

MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	March 7, 2017, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Emily Casper, Tammy Eagle Bull, Tom Huston, JoAnne Kissel and Gill Peace; Michelle Penn and Michele Tilley absent.
OTHERS IN ATTENDANCE:	David Cary, Ed Zimmer, Teresa McKinstry of the Planning Department; David Landis, Hallie Salem, Wynn Hjermstad and Ernie Castillo of Urban Development Dept.; Tim Gergen, Karen Nalow, Dennis Scheer, Greg Lattig and Hadley Stolte of The Clark Enersen Partners; Daniel Siedhoff of DLR Group; Adam Criswell of Hotel Land Investments, LLC; Josh Berger and Brandi Rolfe of Tetrad Property Group; Abigail Littrell; John Klimpel of Lincoln Hotel Group; Kayla Cody, Natalie Pfeifer and LaNay Gutierrez of UNL; Matt Olberding of Lincoln Journal Star; and other interested citizens.

Vice-Chair Gill 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 of the regular meeting held January 10, 2017 and the joint meeting held November 17, 2016 with Historic Preservation Commission. Motion for approval made by Huston, seconded by Casper and carried 4-0: Casper, Huston, Kissel and Peace voting 'yes'; Eagle Bull abstaining; Penn and Tilley absent.

NATURE'S VARIETY REDEVELOPMENT

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

Huston declared conflict of interest. He represents Nature's Variety.

Ed Zimmer stated that this project is within the West O Street Redevelopment Area. Tax Increment Financing (TIF) is being used.

Ernie Castillo stated this is something a little different. Nature's Variety is a pet food manufacturer. They are currently working out of four different facilities. They are looking to organize all their sites into one. They decided to locate in Nebraska. They are working with TIF for energy enhancement, demolition and site preparation. There are six lots south of W. View Ave. This is a two-phase project. They hope to have the redevelopment project in place by mid-April. Within a year to 18 months, they are looking at Phase Two in the area south of Phase One. The large parcel to the west is for potential future development. It would be Phase Three.

Huston pointed out the current building that Nature's Variety leases on this site. They are planning to purchase the property. Phase Two would connect the existing building and the new building. There is a maintenance building on Lot 4 that will be demolished. There are no exterior elevation drawings to show. It will be a metal building and not visible from O Street. It is their hope to have some drawings to show in the future.

Zimmer noted that Phase Three might bring them closer to O Street which may be of more concern since it would be visible from the road. Right now it is fully screened by topography and a gas station. Huston added that the jail is to the west.

Kissel remembers the West O Street corridor being a big factor in the development of the jail. Castillo noted it has been ten to twelve years. Shoemaker's was the last project. West O Business Association was shown the project last week and were encouraging and supportive of what would go to City Council. Zimmer stated that this proposal doesn't have street visibility.

Kissel knows the area. It seems there are a lot of businesses out in that area. Zimmer believes it is a good location for this use. The grade change is a factor. Huston stated there is a fifty foot grade change.

Castillo stated that this company has around 250 employees nationwide and about half are here in Lincoln.

Huston noted that long term this campus will be more efficient for the company.

Eagle Bull wondered what type of functions will be served in Phase Three. Huston responded that Phase Two is cold storage. He believes Phase Three would be a larger manufacturing facility. Eagle Bull inquired if the entrance would be off 32nd Street. Huston believes that is why the West O Street entrance is important for circulation. Castillo added that in early meetings, they were thinking of access off of W. View Ave. They have also talked preliminarily about having an access going west to serve the other parcels.

ACTION:

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

NEBRASKA INNOVATION CAMPUS PHASE 2

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

Josh Berger stated that they have been working on the campus for six years. There is a desire to use the architecture as a recruiting tool for the campus that parlays for current employers. Research and reference have been done as well as visiting some sophisticated office markets. There are some high

minded companies that they want to emulate such as Pinterest, Drop Box, Apple and the Google campus. They wanted to see how they recruit and retain people. A lot is amenity driven. The proposed building is a spec building with no users lined up.

Dennis Scheer knows that this committee has reviewed previous projects at Innovation Campus. The streetscape on Transformation Drive is an extension of what already exists. There is an area adjacent to Transformation Drive that will be designed in association with students from the University of a UNL horticulture class. The landscape screen around the parking lot will emulate and be compatible with what is already out there. They want to make sure the campus feel is consistent.

Berger stated there are two utility lines out front. The campus will be built around small and mid-level companies. They found it is much easier to recruit companies if there is some kind of ready-made space. The plan is to finish out two suites and build amenities. The idea is to make it easy for companies to come to the campus and start working. It is desired to have some ready-made space that they can move in and start operating. If we can pull some capital expenditure off their plate and onto ours, it makes the space more attractive. The first floor will be built out. The second floor will be more open. Conference rooms will be fully operational. The third floor will be open. They have already gone through the Nebraska Innovation Campus Architectural Board for review. They want to set some standards for bricks. A lot of conversations centered around whether or not buildings should look the same. The idea is, twenty years from now, what will it look like. There is a commitment to UNL to build to LEED (Leadership in Energy and Environmental Design) silver standards, but the building won't get certified.

Hadley Stolte stated the strategy here is simple. This will be a simple frame that opens up opportunities for glass. The space is very flexible. He presented some conceptual renderings of the space. Glazed openings and brick will tie back into the campus. There are different ways to break up the outside space. It is a different shape for the building. The materiality makes it part of the campus. There will be a lot of space to locate the mechanicals on the roof.

Peace inquired what stage this is in. Stolte replied that in about a month, more information will be brought forward. In June 2017, they hope to have an approval. Peace would like the applicant to address specifics of the materials. Stolte replied they are thinking a metal panel system. The base is a brick system. The columns will be wrapped in a metal panel. Greg Lattig noted that early design discussions led them to metal panels.

Zimmer noted this comes for review since this is such a large development project. Huston added that this is Phase Two of potentially thirty buildings.

Berger continued that they spent a lot of time looking at all the infrastructure. This is a phasing plan based on many elements. It will help show how the campus should grow. There are some roads that have to come into play. It helps give direction.

Casper questioned if this building will have any dining services. She also wondered if that would be available to the rest of the campus. Berger responded that across the street, Innovation Commons is the main common building. There is a space allocated for a restaurant in that building. They just

signed a lease for a restaurant in that space. This is more of a larger common dining area instead of each area having to build a kitchenette. It would be a common break room.

Peace commented this is a nice looking project. He is excited to see more coming out here.

Casper wants to make sure the connections are made from the existing spaces to the new ones.

ACTION:

Peace moved approval of the three story office building as presented, seconded by Casper and carried 3-0: Casper, Eagle Bull and Peace voting 'yes'; Huston and Kissel abstaining; Penn and Tilley absent.

9th & O STREETScape IMPROVEMENTS

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

Karen Nalow stated that Block 54 has already been presented to Urban Design Committee for building review. This is for the streetscape. This is a key location into Lincoln and a threshold into the downtown area. This has played a part in the development of the streetscape acknowledging the materials being used in the downtown area. They want to bring in some materials that tie into the architecture.

Tim Gergen stated that the drop off area has already been approved by NDOR (Nebraska Department of Roads). There will be a raised island that separates drop off vehicles from the street traffic. The drop off will accommodate a bus as well as cars. Nalow added that the drop off area will need bollards or planters in the area. There are some placeholders for that. This has a wide sidewalk area. They are looking into continuing the downtown intersection nodes. There will also be some outdoor dining using a different material for the paver. The same paver would appear in the median as well. As you proceed south on 9th Street, there would be a raised curb and planting beds. The general outline of the planting beds would be maintained on O Street. Larger overstory trees are desirable.

Huston wanted to know the distance between planting areas for the west sidewalk. Nalow replied that curb to curb is ten feet. There is also a planting area adjacent to the west façade. That line continues to the south with raised planters and bollards.

Nalow continued that they are looking at a concrete unit paver for the outdoor dining area.

Daniel Siedhoff explained why they are incorporating the window well. The fitness space was moved to the lower level. They wanted to maximize the amount of light that could be brought down there. This wasn't part of the original presentation. There is a seven foot drop from the north side to the alley. It is important to draw natural light into the lower level space. All hotel and condo users will be invited to use the amenity.

Zimmer questioned if there is ten feet of sidewalk. Nalow replied correct.

Nalow stated that they are in the process of looking at plant materials. She has been in contact with Parks and Recreation to look at street trees for this area. They will be an important component. Currently, the coffee tree is north and south of here on 9th St. O Street is still in question. The current street tree on O Street is an ash tree and will not be continued due to the Emerald Ash Borer. They are working with Parks and Recreation to find a suitable tree.

Siedhoff noted that because the garage that goes to the lower level is one way in and one way out, there is some signaling to work out. There will be some kind of signal on the canopy. It is just now being worked through. Zimmer added that this parking would be only for condo owners who would be very familiar with the system.

Siedhoff stated they are still meeting with the brand regarding other items. There will be canopy discussions yet and signage.

Kissel wondered if the courtyard will be part of the entry. Siedhoff replied that the front entrance is stepped back. This allows about fourteen feet to maneuver bags and people on the sidewalk. This is a big project with a lot of moving parts. The next step is to refine some elements and bring more back.

Zimmer believes it might be beneficial to have Historic Preservation Commission review some items, but the streetscape is Urban Design Committee's area of expertise. Everyone is moving towards a redevelopment agreement. Use of the right-of-way or a full vacation is needed. The six foot window well is not all located on private property.

Casper questioned how deep the window well is. Siedhoff replied the overall depth is about eight feet. Casper wondered about trash falling in the window well. Hallie Salem replied that issue is being discussed.

Eagle Bull wanted to know how tall the retaining wall is. Siedhoff replied it is level with the first floor. It will be a poured in place concrete wall.

Peace sees the two foot strip along the curb. Nalow replied they have been discussing that. In these longer planting beds, mulch gets built up over time and can creep onto the street. A solution for this area needs to be found to figure out how to keep the mulch in place and keep the edge cleaner. Peace believes that on a busy foot traffic day, people will want to walk on the two foot strip. It is just wide enough to walk in. He wonders if there should even be a strip or if there should be a curb to discourage walking in that area. Salem stated that we don't want a raised planting curb too close to the street. It would cause issues with snow plows. Nalow stated that they could look at the width and consider making it narrower. Casper can see it becoming a drop off area if it stayed at the two foot width and people would trample through the mulch.

Eagle Bull inquired if the parking garage will have an overhead door with a remote to open it. Siedhoff replied yes.

Zimmer wondered about the trees and the outdoor space. Nalow stated that with the size of the planting beds, things that can grow in more of a compact area are needed. The coffee trees will have some height over time, but they won't grow as tall as an oak. Peace questioned how tall a coffee tree is. Casper replied forty to fifty feet.

ACTION:

Huston moved approval of the application as presented, with the utilization of right-of-way for the window well and still maintaining the ten foot sidewalk, seconded by Casper and carried 4-0: Casper, Eagle Bull, Huston and Peace voting 'yes'; Kissel abstaining; Penn and Tilley absent.

2016 ANNUAL REPORT

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

Zimmer stated that the draft annual report was presented to the committee last month. This is the final draft.

Kissel commented that Stacey Hageman did a great job on this.

ACTION:

Huston moved approval, seconded by Kissel and carried 5-0: Casper, Eagle Bull, Huston, Kissel and Peace voting 'yes'; Penn and Tilley absent.

STAFF REPORT

- Zimmer noted that Stacey Hageman is attending the Annual Planning Conference of the Nebraska Planning and Zoning Association in Kearney, Nebraska.

MISCELLANEOUS

- Peace would like to discuss ADUs, accessory dwelling units. He is participating in a working group that is proposing changes to the zoning ordinance to allow granny flats. The group consists of nine people. They have met five or six times. They are working on some language to propose. We are working with Steve Henrichsen and Andrew Thierolf from the Planning Dept. If any committee members have any thoughts, he would like to hear them. This is an advisory committee with representatives from realtors, builders, architects and home health care professions. They are getting ready to roll out some recommendations. He has always thought ADUs could be a nice thing to keep someone in a neighborhood that they are used to.

Huston believes it is a good way to increase density where it can be otherwise difficult to do so. Peace noted that some folks on the advisory group are saying just the same thing.

Kissel believes in theory, it is a good idea. The difficulty is in the regulations. She wonders what neighbors would think.

Peace stated there are two methods. The first would be to change the zoning ordinance to make this a conditional use. They would propose changes to the conditions that would allow you to have a conditional use. If by zoning ordinance you could currently do a duplex, now you could do a residence and an ADU. David Cary stated that was correct. Peace continued that a duplex is one building. The ADU could be detached as long as setbacks are followed. The second method is by special permit. This is where if you wanted to go before Planning Commission and state your case, it must be compatible with the main house, not forty percent more of the main house, not over 800 square feet and provide one additional parking stall. If you are currently in a registered historic district, you would need to go before Historic Preservation Commission. That would occur in R-1 through R-8 zoning. This would apply to new or a conversion. To avoid any difficulties, the group is leaning towards saying you must live at the address to get the permit. This would hopefully discourage investors from adding an additional rental. You could either live in the main house or the ADU. The zoning ordinance change is a pretty small change that he is not that concerned about. He believes the special permit process can be fairly expensive. You have to hire someone and go through many steps to build an 800 square foot building.

Huston stated that the special permit process allows concerned neighbors a chance to comment.

Kissel inquired how this works with setbacks. Peace understands this must be in the main building setbacks. Must be sixty feet back from the front.

Casper asked if there would be a height restriction. Peace replied that the ADU can't be higher than the existing structure. Casper wondered if you could build on top of an existing garage. Peace replied that would apply to the height of the existing structure. He noted that most alley lots and garages are not in the buildable setback.

Peace stated there are some people representing established neighborhoods on the advisory group, along with a couple of Planning Commissioners. The person representing home health care is interested in having someone in a carriage house that you are the caretaker for.

Kissel questioned if this could be rented out in an Air B&B. Cary replied there are a lot of issues. There is state legislation in discussion right now that could impact Air B&Bs. On an ADU, 20 percent of ADU lots would qualify for the duplex status. There is some concern that it is too restrictive. There are some opinions to start with these. Peace noted in a special permit, the idea is to shrink the required lot size to more of a standard sized lot. If you had a much higher percentage, you would be able to build one. Some neighborhood covenants would already restrict this ADU, with the exception of Fallbrook and Village Gardens, which wrote them into their PUD (Planned Unit Development).

Zimmer noted it doesn't happen very often, but there could be ordinance changes that would impact urban design. This will be back for a more in-depth discussion in the future. There are items that could be written into Neighborhood Design Standards. There is language in the Capitol Environs Design Standards and some aspiration that could be incorporated into standards for ADUs.

Kissel believes this committee could be involved in reviewing them. Zimmer believes the Urban Design Committee would be a potential model for some, with Historic Preservation Commission reviewing those in historic districts. Cary stated that the intention is to use the specific knowledge set of this committee. Peace noted that both options have been discussed.

There being no further business, the meeting was adjourned at 4:40 p.m.

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