

MEETING NOTES

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, September 5, 2023, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Arvind Gopalakrishnan, Collin Christopher and Teresa McKinstry of the Planning Department; Derek Zimmerman with REV Development; Dave Johnson with Studio 951; and other interested parties.

Acting Chair Huston called the meeting to order and acknowledged the posting of the Open Meetings Act in the room. He noted the approval of the minutes will be postponed until the next meeting due to a lack of quorum.

Terminal Parking Design: Discussion on the potential options for parking design and Downtown Design Standards waivers at 139 S. 10th Street

Arvind Gopalakrishnan explained that this is for an enclosed parking structure to address the needs of the condo tenants. The proposed structure will accommodate 25 parking stalls. It will be 20 feet from the back alley. It has a 60 foot setback from the south property line. The covered walkway over the alley will be retained. The roof over the bank machines will be demolished and replaced with the new parking structure. The building will be encased with a PFV vinyl wrap, with historic imagery of the Terminal Building. One option would be to construct an enclosed parking structure approximately 60 feet west of the 10th Street right-of-way line. The building would be encased with a PFV vinyl wrap, with historic imagery of the Terminal Building. A masonry wall would be built to screen the parking between the enclosed parking structure and the public right-of-way. The second option would be to build to the property line along 10th Street. No masonry wall would be built with this option.

Derek Zimmerman with REV Development appeared. Deeker asked about a green area shown on the plan. Zimmerman stated it would be green space. Gopalakrishnan showed imagery of Option 1 and Option 2. Zimmerman explained it was separated into two areas due to the residential condos to the north who will have their own parking. They cannot eliminate the drive-thru and parking for the commercial tenants. They still have their own exit. The residential condo owners

would have a separate entrance. A conversation was held about accessibility to the alley. That is why the options proposed are a parking structure. Items such as possible fencing or wall, color discussions and the span of the parking structure itself are items that need to be addressed. This is a somewhat temporary solution. Long term, this will be some type of redevelopment, not parking. Parking would be incorporated into the development. In the interim, they have commitments.

Deeker inquired if there is a reason for the proposed screen wall in Option 1. She wondered why there couldn't be just a landscape screen. Huston agreed. The Downtown Design Standards require screening. It would seem easier to him to tear down the landscaping when the time came, as opposed to tearing down a masonry wall. Gopalakrishnan stated there is no parking at the property line. Planning Dept. staff proposed the screening. The idea is to hide the parking.

Dave Johnson stated they are planning on doing some type of screening. They are looking for input today. This is a temporary solution. Whatever is done will be torn down in the next 5 to 7 years.

Huston inquired if Option 1 with a smaller structure still satisfies the needs of the tenant. Johnson replied yes. They also have commitments as well with First Interstate Bank. He was a little taken aback at first with the idea of the wrap in Option 1. He believes now it will work nicely. They were a little concerned with the possibility of graffiti. He believes they could easily fix it with the wrap. A screen wall or more mature plantings would work for an immediate screen. The drive-thru lanes happen on the east side of the parking structure.

Deeker understands there will be no overhang for the new drive-thru. Johnson explained it will be a lean-to canopy design. Gopalakrishnan added there is the possibility it could be solar powered.

Johnson will bring back the formal proposal next month. He was asking preliminarily if the members were agreeable to their proposal or if they believe it should be larger.

Huston believes that given all the factors, it seems to him that having a larger structure next to 9th St. seems harsh.

Deeker agreed. She likes Option 1. She would prefer to see landscaping instead of the wall. For something that will be there for only the next 5 to 7 years, landscaping seems necessary. Huston agreed. He believes that landscaping would soften it. Deeker pointed out the area is super tight. All you are going to get is a wall. She pointed out it would be good to bring back the details next month to show the whole committee. Gopalakrishnan believed it was important to compare both options. Deeker believes the masonry wall seems unnecessary. Huston agreed. Deeker believes people would run into the wall.

Huston would be agreeable to approval of Option 1, with consideration for removing the masonry wall and adding plantings for a landscape screen.

Deeker commented that the rest of the committee will most likely ask about the structure and materials of the canopy. She would suggest the applicant look at what is existing and having some consistency there. It would be nice to see a final palette of materials.

Johnson will plan to come back with a good solid plan for Option 1 and a solid plan for landscaping with proposed materials.

Huston would like the applicant to address the longevity of the wrap as well. He believes this creates an opportunity for a cool design. Deeker would suggest the applicant possibly address lighting.

Deeker asked if this will be impacted by the Downtown Corridors Streetscape Plan. Collin Christopher responded that the 10th St. side is mostly finished. Some changes are possible, but he doesn't believe there would be a dramatic change.

West Haymarket Streetscape Improvement completion: Canopy Street, south of 'O' Street

Christopher stated this is a small streetscape project along Canopy St. where an area that hasn't been completed, is being filled in. They are using the same design material that was used to the north as part of the Olsson's building. It is a combination of sidewalk, decorative pavers, trees, and a new crosswalk that will be beneficial to that part of Canopy St. There will be a little landscaping to the west of the sidewalk. The West Haymarket JPA is taking the parking lot used by BNSF and simplifying it a little. They getting rid of the gravel, expanding the sidewalk and doubling the size of that. They will move the little shack at the entry point and expand the parking a little to the Canopy St. side. It is consistent with what is directly north. This should create a few extra stalls.

Huston would recommend approval of this project.

Christopher pointed out one issue with Canopy Park. During design, they might have trouble finding pavers that match the existing ones. They might ultimately have to do a special order. The block south doesn't have the pavers that are found everywhere else either. They could essentially pull those in front of Canopy Park and install what is currently there.

Huston thinks this looks like a good idea.

Christopher will bring this back next month for a vote.

Huston believes that consistency with the prior approved streetscape plan is important.

Miscellaneous

- Text Amendments to the Chapter 4.35 Urban Design Committee – Title 4 Boards and Commissions under the Lincoln Municipal Code

Gopalakrishnan stated that staff is working on a text amendment for all three design boards, to simplify and coordinate the process. A new section is being proposed. These amendments have already been shared with Historic Preservation Commission and Nebraska Capitol Environs Commission. Staff believes this will allow for better coordination, better decision making, and to determine which board takes the final action based on the nature and location of the application. This will eventually go on to the Planning Commission and City Council.

Huston questioned the proposed Section 4.36.080. He wondered if this would require a double review by Historic Preservation Commission and Urban Design Committee, or a joint review at a joint meeting. He doesn't want to add another step to the process. Christopher believes this just formalizes what is already there. This is already existent in the Nebraska Capitol Environs Commission section. Huston would not want to add an extra step to the process. Gopalakrishnan believes this is more to clarify who takes final action. Christopher noted that today, a National Landmark receiving TIF (Tax Increment Financing) would go to Historic Preservation Commission before Urban Design Committee. If they were not receiving TIF, he is not sure it would go to either board. It would be advisory to Historic Preservation Commission. Huston believes that is appropriate. He understands that part of the effort is taking what staff knows and informing applicants.

Gopalakrishnan noted there was another component that was considered. It was regarding the the document of Urban Design Committee called Aspects and Limitations. It doesn't exist anywhere other than the City server. Staff talked about taking that language and entering it into the zoning code. They ultimately decided not to place it in the codes. Staff intent is to place it online for advisory purposes

Huston noted that he appreciated the presentation and after much discussion, staff agreed to defer this to the October 2023 Urban Design Committee meeting.

- Enersen Awards

Gopalakrishnan stated that nominations are needed for the next Larry Enersen Urban Design Award. He suggested possible nominations such as the Cascade Fountain renovation, the Telegraph District, the Susan La Flesch Picotte statue, Canopy Street and 11th Street south of Lincoln Mall.

Christopher noted that the awards are in October. Interviews are being done this week for the ceremony.

Huston and Deeker believe it would be fine to send out an email for a consensus. Huston noted that in the past, there have been two awards, one public and one private.

There being no further business, the meeting was adjourned at 3:46 p.m.