

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** August 1, 2017, 3:00 p.m., Conference Room 214, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** Ed Zimmer, Stacey Hageman, David Cary and Teresa McKinstry with the Planning Dept.; Bob Ripley with the Office of the Capitol Commission; Mike Marsh, Greg Smith and Mike Wachal with Davis Design; Trish Owen and JD Linscott with Lincoln Electric System; Adam Hoebelheinrich with Project Control; Julie Cawby with BVH Architecture; Vinita Sauder and Matthew Roque with Union College; Brian Pecka with Big Muddy Workshop, Inc.; Byron Brogan and John Heacock with the State Building Division.

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 July 11, 2017. Motion for approval made by Huston, seconded by Eagle Bull and carried 4-0: Casper, Eagle Bull, Huston and Peace voting 'yes'; Kissel, Penn and Tilley absent.

### **LINCOLN OPERATIONS CENTER -LES**

Trish Owen stated that LES is working on a second location for risk mitigation. They completed a master plan a few years ago. All physical assets are currently located in a single location in the floodplain. It is imperative that the two locations be split up geographically. The plan now is to sell the downtown facility in a few years. They are splitting up manpower and equipment between the north and south locations.

Mike Marsh stated that this property is located on about 130 acres at S. 98<sup>th</sup> St. and Rokeby Rd. There are several goals, one of which is to enhance our ability to best serve the community. LES needs a better response time in emergencies and to become more efficient and streamlined. They wanted to incorporate durable materials with an easily maintained facility. One important consideration is for LES to be a good neighbor to eventual neighbors. Phase One is industrial uses. There are three main components; operations, fleet, and buildings & grounds. The operations building will be 184,000 square feet. It will be used for dispatching of service crews, loading inside the building, tool storage, and a transformer shop. The fleet building will be 36,000 square feet for vehicle maintenance and repair. The smaller building will be used entirely for facility and grounds maintenance. There is a fuel island station on site. To the north is a DEC building which will supply

power to our facilities. In order to build in reliability and maintenance, buildings are primarily pre-cast panels and metal insulated panels. A decision was made early on that they didn't want a big box building. A LEED equivalent approach is being taken with this building. Sustainable materials and an energy conscience design are being incorporated. Part of the plan is planning for the future. There is the possibility for a stitch wall and future expansion. An attempt was made to soften the bulk of the building as much as possible. The building is pulled back almost 300 feet from the road. Greg Smith added that the site has a berm to the east that serves as additional screening.

Marsh continued there is currently a farm pond to the north. Enlarging that for storm storage and a buffer from the road was discussed. The hope is that the feature pond will be a nice visual amenity. Wetlands will be maintained on the site. There is another pond to the south for runoff. There will be a lot of native grasses. An eventual part of the site development will be a row of trees to provide screening for the adjacent residential.

Huston questioned if this property has been annexed. Owen replied it will be soon.

Peace wondered about the space being shown between the energy building and the stormwater pond. Marsh stated that part follows the contours of the land. Parking will be built as part of Phase One. Additional parking will come in Phase Two and another building in Phase Three. The curve of the road mirrors the landscape. Smith added that it also serves as a traffic calming feature.

Owen doesn't believe there should be any public traffic in Phase One. She added that this will be an integrated campus look. Similar materials on all the buildings was encouraged. The District Energy Corporation (DEC) is a separate entity.

Zimmer noted that Urban Design Committee is reviewing this because it is a public project.

Peace thinks it is a little hard to imagine the entry. He assumes with future expansion, the front door and plans will be nailed down more. Smith stated there will be an entry for visitors and most employees.

Casper wondered if the applicant considered trying to separate the employee and visitor parking lots. It makes more sense to her to move one parking lot to the south. It would keep workers in one spot and visitors in another. Marsh stated that that option was considered and talked about at length. Once the corporate office is located here, a number of employees will be parking here. The reason employee parking was placed to the north is that most people will be using the future office building.

Casper would suggest a walking trail through the natural areas for employees. Owen replied they are planning on doing that. Adam Hoebelheinrich added that countless hours were spent on this site. Phase Two will show more detail.

**ACTION:**

Huston moved approval of Phase One of the development as presented, seconded by Peace and carried 4-0: Casper, Eagle Bull, Huston and Peace voting 'yes'; Kissel, Penn and Tilley absent.

**UNION COLLEGE ENTRYWAY**

Stacey Hageman stated that this committee reviewed the plans for the entryway about one year ago and approved the concept. This is for refinement of the designs.

Matthew Roque stated that the campus master plan went to Planning Commission and City Council. At that time, questions were raised about the public right-of-way. The City asked Union College to put together a proposal on details of the different components. The north wall would have a sign for Union College and the south side wall would have a sign for both Union College and the church. Each of the columns would have a backlit glass panel with an etched design. Under the glass panel on each column is a proposed bronze plaque. On the back side of the columns would be donor recognition plaques. The proposal also includes a historic plaque on a post just inside the public property. They have reached out to Jim McKee about writing history for the plaque.

Huston thinks it looks great. Roque is very excited about this so far. Huston thinks this is a great location to do this.

Roque continued that they are also proposing bronze plaques in the hardscaped area on each corner. The north would relate to Union College and the south would relate to the church. These would go on both sides. From the college's point of view, this is informative. They have worked very heavily with the church on this project. The college and church are separate entities. The church had a sign that was old and crumbling. The church name will be shown on the south side. Zimmer noted that the church name is not on public property.

Roque continued that they worked with the church on the design of the medallions to be located in the pavers. The desire was to have similar designs, but different content. The south medallion image is the original church building constructed in 1894. The medallion on the north is of the original administration building. Both of these buildings were torn down in the 1970s.

Peace is curious if the applicant will be able to get good contrast for the graphics in bronze. Roque stated that the background is etched black. These are more etched instead of sculpted as they were concerned about ice and snow removal. They will be 30 inches across.

Roque continued that there are light boxes on both the main pillars. The architect liked the idea of etched glass. The clocktower design is being considered on the north tower and the cross on the south side. They will be clear with white LED light behind.

Huston believes these will be located in the right-of-way. Roque noted he was correct.

**ACTION:**

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

Vinita Sauder stated that the dedication will be on September 30, 2017.

**STATE CAPITOL GEOTHERMAL WELL PROJECT -STATE OF NEBRASKA**

Julie Cawby of BVH Architects, project manager of the Capitol HVAC project, stated this application is for a parking lot at 17<sup>th</sup> and K Streets.

Brian Pecka, landscape architect from Big Muddy Workshop, presented a view of the proposed parking lot. On the west side will be an eight foot planting bed with evergreen shrubs. The south side will be a ten foot planting bed of evergreens and deciduous shrubs. The east side will be an eight foot planting bed with evergreen shrubs. The north side will be a twelve foot planting bed with alternate evergreens and deciduous shrubs. He realized they misinterpreted the parking lot tree planting guidelines and mistakenly counted the trees in the islands. This will be corrected.

Cawby added that this site is currently a parking lot. Casper understands there will be a parking structure in the future with geothermal wells underneath. Hageman noted that part of the geothermal project is a request to vacate the alley on this site. This is why the design is being brought to Urban Design Committee. The footings for a possible future parking garage will be placed when the geothermal wells are put in.

Eagle Bull questioned if the alley exists now with curb cuts. Cawby replied there is a curb cut on 17<sup>th</sup> Street. Zimmer added that it is not currently functioning as an alley, but rather as a driveway to the parking lot. It has a little presence, but it is in the middle of the parking lot. Easements have been requested by LES and Public Works & Utilities. Cawby noted there are quite a few utilities on this site that need to be relocated.

Peace questioned if this will be parking for State of Nebraska employees. He asked if there will be gates for control. Cawby replied they are still trying to figure out the access and the type of system they want to use. There have been a lot of discussions about parking with both City and State entities.

John Heacock stated that the south entrance on K Street is being done away with. The initial thinking is that gates will not be installed until a garage is built.

Cawby met with Public Works for the past year regarding the utilities, traffic patterns and use.

**ACTION:**

Huston moved a recommendation of approval of the alley vacation, with the condition that the parking lot design standards are fully met and the approval of the alley vacation, seconded by Eagle Bull.

Peace wanted to know about the parking lot design standards. He understands there are more trees to be shown on the plan yet. He questioned if sycamore trees would fit in the shrub line. Casper noted that screen plantings have a review process. Zimmer stated that the City's review occurs at the time of building permit.

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

State representatives left the meeting.

Discussion on the State project continued.

Casper wanted verified that the landscaping screening will go through a review process. Hageman noted she was correct. Casper commented that half of the shrubs shown on the plan would grow as much as eight foot tall. She wants to make sure all the landscaping and additional trees that are needed, are reviewed to be sure it is all in compliance with standards.

Huston questioned how many wells there will be. He believes this will provide heating and cooling for the entire Capitol building. Zimmer believes they will be over 500 feet deep. Casper noted that it will be very important information to consider when locating trees. Considerations include root zones and lighting. It could become very difficult.

Peace believes it sounds like they would have to at least have a preliminary drawing of the parking garage so they know where everything could be located. Zimmer noted that parking garage footings would be specific to a parking garage. Casper added they would have to go around the geothermal wells. Zimmer stated that once footings are installed the only likely building on the site would be a parking garage.

Peace understands the parking garage must be more than speculation. This is a big investment to place all the footings at this time. Zimmer thinks this is their fondest wish, but a parking garage is not in the budget at this time.

Huston thinks the immediate approval of the alley vacation is crucial to their plans. Zimmer noted the intention is to condition the alley vacation on seeing the plan. He wants to make sure it is a forward looking element. We can say we will need to see this again. This is an important site.

Peace would ideally like to see something on this site other than just structured parking. Zimmer stated that staff has had extensive discussions on this and the State indicates that the decision has already been made. Peace would have liked to see them at least consider something other than just a parking garage. Zimmer understood from the State representatives that the alternatives were considered and the parking-only decision was firm. Planning staff will strive to bring any design back for review.

Casper has heard the Capitol Campus master plan presentation. Parking is definitely a big issue for them and the surrounding community. She knows they are looking to address this issue. She hopes the State also investigates Bike Share at some point. Cary believes they might be interested in the future.

### **STAFF REPORT**

Hageman announced that Michelle Tilley is resigning from this Committee. She will not be returning.

There being no further business, the meeting was adjourned at 4:20 p.m.