

# **Urban Design Committee**

## **2017 Annual Report**

The Urban Design Committee was established by ordinance in 1981 to advise city government on enhancing the physical environment of our city to increase enjoyment of living in and visiting Lincoln. By Section 4.36 of the Lincoln Municipal Code, the Committee has seven appointed citizen members serving three year terms. The Committee meets as necessary on the first Tuesday of the month at 3 p.m.

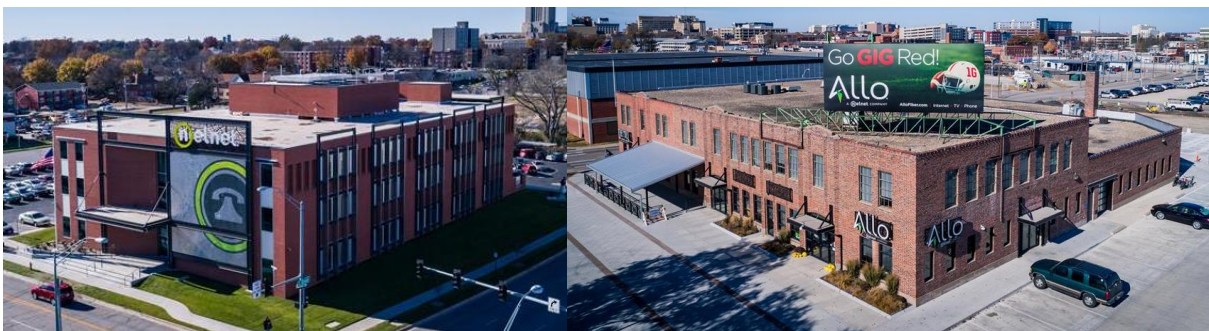
Ten meetings were held in 2017, including one joint meeting with the Historic Preservation Commission. Urban Design Committee members at the beginning of 2017 included Michelle Penn (chair), Gill Peace (vice-chair), Emily Casper, Tammy Eagle Bull, Tom Huston, JoAnne Kissel, and Michele Tilley. Michele Tilley resigned prior to the August meeting and the appointment of Amber Brannigan followed. The Committee is staffed by Stacey Groshong Hageman, supported by Ed Zimmer and Teresa McKinstry.

The past year brought numerous projects to the Urban Design Committee for review and advice, as described below. The year also saw substantial progress of some significant projects reviewed in the previous years including the Lincoln Children's Zoo expansion, phase one of the Telegraph District, and the 48<sup>th</sup> and Holdrege redevelopment.

## ***Telegraph District***

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The Committee advised on the first phase of Telegraph District in 2016. At 21<sup>st</sup> and L Streets, the 401 Building is now complete and the LT&T warehouse redevelopment is substantially underway with work occurring as tenant spaces are finished.



▲ 2017 Progress

▶ January Fisher Foods Proposal

The Committee's 2017 advisory review included plans for the second phase of Telegraph District which included a Planned Unit Development with sign and building design standards unique to the district. The year brought two reviews, one in January and one in November of the developer's proposal for the Fisher Foods complex at 20<sup>th</sup> and N. Initially, the corner 20<sup>th</sup> Street





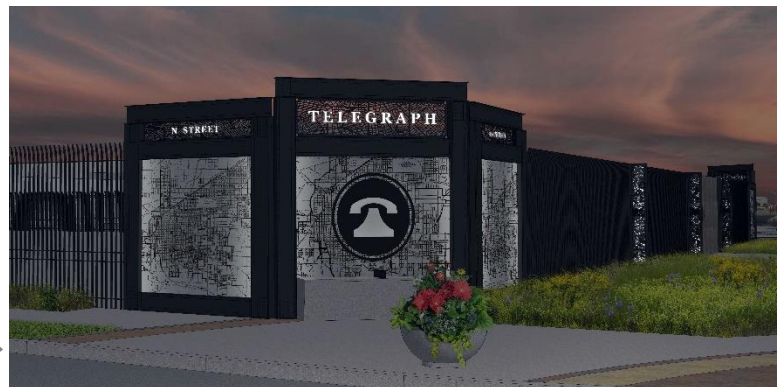
former dairy building was planned for reuse but the condition of the building led to revised plans for a new, mixed-use “Telegraph Flats” building in its place.

November Telegraph Flats Proposal



The Committee reviewed plans for screening of the LES substation at 21<sup>st</sup> and N Streets at their November meeting. The design features a metal fence with design features at the corners and decorative fins repeating along the street-facing sides.

LES Screening ▶



## ***Kindler Hotel & Lincoln Commercial Club (11<sup>th</sup> & P Streets)***



11<sup>th</sup> & P Redevelopment

In January the Urban Design Committee advised on a redevelopment project at 11<sup>th</sup> and P Streets that included the Lincoln Commercial Club building on the corner and the adjacent office building to the north. Together the buildings will be used for a hotel with associated event space, offices, and Misty’s restaurant. Construction is currently underway.

## ***City Centre Redevelopment (9<sup>th</sup> & P Streets)***

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The Committee advised on a redevelopment of the Lincoln Journal Star site at 9<sup>th</sup> and P Streets in June and July. A new building on this site is planned to house commercial space on the first floor with two floors of office and 6 stories of residential above. Underground parking and rooftop amenities will be provided for the building's tenants.

Planned streetscape improvements for this project will extend the recent improvements on P Street from 11<sup>th</sup> to 9<sup>th</sup> Streets.

9<sup>th</sup> & P Redevelopment, looking south on 9<sup>th</sup> Street



## ***9<sup>th</sup> & O Redevelopment***

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The mixed-use hotel project at 9<sup>th</sup> and O Streets was reviewed by the Committee in 2016. This year, in March, streetscapes for the project were brought to the Committee for their review and advice. Although demolition work has been done on this prominent downtown site, construction is not yet underway.



## ***Nebraska Innovation Campus (Phase 2)***

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Phase 2 of Nebraska Innovation Campus redevelopment was brought to the Committee in March for a three story office building near the corner of 21<sup>st</sup> Street and Transformation Drive. Developers have broken ground on the site and construction is underway.

Proposed Phase 2 Building ►



## ***Skate Zone Redevelopment***

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▲  
Revised Design of  
Retail Building

Advice was given on proposed redevelopment of the former Skate Zone property near 48<sup>th</sup> and O Streets in September. The project will include a hotel on the 50<sup>th</sup> Street side of the property and a stand-alone retail building on the 48<sup>th</sup> Street side. The Committee's advice led developers to increase transparency of the 48<sup>th</sup> Street frontage.

►  
Proposed Hotel



## ***Streetscapes (Haymarket & Lumberworks Block)***

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Urban Design Committee met jointly with Historic Preservation Commission in September to review two major streetscape projects—Haymarket and “Lumberworks Block”—as they fell under the jurisdiction of both boards. UDC advised on these publicly-funded projects under their authority to review projects with an urban design impact and HPC advised under their authority to review projects in (and near) the Haymarket Landmark District.

In Haymarket, bricks in the corner sidewalk nodes settled over time and were creating tripping hazards for pedestrians. This project will reconstruct those nodes to meet ADA and replace the bricks with pavers on a concrete base to reduce settling issues in the long term. The project will also include painting and replacement of street furniture and other fixtures within the district.



▲ Haymarket, 8<sup>th</sup> and Q Streets



◀ Lumberworks Block, looking east on O St. from Canopy St.

▼ Lumberworks Block, looking west on N St. from 8<sup>th</sup> St.



“Lumberworks Block” is used to describe the block bounded by O, N, 8<sup>th</sup> and Canopy Streets. The purpose of the project was to create a unified streetscape for the block that related to both Haymarket and West Haymarket. Screening of the LES substation is also included in the project as well as streetscapes adjacent to the Lumberworks Garage liner buildings, which are currently under construction.

Bids were recently received for both streetscape projects with construction to begin in spring of 2018.

## ***Other Public Projects***

Several public projects came to the Committee for their advice. Fire Stations #10, #11, #12, #15, and #16 were all before the board in 2017 with locations throughout the city. Public Works & Utility/Lincoln Water System brought a proposal for a pump station at 84<sup>th</sup> and Yankee Hill in May; the Urban Development Department sought the Committee’s advice on infill development at 33<sup>rd</sup> and Hitchcock, also in May; and LES brought their plans for an Operations Center near S. 98<sup>th</sup> and Rokeby Road in August.

## ***Other Reviews***

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Several other projects were reviewed by the Urban Design Committee in 2017. The Committee reviewed a redevelopment project near SW 32<sup>nd</sup> and West O Street for a new Nature's Variety facility in March; Union College brought details on their entryway project to the Committee in August; Mobilitie and Verizon presented their small cell wireless installations to the board in October and November; and the State of Nebraska shared plans for a geothermal well project and its associated parking lot on the block bounded by 17<sup>th</sup>, 18<sup>th</sup>, K and L Streets in August.

In October, the Planning Department sought the Committee's advice on a text amendment to allow Accessory Dwelling Units (ADUs) in residential zoning districts. Design Standards for ADUs were also presented to the Committee for their review and comment. The ADU amendments were adopted by City Council in December.

## ***Larry Enersen Urban Design Award***

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The Committee has annually recognized significant urban design enhancements to the City through the Larry Enersen Urban Design Award, which was initiated in 1984. Beginning in 2013, the Committee strengthened the award process by enlisting a "jury" of former UDC members and other design professionals to nominate award-worthy projects to the Committee for endorsement. The 2016 winner—announced in 2017—was the "P" Street District Improvements.

The citation celebrated the thorough transformation of this key urban corridor which was envisioned in the 2005 Lincoln Downtown Master Plan as a hub of city and civic activity: a retail destination that is active day into night, throughout the year. The Plan also shows P Street as a connector for Downtown from Haymarket to Antelope Valley's Union Plaza Park, including great spaces like Tower Square and Centennial Mall.

The jury's recommendation and Committee's choice for 2017 will be announced among the Mayor's Arts Awards. The 2017 jury was co-chaired by Tom Huston and Gordon Scholz, with Margaret Berry and Tom Laging, and Planning staff support.

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