

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: September 5, 2017, 3:00 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Historic Preservation Commission (HPC): Liz Bavitz, Melissa Dirr-Gengler, Jim Johnson, Greg McCown, Jim McKee and Greg Munn; (Jim Hewitt absent).
Urban Design Committee (UDC): Emily Casper, Tom Huston, JoAnne Kissel, Gill Peace and Michelle Penn; (Tammy Eagle Bull absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Hallie Salem and Wynn Hjermsstad of Urban Development; Abby Littrell of the City Attorney's office; Trent Reed of Reed Design Architects; Justin Stark of Olsson Associates; Karen Nalow of The Clark Enersen Partners; Darl Naumann of Lincoln Haymarket Development Corporation; Adam Criswell of Speedway Properties; Matt Olberding and Nancy Hicks with the Lincoln Journal Star; and other interested parties.

Michelle Penn and Greg Munn called the joint meeting to order and acknowledged the posting of the Open Meetings Act in the room.

HAYMARKET STREETSCAPES

PUBLIC HEARING:

September 5, 2017

Members present: HPC –Dirr-Gengler, Johnson, McCown, McKee and Munn; Bavitz declaring a conflict of interest; Hewitt absent.
UDC – Casper, Huston, Kissel, Peace and Penn; Eagle Bull absent.

Hallie Salem of Urban Development stated that there are two items on the agenda that they have been working on with the Planning Dept. She would like everyone to consider them as part of a global project of overall improvements. There are some asphalt patches throughout Haymarket. This is an attempt to address those, as well as a larger improvement to nodes and connection to greater downtown. She noted that the plans being shown are in process and would entertain any and all notes.

Liz Bavitz with Sinclair Hille presented the application. They are looking at nodes on 8th Street for some changes to the corner paving to create some ADA (Americans with Disabilities Act) compliant sidewalks. There is also a mill and overlay project to be completed throughout the district. She presented numerous locations where the ADA ramps need to be rebuilt. Some other corners require design guidance. She showed some examples of the existing conditions. There were some tripping hazards that were fixed with a temporary solution. Some curbs and gutters need replaced as well as they are showing some age. Work includes a package of streetscape furnishings. The light poles are also being painted. There is a trouble spot in front of Lazlo's where traffic gets pinched. The size and shape of the ADA ramps create some unusually shaped areas for pavers. It was decided to keep pavers on the pedestrian way and place a band of concrete along the corners. If a truck comes over the curb, they hit concrete instead of the pavers. On 7th and P Streets, the proposal is to pull the curb out a little. She showed the corner of 8th and Q Streets where they are proposing to give pedestrians more paver area to walk on. The paver pattern being proposed is herringbone.

McKee is curious why you can't completely do away with curbs on the entire node. Bavitz stated that it was talked about a lot. Public Works and Utilities is looking for contrasting color or something to designate the ADA pathway. McKee noted that there aren't any curbs in front of Pinnacle Bank Arena. Zimmer noted this was done with the thought that the whole street in front of the arena could be closed off. McKee has seen people in the area get confused.

Bavitz continued with street furnishings. The model shown is called "city view". There will be receptacles for recyclables and regular trash, along with corresponding planters. Bike storage is becoming an increased need. They are doing a one-for-one replacement on all furnishings. The goal was to find something special that wouldn't have a large impact on project cost. There have been discussions to incorporate some logos from original warehouses into the district. They talked to Ed Zimmer and Stacey Hageman and reviewed some logos. They are working with an artist to cast them. Designs would be incorporated in a cast iron plate. Another idea is that the benches could have a medallion with an old Haymarket logo as well.

Munn questioned the furniture color. Bavitz replied that "Haymarket green" would be used. Munn asked about the bricks. Bavitz stated the bricks will be a blend of red hues.

Penn asked if it has been decided where the benches will go. Bavitz replied that the benches will be a one-for-one replacement as well. Penn wondered if a handrail would be in the middle. Bavitz replied yes.

Penn likes the idea of hanging baskets off of the lights to add some plantings. Bavitz believes they do that on P Street. Salem understands these light poles would not handle the additional weight. This is something that can be discussed with LES (Lincoln Electric System), but because of previous discussions about wind load and shear, she is doubtful this is something they would agree to. Casper added that it is hard to retrofit an older light fixture with newer amenities. Zimmer noted that plant baskets typically need irrigation. Salem added that there was also a previous discussion that any additional items on light poles could obstruct existing signage.

Dirr-Gengler would like some more information on the planters. Bavitz stated that maintenance will be done by DLA (Downtown Lincoln Association). Plant types have not been selected for this use. Salem added that a plant list wasn't asked for at this time.

McCown inquired about the schedule for these items. Justin Stark replied that the nodes will happen first, then the overlay will happen later. Salem stated there is a challenge with the Haymarket and the Farmer's Market. We have been working to create a schedule and possibly relocate some of the Farmer's Market during construction. 7th Street doesn't get the mill and overlay. Some things could possibly be moved there.

Casper wondered if there are some buffalo bricks in the crosswalk. Zimmer indicated that the brick crosswalks exist just on 8th Street at Q Street and P Street. He said those bricks are not Buffalo Blocks, but rather concrete unit pavers. They have held up quite well. Bavitz noted that the crosswalks are intended to be preserved.

Kissel asked if the medallions will be set in concrete. Bavitz replied they will be incorporated into LES boxes. Zimmer added that these are street light junction boxes. Bavitz noted that funding will not allow them to all be done at once. They will happen a few at a time.

ACTION:

UDC:

Huston made a motion in support of the project as presented, seconded by Kissel and carried 5-0: Casper, Huston, Kissel, Peace and Penn voting 'yes'; Eagle Bull absent.

HPC:

Dirr-Gengler made a motion in support of the project as presented, seconded by Johnson and carried 5-0: Dirr-Gengler, Johnson, McCown, McKee and Munn voting 'yes'; Bavitz abstaining; Hewitt absent.

LUMBERWORKS BLOCK STREETSCAPES

PUBLIC HEARING:

September 5, 2017

Members present: HPC – Bavitz, Dirr-Gengler, Johnson, McCown, McKee and Munn; Hewitt absent.
UDC – Casper, Huston, Peace and Penn; Kissel declaring a conflict of interest; Eagle Bull absent.

Karen Nalow appeared to present the application. This is another project in the Haymarket area. This area is south of Harris Overpass. There is an LES substation and a newer parking garage south of O Street. This project would complete the streetscape all the way around the block and tie it

into the Liner Building. On Canopy Street, the focus was on the streetscape that went in north of here. The design ties in elements of Historic Haymarket along with West Haymarket and South Haymarket as it is developed. There will be existing wayfinding signage. As people come from the south, there is directional signage. Part of O Street has already been developed. The dock on 8th and O Street has been done. Planting beds will continue the line created by the Schwarz Building and will have seat walls. Some of the railings will continue so all the elements will tie the block together. She showed some plant materials. The east side of 8th Street was looked at for inspiration. The main intersection of 8th and N Street was look at as a key intersection. This is an area with a substation and open with a lot of turf. The screen wall has been looked at before. It became evident that you can't really screen a substation. Starting with the west side of 8th Street, the idea is to embrace the fact that there is a big open lawn. A rhythm is created with the wall. In an existing view, the LES building takes on the main view in this area. The idea is to add some paint and change the door so it starts to blend in with the environment. It would pull this together and increase the green space even more. Native grasses and plants are planned to be brought back into this area. Another seat wall would be placed here. A taller native grass is used for screening. There are some opportunities for interpretive panels with history of the area. Lighting will play an important part not only in pedestrian safety but on capitalizing views. In the alley, there are some planters on the garage that allow plants to grow down. The desire is to start some vines that grow upward to create a better screen wall. On N Street, the design acknowledges and celebrates the substation. This provides opportunities for additional interpretive elements. There will be a foreground of native grasses. The sidewalk width would be increased. The streetscape would continue and tie into Canopy Street. Some substation elements would be lit with colors. Looking west, the columns are more brick. Looking to the east, the columns are more metal. Panels could be incorporated into the base. Hallie Salem and Mayor Beutler are providing direction for stories for the panels. The corner feature pulls in the elements from the block for a gateway feature with an interpretive panel. Its location pushes the pedestrian node back so there is more space for walking. For the perforated panels, we looked at what some elements could be. They could be images of the past life of this area. Panels could perhaps have images that are several panels long. They could include industry in the area, logos or marketing. Example images were shown. This is running on the same schedule as the Haymarket streetscapes. The bidding will start in late fall, with construction to start in spring of 2018.

McCown wondered if the nodes will reflect the same style as previously described for Haymarket. Nalow stated that can be considered. It needs to be further discussed.

Penn asked what happens between the sidewalk and parking lot. Salem replied that the Lumberworks surface lot stays as a surface lot. There will be a truck pull-in next to that. Penn wondered if there will be any screening. Salem noted the plan is to wrap the wall around. Initial talks discussed eight to ten feet, possibly a little longer.

Casper questioned how the corner element reflects both districts or if an art piece would work here. Nalow noted how both of these districts are coming in and the different materials that are being used. More of the interpretive elements are being incorporated. Salem added that this location was considered for an art piece. There was no particular piece that immediately stood

out. These elements make it more of an entryway feature. There are several locations throughout this area for art. There is a challenge for this pedestrian area. Casper thinks it feels like the piece is just sitting there. She feels it would make more sense if it was integrated more. She would like to see it as more of an interpretive piece, not art. Perhaps if you set it back and make the two blend a little more. Nalow stated that the site is very restricted by all the lines that LES has running through it.

McCown asked what elements will be in the South Haymarket area. This could be a little more malleable since it is in between both areas. The design of South Haymarket is unknown at this point. Nalow thinks part of the generic look is that the interpretive panels haven't been developed yet. McCown would like to see more color with the panels. Nalow added that we are looking at a metal color. The desire is to incorporate color with the lighting and plant material.

Peace wants to talk about the historic canopy on Canopy Street. It has a pretty good break in the middle. Salem stated that the canopy break was because the length of the remaining pieces does not stretch to N Street. The break was added to address the entrance to the stair tower. Zimmer added that this is a faint echo of the previous Liner Building design which was going to wrap around the stair tower with a curved feature.

Peace stated if any more pieces of the canopy can be found or replicated, he would encourage it. It is nice to go under the canopy. It doesn't look like the proposed canopy on 8th Street provides a lot of cover. Nalow noted it is similar to what is on Sawmill. Light can go through. There will be some type of transparent material above. Peace would like to see the canopy extended. He would almost like to see this go down to the corner and be incorporated. He is unsure of the corner piece. Nalow noted that there is a budget to stay within.

Peace believes this is a big switch from a previous proposal for the substation. He thinks it was better before. He doesn't think the first eight or nine feet of equipment is worth looking at. The lighting sounds like an interesting idea. He would like the applicant to consider doing a green screen of the first six or seven feet. He doesn't think the door is worth looking at. You could tie this structure into the parking garage. Nalow stated that you can't truly screen a substation. LES has requirements for planting. You can't use vines. That is why interpretive panels and grasses are being considered. Salem noted that LES wants some transparency. There was a discussion about opaqueness. Peace believes it would be an improvement to screen the first three feet and transparent above that.

Penn inquired about the LES criteria. Nalow replied that there is nothing prescribed. They are meeting with them per requests. There is a lot of chain link around substations now. We have had many conversations with LES with no prescribed definition. They review what is being proposed. Zimmer noted this is not subjective, but interpretive. One aspect of 8th Street is a gate that must be maintained for LES access.

Salem stated that one of the biggest goals is to get rid of the barbed wire and industrial feel. We believe that the Clark Enersen design has provided something that is unique and works.

Huston stated that this is an important corner to address.

ACTION:

UDC:

Huston moved approval with consideration given to all comments, seconded by Peace and carried 4-0: Casper, Huston, Peace and Penn voting 'yes'; Kissel abstaining; Eagle Bull absent.

HPC:

Jones moved approval with consideration given to all comments, seconded by Bavitz and carried 6-0: Bavitz, Dirr-Gengler, Johnson, McCown, McKee and Munn voting 'yes'; Hewitt absent.

Penn would strongly suggest the applicant take another look at this property. She applauds their efforts for landscaping, but doesn't like being able to see the equipment. She looks at the canopy piece and wonders if it is a bus stop or what its purpose is. She would like to see more seating.

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

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: September 5, 2017, 4:25 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Wynn Hjermsstad of Urban Development; Trent Reed from Reed Design Architects; Matt Olberding of the Lincoln Journal Star; and other interested parties.

Penn called the joint 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 held August 1, 2017. Motion for approval made by Huston, seconded by Kissel and carried 5-0: Casper, Huston, Kissel, Peace and Penn voting 'yes'; Eagle Bull absent.

SKATE ZONE REDEVELOPMENT

Huston stated that he represents the developer on this project.

Wynn Hjermsstad stated that this property is the old Skate Zone. This is a TIF (tax increment financing) project. The City's primary interest is with infrastructure. There is a traffic signal turning into the Target store. The plan was always for this intersection to be completed. There are also some significant grading issues. These are the Mayor's first and second priorities. A hotel is being planned for this area. It is a new concept directed to millennials. The applicant really wanted this site.

Trent Reed presented the Tru Hotel design concept. It is a fairly contemporary design. The design of the retail building is intended to go along with the contemporary flavor of the hotel. Some metal panels are being incorporated on the 48th Street side. This becomes back of house for the two tenants. That creates some issues with windows and storefronts. They are suggesting vertical and horizontal banding. There is a significant grade change between the street and building. There is a drive-thru component. The wood feel of the long board is intended to soften it and create some sense of height.

Penn wondered if this requires a waiver of design standards. She questioned how the applicant meets the glazing requirements. Hageman stated that commercial design standards were being developed, but were never adopted. There are no design standards in this area.

Peace wondered if the design standards did apply, what they would say. Hageman replied they would require 50 percent transparency. Penn believes they would not be allowed to have a back door facing the street. Hageman agreed. The entrance would need to face the street.

Reed stated that this is similar to Whole Foods. The proposal is to bring the building closer to the street to screen the parking lot from the street. There was a conscious effort of not doing what was done with Natural Grocers. As other lots are redeveloped, he wants this building to set a tone for the area.

Zimmer believes there is an opportunity for show windows. Reed believes show windows might be something they could do. As far as transparency, spaces in the back will be more utilitarian.

Peace sees that the south side of the building appears to show more glass. He asked if a similar design was considered for the west side of the building. Reed replied that the tenant space on this side will be more of the mechanicals. There will be vertical steel panels on the lower portion. Peace would recommend a curtain wall on the west side, even if some panes don't get glazed until the tenant is determined. This could be a huge step forward if there was more presentation to the street. TIF projects should get recommended for the best project we can.

Penn stated that several committee members sat on a committee about creating design standards for commercial. We would like designs to get away from having the back door on 48th Street. We want some glazing and activated spaces. This is not really what she would like to see. She is disappointed the standards weren't approved and accepted. She believes this is the perspective of this committee. The other committee members noted their agreement.

Reed concurs with the design of bringing the curtain wall all the way around and the tenant can always dictate some other details. He showed a design for West Des Moines and noted they have some rigorous design standards.

Peace understands there are some other options for panels. He would like to see these explored.

Hjermstad noted that one change made on the hotel design is the bottom portion is now brick. The developer is from Omaha. The relationship with Reed is a separate arrangement. Huston stated that Hilton specifically identified 48th and O Street as a gap in their coverage. They wanted this location.

Kissel questioned if these two buildings are supposed to look related. Reed responded that the idea was not to have them too dissimilar.

Kissel asked about the color of the panels on the hotel. Reed replied the hotel was designed by Hilton and an architect from Texas.

Zimmer stated these will be two separate lots with two separate ownerships in one redevelopment project.

Kissel inquired if this is on a tight schedule. Reed replied the schedule is fairly tight. Hjermsstad added it is scheduled for City Council hearing on Sept. 25, 2017. The goal is to have the redevelopment agreement before City Council the following week.

Kissel agrees that the building should be oriented towards 48th Street with more glazing. She would hope the developer can understand that the view from the main street should be more interesting.

Peace thinks that along 48th Street, the materials for the commercial building should be more interesting. There is a lot of interest that projects receiving TIF should be long lasting and detailed well. He assumes the upper portion of the hotel will be EIFS and the lower portion brick. He does not have a strong opinion on either of these materials.

ACTION:

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

ACCESSORY DWELLING UNIT ORDINANCE AND DESIGN STANDARDS

Hageman stated that Andrew Thierolf with the Planning Dept. is working on the final language. These will come forward next month for review.

STAFF REPORT:

September

- Zimmer stated that Ernie Castillo at Urban Development wanted to share a future project on West O Street. This is immediately west of the jail, with little presence on West O Street.

Huston believes this will have a large grade change as well. Hageman agreed.

Huston stated that is a European company that makes animal vaccines. They wanted to be in Lincoln. It will involve TIF funding.

Peace believes the drawing is interesting looking. A Bulgarian company coming to Lincoln is interesting as well. He would encourage them to do an interesting building as well.

Zimmer feels that this didn't have much of an entryway impact.

- Hageman stated that since Michele Tilley resigned from this committee, someone needs to be assigned to the Larry Enersen Urban Design Award committee. Tilley recommended Tom Huston. Huston agreed to do it for one year.
- Kissel announced that her term expires in February 2018. She will not serve another term.

There being no further business, the meeting was adjourned at 5:10 p.m.