn.

Peace thinks this is great. He thinks that you shouldn't have to come before this committee just because you don't have a 6-12 roof pitch. Maybe the policy should be looked at more closely. This should be easier.

Zimmer stated that another principle is that staff judgement is limited. The committee can be broader. In between the two, the Planning Director can accept a broader range, with a notification of neighborhoods within 200 feet.

Motion for approval carried 7-0: Casper, Eagle Bull, Kissel, Huston, Peace, Penn and Tilley voting 'yes'.

- Cottonwood Café

Hallie Salem with Urban Development presented an updated sidewalk café application. This is operating currently at 11<sup>th</sup> St. and K St. They have proposed outdoor seating on the south side before. There were elements that needed to be thought out more carefully. The seating area is 48 foot long by 11 foot wide. There will be iron fencing with a powder coated black finish. She presented pictures of the proposed black metal outdoor furniture.

Zimmer noted that this application has been seen by this committee before. Committee concerns were addressed.

Penn inquired if there will be umbrellas. Salem hasn't seen any. She inquired if umbrellas without any advertising would be acceptable. The committee indicated yes.

**ACTION:**

Kissel moved approval, seconded by Peace and carried 7-0: Casper, Eagle Bull, Kissel, Huston, Peace, Penn and Tilley voting 'yes'.

- Falafel King

Salem stated that this has been a challenge. This is located south of O Street, on 14<sup>th</sup> Street by the library. There is large right-of-way. There is a stairway that goes to the lower level. She suggested a four-foot-long railing at the north end to help demarcate the seating area. They don't need a liquor permit. They don't have any plans to serve alcohol. This is an open dining area, with just a fence on the north side.

Tilley feels like a four-foot fence will just cause a problem here. Salem believes it would balance with the south end and delineate their space. They could tether their furniture to the railing.

Eagle Bull sees that this is a small space that will be located just under their awning. Salem replied yes. This will be three tables, with four chairs each. She believes this serves their purpose to gain attention that there is food inside. It can get crowded in the area because of the bus stop and bar scene.

**ACTION:**

Tilley moved approval, seconded by Kissel and carried 7-0: Casper, Eagle Bull, Kissel, Huston, Peace, Penn and Tilley voting 'yes'.

**ANNUAL REPORT**

Zimmer provided the annual report for committee review.

**MISCELLANEOUS:**

- Huston thanked Kissel for serving on the Telephone Museum Committee. Zimmer stated they are meeting actively. Tilley believes it is a good committee.
- Zimmer stated there will be needs for several joint meetings with Historic Preservation Commission in the future. He will try to alternate scheduling meeting dates between UDC's regular 2<sup>nd</sup> Tuesday of each month and HPC's 3<sup>rd</sup> Thursday of the month. There is the 9<sup>th</sup> St. and O St. hotel project. He guesses they won't be ready for a meeting this month yet. This project has local investors and DLR is the architectural firm. They have done a preliminary design. The Telegraph District will be back. It will be for more of a broad concept for streetscapes and other items. There is the possibility for a special sign district with unique design standards within the B-4 zoning. That is probably a couple of months away yet.

There being no further business, the joint meeting was adjourned at 4:35 p.m.