

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: November 17, 2016, 1:30 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong-Hageman, Teresa McKinstry, and Amy Huffman of the Planning Department; Hallie Salem of Urban Development; John Badami and Daniel Siedhoff of DLR Group, Todd Hesson of Encompass Architects; Matt Olberding of the Lincoln Journal Star; and other interested parties.

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

Munn requested a motion from each group approving the minutes of the Joint Historic Preservation Commission and Urban Design Committee meeting of October 20, 2016. Motion for UDC approval made by Huston, seconded by Kissel and carried 4-0: Casper, Huston, Kissel, and Peace voting 'yes'. Motion for HPC approval made by Johnson, seconded by Dirr-Gengler and carried 7-0, Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee, and Munn voting 'yes'.

LUMBERWORKS GARAGE LINER BUILDINGS DESIGN

PUBLIC HEARING:

November 17, 2016

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

Todd Hesson, Encompass Architects, P.C., came forward representing Speedway Properties and Nelnet. This joint body reviewed this project last month where we received partial approval. The comments were very appropriate so we went back and did some additional design work. There have also been modifications made due to budget issues. We ended up taking a floor off the entire project to reduce the scope and cost.

To review, the existing garage has an entryway off of N Street. The proposed project area borders from the north stair tower, wrapping around, and extending down to the southwest corner of 7th and N Streets. The 1st floor of the two west buildings is made of up commercial retail, now with three

upper floors of apartments. The north building is shell office space above retail and is down to four levels instead of five. Otherwise, the concept is the same, in terms of exterior features.

We focused on the north elevation. The row house scheme seen on the west side used to be carried around to the north for consistency. Based on comments regarding the difference in use and proximity to Canopy Street, it has been revised. There is a brick base with a lighter metal panel configuration on top. In addition to more glass at street level, there are larger windows going up, more reminiscent of a warehouse building. The architecture remains heavily vertically articulated with a row house feel for the apartments and then it changes once you get past a certain point. Hesson presented multiple elevations to show various views of the concept, including from the overpass and street levels. Hesson went on to address the existing stairwell. It was asked that it be tied together with the design. We are looking at incorporating a piece of moving art with a series of kinetic rods.

Bavitz asked if the future grocery is receptive to leaving the windows open, since they typically prefer wall space. Hesson said they are fighting for wall space and there may be a need to do something for the windows, but we have not seen a layout yet. Bavitz noted that will be an active corner. Zimmer said one aspect of Downtown Design Standards that addresses Canopy Street requires a minimum of 70% transparency from 4-9 feet above the sidewalk. That can be met with display windows.

Munn said the proportions of the building benefitted from losing a floor. Hesson agreed that it helped in some ways, especially since the north building got so tall.

Francis asked if the loading dock is maintained at the back. Hesson said yes, that did not change at all.

Munn said the biggest point of discussion last time was the north building. He invited comments relating specifically to that building.

Gengler asked Hesson to address how the materials may have changed since the last meeting. Hesson replied that we are still finalizing the palette, but the idea is to use the same brick throughout, probably in the plum range, or other darker palette. We did not want to try to match what was there. At the base, we are introducing a bigger course limestone. The darker panel on the upper levels would be horizontally ribbed with a heavy shadow-line in a darker grey. The lighter grey areas are still being finalized, but a flush Hardie panel with good durability is what we have in mind.

McKee asked if the north building rises above the top level of the parking garage. Hesson said he thinks it might be just a little above.

Huston said the design looks great.

Gengler asked what action was needed. Zimmer said we desire recommendations from each group, advising the City in its negotiations. Each group is advising the Mayor from an urban design and historical perspective. Last month, both groups made motions of general approval with some recommendations for certain items.

Gengler said that at the last meeting, we wondered about how the light from Harris Overpass will be addressed for people occupying the apartment units. Hesson said the 3rd level will be primarily in front of the overpass. There is one row where we are not sure exactly where it fits, above or below. The top two floors are fairly open so that should not be a problem. Below, it is in shade most of the day. Gengler said she wondered how reflective the windows might be if they are treated to protect occupants. Hesson said that level of detail has not been reached yet. Gengler said a highly reflective window would be distracting to the design. There may be some color or tint, but avoiding a dark tint or a highly reflective surface would look better. Hesson said there might be a slight tint. McKee added that there will not be any direct light going into the building because traffic heading east will not affect it.

Bavitz asked if they are planning for any bike storage since they are along the bike lane. Hesson responded that there is not space in our building, but there are negotiations with the City about using space in the parking garage, or a storage room. He does not know the status of that, but the discussion has occurred. Hallie Salem of the Urban Development Department said confirmed there have been discussions it will be part of the redevelopment agreement.

Peace said that at the last meeting, everyone thought it was a nice project and he agrees with Munn that losing a floor is better. The Canopy Street side has a lot of definition in and out which helps make the material breaks work. He suggested that it could be one material; some of it still feels a little forced and even more simplification would help and not hurt. One thing currently not shown is an umbrella zone right up against the windows. Highly activated streetscapes should have some cover right as you enter the retail zone. Hesson agreed it is a good point. When working with the vertical aspects, we then struggled with what to do horizontally with the base. We also considered letting tenants brand their own space. Peace emphasized that as the exterior materials are finalized, it is important to make sure it is detailed right. Urban Design Committee has not always made people accountable for what those materials and as a result, has seen a few projects that did not live up to expectation.

Munn agreed with Peace in that the lower portion could be simplified and it would be more elegant. Just the grey panel across the top and side would be clear and simple. Hesson said that the intent of pulling it up was to have some signage, but we will take a look at that. Munn said signage could go directly on the panel; it is the design of the sign that should make it visible. The design has come a long way and it looks good.

Bavitz asked if there is a patio on the inside corner. Hesson said there is a common area. The space inside has a kitchen and seating for a common space. Bavitz wondered about security issues. We have some issues there with separation, so there will probably be more “stuff” between the two buildings.

ACTION:

UDC:

Kissel moved to recommend the design concept, seconded by Huston and carried 4-0: Casper, Peace, Kissel and Huston voting ‘yes’; Eagle Bull, Penn and Tilley absent.

HPC:

Johnson moved to recommend the design concept, seconded by Dirr-Gengler and carried 7-0: Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee and Munn voting 'yes'.

9TH AND O STREET MIXED-USE PROJECT

PUBLIC HEARING:

November 17, 2016

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

John Badami and Daniel Siedhoff of DLR Group came forward on behalf of Hotel Land Investments, LLC. Badami stated they have worked on this project for about a year.

Siedhoff said the building shown today is sitting at 16 stories. This is a complex project and is a true, vertical mixed-use property. All of the properties right up to the property line of the Terminal building will be removed and the new building will take up the entirety of the property. This is a 200-room hotel, with a dual brand. Holiday Inn will take 120 rooms and the remainder will be a yet-to-be-determined lifestyle, boutique brand. We will have approximately 50 condominiums on the upper levels. There are 218 internal parking stalls. There will be a large corner signature restaurant on 9th and O Streets and two signature lobbies, individual to each hotel brand, and a 320 seat ballroom. We have met and exceeded guidelines in terms of height, quality of materials and street activity.

One important goal is to activate this extremely focused intersection. The materiality of the old City Hall is important in how we consider the juxtaposition in materiality with the new building. This building would be the tallest built in the last 60 years so it will have a large impact on the approach to Lincoln and how you feel about the vibrancy of downtown. This is a destination place with a signature design, so how it radiates out is extremely important, not only for travelers, but also for locals who want to engage.

The concept is broken down into a 3-scale approach: the pedestrian level, the City scale with the intersection, and ultimately, what you see of the skyline as you approach. On the conceptual side, the street level should serve as a lantern, drawing people in. The crossroads represent the idea of blending at this major intersection. Finally, the building represents a lighthouse as seen from the distance.

The plan itself takes up the four lots right up to the property line. The alley will stay and everything south will remain as-is. A key is to get parking to work. Working with NDOR, we were able to get an entry to the garage. Cars enter a queuing station with stacking for 10, multiple parking stalls to check in, and then head up to the garage. There are currently 41, heated, owner-occupied stalls for the units above. That entry for that garage is separate.

It was important to break down the programs so that the different uses are differentiated and easily identifiable. We liked the idea of a social connection being the element that ties the uses together architecturally. A precedent we are seeing in the hospitality industry is that the programs can have

very separate identities, but also have that connectivity. You can start to see called out pieces of architecture.

We ended up with the 16-story building, holding the corner, giving a signature look to the condo portion of the building, and hiding the parking garage. When you drive in from the north, the top of the building has larger, glass expressions on the condos so when cars approach at night, that beacon lights up, giving the area a destination-feel. The restaurant and hotel lobbies are vibrant spaces. All of those parts move around the building. Arriving at the vertical expression with the horizontal of the parking garage, we see the program coming to life at the ballroom. The ballroom idea has been vetted out. We were questioning whether it would still be affordable with the amenities on the roof, but it is moving forward.

Another important consideration is the materiality, not just of our building, but of the surrounding area. An attempt was made to echo the limestone pattern of the Old City Hall building in the tower building, but it is too expensive. We are looking instead into high-density fibrous material that can then be broken down to that similar pattern so there is that same effect. The dominant material is white/cream color. The secondary color is grey, in a grid pattern. We believe those tonal relationships will create a sense of arrival. At the lower levels will be a brick or a linear stone product, but that has not been vetted out yet. There is metal mesh set into panels on the parking garage. That creates the tall vertical pieces, and the similar vertical concept to hide the garage. It also gives us the opportunity to have window box fixtures which allows us to shine a light up to the stainless steel mesh.

On the restaurant, all of the glazing is at 14 feet. The ballroom sits at the 6th level. We wanted to focus on facing the ballroom out to engage with the people at street level. This also allows a substantial outdoor deck. This level includes 27 hotel rooms, conference rooms and the outdoor deck, so it is the perfect wedding spot. That is a complete experience that is not currently available downtown.

Badami said that one of the important things for the program was the separation for the condo and hotel. There will be separate entries for both hotel brands as well as for the condos. There is vertical circulation that goes from the private parking all the way up to their condos without interfacing with hotel guests. Siedoff said there is a stair tower for freight and condo users. That separation of uses is very important in terms of risk. There is also a door from the restaurant to the condo lobby. That security concern was important. We were able to work out that design challenge and keep each use to itself, internally.

We will be looking at private roof deck opportunities. Right now, all condos have private balcony space. We are trying to pull that back into the building with a 2-foot projection out. The only mechanical that will be exposed is some chillers at the top of the building. They will be screened.

We considered our impact to the Terminal Building carefully. We come right up to the property line but there is a small sliver between the buildings because we wanted to maintain the articulated, tile glazing turn on the Terminal building. There is a series of windows that we will cover – approximately five levels. Their building returns back in an L so the light penetration on the overall building is minimally touched.

The new building is prominent as you approach from the north or west. We had a lot of discussion about how much of the building would be exposed as you come north on 10th Street. There is a surface lot that someone could be developed in the future. Even the parking garage is very visible along the backside. We try to articulate the space enough in the back so it is not just a grey wall. The back of the building is usually an opportunity to save money, but we have tried to continue the upper level of materiality on the back.

On the street level, there are entries for condos, hotel lobbies, and the restaurant. There is one elevator that splits the two hotel lobbies. It is accessible by both hotels and it will go to the ballroom space. That was intentionally placed to put that activity in a very vibrant lobby. It is an experience not only for people attending an event, but also for people on the street; we bring the hotel experience out onto the street so it is a public experience.

Badami mentioned that we are looking at a 12- to 14-story building. Anything above that will be market driven and has not been decided yet. Bavitz asked how many stories the design concept shown today is. Seidhoff said it is showing 16.

Francis said it is impressive.

McKee was curious about the west exposure to the towers on the Terminal Building. He wondered if they will have to be removed. Siedhoff said they are forward of the property. McKee clarified he was speaking of the practicality, not the visibility. Siedhoff said the tallest one will need to be taken down during construction to accommodate the crane. It is not part of our property so it does not have to come down.

McKee asked for clarification about how many floors of windows the west elevation will cover. Siedhoff said the building will cover five levels.

Huston asked what material is used on the recessed portion of the north side. Siedhoff said all of the gray material is the high-density fibrous cement. Huston asked if it is the same material on the tower. Siedhoff said that is correct. The difference is the pattern that is used. Think of it like a 3 x 5 rectangular grid versus a natural pattern that we use on the more prominent portion.

Zimmer asked to see what a 12-story building would look like. Siedhoff said that level would be where the condos are shown to begin. McKee said the condos would be sacrificed if levels were removed. Siedhoff said that is correct. The key count at 200 is a specific number to meet the ultimate performance of the project.

Munn asked if these condos are larger, more upscale condos than the many being built and marketed towards students. Siedhoff said yes. Specific condo layout is not decided yet. Huston noted that it would be condominiumized for sale opportunity as opposed to rental.

Hewitt asked if an agreement has been reached with the Terminal building as far as an easement related to the covering of the windows. Siedhoff said no. It is a good will lot line, so they take the risk by putting the windows there.

Johnson wondered if there would be a lane on the west side to enter the garage. Siedhoff indicated there is a fair amount of space. We are ultimately trying not to lose any street parking, so the couple of stalls are being kept for convenience parking. But traffic is being taken off of O Street and kept internal to the site. We are also planning for the heavy traffic on football game days, so the stacking goes up two levels.

Huston wondered what the glazing level is under the tower. Siedhoff said that the reason the glazing is carried through is to break up the programming. The parking garage is the first level of the hotel. It also brings up some of the social connections. It is the whole lobby and restaurant level.

Munn wondered if the roof of the ballroom could be considered for use as another outdoor space. Siedhoff said they considered other amenities to add, such as a dog run, but creating that space that could carry the load above the ballroom would be so expensive that it prices itself out. Munn said that is too bad because there is a nice, big space there. Siedhoff said we are currently considering a rock-solid poured concrete product that would go to the roof on the tower. That space for outdoor terraces could house more amenities, but that would be for the private condos.

Bavitz stated she likes the project overall, but is uncomfortable with center hotel piece; the punched windows bother her. Siedhoff said that was a comment received from the City early on. One thing that was done was to try to create more verticality between them. That is an expensive effort, but we know it is adding value, also.

Peace thinks it is an amazing project and is excited to see this come together. The punched openings do stand out, but everything else is elegant. Another approach might be to tack them together horizontally. Related to the chillers, he wondered if there might be PTACs in the hotel rooms. Siedhoff said there will be no PTACs; it will be internal to the windows. Peace said that is very nice. Huston asked what a PTAC is. Peace responded that it is a through-wall heating and cooling system that most hotel rooms have.

Peace went on to say that it is starting to get down to the point where you would want consider if there is enough space between the building and the curb for people waiting to enter the hotel and a crowd of people walking by at the same time. Siedhoff said the face of the tower is at property line. The face of the vertical element is pushed back four feet. The lower level is pushed back a total of six feet, plus the twelve to the curb. Peace said having that dimension will be important. Munn added that it strengthens the corner as it pops out.

ACTION:

UDC:

Huston moved for a recommendation of approval, seconded by Peace and carried 4-1: Casper, Peace, Kissel and Huston voting 'yes'.

HPC:

Johnson moved for a recommendation for approval, seconded by Bavitz and carried 7-0: Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee and Munn voting 'yes'.

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

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: November 17, 2016, 2:45 p.m., Conference Room 214, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer, Paul Barnes, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Ernie Castillo and Dallas McGee of Urban Development; Matt Wills, Pierce Tallichet and Peter Hind of FOUNDarchitects; Matt Stricker of Brick and Mortar; and Matt Olberding of the Lincoln Journal Star.

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

Peace then requested a motion approving the minutes for the regular meeting held October 20, 2016. Motion for approval made by Huston, seconded by Kissel and carried 4-0: Casper, Huston, Kissel and Peace voting 'yes'; Eagle Bull, Penn and Tilley absent.

1222 P STREET MIXED USE REDEVELOPMENT

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

Huston announced that he is representing the developer and will not be voting on this application.

Ernie Castillo stated that the investor, Brick and Mortar LLC, is looking at adding two floors to the existing structure at 1222 P Street. When they are done, they will have a building with 29 market rate units available and first floor commercial use. They are investing approximately \$4 million, with about \$470,000 projected in TIF. The TIF is negotiable through the redevelopment process.

Matt Stricker has seen this building in the past and has always liked P Street. In 2015, the building was being sold and he was interested.

Peter Hind stated that it was helpful to have feedback and input from the City. It has made the project stronger. The process started by looking at adding floors to the top of the building. It was costly and there were issues. The part on P Street is part of the look. The idea is to keep the front portion and create a new first floor. The first floor will be more of an open space to move through. There are height problems. There will be a new on-grade retail floor that will be constructed. Four floors of residential will be added on top of that. The discussion started by looking at what had happened on P Street. At the very first meeting with the Mayor and Ed Zimmer, the Spertus Institute of Jewish Studies in Chicago, Illinois was discussed. This is a modern building built after the institution of some

historic guidelines. It is a structure with a lot of glass and windows. This was a project brought to the table in terms of materials. The second project discussed was the Porter House in New York, New York. One side is cantilevered. There is a distinct difference between the historic portion and the new part. For materials, they are interested in materials that don't require a lot of maintenance. Corten Steel is self-healing. There will be a white roof to deal with heat gain in the building. There will be a limited pallet of materials. A variety of items were proposed and kept getting feedback. The historic elevation was 1921. Some interesting things have been found that were changed. The double hung windows seemed to be important, along with the line of the first floor. An urban courtyard is being created on the first floor. The feeling is that it is important for this to be the front door as well. From P Street, this would be a porous stone façade that is backlit. The residential units will have some type of balcony.

Kissel questioned how far back it is from the parapet to the new construction. Hind believes the deck is eight feet wide and about four feet deep to the new construction.

Hind continued that they are building a new building behind the façade. They are really excited about the process. They have had a lot of conversations about the symmetry of the south façade. They believe the symmetry makes a lot of sense.

Kissel thinks since you have the old and new that four feet may work. Hind noted that it was a big roof deck at one point. The idea has changed many times. The usable portion is really eight feet wide.

Matt Wills stated that at one point, it was the whole width of the building and seemed odd. Hind believes it is a good point. Wills continued that they have done the same thing with the side balconies. Sometimes it is nice to have a door to open for light and fresh air. It may be more important to have the light even if it has limited usability.

Casper commented that the lobby was noted as more of an open move-through space. She inquired what materials they are thinking of using. There are quite a few materials on P Street. Hind replied that their initial intent was to take out everything. They talked about the historic elevation. There is the scale of the elevation, but also the negative space. Taking the concepts of P Street into this space have been considered. It would be made a part of that. Lighting is a key to make it feel the most alive. Stricker was thinking tile or something. He doesn't want it to be concrete.

Hind stated that they felt windows into a residential space was important. That is the separation from retail to residential. There would be a full basement under the retail space. It would be a new basement for storage, overflow and mechanicals. The residential would probably have their own standalone units on the roof.

Casper is seeing that the front space will be open. Hind stated that some openings will be openings, some will have glass. Signage is key. Wills showed the openings in greater detail. Stricker added that this building doesn't lend itself well to signage. Hind believes visually it will feel more open.

Peace is considering voting no or delaying. He would like to give a handful of ideas. He loves this building and the façade. His ideas are based on the integrity of the existing building. He would highly

encourage to not do the plaza. It becomes a no man's land on an activated retail street. It makes the existing façade feel like it has been treated as an artifact. The three part symmetry of this building is nothing like the shop project. He believes it could be stronger and greatly improved by not being a symmetrical three part space. There is a proportion in the front that is about equal. He thinks as the height goes up, the front needs to go back. He believes proportionally and visually what he sees now is not enough. The existing limestone is still in pretty good shape. It is somewhat reflective. With the Corten, you are picking a material on the opposite end of that. He doesn't think it should be a very dark, visually non-absorbing material. He thinks in contrast to the limestone, they are missing an opportunity to do something. He thinks this is a fantastic project. If the impetus is to do the homework, he thinks this will be a great project. Those four points are not quite there yet.

Hind disagrees with the Corten. He also disagrees with the plaza. We don't want to put windows back. We want to make this new and lively. It has to be done correctly and have good lighting, no doubt. There are certain buildings in downtown Lincoln that have a plaza that are great. The symmetry, he understands the issue.

Peace stated that they are doing a new building and can make the decisions on where everything goes. He believes the design could respect the historic architecture better. He thinks there should be a clear delineation. The Corten could give the impression that it had been there a long time.

Hind would love to have a vote and keep the process going.

Castillo understands this will go to Planning Commission on November 30, 2016. Zimmer stated this is an amendment to the redevelopment plan. The committee needs to answer the question if this is a project that the Committee would want to see happen downtown. Members can always give suggestions. Hind would ask for a vote with suggestions and refinements. Castillo hopes this will be ready for hearing at City Council in early January, 2017.

ACTION:

Peace moved for an affirmative recommendation of the character of the project, with the condition that there are design items that need further review by Urban Design Committee and he encourages the City in its work with the redevelopment process to bring the project back for further review, seconded by Kissel.

Kissel stated that the Committee may not agree with everything proposed, but they agree that the contrast with the new and old is exciting. It's realized that the applicant has to make this work for a tenant and everyone else. She would like them to consider everything that has been said and see if there is a way to improve this.

Casper agrees that this is an opportunity to do something quite different.

STAFF REPORT:

Hageman noted that Planning staff is working on South Haymarket Design Standards and possible zoning changes. She will brief members at the next meeting.

There being no further business, the meeting was adjourned 3:35 p.m.

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