

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: September 4, 2018, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer and Teresa McKinstry of the Planning Dept.; Hallie Salem of Urban Development Dept.; Mark Palmer, Jen Seacrest and Kaylyn Nerverve of Olsson Associates; Bart Thomsen; Nolan Schaefer and Dan Grasso from Sinclair Hille; Christine Meyer and Russ Meyer from Nebraska Home Sales; Scott Sullivan with Erickson Sullivan; Brent Robinson and Rich Robinson.

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

Penn noted that the minutes will be approved at the next meeting since there was not a quorum present.

OLSSON ASSOCIATES, PHASE 2 (OLSSON ASSOCIATES/SINCLAIR HILLE):

Dan Grasso with Sinclair Hille stated this is for the Olsson Associates expansion in the West Haymarket. This is Block 3 south, next to the Harris Overpass.

Nolan Schaefer stated that the first floor is office tenants and retail. This completes the half block with parking in the back for employees. The building itself is an L shape with a lobby that passes through. Restrooms, elevators and stairs are in the center. There is also mechanicals on the end. The third level will have a connection to the existing Olsson Associates building. Levels two through four will be mainly office tenants. He believes this will unify and complete the block. There is a comparable material pallet. The same fiber cement panels and brick on the first level will be used. The same patterns of glass and aluminum will also be used. As you work your way from north to south, we break the pattern a little with a large expanse of windows. The materials are being used in a little different way. Glass is used on the corner to soften it a little. The buildings will create a sort of U shape. There will be a courtyard in the back. There will be parking and landscaping in the back. The south façade will have a little more solar protection. This building sits close to the Harris Overpass. Attention was paid to what people would see as they were going over. The retail has been stepped back a little.

Grasso added that there will be second floor balcony space. Options for colors and materials are being explored.

Schaefer continued that there is the option of perforated metal. It could use different colors or be backlit. There is the option of a glass guardrail. Options would be explored for LED lights or something to bring interest at night. A couple other options would be how to bring a little more depth to the façade and bring a new material or new color to the building. A different color panel could be used. This would be used on the south as well.

Huston question West Haymarket height limitations. Is there a 75 foot height limit? Hallie Salem replied he was correct. This is well under that. Grasso agreed. Zimmer noted there was no need for a height waiver on Olsson's first building.

Jen Seacrest is a landscape architect with Olsson Associates. She stated that they are looking at activating, connecting and placemaking. She presented the overall master plan. The P Street design is proposed to extend to the Harris Overpass. It includes the paving, etching, lights, and everything. Planters have been included to break up some of the hardscape. There is an opportunity to pick up some parking. There would be two trees and grates with benches right before you get to the overpass. They want to convert the alleyway into more of a pedestrian thoroughfare. There is an exit from the garage on the southeast corner. It is understood that a lot of students are coming from the public garage and angling through the property for a shortcut. The pedestrian corner is anchored by a node. The corner would be a mature shade tree and plenty of trees and landscaping. There would be two tone concrete. There would be landscaping along the alley.

Casper inquired how the trash will be accessed. Grasso stated there is a convenience door in the niche and perhaps a service door. Seacrest believes trucks will park on the west side. She admits some early morning trucks probably park in parallel stalls and deliver from there.

Seacrest continued that parking right now under the Harris Overpass is currently designated for Burlington. Mark Palmer believes it to be about 75 stalls or so. Seacrest added that they are looking at access. The future possibilities are open. Salem stated that the JPA (West Haymarket Joint Public Agency) needs to reconfigure the parking under the overpass. Eventually, it won't line up under the overpass. She believes there were initial discussions about parking, along with many other issues.

Penn questioned if there are any small cell poles in this area. Salem understands that we have paused some small cell applications in the Haymarket. She believes one was possibly withdrawn. She knows that it was under review. Zimmer stated that we have typically been treating Canopy Street as a special environment where you don't place this type of thing on top of a light pole. Salem added that we would encourage that to be more on side streets, not on Canopy Street. There was one proposed north of Q Street. She is unsure where the application ended up. She is as concerned with what happens with the view, as well as the ground level.

Huston remembers there was a lot of discussion about the windows on the Olsson building. Penn believes there was concern for the part that was underneath Olssons and if it would engage. She

believes it does. Solar and materials were a concern. Huston believes it turned out well. Penn agreed.

Penn thinks the coloring was a little different in the beginning. She is glad to have this. Huston believes it is an asset.

Seacrest continued that the planters will replicate the rhythm of what is there today. There will be landscaping and some low foundation planting. There are some transformers. They will try to use some screening if they can.

Penn questioned if Olsson will own the planters. Seacrest responded they would be in City right-of-way. Salem added that these typically become City property, but Olsson Associates will maintain them.

Seacrest believes they have worked really hard to make sure that the buildings are the same levels. There is about six inches difference between the two buildings. Grasso stated the goal is to get them to line up.

Huston inquired if there is a need for surface parking when you are next door to a huge parking garage. Grasso believes this is a huge benefit for tenants and their visitors. Zimmer noted there were discussions about making this the right size as well.

Salem stated that as staff discussed this, the parking lot has shifted a little farther north. You can see the cars a little through the alley. Perhaps this could be screened a little.

Casper would encourage keeping the plantings low so it feels more open. Lighting and open views will make it feel safer. Seacrest agreed. A lot of the existing lighting will be continued here. Zimmer stated that since there is not a quorum present today, an official vote can't be taken. Huston is comfortable with not holding up the process. He likes what he has seen so far.

Casper questioned the color of the panels mentioned earlier. She understood these will be a little different from the existing Olsson building. Grasso stated there could be an accent panel and perhaps a darker frame. Zimmer believes that Option 1 expands the color palette and seems to work well.

Penn agreed. She likes Option 1, the lighter color option as well. Casper believes the form differentiates it as well, from the first building.

Casper stated that the applicant did a great job on this. Penn and Huston agreed. Penn stated this will be another great addition to downtown.

ROOSE HAVEN (SCOTT SULLIVAN):

Russ Meyer appeared. They are looking with an eye for residential development. They want to develop one acre in the vicinity of 56th St. and Van Dorn. The proposal is for three bedroom, three

bath homes with an unfinished basement. There is a high desire to have a three car garage. We want to have the intimacy of a pocket neighborhood. We are aiming for a very desirable price point. We are looking at a sales price of \$275,000.00 to \$325,000. This will add to the City's tax base. There is one existing home that will be taken down. We are interested in providing infill on urban lots. We hosted a neighborhood meeting. We invited 215 of our neighbors. About 25 people attended and provided great feedback. This is a one acre lot that backs onto Antelope Creek and the Billy Wolfe Trail.

Scott Sullivan stated that this is a very eclectic neighborhood. He showed houses in the area. The site plan shows six houses. Economically, we needed six houses to make this project work. There will be two single family houses and two duplexes. There are three stall garages to all the units. We tried to lay these out so the garages are tucked behind. These will be on a private drive. These will have very traditional elements with a front porch and gabled ends. The plans for both single and duplex are very similar. These will have fiber cement siding. You start to get a sense of the garages stepping back. The two end units do not front Roose Street, they front the private drive. There was an effort to conceal the garages. They were stepped back. The Roose Street view would be the side of the house. That is why we are here.

Huston questioned why this is appearing before Urban Design Committee. Does this need replatted? Ed Zimmer responded that this is a CUP (Community Unit Plan) that is going on to Planning Commission. Neighborhood Design Standards need to be applied. Other houses that have been reviewed on Roose Street was related to garage door placement. This request was harder to interpret. The design standards require that houses orient to the street. Planning Commission can waive design standards for a CUP. Since there is not quorum present today, he would recommend giving advice and let Planning Commission review the proposal.

Sullivan stated that the decision about fronting Roose St. he believes was more towards the marketability, the notion of being able to turn this into a "micro-neighborhood" instead of facing Roose.

Zimmer added that this plan this would gain the sixth unit. He does not believe this is excessive.

Huston believes this fits the Comprehensive Plan ideas of encouraging infill and using lots for density.

Sullivan stated that part of what we like is that this introduces eighteen garages and we can screen it from the primary street. This seemed important.

Zimmer stated that Planning Dept. is recommending in favor of the CUP.

Casper questioned the property line being shown on the map. She inquired if an association will be created. Russ Meyer responded that there will be six lots and outlots. There will be an association that takes care of this. Sullivan assumes the association will have rules that will limit anything outlandish. Casper wondered about fences. Meyer responded that fences are allowed in the rules, but they must be wrought iron. We want the area to look nice.

Huston questioned the depth of the lot. Meyer stated it is about 265 feet deep.

Casper wants to make sure there is still something attractive facing Roose Street.

Penn believes the porches look a little shallow. Sullivan believes they are about eight feet.

Huston would recommend approval to the Planning Commission. Casper and Penn agreed.

STAFF REPORT:

Zimmer stated there is a Downtown Design Standards matter. It doesn't require an appeal. It was approved by the Planning Director. It is the site of a burned out restaurant at 17th and P Street. He believes there are two brothers who own this and want to rebuild, but not together. The standards say if you have a corner lot, you build to the corner. Just one piece is up for review with no guarantee that the corner will be built up. We have told them it needs to be screened. He presented the east side. If this was the street front, it would fail. There will be retail below, with housing above. Staff is agreeable to what is being presented.

Huston doesn't believe the empty lot could be used for parking. Zimmer responded he was correct. Parking won't be allowed on that lot. It would have to be grass or something.

Casper wondered if you could do a mural or something to activate the blank wall. Huston believes it is a good idea, but doesn't want that interpreted as an alternative solution to building another structure on the empty lot.

Huston believes the Planning Director's assumption was correct. Zimmer noted there is a risk. Huston believes the explanation of the sequence of construction is correct.

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