

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, July 12, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Department; Dallas McGee with Urban Development Department; Kent Seacrest; Daniel Siedhoff; Brett West; Stacey Hageman and Stephanie Rouse of the Planning Dept., Patrick Reuter and Terry Pole appeared via Zoom Video Communications®; and other interested parties.

Chair 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 regular meeting held June 7, 2022. Motion for approval made by Hind, seconded by Canney and carried 5-0: Canney, Grasso, Hind, Huston and Penn voting 'yes'; Deeker and Peace absent.

BISHOP HEIGHTS REDEVELOPMENT

July 12, 2022

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

Kent Seacrest appeared on behalf of the applicant and stated that this is a mixed use project. The first phase is residential apartments which were in front of this committee last month to review the design. They were asked to come back and present their proposed materials.

Patrick Reuter presented images showing the proposed materials such as brick, asphalt shingles, dark bronze windows, stucco, stone veneer, stucco, Hardie board material and batten board system. Everything is pretty robust.

Penn was not present at last month's meeting. She requested some clarification. Hind stated that the applicant was asked to bring the materials for review. The renderings weren't clear about materials. He would like the applicant to articulate what the decks will be made out of. Reuter stated that the outside corner patio is a stone base with cast stone path. Above that are screened

in patios. Hind noted there appeared to be decks noted on the plan. Reuter stated those will be wood with concrete. The balcony rails are a charcoal metal. They will all be clad in the composite Hardie board. Hind asked if the stucco is being used for the bay window with a shed roof. Reuter responded yes, for the bay windows and larger accent elements. There are also some recessed elements. Hind inquired as to the manufacturer of the windows. He was curious what material they would be made of. Reuter answered it is proposed for a typical vinyl window. They have various manufacturers they have used in the past. Terry Pole added that they will most likely use a Pella product that is a composite product. Hind believes that is an Impervia casement window. Pole replied yes.

Huston thinks it looks great. It will be a great addition to the corner.

Penn asked if the chimneys are real. Reuter stated they are accent elements. They don't want active chimneys in the units.

Canney noticed the garage doors have a barn door look. Grasso asked if it is the applicant's intention to use a carriage style garage door. Reuter stated they would be a similar style, not real wood.

Hind noted that if he remembered correctly, all the garages are on the property line and bike path. Reuter responded he was correct. Hind asked what would be on the underside of the decks as you look up. Pole stated they will be a smooth and painted soffit panel. Hind understands there will be no treated lumber under the deck. Pole noted he was correct.

Canney was curious about the lighting. He asked if there will be exterior lighting to highlight the building and if there would be any visible fixtures in spots. Reuter stated they haven't selected all the lighting yet. He would like to have some accent lights. Individual balconies will have lights as well.

Huston asked if this application is in front of City Council for review. Seacrest stated it was before City Council a few weeks ago and they approved the PUD (Planned Unit Development). They are still working on the redevelopment plan. They hope to be done by the end of the month.

Hind would like the design team to take a look at the chimney. It seems a strange element to him, a chimney that isn't a chimney.

ACTION:

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

Penn believes this will be a good project for Lincoln.

1030 O STREET REDEVELOPMENT:**July 12, 2022**

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

Daniel Siedhoff stated the site being reviewed is four city lots on the north side of 'O' Street. Over the years they have been combined into one lot. This is adjacent to the original LES (Lincoln Electric System) building. They are proposing a new urban infill residential product and removal of the existing structure all the way to below grade. There will be a lobby and parking on the first floor, subterranean parking with five levels above and an outdoor amenity space on the roof. They are thinking of life style and bringing residents to 'O' Street. In this case, we are looking at something with strong materiality and character. It is more of a modern urban style. They are taking more traditional and urban, and blending them. He showed the proposed building. He believes this responds to the LES building as we know it. We want to stand alone and not complete with it, while being a great urban neighbor. They have gone through the City archives and worked with the neighbors. They will be maintaining the datum lines on the windows. It will have about 70 units. This is a relatively small site. They are trying to be as dense and useful as they can. They are pushing back the façade adjacent to the LES building in order to connect. They are presenting some balconies on the space. They are activating the livability within the urban core. Ground level as shown is all amenity space for the residents. It would include a fitness space, lobby, coffee bar and indoor conference space. They tried to think about materiality in terms of wholistic nature that meets the need of a strong urban site. They are proposing a limestone exterior and Hardie panel. There are some small lighting elements that aren't fully resolved yet. As they think about brand, they believe there might be some opportunities for signage. They turn the corner with one façade and then create a new rhythm on the alley side. They have looked at various ideas and decided to go with a more subdued palette. On the west elevation, the dark material has turned around the corner. There is a door on street level for moving and packages so that doesn't happen on 'O' Street. There is a series of balconies. They would consist of decks and composite wood lap siding. The cream color panel is a return to a Hardie style panel. He drew attention to the tower in the corner. Given the current composition of the downtown buildings, you get a clear view to the building. They tried to bring some materiality and signage to make sure we didn't place a lesser corner in the back. This is a tight site, but we were able to make it pretty efficient. He pointed out the garage entry. In order to make the ramping work, there is one entry that goes below and one that enters on ground level. There will be 32 parking stalls in the basement.

Huston believes in activation at the street level. He thinks this complies. Siedhoff agreed. There will be communal conferencing space along with other amenities. There are no specific standards for downtown residential parking. There is an opportunity to activate the second level a little. He showed a series of studio, one and two bedroom units. There will be access to outdoor space on the back of the building.

Canney questioned the studio apartments and the space outside. Siedhoff stated that the second level would be open air on up. Canney thinks this is attractive. He looks at what has been proposed and wondered why the limestone was stopped and why it would not go all the way to

the top. Siedhoff noted the issues is one of cost and one of trying to give the top its own character.

Penn inquired about the target market. Siedhoff replied they are looking at market rate for young professionals or empty nesters. Penn asked if the panels would be metal. Siedhoff replied yes.

Grasso asked about any lighting elements within the horizontal bands at the top. Siedhoff believes that is preliminary at this point. They have a desire to place some degree of lighting element at the top. Grasso asked if the roof terrace would have a railing or parapet wall. Siedhoff stated there would have to be a railing. There are good views to the stadium. It would not be a large gathering space. It would be a relatively small space, but it allows for an opportunity for great views and entertaining.

Canney asked about the status of 'O' Street in the interaction. He wondered how projects are being developed along 'O' Street and if the applicant is working with the Planning Dept. on the streetscape. Collin Christopher stated in general there is a TIF (Tax Increment Financing) district on 'O' Street. A lot of these properties are included. He believes the idea is as individual projects come up, they are pulled out and have their own process. He believes they would coordinate with the larger TIF process. There is a Downtown Corridors project open house from 5:00 p.m. to 7:00 p.m. today, July 12, 2022 at the Jayne Snyder Trails Center.

Hind inquired if this property will be getting TIF. Siedhoff replied yes. Hind asked if it is including the alley. Brett West replied yes.

Huston noted the alley on the west is one way north to south and exits on 'O' Street.

Hind wondered about the condition of the west side of the LES building that will now be exposed. Siedhoff stated there is a setback on the LES building of about eight feet. We won't be affecting any of their lot line conditions. They have met with Building & Safety and are meeting all the conditions. Hind asked if the applicant will be meeting all requirements on the alley for percentage of openings. Siedhoff replied yes. Hind wondered if the applicant is imagining the limestone to be smooth or patterned. Siedhoff stated it is their intent for the street level to go with a dark base and above that, more rusticated. As you move up, they would go to a more smooth limestone. There are a series of bands that give some character. Hind asked if it's the intent for the top to be metal panel. Siedhoff replied yes.

Penn asked about the street level on the west. Siedhoff showed where a brick cladding would be. It would be Hardie panel above the granite base.

Grasso inquired about the balcony fascia. Siedhoff sees them as being metal. Most likely open with a trek deck and the underside could be wrapped and painted to match the metal color. Grasso asked about the window frame color. Siedhoff noted they are looking at a black window product. Grasso noted that it looks like the west side where the doors are is a Hardie simulated wood siding. On the front, it appears painted to look like limestone. Siedhoff replied she was correct. The west side recesses would be lap siding wood simulation.

Penn was curious why the applicant didn't look at simulated wood for the front. Siedhoff noted they did. They believed it took away from the elegance of the stone. They are trying to bring a little more color and richness to the back of the building, and understanding there is a prime façade and it is okay to make this feel a little more residential.

Huston thinks this is a great project. This hits all four corners in the Comprehensive Plan. He believes it will be a great addition to 'O' Street.

Hind thinks the tower will have a lot of presence on 'O' Street. He feels like buildings should end well. He wondered about placing a bent metal cap. He asked if there is a more elegant way to end it. Siedhoff believes that is a fair question. As they study the lighting element, it is something to consider. Hind asked if the glass on the O' 'Street side will be see-through or tinted. Siedhoff believes they want to activate the space and let people see what is happening. He sees it as not tinted or spandrel, just clear glass.

Canney knows how busy and loud 'O' Street is. He inquired if the applicant is doing anything special on the south side to address street noise Siedhoff will have to look into the rating of the window they choose. They will keep that in mind.

Hind noted because the applicant is getting TIF, he wanted them to talk about energy efficiency and the strategies. Siedhoff stated that they are providing outdoor spaces where we can capture rainwater from the roof, pushing the doors back, utilizing sun shades, and using good solar value windows. There will not be clear glass windows in the apartments. There are some features they will look into.

Hind asked if the energy efficiency items will be part of the TIF agreement where this is addressed. Dallas McGee stated it will be. Hind believes it needs to be in writing. Huston noted these are eligible expenditures, but not mandated. McGee stated this application is early in the TIF discussions, but it is one thing they have identified that they would like addressed. Huston sees a list of materials in the staff report. He believes if they vary from the list they would have to come back before Urban Design Committee.

Grasso noted since this is on 'O' Street, the applicant should consider picking up some historical elements from the LES building. She sees the granite band and thinks the applicant should consider mimicking some of the darker band from the other side, as opposed to the Hardie panel, particularly on the 'O' Street side. She believes the top is a great place. She encouraged the applicant to look at the top from a distance. This will be prominent.

ACTION:

Huston moved approval subject to comments and suggestions given by the Committee, seconded by Hind and carried 5-0: Canney, Grasso, Hind, Huston and Penn voting 'yes'; Deeker and Peace absent.

AMERICAN MADE DISTILLERY SIDEWALK CAFE:

July 12, 2022

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

Stacey Hageman stated that this is an application that was submitted. The dimensions are a little difficult to read.

Grasso looked at the drawing provided and it appears to indicate a five foot high fence. Hageman believes so. Grasso thinks you enter from the side, not the front. Hind noted the application says three foot high fence. Hageman doesn't have any additional information aside from the submitted drawing.

Penn thinks the applicant needs to come back with a clearer sketch or to explain this more precisely. Hageman noted that staff is already asking for this.

Huston noted there isn't a lot of precedent on 'O' Street.

Grasso believes that the Dish and Mars have a fence.

Huston believes the Committee needs to see more detail. Hind agreed. He thinks it is important to see more detail.

Canney agreed. He would also like to see how the fencing connects to the sidewalk.

Hageman noted if there are any comments on the furniture and fencing, she can pass those along as well. Canney believes Dish has set a nice precedent. Hageman believes aesthetics and durability are taken into account.

Huston understands a liquor license needs a defined premise.

Penn would like to see more regarding seating, trash and the walking distance. Hind isn't sure we can require someone to spend a lot on a fence, but believes we can look at how it is installed. Durability is important.

Hageman believes there is also a kiosk type thing on the corner. She will have the applicant address that as well.

Huston needs to know what the passageway is. There are a lot of pedestrians in the area. Hageman will ask the applicant to come back with more information.

DAMMI DAMMI SIDEWALK CAFE:

July 12, 2022

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

Paul Barnes stated that there is a streetscape on 'O' Street.

Huston asked if there are any additional requirements for sidewalk cafés due to the investment the City has made on 'P' Street. Barnes is not aware of any additional requirements.

Huston believes there is a canopy there.

Christopher stated if there are any pavers in the area, they tend to sink. Pushing to the concrete pushes people to the pavers. He believes we would like to see a little more detail.

Penn doesn't believe there is enough room for a sidewalk café at this location.

Christopher believes sidewalk cafés have to be attached to the building. Hageman believes it has something to do with the liquor licensing.

Hind doesn't think this location will be too tight. Huston thinks we need to see a dimensioned site plan. Hageman noted we try to get at least ten feet in downtown. She believes both of the sidewalk café applications on today's need more information.

Penn believes we need to tell all applicants that we need to see a dimensioned site plan. The other Committee members agreed.

The members also noted they support the idea and encourage them to come back quickly for a review of the requested items. They need to see more details of the fence and furniture. There is not enough information at this time.

STAFF REPORT:

- Barnes mentioned the open house tonight for the Downtown Corridors project from 5:00 p.m. to 7:00 p.m. at the Jayne Snyder Trails Center.
- Barnes noted that there are updates to the Drainage Criteria Manual that Watershed Management is working on. They are having some public review meetings starting on July 25, 2022 from 2:00 p.m. to 4:00 p.m. These will be held in the Wastewater Dept. meeting room on 2400 Theresa Street. He knows this Committee had some interest on the possible changes to design elements. He would suggest this group attend the first meeting if possible.

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