

MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	December 6, 2016, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Emily Casper, Tom Huston, JoAnne Kissel and Michele Tilley; (Tammy Eagle Bull, Gill Peace and Michelle Penn absent).
OTHERS IN ATTENDANCE:	Ed Zimmer, Paul Barnes and Teresa McKinstry of the Planning Department; Peter Hind and Matt Wills of FOUNDarchitects; Dave Meagher of WRK, LLC; and Matt Olberding of the Lincoln Journal Star.

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

Kissel then requested a motion approving the minutes for the regular meeting held November 17, 2016. Motion for approval made by Huston, seconded by Casper and carried 4-0: Casper, Huston, Kissel and Tilley voting 'yes'; Eagle Bull, Peace and Penn absent.

1222 P STREET MIXED USE REDEVELOPMENT

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

Huston declared a conflict of interest. He is representing the developer.

Peter Hind stated that this development will be premium retail of about 3,800 square feet. Their plan is to restore the original façade and create a dynamic street connection for retail and a residential entry. There will be four floors of residential with 29 living units. He showed a visual of the Porter House in New York. They refined a few things from the comments they heard from Urban Design Committee at the last meeting. They were showing an urban courtyard. They feel strongly about keeping the courtyard to separate the retail entrance from the housing entrance. They heard a comment that the steel didn't contrast well enough with the original façade. They wanted to think of something that would float above the historic façade. The intent is for a dark building wrapped in a light panel system. There would be three floors of balconies. The new façade was also pushed back for a total of eight feet in separation. They worked hard on the asymmetry. They kept the same floor heights. There are Juliet balconies on some floors. They always had a dark stucco in mind. All the stucco they are going to use will be impact resistant. The energy performance will be way over code. The lighter color depicted will be smoother, the darker color a littler rougher. The white portion of the building will have white aluminum windows, the gray portion will have black frame windows.

Kissel thinks this is a huge improvement. She was concerned about stucco. Hind stated that it will be EIFS (Exterior Insulation and Finish Systems) with insulation behind it. The surface material over it is not thin. It is two layers of fabric.

Kissel thinks this is a step in the right direction. She is still unsure of the EIFS. Hind noted that they were drawn toward this material over metal panels.

Kissel questioned if it will stain or age over time. Hind replied that the fasteners will be stainless. The joints in the windows can be varied. They are looking at doing some solar shading over the windows. There could be some stainless or aluminum sunshades over the south windows. He can see a lot of potential for really great lighting.

Casper thinks the lighting concept will help with the courtyard area. She would reiterate it should be well lit in order to be successful. She appreciates the change in architecture. It makes it feel more like an urban example.

Tilley likes this much better than the last design presented. Aesthetically, it is much more clever. The juxtaposition between the old façade and the modern new is very interesting. She is curious about the space between the buildings and the Juliet balconies. What are they facing? Hind replied they will be facing the balconies of the Cadillac Lofts. Matt Wills added that there are three levels of residential exiting on the space. We were wrapping the idea of an urban courtyard with an entrance.

Tilley asked if the entrance has the ability to be locked. Wills replied that it could, but that is not the plan. Hind added that it won't be locked. They want to keep it open.

Hind stated that the third floor will be two units. The fourth and fifth floors are one unit each. Tilley inquired if there will be a rooftop garden. Hind stated they are looking at a rooftop deck from an amenities standpoint. To do one rooftop deck is more efficient than many balconies. He is very interested in providing one. Wills noted that Building and Safety informed them that there can only be non-combustibles on the roof. Hind noted they are looking at a rooftop deck on the front half of the building. Tilley believes it would be a big mistake not to do one. If she was looking for a place to live downtown, that would be a major selling point. She believes that rooftop gardens really activate the space.

ACTION:

Tilley recommended approval of the overall design concepts presented, with a caution that the stucco material be carefully executed for durability and that quality be written into the redevelopment agreement, seconded by Casper.

Tilley would like this protected so a lesser quality building material than what was presented today is not used.

Hind stated that Matt Stricker has described this product as white stucco on top of insulation.

Casper doesn't mind the materials. She believes it is a good contrast.

Hind questioned if a metal panel was found that they wanted to use, could a higher or better product be used? The committee members agreed that would be a possibility. They believe the language of the motion covers that possibility.

Kissel believes we are doing something special here. We feel that the quality of the material needs to match the quality of the design. That is not to say there is anything wrong with EIFS.

Casper, Kissel and Tilley voting 'yes'; Huston abstaining; Eagle Bull, Peace and Penn absent.

SOUTH HAYMARKET DESIGN STANDARDS AMENDMENTS

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

Paul Barnes stated that he will be presenting the South Haymarket Design Standards and some other zoning pieces. This is the first piece of implementation of the South Haymarket Plan. He has worked with Stacey Hageman on this plan and standards. This is a 38 block area south of the historic Haymarket district. The overarching goal of the plan is to create an urban neighborhood. Eight goals were developed in the plan. He pointed out the areas where the Lincoln Downtown Design Standards, Capitol Environs Design Standards and Neighborhood Design Standards already apply.

Huston questioned if there are areas in the Capitol Environs area that would also have to comply with the South Haymarket Design Standards. Barnes responded that they would have to comply with the Capitol Environs Design Standards. Ed Zimmer stated that the goals in the Capitol Environs Design Standards are more descriptive. The Downtown and South Haymarket Design Standards are more prescriptive. The Capitol Environs Design Standards will include language in them that align with this language.

Barnes continued with showing the area where the South Haymarket Design Standards would apply. The South Haymarket standards are based on the Downtown Design Standards. The intent is to understand that this is an extension of the downtown area but with greater flexibility for materials and roof types. There is a new concept of a "build-to zone" for residential buildings and new streetscape standards.

Kissel can see where the streetscape would carry over from other areas. She would hope there is a desire for continuity. Barnes replied this will be a cohesive implementation.

Barnes continued that there are site standards that apply to minor and major projects. Building placement and orientation is addressed, along with vehicular circulation, access and parking. Building standards apply in the same way and same categories as the Downtown Design Standards, but they allow for more flexibility.

Kissel inquired how dense of housing would be allowed. Barnes believes these standards would encourage higher density. He is not sure that prices would allow for lower density in the northern parts of the plan. The plan goes from higher density to medium density, to lower density in the south. The South Haymarket Plan addresses streetscape standards.

Huston wondered about the typical size of the right-of-way. Barnes replied that it varies from 60 feet to 100 or 120 feet.

Barnes stated that when work is done to streetscapes that are above routine maintenance, there should be discussion on what the streetscape to go back in should look like. Angled parking is recommended as typical. Loading docks and other features are encouraged within the pedestrian zone in certain areas.

Casper assumes this has been coordinated with Parks and Recreation since it would come under their purview to take care of the trees. Barnes replied yes. Casper wondered what happens in that zone besides street trees. Barnes believes that would all be part of the review. Casper understands the intent is to create character. The ground level zone could start to take on another view. Since the standards are aimed toward a certain look, make sure it's the desired look. That should be part of the discussion.

Kissel stated that this sounds like a good idea, but you could end up with ideas all over the place. You want uniformness. Casper would caution to be detailed enough that you provide direction for how you want the final area to look. Barnes believes the South Haymarket Plan gives examples and specific standards. Casper would caution to be clear of any expectations and make sure there is follow-up on the types of trees planted. She also wondered about sidewalk cafés. She is a little worried about a three foot space for tables if you need five feet on each side. She would hope there is enough flexibility. Zimmer believes it would take a coordinated development for types of trees planted.

Huston believes this is almost a new construction issue. There is limited space. Barnes believes we would like to see this with redevelopment. These are the minimum elements we need. We can talk about adjusting them to a specific site. Zimmer added that the long term goal is a mixed area. There are established mixes in the area already.

Barnes continued that the Downtown and Neighborhood Design Standards have also been part of this package. The current organization is that a waiver and appeal section is called out separately in each set of standards. Some clarifications are being made on when notification is required or not. This also includes language that calls the Urban Design Committee the appeals board in certain cases. Zimmer added that this committee has served as the appeals board for the Downtown Design Standards. This is a clarification of something that has evolved over time.

Barnes stated that these standards will be presented to the Capitol Environs Commission next week.

Kissel believes there is a missed opportunity as you drive over Rosa Parks Way. The J Street boulevard won't be visible. It is unfortunate. It makes her wonder if there are some other potential missed opportunities. Zimmer stated that we introduced opportunities for rowhouses, but there is room for other housing opportunities. Barnes noted that there are a lot of public owned properties on J Street and they have all agreed with this vision.

Barnes noted that proposed zoning text change would limit the heaviest industrial uses. They would require a twenty foot minimum height for buildings. It would limit freestanding signs to eight foot tall and remove parking requirements in the B-4 zoning. Zimmer believes this would make standards more consistent.

Huston is generally supportive of the design standards. He always struggles with application, but believes there is enough flexibility in the standards.

Kissel is supportive as well.

Zimmer noted that the Downtown Design Standards have been modestly amended to change things that didn't work well. That is how you make them better over time.

Huston noted that deviations are permitted.

Casper would encourage everyone to make sure to look for the overall character that is desired.

ACTION:

Huston moved approval of Chapter 3.77 - South Haymarket Design Standards of the City of Lincoln Design Standards, proposed changes to Chapter 1.00 - Request for Waiver, Procedure; Chapter 3.75 - Neighborhood Design Standards; and Chapter 3.76 - Lincoln Downtown Design Standards of the City of Lincoln Design Standards and proposed changes to Chapter 4.36 - Urban Design Committee of the Lincoln Municipal Code. Motion seconded by Casper and carried 4-0: Casper, Huston, Kissel and Tilley voting 'yes'; Eagle Bull, Peace and Penn absent.

LARRY ENERSEN URBAN DESIGN AWARD SELECTION

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

Zimmer stated that the award selection committee met last week. They reviewed the list of nominations.

Tilley added that there were many projects. They reviewed them all and ranked them for the possibility of next year. There was no question on which project should win.

Kissel thanked Tilley for doing this and for all of her hard work. This makes everyone feel proud of what is being done.

ACTION:

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

There being no further business, the meeting was adjourned at 4:50 p.m.

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