

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **January 4, 2022**, at **3:00 p.m.** in City Council Chambers on the 1<sup>st</sup> floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

## AGENDA

1. Approval of UDC meeting record of December 7, 2021.

### DISCUSS AND ADVISE

2. MAD48 Redevelopment Project – *UDR21111*

### STAFF REPORT & MISC.

3. Staff report & misc.

*Urban Design Committee's agendas may be accessed on the Internet at*

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

### ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2022/ag010422.docx>

## 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, December 7, 2021, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** Stacey Hageman, Paul Barnes and Teresa McKinstry of the Planning Dept.; Andrew Erd appeared via © Zoom Video Communications; SaRena Freet; and interested citizens.

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

Chair Penn then called for a motion approving the minutes of the regular meetings November 2, 2021. Penn noted a correction to the first page stating Chair Penn called the meeting to order. Penn was absent from that meeting. Vice-Chair Peace chaired the meeting. Motion for approval as amended made by Huston, seconded by Hind and carried 5-0: Deeker, Hind, Huston, Peace and Penn voting 'yes'; Canney and Grasso absent.

### **INSTINCT PET FOODS REDEVELOPMENT PROJECT, PHASE 2**

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

Andrew Erd appeared via Zoom. He stated that this is an expansion of the facility. He showed the location of the existing buildings on the site. They are proposing a rather large expansion. He pointed out where the entries are located. He also showed the wastewater site and water retention location for runoff. The existing building is pre-cast concrete, painted white. The new addition will be insulated metal panels. For the new entrance area, they are proposing a more expensive flush architectural panel. This would also be white.

Tom Huston stated that he represented Instinct Pet Foods on their original project in 2017. The process in the City of Lincoln states that when a project is using public funds, it comes to this

committee for review. He remembers the discussion about what kind of standards would apply to an industrial building. He thanked the applicant for investing more in Lincoln and is glad to see the company expand their presence in Lincoln and do well.

Penn asked if there will be any windows in the manufacturing area. Erd noted the only windows in the area are for employees. Two thirds of the large building is for refrigeration. This is where product is freeze dried. The whole building is a cold environment.

Hind asked the applicant to explain the fenced area in the front. Erd replied that is an existing neighboring site, industrial type building. Huston believes it is Meyer automotive. Erd noted that piece is not included in this.

Huston stated that this is receiving Tax Increment Financing (TIF), but he believes it is important to West 'O' area.

Hind would like the applicant to speak to the lighting. Erd stated they will use typical lighting standards for the entry. The new parking area will have typical light standards and shoe box lights on the building to illuminate the employee parking area. The truck loading will be lit as well. The lighting is still conceptual at this point.

Peace agreed with Huston. He thinks this is important to the West 'O' area.

Huston noted that pet food has been in short supply lately. This will be consolidated with another plant.

Penn wondered where the air handling units will be located. Erd stated that for such a large project, there will be a powerhouse. There will be some units on the roof, as well as three cooling towers.

**ACTION:**

Penn moved approval of the new facility as presented, seconded by Huston and carried 5-0: Deeker, Hind, Huston, Peace and Penn voting 'yes'; Canney and Grasso absent.

**SIDEWALK CAFÉ AT THE HOT MESS, 408 S. 11<sup>TH</sup> STREET**

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

SaRena Freet is the owner. She stated that the railing was previously used at Lazari's downtown. The dimensions were right. The railing had to be modified a little in length.

Penn asked if the railings have been salvaged. SaRena replied yes, they have been in storage. It is made of steel. It is the same design as Yia Yia's Pizza.

Hind inquired how much space is left on the sidewalk from the fence to the curb. SaRena responded there has to be at least six feet. She thinks it is almost seven feet.

Huston believes that the Downtown Master Plan envisioned more activity along 11<sup>th</sup> Street. Stacey Hageman stated he was correct. Huston thinks this is good. SaRena is very excited to have outdoor seating.

Hind asked if the railing is going to be 'as is' or if it will be repainted. SaRena stated it will be repainted.

Hind wondered what kind of outdoor lighting there is in this area. Is there any lighting on the building or is the applicant planning on any additional lighting? SaRena doesn't think they will need any additional lighting. There are two large windows in the front of the business. If anything, they would add some string decorative lights. She pointed out where the café will be located.

Penn wondered about trash. SaRena doesn't plan on having trash outside. She doesn't think there will be a lot of trash because they serve glass and will bus the outside tables. Trash is taken out through the alley.

Penn noted this sidewalk area is very deep. This will be a great area for a café.

Hind asked if there will be any umbrellas to shade for the sun. SaRena responded that she would eventually like to have umbrellas, or perhaps parasails or a retractable awning. She doesn't have the funds for this year, perhaps next year.

**ACTION:**

Hind moved approval of the sidewalk café as proposed, seconded by Deeker.

Huston likes the facades in this area.

Penn thanked the applicant for doing this and using salvage materials.

Motion for approval carried 5-0: Deeker, Hind, Huston, Peace and Penn voting 'yes'; Canney and Grasso absent.

### **SIDEWALK CAFÉ AT GRAVITY, 1140 'O' STREET**

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

Hageman stated that this café is proposing to reuse the existing fencing and furniture for a sidewalk café.

Penn believes this is just a name change for the business. Hageman wanted to make sure the committee reviewed this. Hind believes that the bar is reopening under new name.

Hageman stated that all sidewalk cafés must go through the permit process. A new café has to obtain a new permit.

#### **ACTION:**

Hind moved approval of the sidewalk café as proposed, seconded by Penn and carried 5-0: Deeker, Hind, Huston, Peace and Penn voting 'yes'; Canney and Grasso absent.

### **SIDEWALK CAFÉ AT ITSUMO RAMEN, 1451 'O' STREET**

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

Hageman stated that this is another café that is proposing to keep the existing fencing. She is unsure if the furniture is the same as what was previously used. Hind believes it is the same.

#### **ACTION:**

Hind moved approval of the sidewalk café as proposed, seconded by Penn and carried 5-0: Deeker, Hind, Huston, Peace and Penn voting 'yes'; Canney and Grasso absent.

#### **STAFF REPORT:**

- Hageman will be writing the annual report and will bring the draft to the committee.
- Hind believes there are some upcoming changes to the Downtown Flood Map that is happening. A few of his clients are panicked.

Paul Barnes stated that a lot of the floodplain comments have come with the release of the new comprehensive plan, [PlanForward](#), that was just approved. To go back a few steps, the [Climate Action Plan](#) was approved and adopted and it made reference to the [Salt Creek Resiliency Study](#). That would impact the downtown floodplain. It included some recommendations and they were not approved. The recommendation is to continue a public process to flush out those recommendations and then come forward to the City Council. He doesn't think it is anything this body would be a part of. There is work with Lincoln Transportation and Utilities to continue the public process. If there are any impacts on design, he can understand why this body would want to review it.

Deeker stated that the [Drainage Criteria Manual](#) is being updated and there is a website dedicated to the public process. There are not a lot of specifics at this point. The details haven't been flushed out.

There being no further business, the meeting was adjourned 3:35 p.m.

*<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Minutes/2021/120721.docx>*

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TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of January 4, 2022

DATE: December 29, 2021

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**ITEM 2: MAD48 Redevelopment Project**

Studio951 is working with the developer of a site on the northeast corner of 47<sup>th</sup> and St. Paul in University Place. They are proposing 7 attached townhomes oriented to 47<sup>th</sup> Street with rear garages. Because of the limited residential context surrounding the site, and the lack of significant features (like porches) on homes in the immediate area, the proposed design meets Neighborhood Design Standards. Your advice is sought on the proposal based on the use of public funding (Tax Increment Financing) for this redevelopment project.

Conceptual images of the proposal are included below. Plans are attached.







<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2022/01 Jan/Jan2022Memo.docx>







