

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Urban Design Committee

Notice is hereby given that the **Urban Design Committee** will hold a meeting on Wednesday, January 8, 2014 at 3:00 p.m. in the **County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Room 214 on the 2nd Floor.** For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

Wednesday, January 8, 2014

* [Memo from Ed Zimmer](#)

1. Adoption of meeting records from the UDC meeting of [December 11, 2013](#).
2. [Piedmont Center Redevelopment Project](#) (Urban Development Dept.)
3. [2014 Enersen Urban Design Award](#).
4. [Advisory review of 1823 O Street](#), "The Foxy," regarding an appeal to City Council a staff finding of non-conformance with the Downtown Design Standards.
5. [2013 UDC Annual Report](#).
6. Misc. and staff report, etc.

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of January 8, 2014

DATE: January 2, 2014

Item #2 is UDC's follow-up look at the Piedmont Center redevelopment project. Since the December discussion raised questions about the history and original design of the center, I developed the attached summary of the shopping center's development.

Item #3: the 2014 Enersen Urban Design Award.

I have attached the listing of past awards, and a memo discussing the award criteria. In December the Committee discussed enlisting a "Grand Jury" of volunteers to recommend an award or awards, with an abbreviated pilot process this month and a more extensive version in the fall of 2014. To meet the schedule for the Mayor's Arts Award process, a special meeting in late January—tentatively January 29th--will be requested.

Item #4: Advice to City Council on appeal of Downtown Design Standards, 1823 O St., "The Foxy"

Don Arena, owner of "The Foxy" at 1823 O Street, has appealed Planning Staff's finding that recent work at this property does not meet the Downtown Design Standards. The Fact Sheet prepared for City Council is attached, along with a page showing the façade changes over the last several years. Staff recommends that Mr. Arena be required to meet the Downtown Design Standards and the terms of the Special Permit he recently obtained to expand this "Sexually Oriented Live Entertainment" establishment.

Item #5: 2013 UDC Annual Report

Stacey Hageman has prepared a handsome annual report for your consideration.

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The Piedmont subdivision was platted in 1927 (at right) by the Stuart Investment Company (Charles Stuart, President). That was the same year Charles Stuart built the Stuart Building at 13th & P Streets downtown.

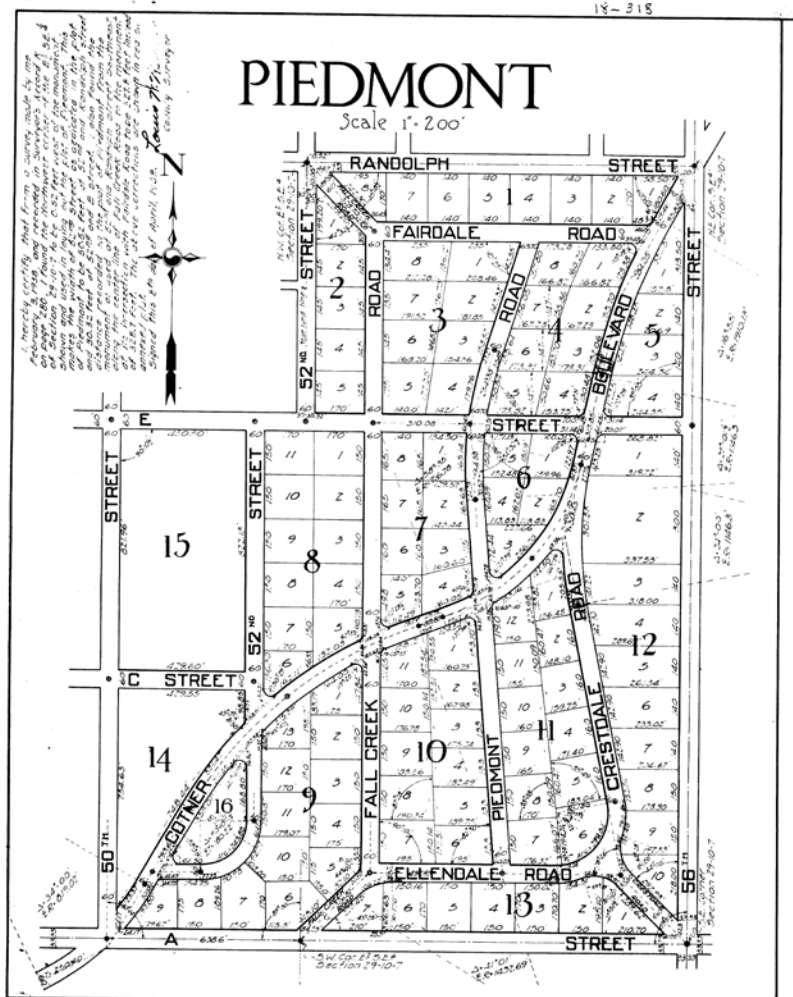
As a whole, Piedmont is a residential section characterized by large lots, large houses, and a gradual pattern of development so that building styles from most decades of the 20th century are well-represented.

While the overall plan is generally an extension of the grid plan of the original city, Cotner Blvd. creates a strong diagonal from NE to SW across the subdivision, and additional diagonal entry points were planned at the NW and SE corners, as well as near the center of the south (A St.) boundary. The result is an introduction of

considerable variety in the sizes and shapes of lots, and a rather high degree of variation along the streets of what is generally a grid plan. There is also just one east-west street extending all the way through the subdivision (labeled as E Street, now called Valley Road), creating a north-south orientation to the subdivision as a whole and a rather insular quality to the area, heightened by the later closure of the SE diagonal entrance from the busy 56th & A intersection.

Piedmont's original deeds also covenanted to Stuart Investment Co. rights to approve building designs and decreed a rather unique method of locating houses on their parcels. Rather than specifying setbacks or specific yard requirements, the original covenants required that the "dead center" of the house be located within 15 feet of the "dead center" of the lot. The effect is to locate each house relative to its own parcel, rather than to a fixed front yard line, creating a degree of irregularity as the streets curve and the lot dimensions vary, and creating deep front yards. The covenants further required that those front yards be maintained solely as lawns, and that "no weeds, underbrush, or other unsightly growths shall be permitted to grow or remain anywhere upon said premises."

Stuart Investment's original covenants also included race restrictions, stating "For the period of fifty years from the date of this deed no person of other than the Caucasian race, shall be or become the



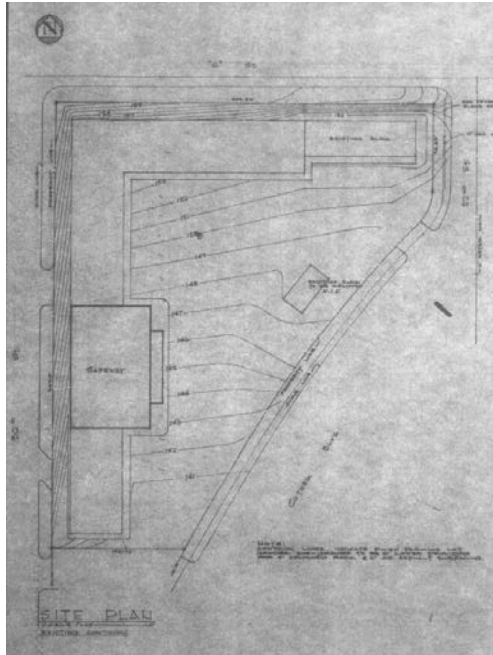
grantee or lessee of said property, or, except as a servant in the family living thereon, be granted the privilege of occupying the same.” Similar restrictions were first imposed in the Sheridan Park area in 1916 by Harvey Rathbone and had become common in Lincoln by 1927, although some similarly prestigious subdivisions such as Woodshire, did not use them. The *Lincoln City Guide* by the WPA’s Federal Writers’ Project, issued in 1937, described Piedmont as “one of the newest and most exclusive of the residential districts. From the three main entrances, each flanked by pillars, the boulevards wind between rows of elm and locust trees, across hilly, severely landscaped country. The houses are far apart, varied in style. Street-light globes are lantern-shaped.” Only one of the monumental entrance treatments remains, as the NW corner where Fall Creek Road enters off Randolph Street.

Another aspect of the subdivision was to leave three blocks—14, 15, and 16—as whole blocks, not split into smaller lots. Blocks 15 and 16 became parkland as Piedmont Park and Kontras Park, respectively. The third block (originally Block 14) bounded by Cotner and Aldrich Road (formerly 52nd St.) on the east, C Street on the north, and 50th Street on the west, began to be developed in 1949 with the construction of the automotive service station at the southern end of the site.

Aerial view, 1957

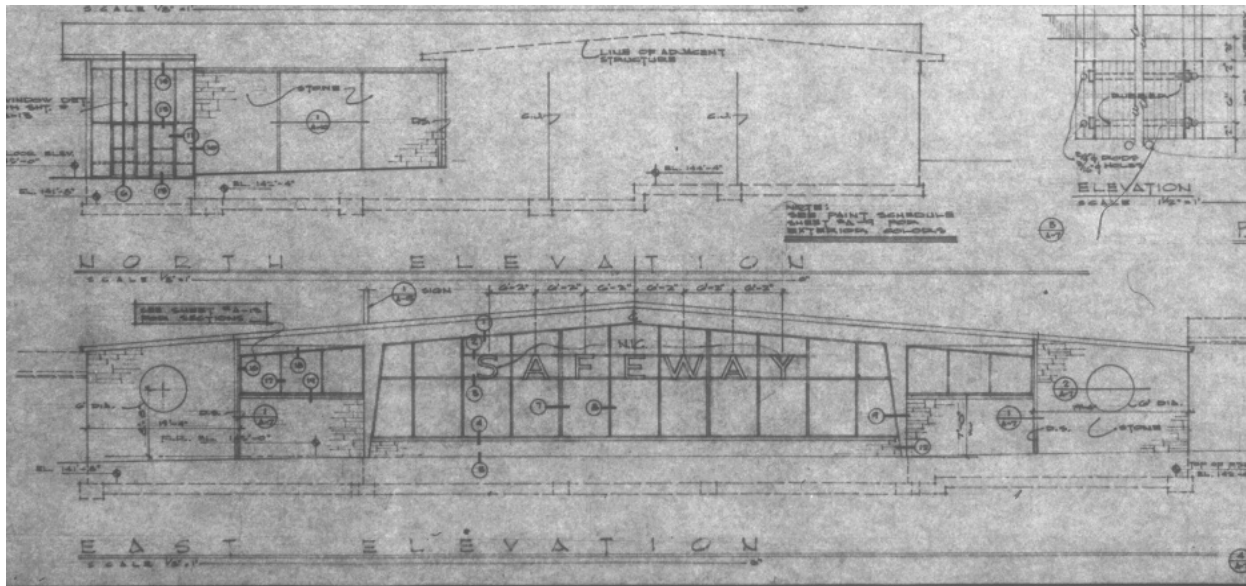


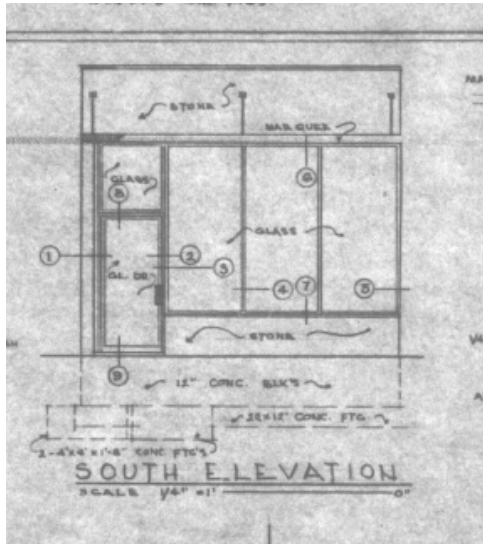
The first store was added in 1952, designed by S. A. Solheim and developed by Sunshine Homes, Inc. It stood near Cotner Blvd. towards the north end of the site (currently part of the parking lot) and in 1953 was occupied by “Ben Your Hairdresser.” A larger drug store planned in 1952 to be attached to the north of “Ben’s” was not built, instead the drug store was built in 1956 on the southwest corner of C and Aldrich, designed by Solheim but developed by C. C. Kimball, beginning the current inverted “L” of Piedmont Center.



Larger scale construction began in 1961, when Robert Gibb designed the anchor Safeway grocery store near the center of the west leg. The 1961 site plan at left shows the initial building along Cotner, marked “Existing Bldg. to be Removed” and the drug store inscribed “Existing Building.”

Gibb’s drawings for the Safeway show a 14,000 sq. ft. store (100’x140’) with a shallow gable roof, projecting lobby with glazed east front, and stone veneered walls.



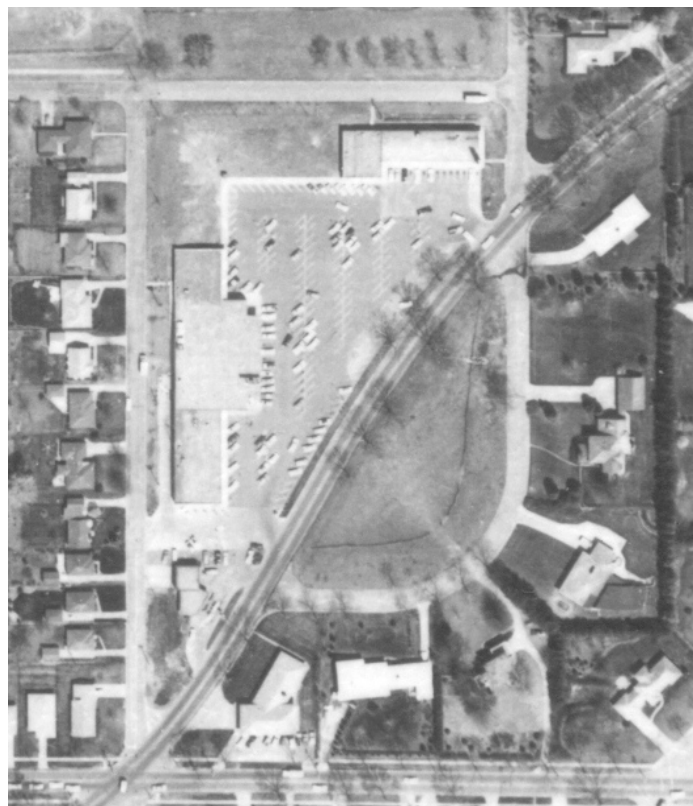


In 1962-68, the rest of the commercial spaces were built, beginning with Scotts Pancake House south of and Ben Franklin's north of the grocery, and small shops west of the drug store. An elevation for a typical small storefront of 1962 is shown at left.

The erial view of 1964, below, shows the early construction west of the drug store and north and south of the grocery store. Building permits for all of the stores were issued by Dec., 1967, with Gibb preparing the all the designs from 1961 through 1967.

The site plan accompanying the 1967 drawings listed the following establishments (from south to north, then west to east):

- Coast to Coast at 1321*
- Scotts (Pancake House) at 1311*
- Safeway at 1301*
- Ben Franklin at 1297*
- Kitronics (1293)*
- Liquor (1289)*
- New Shops at 1285 (NW corner of "L"), 1281, 1277, 1273*
- Carlton Shoes (1269)*
- Barber Shop (1265)*
- Beauty Shop (1261)*
- Williams Cleaners (1259)*
- Drug Store (1255)*
- Café (1251)*





Redevelopment site plan, 2013

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INTERDEPARTMENTAL COMMUNICATION

TO: **Urban Design Committee** DATE: **January 2, 2014**
DEPT: FROM: **Ed Zimmer**
CC: **file** DEPT: **Planning**
RE: **Info sheet for Enersen Urban
Design Awards**

The traditional rules for the Enersen Urban Design Awards are outlined below, with some new suggestions. An “Honor Roll” of past winners is attached.

The Larry Enersen Urban Design Awards were instituted in 1984 by the Urban Design Committee in cooperation with the Lincoln Arts Council. Named in memory of the Committee's inaugural chairman, a prominent Lincoln landscape architect and urban designer, the awards are intended to "promote public education and appreciation of urban design" by recognizing outstanding public and private projects.

Rules: Now in its 29th year, UDC's Enersen Awards program has operated under three general guidelines:

◆ No more than two awards are given per year, one to a private project and one to a public effort. *[In 1985 and 2000, 2011, no awards were given. In 1986, 1989, 1995, 1997, 1998, 2004, 2005, and 2006 only a single award was given, and in 1994 and 1996, three projects were recognized.*

◆ Projects must be located within the Lincoln city limits.

◆ Projects should have been completed in the year preceding the recognition.

I would suggest that the “completion” rule be amended to a longer time frame or omitted altogether. Projects often take more than a year to mature and show their true impact. The Committee might consider a roster of nominated projects, a “pending list,” that continues from year-to-year and is annually reviewed to determine whether to retain a project remains on that list for future consideration, is dropped from the list, or is honored with an award.

The Committee has also had some brief discussions of whether certain projects are “urban” or “suburban” in character and perhaps in location. I would offer that the “city limits” rule should allow the consideration of projects throughout the community, from SouthPointe to Haymarket to Fallbrook, if they demonstrate laudable characteristics of creating or contributing to highly functional, desirable human environments for public enjoyment. Conceivably that is possible in new “edge” developments as well as in the traditional core city. Lincoln’s relatively compact pattern of growth and extraterritorial zoning authority (“3-Mile Limit”) have prevented the spawning of true “suburbs” in the sense of most cities of our size and larger, although certainly we have areas of better and worse “urban design.”

As discussed at the December 2013 meeting, JoAnne as our Chair, with volunteer assistance

from Michele Tilley, is implementing the idea of a “grand jury” of community members to assist with the Enersen Award process. For an abbreviated process this year, they are reaching out to former UDC members and other community design experts to nominate one or two projects for Committee consideration and hopefully, confirmation as the award winners, at a special meeting on January 29th, to meet the Lincoln Arts Council deadline of February 1st. In August/Sept., we would commence a more extensive process, ideally also involving student committee members, to recommend 2014 projects for award consideration.

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Honor Roll: Enersen Urban Design Awards

Year	Public Projects	Private Projects
1984	Maple Lodge Park	Haymarket Square
1985	<i>no award</i>	<i>no award</i>
1986	Old City Hall Sculpture Garden	
1987	Dietrick Bikeway/ Northeast Linear Park	Three Pines Court
1988	deSuvero Sculpture in UN-L Cather Garden	CenterStone
1989		Color Court & Peanut Butter Factory
1990	Hardy Building	CenterOaks & FairOaks
1991	City Rails to Trails (Rock Island & MoPac)	Lazlo's Project (710 P St.)
1992	Iron Horse Park & Mural	Mount Emerald District
1993	Antelope Park Triangle	Stratford Avenue medians
1994	Rock'n'Roll Runza Mural	Lincoln Commercial Club Building Grainger Building
1995	-----George Chick-----	
1996	The gates at Love Library Garden, UNL City Campus	Restored signs, 729 Q St., Data Security (small scale) First-Plymouth Church addition (large scale).
1997	“The Torn Notebook” & its garden, UNL	
1998	Streetscape rebuilding, O Street	
1999	17 th St. Shops (Urban Devel. Dept. & Erickson/Sullivan, Architects)	Robert Ripley
2000	<i>no award</i>	<i>no award</i>
2001	Wyuka Cemetery entrance	Sinclair Hille Building
2002	*****Lincoln Children’s Museum*****	
2003	Haymarket Parking Garage	Tom Laging
2004	**Haymarket (baseball) Park & Pedestrian bridge to Haymarket District**	
2005	Lincoln Mall renovation	
2006	Sunken Gardens renovation	
2007	Government Square Park	
2008		Sawmill Building, 8 th & S Streets
2009	Harris Overpass	Liberty Village (23rd-24th on Vine)
2010	Rose Garden at Antelope Park	Bank of the West/ “Barrymore” Alley
2011	<i>no award</i>	<i>no award</i>
2012	Antelope Valley Project	

FACTSHEET

TITLE: **URBAN DESIGN REVIEW NO. 13066**, an **appeal** of the Downtown Design Standards, requested by Donald J. Arena, to waive the requirement of windows on the north facade and the requirement prohibiting stucco on the lower 20 feet of the facade, on property located at 1823 O Street.

SPONSOR: Planning Department

STAFF RECOMMENDATION: Denial.

FINDINGS OF FACT:

1. Don Arena purchased 1823 O Street in January of 2013. On May 21, 2013, Design Associates of Lincoln, on behalf of Mr. Arena, applied for a building permit for "Interior Remodel" of 1823 O Street for the business "Foxy Lady". No elevations were provided with the application, although the plans noted removal of the front window on the west half of the building. The "Total Construction Valuation" was estimated as \$65,000. The property is valued at \$210,700 for 2013.
2. Building permit B1301438 was issued June 12, 2013. Subsequent construction included exterior remodeling of the building façade, including elimination of the separate entrance and storefront window of the former retail space in the west half of the building. The property is in the B-4 Lincoln Center Business District, where exterior modifications to street facades are subject to the Lincoln Downtown Design Standards (LDDS). The exterior remodeling prompted review of the project, indicating the LDDS had not been met and the interior work project constituted an expansion of a Sexually Oriented Live Entertainment Establishment (SOLEE), which is a non-conforming land use. A SOLEE is therefore not permitted to expand by right in the B-4 District. Expansion of a non-conforming use by Special Permit can be requested by application to the Planning Commission.
3. Mr. Arena applied for a special permit to expand "The Foxy" on October 30, 2013. He indicated he had already expended approximately \$150,000 on the project.
4. Downtown Design Standards differentiate between major and minor remodeling projects, based on whether the construction cost is above or below 50% of the property's valuation. Major remodelings must comply with all Standards, to the extent feasible given pre-existing conditions. Minor remodelings need not comply with all Standards but must not cause further deviation from LDDS. Based on the estimated construction cost at the time of the permit application, this project would have been treated as a "minor remodeling".
5. Based on Mr. Arena's subsequent indication that the expenditure was more than double the estimate, the project is now viewed as a "major remodeling." Downtown Design Standards call for windows on the O Street facade, at minimum extending 50% of the length of the façade, between 4 and 9 feet above the sidewalk, and call for durable masonry materials, which can include ceramic tile, for the first 12 feet above the sidewalk. For remodeling projects, LDDS also recommend a conference with Planning staff to consider whether any of the Standards are infeasible given circumstances of the property.
6. Planners Ed Zimmer and Paul Barnes met with Mr. Arena on November 7, 2013, to discuss LDDS and his application to expand the pre-existing SOLEE. Based on consultation with Planning Director Marvin Krout, Mr. Zimmer indicated the Department would recommend conditional approval of the special permit, conditioned on Mr. Arena meeting specific elements of the LDDS. Mr. Zimmer proposed that LDDS would be met by installing 2 storefronts of the required window sizes, and installing ceramic tile to the rest of the façade from sidewalk to the lintel level of the windows. Due to the nature of Mr. Arena's business, Mr. Zimmer suggested further that the windows be painted out or otherwise rendered opaque on the interior surface, in a manner that the transparency could be restored for a subsequent use. He also suggested that the Special Permit recommendation would be conditioned on installing no additional advertising on the O Street façade. Mr. Arena said he would consider these conditions and called Mr. Zimmer the next day, indicating he agreed to accept them. Planning staff recommended conditional approval of the requested special permit base on that oral agreement.

7. In the Planning Commission hearing on November 27, 2013, Mr. Arena discussed the conditions with the Commission, which approved Special Permit No. 13053, with the conditions recommended by Planning staff. These included an additional condition authorizing the Planning Director to approve adjustments or improvements to the design of the O Street façade.
8. On December 18, 2013, Mr. Arena filed an appeal of the LDDS to the City Council, specifically the required windows and covering of the stucco on the lower portion of the façade, as permitted under that ordinance.
9. Planning staff recommends Mr. Arena be required to meet the LDDS and specific agreed upon conditions of Special Permit No. 13053.
10. Mr. Arena offers in his letter of appeal to accept a condition to install the required windows prior to any transfer of ownership of the property. Planning staff does not support this proposal to leave a windowless, synthetic stucco facade in place on this block for an indefinite period of time, when other properties in the downtown such as N Street Liquor adjacent on this same blockface, have been required to meet the design standards. However, if the City Council wishes to grant the appeal, Mr. Arena should be required to file a covenant with the Register of Deeds encumbering the property with the requirement to install the windows and a more permanent exterior material below the lintel level prior to any transfer.
11. The Urban Design Committee is scheduled to review this appeal of design standards on January 8, 2014.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: December 30, 2013

REVIEWED BY: Marvin Krout, Director of Planning

DATE: December 30, 2013

REFERENCE NUMBER: FS\CC\2014\UDR13066 Appeal

December 18, 2013

Marvin Krout, Planning Director
Lincoln/Lancaster County Planning Dept.
555 So. 10th Street
Lincoln, NE 68508

RECEIVED

DEC 18 2013

Lincoln/Lancaster Co.
Planning Department

Dear Mr. Krout:

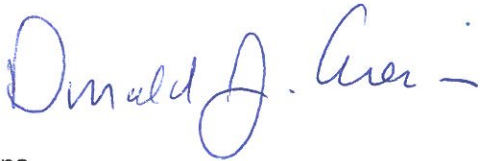
By this letter I appeal the Downtown Design Standards as they apply to my property at 1823 O Street, specifically the requirements of windows on the north façade and the requirement prohibiting stucco on the lower 20 feet of the façade.

If granted the appeal, I am willing to accept a condition that the required windows be installed prior to any transfer of ownership of the property.

I wish to appeal directly to City Council.

Thank you.

Sincerely

A handwritten signature in blue ink that reads "Donald J. Arena". The signature is written in a cursive style with a horizontal line at the end.

Donald J. Arena
Rena Inc.
1823 O St.
Lincoln, NE 68508
(402)432-0717



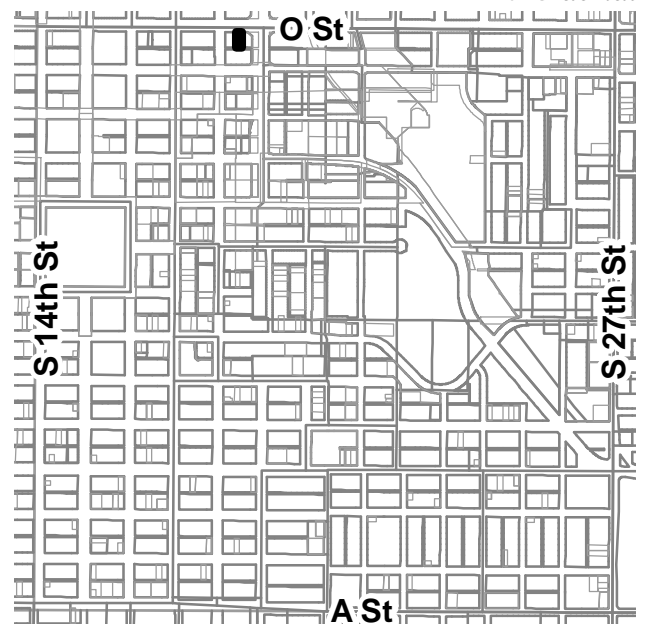
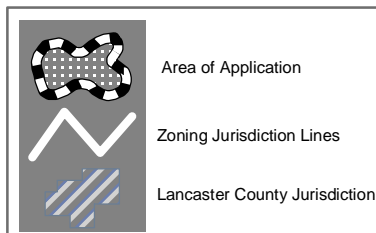
2013 aerial

Urban Design Review #: UDR13066
S 18th & O St

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:
 Sec.25 T10N R06E





LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



December 30, 2013

RE: **Urban Design Review UDR13066**
Appeal of Lincoln Downtown
Design Standards: 1823 O Street

Dear Property Owner:

Pursuant to Chapter 3.76, Section 5, of the Lincoln Downtown Design Standards, you are hereby advised that the City of Lincoln has received an application for **URBAN DESIGN REVIEW NO. 13066**, an **appeal** of the Lincoln Downtown Design Standards as they apply to 1823 O Street, specifically, the requirement of windows on the north facade and the requirement prohibiting stucco on the lower 20 feet of the facade, on property legally described as Lot 4, Block 22, Lavenders Addition, located in the NW 1/4 of Section 25-10-6, Lincoln, Lancaster County, Nebraska (1823 O Street).

The public hearing on this application will be held before the Lincoln City Council on **Monday, January 13, 2014, at 3:00 p.m.**, in Hearing Room 112 on the First Floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing is your opportunity to appear and speak upon the merits of this application.

If you would like additional information, you are encouraged to contact the appellant, Donald Arena, at 402-432-0717, or darena1011@aol.com; or the project planner in the Planning Department, Ed Zimmer, at 402-441-6360, or ezimmer@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Lincoln City Council, 555 South 10th Street, Suite 111, Lincoln, NE 68508; by email to council@Lincoln.ne.gov, or by fax to 402-441-6533. The Factsheet submitted by the Planning Department to the City Council may be accessed on the Internet at <http://www.lincoln.ne.gov/city/council/index.htm>. The Factsheet will be linked to the respective Council agenda. The Factsheet will also be available in the Planning Department or can be accessed on the internet at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. UDR13066), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Jean Preister
Administrative Officer

cc: Donald J. Arena
City Council
Dean Settle, Downtown Neighborhood Association
Judy Zohner, Downtown Neighborhood Association
Downtown Lincoln Association

Q:\cc\Council Hearing Notices\2014\UDR13066



Urban Design Committee

Annual Report 2013

The Urban Design Committee was established by ordinance in 1981 to advise city government on enhancing the physical environment of 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 second Wednesday of the month at 3 p.m. Fifteen meetings have been held in 2013, including three joint meetings with Historic Preservation Commission on West Haymarket topics and one special meeting. Committee members of 2013 include JoAnne Kissel (chair), Peter Hind, Gill Peace, Michelle Penn, Scott Sullivan, Michele Tilley, and Mary Anne Wells. At the end of the year, Peter Hind regrettably submitted his resignation.

West Haymarket Redevelopment

One of the Committee's major contributions in 2013 continued to be providing public input into design aspects of the West Haymarket redevelopment. In February, April, and July, the Committee met jointly with Historic Preservation Commission for presentations and feedback on arena parking garage façades, public streetscapes and wayfinding, and entertainment district boundaries.

Pedestrian Wayfinding Sign



Proposed Parking Decks along Arena Drive

Project Oscar (Canopy & P Streets)

Another West Haymarket project, reviewed jointly with Historic Preservation Commission, was “Project Oscar”, a proposed office building for Olsson Associates at the southwest corner of Canopy and P Streets with a public plaza space. The Historic Preservation Commission reviewed the project based on its proximity to the Haymarket District and recommended approval. Because the project has city involvement through TIF and land acquisition, the Urban Design Committee made suggestions in its role as urban design advisor on public-private projects. The Committee raised concerns about the covered public plaza space at the northwest corner of the first floor, and concerns about how UDC advice is provided to interested stakeholders, and how to involve the Committee in a timely fashion. These issues led to improvements in communicating UDC advice directly to developers, city administration, and City Council. Construction on the project began in June. Revision of the plaza design was impeded by various complications and the Committee had not yet seen revised designs at the end of 2013.

*View from Canopy Street
Looking Southwest*



Another major contribution of the Committee was providing input for a number of public projects. Some of the projects were developed privately and financed in part by the city through TIF and land acquisition, as with Project Oscar above. Others were located on the city right-of-way or on other city property.

Student Housing Project (Antelope Valley Pkwy, Q to R Streets)

In January and February, the Committee continued to review designs for the joint public/private parking garage and student housing on Antelope Valley Parkway at Q-to-R Streets. The Committee made suggestions including strengthening the landscaping and pedestrian experience on Q Street and creating a more defined and welcoming principal entrance on R Street. This project is currently under construction and scheduled to be complete for the start of the 2014-2015 school year.



*View from Q
Street Looking
Northwest*

Lincoln Exchange (21st and N Streets)

In April, November, and December, members provided input on the Lincoln Exchange redevelopment south of N Street between 21st and Antelope Creek which includes a mixed-use commercial building and about 60 townhomes.



▲
*Birdseye of
Townhomes*



◀
*View from N
Street Looking
Southeast*

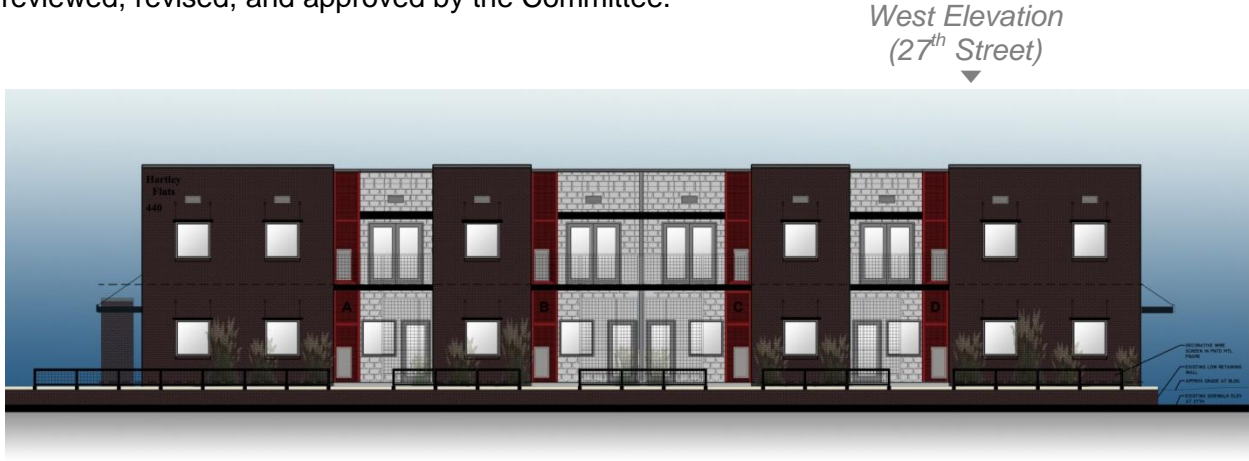
Block 68 (10th-11th, M-N Streets)

In October, November, and December, the Committee worked with developers of Block 68, the former Gold's parking block, on a mixed-use student housing project with an underground parking deck, first-floor retail, and 5 floors of residential units. Members reviewed designs because of the public involvement through TIF and land acquisition, and also advised on waivers to Downtown Design Standards. Although the first designs submitted for review were very conceptual, the Committee was appreciative that their advice was sought at an early stage.



Hartley Flats (27th and S Streets)

In November and December, a TIF housing project on North 27th Street, Hartley Flats, was reviewed, revised, and approved by the Committee.



Piedmont Center Redevelopment

In December, the Committee reviewed redevelopment of the Piedmont commercial center near 50th Street and South Cotner Boulevard. TIF will be used for façade improvements at the center. The Committee offered suggestions for a less generic design incorporating the original design of the building. This project will be brought back to the Committee in 2014.

View from Cotner Blvd Looking West



P Street Retail Streetscape (P Street, 11th to Centennial Mall)

In February, the Committee reviewed designs for the P Street retail streetscape, an element of the 2005 Downtown Master Plan. Construction on P Street began in the fall.

P Street Construction, Fall 2013



P Street Retail Streetscape Proposed Design

Public Buildings

In April, August, and November, the members reviewed and approved designs for an indoor shooting range at Boosalis Park, a public gardens maintenance building at Antelope Park, and a wastewater pump station on West P Street, respectively.

Indoor Shooting Range



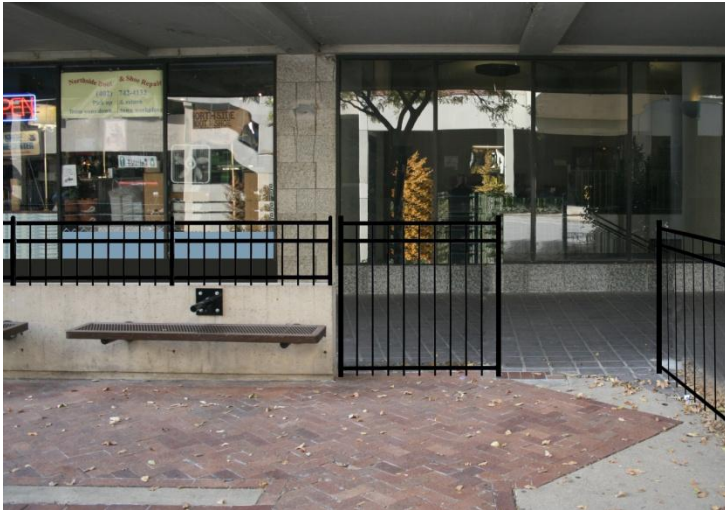
P Street Pump Station



StarTran Bus Stop (11th & N Streets)

The Committee offered suggestions for improvements to a fence installation proposed for the 11th and N bus stop. In August, the preliminary proposal included a wrought iron fence replacing the existing chain link. Responding to the Committee’s input, a modified wrought iron fence (Option A) was presented at the November meeting along with a second option for a concrete wall with integral planter (Option B). Members voted to approve the option for the wrought iron fence with hopes that a full service transit center is in the future.

Option A



Option B



LES Substation Screening (8th & N Streets)

In August, members reviewed and approved screening of the LES Substation at the northwest corner of 8th and N Streets. The proposed screen will consist of a precast wall system with landscaping, replacing the existing chain link fence. The committee also reviewed a preliminary concept for screening at the 21st and N substation and offered suggestions for improvements.



Other projects reviewed by the Committee in 2013 included nearly a dozen sidewalk cafes both in the West Haymarket redevelopment area and in “traditional downtown,” and several vendor carts. The Committee also received updates on the West Cornhusker and Interstate 180 entryway corridor enhancement designs. A “street art” project near Eastridge Elementary School was reviewed and accepted, but was subsequently withdrawn.



◀ *Approved Sidewalk
Café at Civic Plaza*