

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: May 1, 2018, 3:00 p.m., Conference Room 214, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Tim Sieh from City Attorney's office; Dallas McGee from Urban Development Dept.; Corey Brodersen from JEO; Sam Manzitto from Manzitto Construction; Dave Johnson and Codah Gatewood from Studio 951; Kris Sonderup; Melissa Trueblood; Franklin Robbins; and Matt Olberding from the Lincoln Journal Star.

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 April 3, 2018. Brannigan moved approval, seconded by Eagle Bull and carried 6-0: Brannigan, Eagle Bull, Huston, Peace, Penn and Reed voting 'yes'; Casper absent.

LINCOLN SPORTS FACILITY (URBAN DEVELOPMENT/SAM MANZITTO):

Tom Huston declared a conflict of interest. He represents Lincoln Sports Facility.

Cory Brodersen stated that they are following up from the discussion last month regarding façade improvements. This has gone through the City Council. Sam Manzitto stated that the redevelopment agreement was approved at City Council.

Brodersen presented a PowerPoint. In general, this is a concept for site development. Committee members asked about the trash location at the meeting last month. Developers have identified a trash enclosure on the south end of the property. The floor plan is basketball and volleyball courts, cafeteria, training area and seating. We talked about adding some additional glazing to the front and adding some materials to the front. Additional volume of glass has been added. There will be additional glazing at the small meeting room. Some volume to the entrance bump out has been created, which relates to the commercial building. The canopy brings this down to scale. He believes the bump out for the entrance creates a centerpiece. Work with the training facility on lighting and signage, general security, as well as parking lot lighting has been done. The art panels

have been reduced. There is some asymmetry to the building. Developers are working with Davis Design on the site lighting design. There is a planter on the bump out that creates a kind of seating ledge. The entrance on the training facility was also bumped out. There weren't many comments related to the commercial space. Some general lighting has been added. The materials would relate to the sports facility. The commercial building is Phase Two. The building face will be brick at bottom, stone at the entrance and some type of metal panel. He showed the landscape plan. It is specific to the overall plan. Nebraska Nurseries will be doing it.

Ed Zimmer noted that this committee reviews public/private projects.

Penn asked if there was any more discussion on signage. She has traveled to a lot of sports facilities. There were questions last month on signage and if O Street was looked at. Manzitto responded that there hasn't been anything designed yet with respect to signage. Penn has been to a sports facility with a highway sign. Manzitto answered that hasn't been discussed yet. He believes it is a good idea though.

Brannigan believes the front of the space has improved greatly. Eagle Bull reiterated the thought. The scale of the entry does a lot to address the overall mass. It has been broken down nicely. The larger windows look nice. Brannigan added that it appears to be well lit on the inside now. Peace appreciates taking the comments to heart. It looks really nice and a lot better. It was and is, a great project. The façade matches the intention now.

Penn wondered if the landscaping area has a bench and if that is the intention. Broderson replied yes. It is intended to be seating. Penn believes the entrance to the training area is now really defined. This was a good idea.

Huston stated they are still subject to the traffic study that may have an impact on O Street landscaping. Broderson added that the traffic study should be complete in about two weeks. There could potentially be a right turn lane off West O Street.

Penn inquired what City Council members had to say. Huston responded that they were thankful this project was coming back to Urban Design Committee and they are interested in the results of the traffic study. According to the Redevelopment Agreement, the traffic study must be done before construction begins. The City will fund the right turn lane if the traffic study shows it is needed. They seemed to be very appreciate that this project will bring new activities to the City of Lincoln.

Penn believes this can only bring good things.

Huston observed that most traffic engineers seem to be concerned about peak travel hours. This facility will be used mostly on nights and weekends.

ACTION:

Motion for approval made by Peace, seconded by Eagle Bull and carried 5-0: Brannigan, Eagle Bull, Peace, Penn and Reed voting 'yes'; Huston declaring a conflict of interest; Casper absent.

NEIGHBORHOOD DESIGN STANDARDS APPEAL FOR 28 FLATS (KRIS SONDERUP):

Dave Johnson appeared. He has been working on this with Kris Sonderup for almost two years now. They had an idea of doing a community unit plan. This is a duplex structure with a unit on the main floor and another unit upstairs. They all felt the site was a little tight as originally proposed and have starting looking at five units all facing 28th Street. The density allows for nine units. The applicant has decided not to do a CUP (Community Unit Plat). They are not asking for any TIF (Tax Increment Financing). There are currently five lots. The two north lots will be combined. All access will come off the alley to the west. The lower level will have an attached garage, the upper unit will have two stalls. There is a front porch for the main unit and an upper deck for the upper unit that all face 28th Street. There will be four duplexes, eight units total. The layout meets R-4 zoning density. On the main level two bedrooms and a bathroom are being proposed within the containers and the living room, dining room, and kitchen is a built space. The upper level will be bedroom, bath, and laundry in the container space and the kitchen, dining, and living is a framed space. The applicant has talked with Building and Safety regarding the containers and feel everything is nailed down. The energy modeling code is being used and they are able to meet the code. The upper container will be supported on an I-beam. The construction is pretty standard wood frame construction. The openings on the north end are being utilized for windows. They are considering keeping the container doors and welding them in place to celebrate the fact that they are containers. The exterior will be smooth HardiePanel on the framed portion. Windows will be aluminum Gerkin windows. The railings will be steel with a mesh and some exposed wood for the stairs and upper deck.

Kris Sonderup stated that he originally started his business on the corner in 1981. About eight or nine years later, he moved across the street to the corner he is at now. This is a great corner with a lot of services. It is close to downtown and the campuses. He enjoys and really likes this area. The majority of homes in this neighborhood are more mature. A number are in very good shape. He isn't trying to embed this into the neighborhood. This is closer to the commercial area. He likes the unique container look. He was able to put up a building to the south, a more contemporary apartment building. There isn't much in this area for new housing. It has been very successful. This is for someone who wants something unique. He does all of his banking with Cornhusker Bank. They work with his retail and have been in the loop since the beginning. Their concerns regarding financing have been addressed. He believes there is a need for new housing in the area. Johnson added that these will be owned by Sonderup and rented. They could be sold in the future since they are on individual lots.

Johnson stated that they had some early iterations of the project, but didn't feel it went with the neighborhood. He understands this design is different, but feels the height and width will fit with the neighborhood much better.

Huston questioned the size of the units. Johnson believes around 890 square feet on the first floor and about 700 square feet on the second floor. These areas do not include the garage. Huston asked if using containers will yield any cost savings. Johnson replied no. They are hoping it isn't much of a premium. He believes it is a little like doing geothermal on your house. You have to want to do this. It is something unique and repurposing the container is the driving force.

Huston inquired if the neighborhood design standards require a roof pitch that these do not comply with. Stacey Hageman stated that the design standards look at houses on the same and opposite block face. You can have a steeper roof, but not a shallower one. There is also a standard that says you can't have stairs serving a second floor unit on the street face. This stair would be facing Vine Street, but it would be a secondary façade since the unit faces 28th Street.

Brannigan wondered how far the stairs are set back from Vine St. Johnson believes they are 26 to 27 feet from the property line and about 32 feet from the street.

Ed Zimmer noted that when he and Hageman review the building plans, they can be approved if they are in strict compliance with the design standards. The Planning Director can approve if they meet the intent. This committee is the appeal body.

Reed wondered what the neighborhood thinks. Sonderup met with the neighborhood association last year. It was met with approval.

Hageman received one call in opposition. He did not like the aesthetic from Vine Street.

Zimmer stated that notification letters were mailed to properties within 200 feet of this property.

Melissa Trueblood is a homeowner in the area. Overall, she likes the idea of new housing that is not a massive apartment complex. She wasn't aware there was a neighborhood association in her area. She is curious why other container projects haven't worked. She is all for improving property values in the area. She believes these fit the transition really well. Zimmer responded that one container house proposal came to the committee a few years ago that was a UNL (University Nebraska Lincoln) studio project. It was on S. 8th St. It had a shared back yard. NeighborWorks found they couldn't get a mortgage for it. It was approved by Urban Design Committee. He believes this is a better design and location for a container building. He thinks it has often been an obstacle for an individual buyer if the bank is comfortable with it or not.

Johnson stated that Chris Brester offered a lot of the bidding. He went through the plans with us. They were putting a lot of money on the container, not celebrating the container. He feels they are far below those plans and doesn't feel they are paying too much of a premium.

Trueblood wondered about potential rent prices. Sonderup is aiming for between \$800.00 and \$1,000.00 per month.

Frank Robbins owns a property across the street. This property has always been taken care of. He is not quite sure the finish of these will fit the neighborhood. He has some apprehension about the details.

Johnson stated that he has been working with Building and Safety on the details.

Penn noted that the notification letter says if it is approved by Urban Design Committee, Building and Safety can issue a building permit on May 14, 2018. Hageman stated that date does not mean they will get a permit on that date but that is the deadline for any appeals to the Committee's decision.

Robbins doesn't see any sign that notates future development on this site. He is familiar with container construction. He would be curious if it could be done on property he owns as well. He wants to build new container construction on his site. He questioned if he can do the same thing. Zimmer noted that today, a specific design is being reviewed for a specific site. There are site specific aspects to the standards. It would be the judgement of this committee if a subsequent design was approved.

Brannigan asked what the precedent is for the roof pitch. Zimmer responded that the neighborhood design standards speak to broad characteristics of what is already in the neighborhood.

Huston believes this is a very creative approach to this project. He believes the roof pitch is a good transition to Vine Street. We need to encourage different types of housing around town.

Brannigan questioned if there are any concerns with the stairs. Reed wondered if the applicant explored any solutions with the stairs to the east and a deck on top of the garage. Johnson wanted to move the active part of the house towards 28th Street, instead of towards the alley. He believes the way it is oriented now is important. The reason he didn't do the stairs on the south side is that he didn't want to have stairs go in front of windows to another unit.

Zimmer noted that as he and Hageman reviewed these, the stairs didn't feel intrusive. They didn't feel that this was detrimental. Johnson added that the stairs run back to the alley side.

Penn inquired what the materials are. Johnson noted that the dark gray is HardiePanel with reveal and lapsiding. The wood will be prefinished or vintage wood.

Trueblood inquired about the material for the stairs. Johnson responded they are looking at stringers in heavy timber, and bolt-on metal tread with metal railings. Johnson believes the design for the railings are consistent with what they did down the street for Hartley Flats.

Penn asked about garage size. Johnson replied there will be two stalls for each unit.

Brannigan wondered what the space on 28th Street looks like for guest parking. Sonderup replied that these units will be situated on existing lots. It would be no different than what visitors to the

houses will be. Zimmer added that R-4 zoning permits duplexes on a 50 foot wide lot. In terms of zoning, they are building to their right.

Robbins is apprehensive about what these will look like. Johnson stated the containers will be painted. There will be exposed wood and pre-finished siding. There will be gray panels.

Robbins doesn't see the steps towards Vine Street being an issue. For safety, he believes his duplex is closer to the street than this. He is also concerned with parking. There are three empty lots now and there are quite a few cars on the street. He believes it would enhance the neighborhood. He would like each unit to have their own trash cans. He has had problems with his. Sonderup wasn't aware of any problem with trash. He will work on that.

Peace likes these. He thinks they will be really unique and interesting. He believes this is the right location. He would offer a couple of suggestions. When he looks at the renderings, you are walking a fine line between celebrating a container and camouflaging it. If the roof line was just a little different, he believes the container would be a little more evident. He thinks that really being able to see the container is what will make these work. He is not sure how he feels about painting the containers.

Sonderup likes galvanized but he doesn't want them to look beat up.

Peace knows there will be shrubs and trees and landscaping. The view will be softened a little.

Peace questioned the choice to avoid a CUP and go with what is allowed by ordinance. Johnson stated this was predominantly Sonderup's decision. They felt it fit with the neighborhood better.

Brannigan believes the additional green space will be great.

Trueblood wondered what will happen to the existing houses. Sonderup stated they will be taken down. They will come down one at a time, not all at the same time.

ACTION:

Huston moved approval, seconded by Eagle Bull and carried 6-0: Brannigan, Eagle Bull, Huston, Peace, Penn and Reed voting 'yes'; Casper absent.

STAFF REPORT

- Ed Zimmer stated that the Mayor's Art Awards are tonight.

There being no further business, the meeting was adjourned at 4:15 p.m.