

MEETING RECORD

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| NAME OF GROUP: | URBAN DESIGN COMMITTEE |
| DATE, TIME AND PLACE OF MEETING: | January 8, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 th Street, Lincoln, NE. |
| MEMBERS IN ATTENDANCE: | Amber Brannigan, Tammy Eagle Bull, Tom Huston, Gill Peace and Michelle Penn; (Emily Casper and Trent Reed absent). |
| OTHERS IN ATTENDANCE: | Ed Zimmer, Stacey Hageman, Paul Barnes and Teresa McKinstry of the Planning Dept.; Hallie Salem of Urban Development Dept.; Tam Allen and Jon Thomas with Lied Place LLC; Jim Van Duys of Smallwood, Reynolds, Stewart, Stewart; Dennis Scheer and Kelsey Moline of The Clark Enersen Partners; Liz Bavitz with Sinclair Hille Architects; Josh Nix; and Kris Humphrey representing the Railroad Transportation Safety District. |

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

Penn then called for a motion approving the minutes of the meeting held December 4, 2018. Motion for approval made by Huston, seconded by Peace and carried 4-0: Eagle Bull, Huston, Peace and Penn voting 'yes'; Brannigan absent at time of vote; Casper and Reed absent.

LIED PLACE RESIDENCES, STREETScape & MATERIALS

Huston declared a conflict of interest.

Hallie Salem stated that this project went to the City Council and the amendment was found in conformance with the Comprehensive Plan and the Downtown Master Plan. We are excited about this moving forward. The proposal is for a 20 story building with residential, as well as commercial office and restaurant space. The applicant is looking to get an agreement to the City Council at the end of this month. The plan is to have the agreement include a site plan for streetscape, and elevations for the building. The streetscape will be funded with TIF (Tax Increment Financing). The final review will be by the Mayor. That will be tomorrow.

Tom Huston stated that Urban Design Committee issued recommendation of approval to the Mayor in November 2018. The applicant is back with more materials for further review.

Tam Allen is the developer and principal of Lied Place. He presented materials for review. The streetscape will also be presented for review. They believe this is an attractive plan.

Jim Van Duys stated that the building has been reviewed before. The ground level consists of a series of stone clad columns. Two types of stone are being used. These are very durable materials. One comment from the last meeting was the east column was segmented. They have been simplified. He believes it is a cleaner look. There is a canopy that stretches the length of the façade on Q Street. It has a metal frame finished in a silver pink color. The inset panels are framed with aluminum tubes that sit on the outside of a polycarbonate material. It is a skylight type of lens. They like this product because it is very easy to maintain. It has multiple layers which make it less maintenance intensive. The canopy frame will be removable in case it would ever be necessary. The ground level glass will be clearer. All the glass will be high performance glazing. The glass on the balance of the tower will be a Low-E coat, crystal gray tone. It is a high performing glass as well. It doesn't reflect from the interior. The window framing will be a bronze color. The upper levels of the building consist of bands that segregate the façade into major elements. There are some cornices made of pre-cast concrete. The other non glazed elements will be a combination of aluminum panels. There will be three different paint colors for the aluminum.

Allen stated that the restaurant space will be on the first level. The mechanical equipment will be on the second floor and shielded by the canopy below.

Peace questioned if the applicant has used the canopy material before and had good luck with it. Van Duys has used this material. The manufacturer has two different lines and he likes this better. There is also a monolithic panel. It has a nice diffusion of the light. He likes the product. He's used this product on a building that has been in place for twenty years now. It has held up well.

Peace has had pretty good luck with these products. They do yellow and stain over time. He wondered if glass isn't something that should be considered. Van Duys isn't aware that glass was priced for this use. He doesn't believe it performs like this product does. Glass is also heavier and this needs to be removable.

Allen wondered how easily this is replaced. Van Duys believes it is pretty simple to replace a piece. He could provide some photos of where they have used this product. There is a hotel in Atlanta where this product is almost 20 years old.

Penn questioned if the exterior design is complete. Van Duys replied yes. They will be moving to interior design at the end of the month.

Penn applauds the applicant for bringing in the materials for review.

Dennis Scheer stated that they are working with Karen Nalow and Tim Gergen. The landscape is in the early stages of design development. You will see some renderings that are a little different from what was just shown with respect to the building. The southernmost left turn lane will be removed. That part of the street will go to a drop-off lane. There will be planting beds on either side of the lane. The scope is not just the streetscape in front of this building, but the entire block. They are trying really hard to make the streetscape integrate with the building. There is no master plan for a streetscape on Q Street yet.

Kelsey Moline stated that the southernmost turn lane becomes a drop-off lane. This will be differentiated with bollards and benches. Pedestrian crossings will be reduced to allow curb extensions with a band of brick. There will be irrigated planters. There are two storm sewer inlets that are being removed. There will be two drains with some bio-retention. There will be an outdoor dining area that extends from the restaurant. The entire portion of building façade will extend into the drop-off drive lane. There will be two large planting beds on either end of the block. There will be a seating node. There will be acorn lighting on either end of the streetscape. The existing sculpture will be relocated slightly. Shade loving perennials and grasses will be used. A new transformer will be screened by evergreen shrubs. Wrapping the transformer with some art design has been discussed since it can't be completely screened with plant material. The new streetscape uses a rhythm of concrete and granite pavers. The granite benches will be about 18 inches high with bollards in between.

Peace likes the benches. He asked if they have considered doing a floated LED strip like on L Street. Salem thinks that is an interesting thought. Scheer stated that they haven't developed that level of detail yet. He thinks a light distribution study should be done first. He likes the idea of doing a base so the slab on top kind of floats.

Peace is not seeing any curb detail. Scheer replied that he is correct. Salem believes there is somewhat of a rollover curb adjacent to the street.

Eagle Bull inquired where the restaurant space will be. Moline stated it will be on the east side of the doorway. Eagle Bull understands from the drawing that there will be no back of house area. Van Duys stated there will be a service entrance to the east. Moline believes the drop-off lane is long enough to allow for semi-truck access.

Brannigan thinks this is very beautiful. She inquired how this feeds into the vision of the City. Salem responded that the pavement pattern shown here is solely adjacent to this building. We are seeing the same or similar types of banding in other projects. This is something that could be replicated. The bands on the nodes are something we have done elsewhere as well. We plan to replace the acorn light fixtures next to Embassy Suites. The City Centre block will have the acorn fixtures as well. Peace questioned if the City has commented on losing the left turn lane. Salem stated that the current configuration stacks all the way back to 12th Street. There are two things working in favor of the removal. The City is replacing approximately 100 stalls with regular stalls that some parkers will have to shift over to the Larson Building. That is one block away and has plenty of capacity. This is the only block on Q Street that has five lanes of traffic.

Penn wondered about the transformer wraps. Salem stated that one is the traffic signal wraps that are moving forward. This would be the first transformer wrap. We are meeting with LES (Lincoln Electric System) next week. We don't know if they will let us do it or not. Lincoln Transportation and Utilities might have to get together with LES. We are still looking at the design. We are reviewing if there is a tertiary affect or if this is just simply camouflage. Penn was in a city that had wraps and now she is not so sure how she feels about them. It is a whole other design element. It adds more complexity to the urban view. Is it necessary or needed? A newspaper article recently talked about the cultural and music district. It doesn't sound like anyone has taken that on. With the sculptures

that are there, it might be good to consider this as part of a possible district. Salem thinks that is a great idea. She would like to be forward thinking enough to plan ahead. A lot of the cultural and music program is a partnership with DLA (Downtown Lincoln Association) to the extent of which comes first, design or physical presence. We have to work on that detail yet.

ACTION:

Peace moved approval of the building materials and streetscape as presented, seconded by Eagle Bull and carried 4-0: Brannigan, Eagle Bull, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Casper and Reed absent.

NEIGHBORHOOD DESIGN STANDARDS, 701 S. 8TH STREET

Stacey Hageman stated that this is related to the neighborhood design standards. The applicant hasn't submitted a building permit yet. He is seeking advice.

Josh Nix agreed, he is just looking for comments.

Hageman continued that this is on the corner of 8th and H Streets. The surrounding neighborhood is kind of sparse. This would be a container building. Design standards require at least two openings per floor on the street side. There should be a window and a door. There are no openings shown on the H Street side. The other standard requires a porch. She offered if the building is rotated, it would better meet the standards. Ed Zimmer added that the most fundamental standard is the front of the house faces the street. Staff feels that a 90 degree rotation would speak to both of the needs.

Brannigan questioned if there is any reason for the placement of the house. Nix replied it is due to the current curb cut. He believes the proposed configuration would allow for more privacy with the deck on the back of the house. Zimmer noted that if the plan was rotated counter clockwise, the porch would be on 8th Street. One house was taken off this lot about eight to ten years ago. Nix added that he is considering purchasing the other two houses on the block as well.

Peace believes rotating the house solves many different issues. The interior wouldn't have to be redesigned at all.

Nix noted this will be made from 20 foot containers that are 9.5 feet tall.

Peace inquired if the applicant is going to leave the container raw. Nix responded that he will paint, probably a neutral color. Most likely a light gray. Peace questioned if the upper portion will be wood. Nix replied yes. He is considering siding. He is thinking cedar.

Brannigan wondered about the regulations on shipping containers. Zimmer stated there is an interest. There are challenges in the building code. We haven't seen any solved in Lincoln yet. One was approved a few years ago and NeighborWorks didn't find it bankable for a buyer. They couldn't get financing for it. One was approved on Vine Street and hasn't been built yet. They are now talking

building one this coming year. They are still interested and are in a different financial position than a single owner.

Huston believes we need to develop a consistent approach if we are going to continue to see these. Zimmer stated these are about the basic features of one house relating to the other. The standards speak to the placement of the front door, location of windows, etc.

Huston wondered if this could be approved administratively if the applicant turned the building 90 degrees. Zimmer stated that is not the only issue. There is not a roof like this in the neighborhood. We could ask the Director of Planning to approve. We are seeking advice from Urban Design Committee.

Brannigan thinks an awning or pergola in the front to define the front porch structure a little more would help. Zimmer wouldn't want to make this seem like a bungalow. Eagle Bull would suggest a short wall to define the space.

Penn believes it should meet design standards. She has had to do it. It can be done using good design. Rotating the building will solve all the issues.

ACTION:

Penn moved approval with the condition that the building be rotated 90 degrees and some type of low wall be added for the porch area, seconded by Huston.

Peace thinks the cool thing about containers is that they are boxy and have interesting proportions. In his opinion, a monoslope roof doesn't fit. He would try it with a flat roof. Penn would disagree. She believes the purpose of the standards is to help a new building fit in with the existing neighborhood. Peace added that peeling the lid off the top greatly lessens the structural integrity of the unit.

Motion for Conditional Approval carried 5-0: Brannigan, Eagle Bull, Huston, Peace and Penn voting 'yes'; Casper and Reed absent.

33RD & CORNHUSKER PLANNING

Paul Barnes stated that staff presented this project last month. This began as a project with the RTSD (Railroad Transportation Safety District) to separate the railroad crossing at 33rd and Adams St. There was a pause in the process to look at the opportunities and land uses. Today he will present the corridor plan.

Barnes showed the potential relocation of 33rd Street and the boundary of the subarea plan. The limits of the corridor plan go from 11th St. to 56th St. There are a lot of recommendations for work to be done in the streetscape. There are recommendations for design standards going forward. There are primary and secondary intersections. Along the corridor, there are four distinct zones. The western edge towards 11th St. is Zone 1. Throughout the corridor plan, the idea of including street

trees has been discussed quite a bit. This is a state highway and we have to coordinate with NDOT (Nebraska Department of Transportation). We are limited where we can plan these. Zone 2 is further to the east. This median has a lot more landscaping material and different enhancements. Zone 3 gets back to the Zone 1 level of treatment. All zones have a continuous sidewalk. Zone 4 is furthest east. The median treatments pare down, but are still keeping consistent with street trees and sidewalks as much as possible. This is considered a gateway at 56th St. There would be a higher level of monumentation and treatment. The future Salt Creek Roadway would be a primary intersection. The future N. 33rd St. intersection would be a secondary intersection. There is a recommended list of amenities such as a five foot minimum sidewalk, ADA (Americans with Disabilities Act) accessible, ten foot minimum crosswalks that are ADA accessible as well, benches, planters, these types of items. Screening and landscaping such as fences, street trees and irrigation recommendations are included. Design guidelines would include private property improvements. Design guidelines would be communicated with the development community. To guide building design improvements, considerations must be included in the guidelines such as setbacks and facades. In terms of site design, there are quite a few driveways on Cornhusker Highway. Access and circulation would need to be worked on. Signage along Cornhusker Highway should be categorized differently than it is in the City's regulations. Monument and pole signs should be considered. The Planning Commission will be briefed on this plan tomorrow. There will be an open house on January 17, 2019.

Kris Humphrey stated that right now, we are in negotiation for the next contract for further environmental aspects. Preliminary engineering is expected to take until 2021. Perhaps 2026 would have construction completed.

Huston noted that for design standards, these are pretty complex from what he sees. Barnes stated these are not meant to be complex, but flexible. Huston believes this is sorely needed on Cornhusker Hwy. He believes there will be some pushback. Barnes noted there has been an advisory group and a couple of open houses. All these documents have been vetted and shown to a larger group in this area.

Humphrey thinks everyone is really excited about this. There is solid history in this area. Huston believes the plan is ambitious and should be. Penn agrees completely. Barnes noted there are several other steps. Penn thinks this is definitely needed.

ACTION:

Huston moved approval of the Subarea Plan and Corridor Plan, second by Brannigan and carried 5-0: Brannigan, Eagle Bull, Huston, Peace and Penn voting 'yes'; Casper and Reed absent.

DRAFT ANNUAL REPORT

Hageman stated the annual report speaks to the accomplishments of the last year.

There being no further business, the meeting was adjourned at 4:50 p.m.