

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** November 7, 2017, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Hallie Salem and Wynn Hjermsstad of Urban Development; Craig Smith and Ken Fougeron of Speedway Properties; Todd Hesson and Beth Vinton of Encompass Architects; and Tim Gergen of Clark Enersen.

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 of October 3, 2017. Motion for approval made by Huston, seconded by Penn and carried 5-0: Casper, Eagle Bull, Huston, Kissel and Penn voting 'yes'; Brannigan absent at time of vote; Peace absent.

### **SMALL CELL WIRELESS INSTALLATION (VERIZON) – UDR 17089**

Stacey Hageman stated that last month, this committee reviewed applications from another cell company. The overall concept was discussed last month. These are small cell units that are on a light pole. The previous committee advice was for no banners. Staff has identified one location where the advice of the committee is needed. This location is a little sensitive.

Huston observed that these installations look similar. Hageman stated that this proposal is for two units attached at mid pole. The antenna is at the top. The thought was to have a metal banner. The proposal is for DLA (Downtown Lincoln Association) to manage the content of the banner. The exact messaging is unknown. The banner would be roughly three to four feet wide by seven feet tall. They are fairly large.

Hallie Salem stated that the banners would be at the discretion of DLA, working with the committee. Money would be put in an account for every pole with a potential banner. If DLA decided to put a banner on the pole, it could be done. The DLA could use its discretion on which pole received a banner, unless otherwise directed.

Casper questioned the mounting height of the banner. Hageman responded it appears to be around eighteen feet.

Ed Zimmer stated that the proposal is for two radios on the pole. The wiring would all be within the pole with an antenna at the top.

Casper doesn't feel that a banner is necessary. A pole is utilitarian. She doesn't see the need for a banner. Hageman believes that the consensus last month was that the banner would draw more attention to the pole. The members agreed.

Hageman stated that the first staff thought was to have banners in the core downtown area. Banners in a historic district would be reviewed by Historic Preservation Commission. Those proposed in the Capitol Environs District would be reviewed by Nebraska Capitol Environs Commission. Those in unique or special areas would be reviewed by Urban Design Committee. A proposal last month was for a location on Canopy St. This one is proposed in front of the sculpture garden. Zimmer believes this to be a sensitive area.

Casper wondered if the banner has to be on this one. Hageman noted that on Centennial Mall, Capitol Environs Commission is asking them to not be located on the mall.

Zimmer stated that we are being told that by the time installation is done, every light pole in the downtown area would be carrying small cell equipment. Huston believes that it will look awfully cluttered and busy.

Penn noted that this proposal looks a little different than the proposal from another carrier. The other carrier had a shroud. Hageman stated that the equipment for the previous application was all contained in one box. That is a design that is unique to Mobilitie. Zimmer added that Mobilitie has a simpler look. Verizon is unsure if a containment box fits with their equipment. This location was brought for review due to its location next to the "Torn Notebook" sculpture. Capitol Environs Commission turned down an application on Capitol Square. These towers increase traffic in a high capacity area, such as downtown.

Kissel wondered if this equipment could be put in alleys so they wouldn't be so visible. Salem responded that would not give the desired coverage. They have the potential to be hidden in certain things such as underground or in the base of trash cans. Casper noted they could also be hidden at the bottom of the pole, but it ends up being the size of a huge trash can at the base. She noted that the University of Nebraska has been reviewing these as well. She pointed out that the applicant has the ability to do a photo simulation to show what these would look like on a pole at a specific location.

Brannigan questioned if the City of Lincoln could advertise on the banner. Zimmer believes the banner would be fairly permanent. It would be more of a banner box. No one has seen what they would look like yet.

Kissel stated that it is hard to render an opinion when they haven't seen the banner yet. Salem noted that these would not be put up without design review.

Penn wondered if we need to look at these with the proposed banner. Kissel questioned if this needs to be voted on today. She is hearing that the committee wants to see more. Salem noted that the banner is up to the DLA. Kissel questioned if DLA is in charge of whether there is a banner or not, or the design of the banner. Salem replied both. Penn stated that it would be nice to see a visual of what the banner will actually look like. The banner could make it a little more distracting, or it could have a nice banner that would look good. There isn't a lot of streetscape consistency at this point.

**ACTION:**

Huston moved approval of the proposed location for the small cell equipment, with more detail to follow on what the banner will look like, preferably presented with a photo simulation, seconded by Eagle Bull and carried 6-0: Brannigan, Casper, Eagle Bull, Huston, Kissel and Penn voting 'yes'; Peace absent.

- The committee welcomed Amber Brannigan. Zimmer noted that her appointment was confirmed by City Council on November 6, 2017.

Brannigan stated that she finds it interesting to be part of this conversation. She looks forward to working with everyone.

Everyone introduced themselves.

**TELEGRAPH DISTRICT, TELEGRAPH FLATS AT 20<sup>TH</sup> & N (SPEEDWAY) – UDR 17084**

Todd Hesson explained that he is here today to give an update on the Fisher Foods building. The old design showed the building being renovated and added on to. Due to economic issues, there were a lot of unforeseen costs. The developer decided to revalue the site. They are proposing a new structure. This is on 20<sup>th</sup> St. and N St. They are proposing a building that is a little larger than what is there now. The last proposal was a multi-use structure with retail and housing. The new design plays off some of the existing architecture. The new building is residential in the center of the main level, bookended by commercial. The other existing buildings haven't been designed yet. This is being designed as potential live/work spaces. Work is being done for a courtyard to the east of the building. There would be about 5,700 square feet of commercial space located on either end of the building. There would be docks at either end. Those spaces are planned for food and beverage type facilities. The lower level has parking with 56 stalls. The entrance is proposed off 20<sup>th</sup> St. The main units are designed as mezzanine level, two-story units. The next levels are residential above that. There would be 95 units including the live/work units. There would be a total of four levels. All would be geared towards young professionals. The main level would be extra high with three levels on top and parking below. He showed the elevation from 20<sup>th</sup> St. This is a rather long building. They have tried to play off the original building and bookend the site with

architectural elements that tie into what was there previously. The main level is a few feet elevated. There will be a little green space in front that will tie in with the rest of the campus. For the east side, there would be gateways at either end with access to potential businesses. There is similar architecture to the inside. The north and south elevation are similar. He showed a rendering of the proposal. They wanted the ends to read different from the middle section. They are still playing with brick colors. They will be introducing quite a bit of metal work. Graphic panels will be used for signs, railings and the canopies. There are some accent pieces that play off the original building. There will be pre-cast sills and a fair amount of brick on this building. The openings will be for the parking garage, delivery and trash & recycling. A metal panel product will be used in-between the brick for the residential portion. There is a porch element in front. The building will be set back about five feet from the property line. Entry to the housing will be on 20<sup>th</sup> St. There is kind of an industrial feel to the building.

Kissel inquired if the courtyard will be public. Hesson replied they are envisioning it as semi-public since people are accessing the building. They haven't figured out all the operations yet. There is a concern with having a lot of people in the courtyard who don't live there. The intent is to have some type of access control.

Huston questioned what this replaces. He believes the prior proposed building was going to be two stories. Hesson believes the previous proposal was two or three stories. He wasn't involved in that design. He believes this proposal is quite a bit different.

Huston questioned if the courtyard includes the power plant. Craig Smith stated that they plan to save the power plant and reserve it for the tenants. It will be a big tall area with a plan to add a wooden floor and use it for a basketball facility. There will be a common area. The center building will be 24 feet tall. They will save part of the walls on the building to the west. They are changing how the building will attach. It will become a study area where you could go watch TV. It will have a full kitchen, dining area and an outdoor space. They have saved a big steel structure with plans to reuse it in an outdoor patio area. The center would be paving and a lot of grass. Across the parking lot to the east will be a green open space. They hope to connect the parking lot to N St. They are still negotiating with the car wash folks.

Zimmer noted that discussions haven't fully detailed the southernmost warehouse. It would be cleaned up, but not thoroughly developed in this phase.

Smith stated they are working with a couple of different groups to see if this goes artist space or retail space. They are working with some local artists to get them into some affordable space. Not only just this space, but also the old Awards Unlimited building.

Huston is impressed. He sees the design elements include compliance with the Downtown Design Standards. It seems the design as presented complies with those standards. He can understand where using the existing building would be challenging.

Zimmer stated that the unique part of this is that the PUD (Planned Unit Development) parallels the Downtown Design Standards, but requires Urban Design Committee approval. Core downtown buildings usually hug the sidewalk. This proposal sets back a little. 20<sup>th</sup> St. is more the residential side. There is nothing contrary in the standards. Brick is a requirement, specifically in this district. Staff didn't see any challenges under the Downtown Design Standards. The existing building was in tough shape. This is the last work of Artemas Roberts that we know of. He was in his mid-80s when he designed this.

Huston understands this is part of Phase Two for the Telegraph District. Zimmer replied he was correct.

Smith added that they hope to save one of the metal buildings for an indoor/outdoor space, possibly a brew pub.

**ACTION:**

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

**TELEGRAPH DISTRICT, LES SCREENING AT 21<sup>ST</sup> & N (SPEEDWAY) – UDR 17085**

Tim Gergen believes this is similar to the discussion for hiding something utilitarian. This is the Telegraph District surrounded by O St., Antelope Valley, K St. and the Antelope Valley channel on the east. There is a substation on the north end. Reflecting some Telegraph memorabilia on the walls is desired. There have been some discussions with LES (Lincoln Electric System) on what can and can't be done with the screening. He believes this is a good solution that LES is approving. The screening should either be emphasized or de-emphasized. This substation is rather low in profile. The concentration is on a few aspects. They are proposing black wrought iron fencing, with an emphasis on the corner of 21<sup>st</sup> St. and N St., with a map and the telephone logo. The corner panels would be a city of Lincoln map that would be backlit at night. There would be LED lit fins similar to what is on the 401 building. Some landscaping would be introduced, but no trees. This would be more of a native landscaping. There will be a gate on the east and west sides. The map and logo would be on three corners.

Smith added that they may also do the back corner, depending on the budget. Most of the property has been acquired. They are in the process of fixing some of the buildings.

Huston wondered if the design standards address obscuring a power station. Zimmer responded that this is being looked at for general urban design review. The Downtown Design Standards don't address this specifically.

Penn believes this group has had four reviews for screening of power equipment. She likes this design. This is the first time she has liked a screening and we have seen a lot lately. The

committee has had a lot of discussion on what it should look like. Up till now, she hasn't seen anything that would look good, until this. She would like this to become a standard.

Casper agreed. This looks nice.

Zimmer noted this is the fencing that LES proposed.

Wynn Hjermstad noted that LES provided a sample which shows barbed wire across the top, which is not included in the drawing and proposal.

Penn would vote no on the barbed wire. The other members agreed.

**ACTION:**

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

**STAFF REPORT**

Huston stated that they will try to schedule a meeting for the Urban Design Award Committee in the next 30 days. They hope to have a recommendation by January 2018.

Hageman stated they are taking suggestions for projects. She will circulate a list of past nominees and past winners. The committee members believe this would be helpful.

Huston noted we are fortunate to have so many good projects.

There being no further business, the meeting was adjourned at 4:25 p.m.