

MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	June 6, 2017, 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, Gill Peace, Michelle Penn and Michele Tilley; (Tammy Eagle Bull absent).
OTHERS IN ATTENDANCE:	Ed Zimmer, Stacey Hageman, Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Department; David Landis and Dallas McGee of Urban Development; Pat Borer of Lincoln Fire and Rescue; Robert Keane of WDG Architecture; John Nicolich of Newman Development Group; Mark Palmer and Jennifer Seacrest of Olsson Associates; and Nancy Hicks 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 of the regular meeting May 2, 2017. Motion for approval made by Huston, seconded by Kissel and carried 5-0: Huston, Kissel, Peace, Penn and Tilley voting 'yes; Casper absent at time of vote; Eagle Bull absent.

Stacey Hageman noted that there are some additional items to be heard by the Committee. They are a new fire station at NW 48th St. & W Adams St., and a streetscape issue for the Lumberworks Liner Building.

CITY CENTRE REDEVELOPMENT

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

Huston declared a conflict of interest as he is representing City Centre Lincoln.

Bob Keane showed an image from the Downtown Master Plan. P Street was highlighted as a primary and secondary retail street. The idea for P Street is to pinch it down and make it more pedestrian friendly and to bring the parking right up to the storefronts. The Grand Manse side shows how you break down the view with decorative flowers and plantings. The City Centre concept is proposing that this building acts as a bridge with its location between 9th and 10th Streets. You enter (via Interstate 180) between the sports venues and the city starts to surround you. The first traffic light you come to is this building. This is truly a gateway building. This large block will become very active. There are three major sections you see when you look at the city; the University of Nebraska, the Downtown area and the Haymarket area. This is a very vibrant area. He expressed excitement for this project becoming a bridge that links the downtown and the Haymarket. There will be storefronts and lobbies and things that make for good streets. This building takes up most of the block. There is a city garage

and existing bank on the block as well. Today, the Journal Star building doesn't go to the edge of the build line but this building will. It will be serviced in the existing alley and they will build to the street wall on 9th and P Streets. He showed some surrounding buildings in the area. This building will be 136 feet tall at the highest point. He believes it will fit in with the scale of other buildings in the neighborhood. He is looking at brick manufacturers. Starting with P Street, the building is on the street line. There is a ramp on P Street that accesses below grade parking. There is a bank drive adjacent to that. Adjacent to that is the bank space and the lobby which will bring you up to levels two and three. There is 26,000 square feet of continuous retail on the first floor. Office floors are levels two and three. Residential floors will be levels four through nine. They are still looking at the configuration. There will be a penthouse on the 10th floor. The roof will have a fitness area, patio and pool with open space for residents. There will be open space for commercial on the south end. He showed some ideas for the exterior façade. He wants this to be a gateway experience when you are coming into the city. There is a continuous cantilevered sign band that projects out from the building. It gives full flexibility to place signs on the ledge. Another aspect of the project is a couple of the bays project over the property line. There are two bay windows that project. The lobby to the commercial space breaks up the building. The roof will have wind protection.

Penn would like to know more about the materials. Keane stated this is a material that is similar to what was used on the Olsson Associates building. Treatment B is masonry. They are thinking of a dark earth tone, iron spot brick from either Yankee Hill or Endicott. From the sidewalk up eight feet they are looking at something different. They looked at polished block or black stone and haven't decided on a final product yet.

Kissel wondered if there is a canopy. Keane mentioned a continuous projecting shelf. It will be almost like a ladder attached to the building. He is envisioning canopies at the lobbies on P and Q Street.

Penn would like the applicant to talk about glass. Keane believes it will be a clear Low-E glass. They want it all to look very uniform. All window frames are a medium gray tone. He believes it will go well with the rest of the pallet.

Penn questioned how the applicant is getting the mechanicals. Keane mentioned an irregular pattern on façades A and B. There are vertical white panels which gives an organic quality to B. This will be off-white similar to the vertical fin. With respect to ventilation, all commercial space is fixed glass. The six residential levels are a combination of fixed and operable windows. There will be some building penetrations for bathroom vents and kitchen vents.

Penn wondered if the applicant has a reason for Low-E glass on the south side and questioned if it was for uniformity. Keane replied yes, it is for uniformity. The building is around 42 percent glass. Having extra light in an urban space is important. The same holds true for the office space. He believes the south side of any building will always be challenged. There are things that can be done but they haven't gone into that level of detail yet.

John Nicolich stated that the plumbing will run under concrete slab floors.

Penn questioned if the panels are metal panels or cementitious panels. Some metal panels work and some don't. It seems to be the current product to use. Keane replied they are proposing metal panels. There are so many metal products out there these days.

Huston stated there is a broad picture internal discussion regarding the P Street frontage and intersection improvements. Olsson Associates is working on some designs.

Casper sees totally different streetscapes on the different street sides. It something to consider how the building and streetscape tie together. Kissel sees that on 10th St., the landscape changes dramatically, it starts to break down in this area. Casper believes there are different environments as well. We want to provide a bridge and safe environment between the two.

Huston stated that 238 apartments will bring a lot of people to this block. Jennifer Seacrest stated they would like to add some great elements in this area that will pull it all together.

Kissel stated that the fact that this is such a pedestrian area, a continuous canopy would be great for this area. There are tons of people in this area on game day. Keane stated that the Planning Dept. raised a red flag regarding canopies. Anytime you have equipment in this area, you want canopies closer to the building. Peace would be curious to find out why. He thinks three feet or even four feet would be better. A covered umbrella zone around the building would be highly recommended. Kissel agreed. Peace thinks this is a discussion that should be had. Huston noted that since 9th Street is a highway, it would involve NDOR (Nebraska Dept. of Roads) and become more complex. Kissel thinks it is another reason that once you get to 9th and 10th St., things start to fall apart.

Tilley questioned if there will be bump outs on P Street and if it is part of plan to put them in. Keane replied yes. Tilley stated that as far as she is concerned, this is one of the most dangerous blocks in the City of Lincoln. It is very busy on game day. She wonders how the bump outs will affect traffic on P Street. Kissel stated that the nodes are already in place.

Tilley sees what is being proposed as a vast improvement over what is currently there. She would like to see a lot of thought in the landscaping. We need a connection between the Haymarket and the rest of downtown.

Huston believes the scheduled plan is for the amendment to appear before City Council, with hopes to wrap this up in the next 30 days. They would hope to have the redevelopment agreement before City Council at end of July. They would like to present the streetscape to Urban Design Committee in July.

Kissel believes the look of the canopy should be considered. Peace agreed. He would like to see a deeper canopy. If you can only do it on P Street, then he believes it would be worth it.

Peace thinks this is an amazing project. It will be really good. The treatment A and B are really different. He understands the thought, but wonders if the applicant considered a Treatment C and D

in other elements. He likes the architecture and building, but it feels a little historic, a little modern and just a little bit playful. He is curious if the applicant looked at other options. Nicolich replied they looked and rejected it. Peace is okay with that. It was considered and rejected.

Penn sees this as a great connection of old and new. Kissel agreed. She thinks it looks good.

ACTION:

Penn moved approval of the building design as proposed, while highlighting certain suggestions as follows:

- That solar considerations be studied, such as sidewalk canopies;
- That an additional exterior material or color be considered.

In addition, the motion noted that the Committee looked forward to reviewing the streetscape design, and suggested:

- That the streetscape design include consideration of creating a safer and more comfortable environment for pedestrians, especially at the 9th & 10th Street crossings.

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

NEW FIRESTATION AT 48TH & ADAMS

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

Pat Borer is the Assistant Chief of Lincoln Fire and Rescue. This is 4600 W. Adams. There is a small strip mall on the southwest corner. The northwest corner blends into a residential neighborhood. This will face Adams Street. The apparatus will exit the garage directly onto Adams St. He presented drawings of a building by Davis Design. The landscape has been changed a little (from the aerial shown) with the drainage. It doesn't move a lot of water, but this is a floodway that has to be maintained. There is a utility easement in the area for a natural gas valve and a gas main that parallels Adams St. The driveway will align with the drive across the street. They are currently located in an Airport Authority building on the runway. The airport is a secure facility so trucks must leave from a secure gate. Service to the neighborhood is very slow. They want to be in this area and be closer to the people they serve.

Kissel asked what the area north is zoned. Borer replied that it is all Airport Authority ground. It will all be farmed. They will be leasing the ground for this station from the Airport Authority but constructing the building.

Borer continued that exterior materials were chosen for longevity and durability. It will have a metal roof, metal siding and concrete.

Penn questioned with several other stations being constructed, if this is a prototype. Borer replied the floor plan is a prototype, the materials are not. They want these to blend into the neighborhoods that they go in.

Penn believes this will be a big upgrade to the area. There is a lot of housing in this area and they need good, fast, safe response time.

ACTION:

Huston moved approval of the station design as presented, seconded by Tilley.

Peace is curious if anyone else was involved in the bid for this station, or was the Fire Dept. asking for more than just a functional fire station. He has looked at models all over the country that are great architectural models. He doesn't find this design as inspiring or uplifting. There are really good and really interesting models that don't have to break the bank. He wondered if this topic ever arose. Borer sat on the committee for the architects. Function was everything. Response time starts with fire fighters moving inside the building. This is why the floor plan is the prototype for everything. It is all about efficiency and function. They want the building to last fifty to seventy five years and don't want to spend a lot of time or money in maintenance or upkeep. He understands the point regarding the exterior. They were concerned about the interior. Peace understands. He would like these to be buildings that the neighborhoods can be proud of. He wants the design to be interesting and a good example. Borer can speak to a little of that. The funding of this building is appropriation provided with certificates of participation. The concept a few years ago came in about \$150.00 a square foot. Construction today costs around \$300.00 a square foot. There is a sunset and he has a limited amount of money to spend on the buildings. A lot of the exterior aesthetic pieces cost money.

Huston questioned if the neighborhood design standards address public buildings. Ed Zimmer replied that they apply to residentially-zoned areas. This is I-1 zoning. Huston wondered if there should be design standards for public buildings. There is push back for some buildings. Some people don't want to be next to a fire station.

Penn believes these need to be planned further in the future so there is less conflict with any potential neighbors. Our fire department deserves better. They have been planning five stations in five years. She believes they can do so much better. Penn noted that there has been pre-planning with LPS (Lincoln Public Schools) and questioned why it can't be done with Lincoln Fire and Rescue.

Tilley believes the question is about the next fire stations. We would like to see them as soon as the fire department gets them. Borer will present to the Mayor and make sure this committee has a chance to see them as soon as possible. Tilley stated that we have all seen stunning fire departments, but if there is a way to make its neighborhood proud, she is all for it.

Penn would ask the Mayor to do some pre-planning. There was some push back at a neighborhood meeting she attended. She would like to see these planned sooner.

David Landis will pass on the discussion to the Mayor.

Motion carried 6-0: Casper, Huston, Kissel, Peace, Penn and Tilley voting 'yes'; Eagle Bull absent.

LUMBERWORKS LINER BUILDING

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

Dallas McGee stated there are two alternatives for how the area develops. It could be done with a fence or a more open design. There is not a tenant yet. They will potentially have outdoor dining. They are showing a twenty foot depth. Option A is a more confined area with a fence on two sides. Option B has a fence on one side and a low wall in front.

Huston noted that if they want a liquor license, there will have to be a fence surrounding the area. Stacey Hageman stated that changes in grade are causing issues with the streetscape design. Originally, the applicant sent a plan showing the entire outdoor area was sunken. This plan shows revisions that try to resolve grading issues with less impact to the sidewalk area.

Tilley wondered if you could have an outdoor space on such a slope. McGee believes it is somewhat level.

Casper doesn't want to see a tripping hazard. First of all, there are some grading issues. She would rather see Option B with a lower wall.

Kissel is not sure why this is being asked of the Committee.

Ed Zimmer would suggest that a long railing, unless there is a sidewalk café, creates a people corral. The minimum fence is the most that should be installed and they should work to eliminate a possible tripping hazard.

Hageman stated this is an issue that staff has been struggling with internally. The applicant would like to get their building permits.

Collin Christopher suggested that a more creative solution could be to incorporate a seat wall.

ACTION:

Huston moved approval of an alternative that would extend the railing along the step and extend the wall as short a distance as possible, with advice to the applicant to consider a more creative solution and landscaping, seconded by Peace.

Kissel will abstain. She is not sure there is enough information to make a recommendation.

Penn wants a better solution to this.

Motion carried 5-0: Casper, Huston, Peace, Penn and Tilley; Kissel abstaining; Eagle Bull absent.

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

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