

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, June 7, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Peter Hind, Tom Huston and Gil Peace; (Michelle Penn absent).

OTHERS IN ATTENDANCE: Stephanie Rouse, Collin Christopher and Teresa McKinstry of the Planning Department; Ernie Castillo and Dallas McGee of Urban Development Department; Corey Haselhorst with Rega Engineering; Dolores Silkworth with Confluence; Kent Seacrest with Seacrest and Kalkowski; Matthew Wills with Studio 951; Tim Gergen with Clark & Enersen; Josh Neill; Beau Jepson; David Wiebe of Architectural Design Associates; Terry O'Leary with EPC Real Estate, Patrick Reuter with Klover Architects and Stacey Hageman of the Planning Department appeared via Zoom Video Communications ©; and other interested parties.

Vice-Chair Peace called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Peace then called for a motion approving the minutes of the regular meeting held May 3, 2022. Motion for approval made by Hind, seconded by Grasso and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

CAMPION REDEVELOPMENT STREETScape:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Stephanie Rouse wanted to relay from Stacey Hageman that the streetscape was initially reviewed and it has been revised.

Corey Haselhorst reviewed the Committee's comments from their meeting last month and made several revisions including species of plants. He omitted many of the plant comment species and replaced them with new ones. In general, the tree species remain the same. He shared plans with Lori Gruber and she is supportive of the plant material being utilized. He is still considering one

street tree of Parkland Pillar that Gruber was supportive of, but he is still undecided if they will be using it or not. They may use a Crimson Pointe Purple Leaf Plum. One comment from the Committee was to reduce plant species to three species per bed. They have essentially done so. Along 9th Street, they have utilized Dogwood, Sweetspire and Blue False Indigo. Another comment was to utilize color on the corner. They made some revisions with regard to color, texture and four season interest. Plants they will be using are Bay Lily, Karl Foerster Feather Reed Grass and Coneflower. Along the 'M' Street corridor, there have been no tree revisions. They have simplified the softscape primarily using Little Henry Sweetspire and some daylilies. 'L' Street is very similar to 9th Street. They are keeping things simple with Dogwoods, Blue False Indigo, Magic Carpet Spirea and Coneflower. One comment was to replace the Little Bluestem Grass with Little Zinger Daylily. They have done that throughout. Another change was the bike share stations. They received comments that there was no plans for a bike share station at this time. They do not plan to show a station at this time. They were requested to show some bike parking. He mentioned there is bicycle parking inside the building. They would like to stick with keeping bicycle outside the public right-of-way. They also discussed with the developer to provide trash receptacles. They have declined. They are adding maintenance staff and will have trash receptacles inside their door.

Canney thanked the applicant for addressing the Committee's comments. He would recommend Big Sky Twilight Coneflower. The coneflower Haselhorst noted is a series of coneflowers that will bloom for about two years and will die out. Just a friendly suggestion.

Huston believes the applicant has been very responsive to the comments. He noted his appreciation for their effort.

Deeker noted that bike parking isn't necessarily for people just in the building, but people in the area. She wondered if the developer can decline to place trash receptacles outside. Collin Christopher believes that whether they decline or not is a negotiation with Urban Development Dept. on what is required, from their perspective. That is likely something Downtown Lincoln Association (DLA) would maintain. We will continue to pursue this with them, along with bike parking. Haselhorst will work with the City. Deeker noted two shrubs in a planting bed. She would recommend not doing two shrubs in one bed. She would let it fill in with a perennial and just do one shrub.

ACTION:

Huston moved approval of the landscaping and streetscape improvements as proposed, seconded by Deeker and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

NEAR SOUTH BANNER:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Rouse stated that the 50th anniversary for the Near South Neighborhood is coming up. They are looking to do some banners.

Canney wondered if this has been done in a neighborhood setting before. He has seen it in commercial districts. Huston stated that Everett Neighborhood has them, along with Woods Park Neighborhood. Canney has seen signs, but not necessarily the fabric banners. He inquired if it is the neighborhood association that installs them and replaces them out. He wants to make sure we have language for the maintenance. Rouse stated that it is up to the neighborhood association to maintain them. Deeker asked if Lincoln Transportation and Utilities does the initial installation. Rouse believes so.

Grasso inquired how long these banners will be up. Rouse believes through the end of the year.

Huston noted the application says the installer is Firespring.

ACTION:

Huston moved approval of the street pole banners in the public right-of-way as proposed, seconded by Canney and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

WEST O TRAIL PROJECT:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Christopher would like to give some background. This project started in 2018. Urban Development worked with City Council to approve a Tax Increment Financing (TIF) district. It is expected to bring in \$5 to \$6 million over a fifteen year life span. In 2019, Confluence was hired to help develop a master plan for the project. In 2021, they started the process of doing Phase One construction documents. They hope that the first phase will be constructed late 2022 or early 2023. He showed a map of the TIF district. It spans from NW. 56th Street to NW. 9th Street. In a TIF district, there is not a redevelopment district per se. We capture a district that includes many properties. As property taxes go up, the increment goes off to a separate fund to be used for public improvements and enhancements. One approach is to wait for the money to come in over the 15 years or to phase it in smaller sections of improvements. They believe there is a benefit to doing smaller sections of improvements and build momentum. N. 27th Street was a TIF district that was used for the trail bridge, median enhancement and other streetscape elements. The Downtown Corridors TIF district includes a section of 'O Street from 9th Street to 28th Street. That is currently in the master planning process. When we did outreach for this area, the following components were identified as priorities; street trees, continuous sidewalks and trails,

and entry monuments/gateways. The second tier priorities included branded streetscape elements, additional landscaping, public art and bus stops. Different bike facility alternatives were looked at, along with off street alternatives. Ultimately we decided there was a little more right-of-way to work with on the north side. We also looked at median enhancements and wondered if medians could potentially be added over the life of this project. He showed a video of the area along with potential improvements that he pointed out.

Dolores Silkworth stated that it is nice to have a master plan completed a couple of years ago and see it come to life. The project that we are moving forward with is expansive in its geography but is essentially a widened sidewalk trail. From NW. 40th Street east to NW. 22nd Street is eight feet wide. The trail connection from NW. 48th Street to NW. 40th Street is ten feet wide. There is an opportunity to do some branding elements. The trail is curved. In doing so, we avoid a number of small wetlands. There are some large culverts that need to be extended. There is a total length of 9,910 feet. There are two large box culverts that need to be addressed. There are a few locations where we are putting up a barrier wall to protect bicyclists and pedestrians from falling into the culvert. There are three existing bus stop locations. They will remove the retaining wall behind the existing bus shelter and replace it. These are unlit stations. They will also have an 'O' symbol proposed for the stops. There will be colored concrete textured pavement there. They are proposing to duplicate the color pavement in the circular form at the intersection of NW. 48th Street. There is a planter rail and monument at the northeast corner. The monument is sizable. She believes that is cast stone. It will be concrete with a limestone finish. Lettering is imagined to be recessed and black in color. There will be uplighting. She showed images from the Master Plan and the lighting consultant. At some future date there might be a lighting proposal and art work piece. They are planting almost 200 trees. It is a mix of evergreen and deciduous trees. It will be an irregular pattern. They are open to suggestions on trees. The idea is to have many trees and it isn't a formal, organized, urbanized plan.

Peace inquired how much the applicant engaged property owners and what their reaction was. Silkworth stated they held three or four open houses. They also held private conversations with business owners. They heard a lot of comments about the proposed median tree plantings. The segment today has been presented to the business district a few months ago and she believes they were all approving of what is planned. The business owners were more engaged in this streetscape than many of the streetscapes that she has worked on. Peace noted it looks like a lot of the center left turn lanes would be going away with the center median. Silkworth replied he was correct. They proposed an idea for a pair of roundabouts. That was a couple of years ago and people weren't comfortable with that. They explored a lot of different options. They showed different traffic configurations. She believes the process worked well and she is not aware of any business who is not in favor of this of moving forward.

Ernie Castillo stated they heard some negative comments on the median. He doesn't believe we have heard anyone say we don't want this. This came up during Mayor Beutler's term. They are going back to the whole business district membership for another presentation.

Huston understands that Phase One doesn't include the medians. Castillo replied he was correct.

Canney found the presentation very handsome. He can see a lot of time and thought went into it. He inquired how the existing streetscape project interacts with this. Silkworth stated that as you leave downtown and head to West 'O' Street, there are a number of DLD (Detroit Lincoln Denver Highway) signs. We asked how to incorporate them. As we were developing what should move forward, we played off the idea of the automobile. We gave the West 'O' Business Improvement District three different boards to vote on. It was clear no one calls it DLD. Everyone wanted it to be called the West O Business District. They don't want the DLD monuments to go away. They will remain.

Canney believes that making this less than stellar part of town more desirable is a challenge. He has been involved in several streetscapes. Some have been successful and some have failed. Usually it comes down to maintenance. The Cornhusker Entryway Corridor looked good for about three years and then it fell apart and was not managed or maintained as was promised. How do we prevent that from happening again? Nurseries say they will do the work and don't necessarily follow through and the City has limited resources. He thinks this is a stellar design. He loves the art deco themes, native plants and the nod to the Capitol building. Christopher believes that is a valid concern. From his perspective, one thing they will do is limit the plantings and be pretty targeted with how we do understory improvements. He has some money set aside for that. He believes over the years we have gotten better with managing those things. We want to keep it as small a scale as much as possible. Huston believes the model of DLA is a pretty good model. Canney thinks there just aren't enough people to manage things. Since Christopher has been with the City, it has gotten better. Christopher stated he has found one of the hardest landscapes to maintain is in the median. Lots of plants die off and not a lot of contractors are interested in that location.

Deeker asked if all the improvements are only on the north side. Silkworth answered that a future phase would bring in more improvements. Deeker wondered if it makes sense to do both sides and finish the entire intersection. She asked if that was a consideration. Castillo stated the proposal today is mainly due to the budget. When we started this, we looked almost exclusively at the sidewalk. The TIF estimation was better than initially thought. They certainly want to finish this in the future. Deeker would recommend the whole intersection be improved if at all possible.

Peace thinks this looks great and it is time. He was curious if there has been discussion about zoning ordinances or special corridors to help encourage future development to raise its' status and value. He noticed a lot of the existing signs on 'O' Street weren't in the video. Huston noted that West 'O' is a separate redevelopment area. Christopher doesn't think there has been any thought on a specific West 'O' design standards,, for instance. He believes there are discussions in the Planning Department about commercial corridors. Stacey Hageman is more involved in those discussions. Silkworth stated there has been a number of improvements that have come to be over the years. This is an area that is not easy to redevelop. A number of conversations were held during the open houses. Christopher believes it comes down to how much money we have in the end. He believes there is some ability in the TIF district to designate some funds for sign

enhancement. We haven't really gotten into the particulars of how much it would cost and how much would be allocated.

Huston agreed with Canney. It is hard to start from ground zero, but he believes what is being proposed looks great.

Hind wondered about the lighting under the bridge. He is concerned about the lack of lighting. He agrees with Deeker that it would be ideal to do the entire intersection as well. He also believes that lighting is a safety issue that needs to be done. Silkworth stated there is street lighting the entire length, but it is not robust. Hind would like to see more lighting. He would recommend lighting under the bridge. It is a safety issue. Also, the bridge that goes over Salt Creek and Antelope Valley Parkway, there is decorative metal signage. It is a rusty experiment at this point. He appreciates the protected bikeway but is concerned with decorative metal screening. Powder coating lasts 14 months or less with salt. He is concerned about the finish. It would need to be seriously galvanized. Silkworth noted they are considering stainless or aluminum. Hind believes that would be great. The bus shelter is ingenious. Where that meets the ground, they have similar panels but the datum line is a concrete base. He believes it would be good to think about longevity and where that meets the ground. He would like to have language in the agreement that when paving is disturbed, it needs to be replaced in a like manner. A utility provider comes in and what gets replaced can look different.

Grasso asked about the crosswalk and motif. Silkworth stated they are proposing thermal plastic pavement markings. They would grind the street and place the sheet of vinyl. It is supposed to last seven years. Grasso believes we need to be careful and thoughtful of how it is done. Hind agreed. The measure needs to be how it is kept up.

Canney encouraged the applicant to work with Lincoln Electric System (LES) on the lighting. He has worked with them in the past and they only have so many fixtures that they like. He wanted to make sure they are accommodating. It might take a little massaging to get LES to take care of it. He inquired if the applicant worked with Nebraska Dept. of Roads (NDOR). Christopher stated they are having conversations with them now.

ACTION:

Huston moved approval of the proposed enhancements, seconded by Canney and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

BISHOP HEIGHTS REDEVELOPMENT:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Rouse stated that this proposal is for the northeast corner of S. 27th Street and Highway 2. This has gone through a number of different iterations. The whole site would have 70,000 square feet

of space. She showed the residential unit that is being proposed at this time. She also showed a rendering.

Kent Seacrest is representing three different groups on this. He noted that Terry O'Leary with EPC Real Estate and Patrick Reuter with Klover Architects are appearing via Zoom ©. It is not easy to redevelop a shopping center. There will be three different phases. The north part will be an office building or two. The middle piece is being designed by EPC and the southern part will be a series of retail, restaurants and offices. He believes this is very compatible with the Comprehensive Plan. City staff has been supportive of the mixed use approach. Daily trips will be less than the Shopko traffic.

Terry O'Leary stated that he specializes in multi-family and mixed use. They have a new product for active adults. He believes this addresses the need between market rate and independent living. This addresses people in the 45 to 75 age range in different parts of transition of their lives. These are four story projects that are highly amenitized with club rooms, golf simulators, game rooms, movies theaters, etc. They build using high end finishes and materials. There will be living units and common areas. There are several renderings and discussions on access to the trail. He showed the site plan which provides for four different kinds of parking. There is underground parking, car ports, surface parking and garages. The residential sits higher than the trail.

Huston asked if this will be four or five stories tall. O'Leary pointed out the significant grade change. The majority or perimeter is four story. The south side becomes somewhat of a five story. Seacrest stated the trail is already buffered to the east. The south will be the retail/commercial part of the project.

O'Leary continued that the overall primary design is more modern cottage. They tried to pull from house styles in the area which is stone, brick, siding and warm wood composite. They are proposing a warm palette with clean lines. Seacrest stated that one of the goals is the Country Club Neighborhood is an important historical neighborhood. We want to give people a choice to stay in the area, but don't have to worry about yard maintenance and the other issues.

Hind believes to be consistent, we would want to see the exact product, brick type, stone type, etc. This is a nice use for this project. This is going to be a very tall building. With the bike path, there is a certain public corridor. He would think about lighting for safety and trespass. He believes that needs to be done well. He assumes the parking lot will have lighting. The finer details need to be communicated. O'Leary stated the parking lot would be gated and secured. It is not open to the public.

Canney wondered if there would be any outdoor recreational facilities. O'Leary pointed out a proposed pickle ball court and a courtyard in the center of the building with outdoor grills and seating. They will provide more details on the materials.

Huston inquired where this application is in the process. Seacrest stated the PUD (Planned Unit Development) will be in front of City Council. Everything else has been in front of Planning

Commission. Hind noted that typically, the Commission reviews items such as the window type, roof material, siding material and color. Seacrest indicated they could return with more details on the requested items.

Huston inquired about access. Seacrest pointed out where trail access would be. There is another north/south trail that goes through the Country Club Neighborhood that they will have connection to as well.

Grasso sees the applicant is proposing a fence on the northeast corner of the parking lot. Seacrest stated the public will be welcome. They are working with City staff on a trailhead. There would be fountains and other amenities. Grasso believes this will be a great improvement.

Hind thinks this is a great addition to the neighborhood. Huston agreed.

ACTION:

Hind moved approval of the concept with a recommendation for the applicant to come back next month with more information on proposed materials, seconded by Huston and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

48TH AND AYLESWORTH REDEVELOPMENT:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Matthew Wills stated this is for the 48th and Aylesworth redevelopment.

Tim Gergen showed the landscape plan. He stated they are taking cues from the previously approved project. This is a smaller building but will create cohesive space with the building to the south. There is an oak tree on the south end of the block they are trying to preserve. The rest of the landscaping on the site has been somewhat neglected. They are planning on planting new street trees on 48th St., Martin St. and Aylesworth Ave. They will be installing a new sidewalk a little further back from the street. They are doing sidewalk repairs all along the streetscape perimeter, and replacing curbs and building new curb cuts. This was ten to twelve lots at one point. The landscaping plant species will be similar to the south development. They won't be using yarrow and coneflower, which aren't doing well. He showed the landscaping plan and pointed out which plants and trees will be located where. He showed an image of the current building to show landscaping techniques that will be used on this development. Street trees will be located between the street and the sidewalk.

Wills stated the building is five stories tall. The exterior finish will have a full depth brick base course and cement siding. One improvement is moving away from magic packs which have a louvre. This building has a more standard louvre. He believes this building will complement the other building as well. They will be using cement board siding and reveal, Hardie panel and reveal.

Hind asked if there will be any retail on the first floor. Wills replied no. Gergen stated the building on the south was turned into apartments on the ground floor as well. Wills wasn't originally approving but he believes they came out great.

Hind noted it is no secret there is a failure of some materials on the existing building on the east side. Will stated the material was painted and he wouldn't recommend it. He thinks the other failures were installer related. They took some time to make corrections. He doesn't see that on this building.

Hind wondered about balconies. He asked if the other building has balconies. Wills noted they are more recessed. These will have more of a finished deck product. They are requesting approval today.

Canney encouraged the applicant to make sure the City approves the street trees. Gergen noted that in the final plat process, City Forestry Dept. will review the trees.

Huston thinks this looks great. 115 units is great and the design is good. This shows a lot of investment on N. 48th Street.

ACTION:

Huston moved approval of the project and the use of Tax Increment Financing, seconded by Canney and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

ANTELOPE TOWER REDEVELOPMENT:

June 7, 2022

Members present: Canney, Deeker, Grasso, Hind, Huston and Peace; Penn absent.

Rouse stated the Commission has seen this project several times in the past. This is adding a patio space.

Josh Neill stated that Early Bird is a tenant for this space. This will be their first space in Lincoln. The proposed space consists of 356 square feet of enclosed patio space. This will be in the Telegraph District. This will be on the first floor. They are asking for an enclosed patio. The base will be red brick with glass overhead doors and a pitched roof. They have learned from their other locations that this patio is a must have for their space. This gives the customer an outdoor feel. He believes this will be an attractive addition to the area.

Hind asked about the large box depicted next to the patio space. David Wiebe stated he is working on the plan and the covered patio addition. The large box is a cooler. They are proposing to wrap it with the restaurant graphics, Early Bird logo graphic. They needed room outside the building for a cooler.

Grasso asked if it will be smooth metal panels. Hathaway replied yes, on two sides. Grasso inquired if it would be offset from the windows. Wiebe believes it will be pretty tight. They don't have an exact size of the cooler yet. Grasso kind of likes something that takes away from the verticality of the building. She doesn't want it up against the building. She likes the idea of garage doors and that you can roll them up. She is not 100 percent sure about the roof. She doesn't want it to look like a school gym roof was slapped on. Wiebe stated the idea is a light metal structure. Grasso would suggest the applicant take a look at the material at Bread and Cup. It is channel plexiglass. That is just an idea. It feels like the steel members give more of a pergola feeling.

Hind thinks this could be approved and thinks it is appropriate. It feels like an outdoor seating area and the cooler were pushed up against the building. He would like to see them be more integrated. Perhaps a vertical trellis or something. Leon's has a brand new cooler. For here, it is going to look like a cooler. He believes there could be a better treatment. He would like to see a little more overhang so you can be in the space during a heavy rain. He thinks architecturally they aren't related. He believes there could be a way to have them more connected.

Grasso stated this could be a good prototype that is somewhat extended in a thoughtful way across the whole street front. She would plan on some roller shades or some way to get some shade.

Hind believes this should come back next month with a little more refinement on the design.

Canney doesn't want to discourage the tenant. Grasso agreed. Huston believes this could be approved subject to a final review of the design.

Grasso asked if anything was going on with the east side. Wiebe stated there will be outdoor seating. Approve in concept with review of the design.

ACTION:

Hind moved approval of the concept pending a final review of the design, seconded by Grasso and carried 6-0: Canney, Deeker, Grasso, Hind, Huston and Peace voting 'yes'; Penn absent.

STAFF REPORT:

- Telegraph District Streetscape Markers – Stacey Hageman stated that these are in the center island of Antelope Valley Parkway. They have revised their plans to include them on the east side as well. She believes they are moving forward with their plans.
- Hind and Hageman got together with the rest of the group to discuss the Larry Enersen Urban Design Award. They have picked a winner.

Hind stated they have a running list of potential nominees. This year, Gordon Scholz nominated Ed Zimmer for an award. Bob Ripley was awarded seven or so years ago. The group also selected

The Bay which is north by Turbine Flats on 'Y' Street. It is a youth indoor skateboard park and music park. The Food Bank connected with it for food distribution. Lincoln High School had their graduation there this year. The work they have done is amazing. It has a great corner presence.

Huston knows they were included on the Give to Lincoln Day this year.

There being no further business, the meeting was adjourned at 5:00 p.m.