

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: January 10, 2017, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Wynn Hjermstad, Hallie Salem, Dallas McGee and Dave Landis of Urban Development; Tim Gergen of Clark Enersen Partners; Lowell Berg of Nelnet; Ken Fougeron and Adam Criswell of Speedway Properties; Bob Norris of Nebraska Sign Company; Samantha Peace of Peace Studio Architects; Dana Walsh of the Block 36 Project and Matt Olberding of the Lincoln Journal Star.

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 for the regular meeting held December 6, 2016. Motion for approval made by Huston, seconded by Tilley and carried 6-0: Eagle Bull, Huston, Kissel, Peace, Penn and Tilley voting 'yes'; Casper absent.

TELEGRAPH DISTRICT, PHASE 2 (SPEEDWAY PROPERTIES) & PUD

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

Wynn Hjermstad stated that these applications will go on to be reviewed by the Planning Commission and then City Council for approval. The Mayor has been concerned about achieving what the Telegraph District set out to do, which is create a sense of place. The master plan will be a guide for developing the area. The developers have spent a lot of time putting together the master plan and the PUD (Planned Unit Development).

Huston noted that Phase One was the office building to the south. Hjermstad stated that Phase One was both that "401 Building" (401 S. 21st) and the parking garage north of it (333 S. 21st). Those projects are well underway. The developers have also been working on the former LT&T warehouse for ALLO's use, but that is not part of the TIF-assisted redevelopment at this point. The goal is for Nelnet to move into the 401 Building this March.

Penn wondered why the ALLO building is not part of this. Hjermstad replied it is part of the Telegraph District, but the project is not using TIF (Tax Increment Financing). Ed Zimmer noted that the ALLO building is part of the Telegraph District Master Plan.

Gill Peace presented the Fisher Foods project on S. 20th Street between N and M Streets. This phase will involve three existing buildings of the former Fisher complex. Building 13 (the "Towel Building") faces north toward "N" Street. Next to it is Building 12 (the Dairy Building). Building 14 is a smaller building, the old power plant. There is another Fisher building to the immediate south, but that is not part of the plan at this point. Building 13 is the old dairy building. All the buildings are brick with limestone details. Building 13 is a blonde brick. Building 12 has a lot of nice brickwork detail. It was in rough shape and much of the façade brick has been removed to be reinstalled later. Building 14 is about 1,600 square feet. He showed the floor plans for Building 13. They are proposing mostly residential. All of the units that face 20th St. will have their front entrance facing 20th St. There will be a private courtyard to the east. Units that face the courtyard will have their doors off the courtyard. There will be 52 apartments. There will be a mix of studio, one, two and three bedroom units. The existing plan has a lower level with partial daylight. They are planning to do tenant storage lockers in part of that space. There is also space for a fitness center.

The developers want to have an activated 20th Street. They are proposing some new planting nodes and traffic calming devices. They want to develop this into a nice residential part of the neighborhood. They are requesting an easement to put the entrance steps into the right-of-way, planning that those could be unbolted and set aside if necessary to address utility issues.

Building 12 will be mostly devoted to retail. The east side adjacent to "N" Street is proposed for an outdoor dining space. It will have five apartments on the back section that are open to the common courtyard. Building 14 will be for community resources, meeting rooms and activity space. There will be grilling areas. The courtyard space will be programmed to be an amenity for the people living in the buildings. The area to the east will be developed into parking. Another parking lot is being developed north across the street. There is a current parking area that will be maintained.

Tim Gergen added that 20th St. is different from the other streets in the district. It will be a mostly residential street. We want to create a more residential feel with more grassy areas and landscaping.

Zimmer stated that the easement is in the right-of-way, but they need the ability to use up to four feet for the steps coming out of the units. There is a sewer line underneath. In case of emergency, the steps have been designed to be removable. Peace added that one thing the entire district is leveraging is the steel and masonry components. They will be making small stoops from steel components so they can be picked up, moved and put back in place should work need to be done on the lines underneath.

Gergen stated that as part of the master plan, they are trying to define the district. This will be a mix of new buildings and old buildings. They decided that the steel nature of the Telegraph District will connect everything together.

Tilley sees that the landscaping is pretty stark in some areas. Gergen stated that they want the streetscape to reflect the nature of what they are trying to promote. 20th St. is a more residential streetscape. When they get into more office/retail area, such as 21st St., they will be replicating 8th Street in the Haymarket more. More landscaping detail will be shown in the future as they get to that

point. For instance, the parking lot north across N St. from the Fisher Food complex hasn't been detailed yet is why it currently looks so stark on the plans.

Peace stated that parts of the south end of Building 13 have been demolished. Due to work going on, they found that some parts were beyond salvage. It will be rebuilt very close to the footprint of the original. As they develop, there has been discussion of the intended character of the area as it redevelops. The intent is for anything that is new is to be masonry facing the streets. As they wrap around on the courtyard side, the materials will be a little lighter weight. There will be a new masonry stair tower on the south end of Building 13.

Zimmer stated that all new buildings and major remodeling projects in the District will come before Urban Design Committee. The applicant has requested review of all projects to give continuity to the design.

Penn questioned where the tenants will park. Peace believes the majority of them will park across the street to the north.

Zimmer noted that the City is doing some changes to the B-4 (Downtown) District. It is the City's recommendation to remove the remaining parking requirement from B-4. Projects will have to secure the parking they need, as occurs throughout Downtown.

Penn wondered if the tenant parking lot will be landscaped. Gergen replied yes, it hasn't been modeled yet. Zimmer noted there will be landscape requirements. The B-4 rules apply, except as specifically varied by the PUD.

Penn inquired what the TIF will be used for. Hjermstad stated that is still being negotiated.

Tilley wondered what will be done with the courtyard in between the buildings. Peace stated there is a walkway between Buildings 12 and 13. There are first floor apartments in Building 13 that will have the same feel as the units facing 20th St. It will be a secure area for tenants and their guests.

Eagle Bull questioned the new construction. Peace replied it will be at the same height as Building 13. It will be very much in terms of design as what is being shown for the existing building. Parts that face 20th St. will be brick. There are many different colors of brick in the district. There is still some design work going on.

Gergen showed the master plan for the Telegraph District. There are residential zones. 21st St. is the backbone of the district. It has an urban cross section and they didn't want to change that. They want to keep the historical nature. TIF dollars will be used to create the streetscape. There is an LES (Lincoln Electric System) substation on "N" Street that will need to be addressed in terms of screening. They are going to reduce the pavement width of 20th St. and create planting beds for street trees. 21st St. is a small right-of-way now. They are going to maintain two lanes of traffic. The first new building will be Telegraph Lofts at the southeast corner of 21st & N. There will be metal I- beams at the entrance. The "N" Street Bike Lane will need to be redesigned a little with a curve in order to accommodate on-street angled parking.

Tilley likes the building design for Telegraph Lofts. She thinks it is handsome. Gergen noted the original design is from a Chicago firm, Papageorge Haymes. Tilley likes the brick being brought all the way to the top.

Gergen noted the PUD will speak to “light trespass.” They want to try and keep the sidewalks open. The lights could come off the dock. They want to light the public streetscape from private buildings and keep the sidewalk uncluttered. Zimmer noted that the PUD will permit that sidewalks be lit from multiple sources, but will define the amount of light allowed at the curb-line.

Penn believes an outdoor eating area can be the biggest item that comes in later. Gergen believes they are accounting for that in their space.

Zimmer stated that much of what remained in the PUD are modifications to the sign ordinance. Placing the telephone symbol throughout the district will be allowed and will not be counted towards the other signs. There can be two special “center” signs, one at 21st St. and “K” St., and one on “O” Street that would say “Telegraph District”. There would be two other large streetscape signs that would not have commercial content but would say “Telegraph District”. The current LT&T billboard would be recognized as a legal sign—currently it is legal but non-conforming.

The outdoor pedestrian lighting has been addressed. The Downtown Design Standards would apply, but with some modifications. Major remodeling and new structures will be reviewed by the Urban Design Committee. New structures can be built to within 13 feet of front property lines. For the first 20 feet above street level, durable brick masonry exterior on any street frontage must be used. There will be articulation of long facades with windows, entrances and ornaments. He showed logos that can be used throughout the district. There would be closer spacing on pedestrian oriented signs. Streetscape markers can be used. There are opportunities for banners. Two center type markers could occur at two locations. There would be two precinct markets. There would be a permitted rooftop sign. This is a unique PUD.

Hjermstad added that the LES substation will be coming back for review. They would like an enhanced screen wall. That will be part of the Phase 2 redevelopment agreement and will be coming back.

Kissel questioned the latest use of the Muny Building. Hjermstad replied that there hasn’t been any decisions yet. Parks & Recreation will be moving out sometime in March 2017. The future use is yet to be determined. Zimmer added that the building has landmark protection.

Tilley is grateful this area is getting redeveloped.

ACTION:

Huston moved approval of the design of Phase Two, seconded by Tilley.

Hjermstad noted that the agreement with the developer will address even more details.

Motion for approval carried 4-0: Eagle Bull, Huston, Penn and Tilley voting 'yes'; Kissel and Peace declaring a conflict of interest; Casper absent.

Huston moved approval of the PUD, seconded by Tilley.

Motion for approval carried 4-0: Eagle Bull, Huston, Penn and Tilley voting 'yes'; Kissel and Peace declaring a conflict of interest; Casper absent.

11th & P MIXED USE REDEVELOPMENT (GILL PEACE AND URBAN DEVELOPMENT)

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

Peace showed the buildings on 11th St. and "P" St. These two buildings are being called the Block 36 Redevelopment Project. The three ownership interests are the Kindler Hotel at 216 N. 11th, the Commercial Club at 200 N. 11th, and the Campbell Ballroom on the 3rd and 4th floors of the Commercial Club.

216 N. 11th Street is the first component, the Kindler Hotel. Three levels will be added to the top of the existing building. They want to make this a destination. This is a boutique hotel. It is intended to be modern, driven by service and uniqueness. The developers of the hotel are based out of Phoenix and San Diego. The Kindler name is from Ken Kindler who was the father of one of the owners as well as a sculptor and artist. There is an existing limestone façade that will be kept. The remainder of the building will include Zalmag-Flatlock panels. They want to tie everything together. There will be masonry panels on the vertical component. They would like to use aluminum panels on the upper body addition. The street-facing first level would have a new building canopy, as well as a new facing between the openings of a dark gray slate. There is also a freestanding drop-off canopy. These would be steel and glass canopies

There are currently six metered parking stalls on 11th in front of the building and a planting area now. Because of the "P" Street realignment, they can increase the planting node. They would like to have three of these stalls for check-in, drop-off and valet spaces.

Peace showed the floor plans for the hotel. The majority of the first floor would be meeting and reading space, and a wine bar. It is intended to flow out to the street. There will be 34 hotel rooms. This is a relatively compact footprint. The fourth level connects across the alley to the Que Place parking garage. Ross Vincent is the interior designer. He is from Los Angeles.

Kissel questioned if the pedestrian right-of-way will be narrower here. Peace noted they were asked to keep at least eight feet. The redevelopment design allows for nine feet currently. There will be a covered walkway to the front entrance. There will be planters and glass rails that define the space immediately outside the hotel.

Tilley wondered about the area towards the north side of the building frontage. Peace responded that would be an enclosed outdoor area for the wine bar and food. The outdoor seating area south of the entrance, by the firepit would be for seating only, not part of the bar.

Kissel wondered about the entrance. Peace replied the canopy would be cantilevered. He is showing a series of lighted bollards. They will provide an area of interest and also serve as a security item. They are also in discussion with Public Works to discuss a rollover curb instead of a standard curb. Kissel questioned why he is proposing a rollover curb. Peace believes it would be more functional for people getting out and moving luggage to the front entrance.

Tilley wondered how far the parking meters are from the curb. Hallie Salem believes they are a minimum of 18 inches. Huston likes the creative use of the streetscape. It highlights that it is a drop-off area.

Peace proceeded to describe the second component of the project, the Commercial Club ballroom. He introduced Dana Walsh representing the ownership group for part two.

Peace continued that the Campbell Ballroom is on the third floor of the Commercial Club building. The Campbell family was involved in the creation of the club. Gallup had this space as a call center for many years. Don Campbell and Dana Walsh are part two of the project. There are five arched top windows that face "P" Street. One mission is to keep the beautiful historic space. The ballroom will remain as is, with changes limited to the support spaces on the perimeter of the tall central room. The only big change is where the hotel project connects to the ballroom. A second pair of restrooms will be created. A catering kitchen will be added to support the ballroom. The fourth floor is a mezzanine above the ballroom and is intended to be adapted as a series of suites, plus a spa room. They will capture an existing roof and turn it into an outdoor deck. The suites will be an opportunity for the owner's residence or accommodation for friends and family. An additional option would be to co-manage the space with the Kindler Hotel for special events or guests.

Part three is the Commercial Club building exterior and lower floors. There is a separate ownership that owns those aspects of the Commercial Club building. There are a handful of things they would like to restore. The second floor windows have been blocked and would be reopened. The dentil cornice at the top needs to be added back in, along with the globe lights. An entrance off "P" Street was partially bricked in. They will restore wall coping at the top, restore the lower cornice and the awnings. The single door entrances do not meet code. They want to replace all openings with more historic looking double doors.

Tilley questioned if they are trying to open up the windows on the second floor in hopes of renting it. Peace replied she was correct. This would be a first step to make it much more attractive for either office or other uses that are yet to be determined.

Huston believes this is a real challenge from a redevelopment perspective. He likes the streetscape. He thinks the continuation of the "P" Street corridor is great.

Penn wondered why the canopy is not hung off the building. Peace thinks what is being proposed is something that works structurally. This could be built with bolted connections. If utility work needed to be done, it could be demounted.

Tilley inquired what the TIF money is being used for. Salem replied that is still under negotiation. It is a fast-moving process. The City would like to see façade improvements, and other typical improvements that we see. We all want to see the ballroom activated and brought back to life. Peace added there are a lot more TIF eligible expenses than TIF money.

Kissel loves the streetscape. She wants to make sure it functions well in a crowded situation. Zimmer believes eight to nine feet is more than we ask for in most locations. Salem noted that we ask for ten feet in the highest pedestrian-use areas such as the Haymarket.

Salem asked if there was any concern about the location of the bollards or other disruptions in the path, or any other suggestions. Kissel would like to see an image which makes it a little clearer. Salem believes it would be helpful to see the actual conditions of the sidewalk as well.

Peace believes there are five manholes and at least three grates for LES vaults. The power runs down the alley and up the building. They are proposing removing and replacing uneven pavement and to re-seat new grates. Two of those occur in the seating area. This developer doesn't want to remove the transformers.

Penn is still not sure about the column in the right-of-way. If there is no curb, cars might run into the bollard or the canopy.

Peace stated there will have to be some kind of wayfinding signage. Salem believes there would need to be a sign for valet parking. There is currently the same kind of situation at a few other hotels downtown.

Penn is wondering if a sign could be placed on the column. Salem believes there is a challenge with signage in the right-of-way. Tilley suggested perhaps a larger column could be used with the Kindler name. Dana Walsh suggested perhaps the column could be a Kindler piece of art.

Zimmer thinks they will have to gain the City's permission for the right-of-way uses.

ACTION:

Huston moved approval of the project with suggestions for increasing the size of the canopy post and lighting it and placing the bollards in rhythm with the parking meters, seconded by Kissel and carried 5-0: Eagle Bull, Huston, Kissel, Penn and Tilley voting 'yes'; Peace declaring a conflict of interest; Casper absent.

DRAFT OF ANNUAL REPORT

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

Stacey Hageman passed out the draft 2016 Annual Report. Everyone can review the material and this will be placed on the next agenda for a vote.

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

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