

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **March 2, 2021**, at **1:00 p.m.** in City Council Chambers on the 1st floor, County-City Building, 555 S. 10th 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 [January 5, 2021](#) and [February 2, 2021](#).

DISCUSS AND ADVISE

2. [LES Substation Landscaping](#) at N 57th & Garland St
– *UDR21014*
3. [LES Substation Landscaping](#) at S 40th & Bennet Rd
– *UDR21015*

STAFF REPORT & MISC.

4. [2020 Annual Report](#)

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.

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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: January 5, 2021, County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Tim Gergen and Kelsey Moline of Clark Enersen Partners; David Wiebe of Architectural Design Associates; Emily Anderson; Fred Hoppe; Jeri Schlickbernd with DVG Realty and Matt Olberding from Lincoln Journal Star appeared in person. Steve Henrichsen of the Planning Dept.; Dan Marvin, Dallas McGee, Hallie Salem and Ernie Castillo with Urban Development Dept.; Michael Sands; Justin Hernandez; Ray Plumb; and Jake Hoppe appeared online via © Zoom Video Communications; and other interested citizens.

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 October 6, 2020. Motion for approval made by Eagle Bull, seconded by Hind and carried 5-0: Canney, Eagle Bull, Hind, Peace and Penn voting 'yes'; Huston absent at time of vote; Deeker absent.

TERMINAL BUILDING STREETScape:

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

Stacey Hageman stated that the Terminal Building was reviewed by the Historic Preservation Commission since this building is in the National Register. The streetscape involved more urban design matters, so it is here for review.

Tim Gergen with Clark Enersen appeared on behalf of the owners. They are using Tax Increment Financing (TIF) for the streetscape portion of this project.

Kelsey Moline showed the site plan. She pointed out the proposed landscaping, they are proposing a similar palette to what they have previously used for this area. She showed the proposed street trees. A portion of the landscape bed is shaded by the canopy, so they are thinking of something like a Hosta or

other shade plants. They are proposing an accent tree such as a crabapple. She showed a few views of what 10th St. and N Street could look like. 4 x 8 concrete pavers are proposed. They will use self-watering planters. They are also proposing a screening panel to screen the existing parking lot. This would be thinner than a concrete wall. They are considering something along the lines of a perforated metal panel. She believes this still provides good sight lines. A panel could also define the outdoor dining area.

Hind would like the height of the screens clarified. Gergen doesn't believe that has been set yet, but they would need to be at least 36 inches tall.

Eagle Bull inquired if the screen proposed for the parking would be similar to the proposed fencing around the dining area. Moline would propose the same or similar panel.

Canney is an advocate of crabapples. He has concerns about low branching and the fruit drawing birds. This might impact birds. There might be an alternative that would be better for cars. Moline stated that another possibility would be a Japanese lilac tree. Canney believes that would be a good choice.

Penn would like the applicant to speak to the use of TIF. Gergen stated that the street in front is dilapidated and needs some help. This has been missing since the inception of the Terminal Building. Penn asked if there will be any benches. Gergen responded that no seating is proposed. We have the civic park right across the street. We are trying to utilize that area for seating capacities.

Canney inquired about trash receptacle locations. Gergen stated they haven't gotten to that level of detail yet. Trash receptacles and bike racks would be part of the streetscape review.

Hind can see the scale. He wondered if there is somewhere that a pedestrian doesn't have to walk in the public way. Moline inquired if he was thinking about a break mid-point. Hind replied yes. He is thinking about someone in a wheelchair. Gergen stated they can take a look at that.

Hind is concerned with lighting and how the parking lot lighting will happen. Gergen stated they haven't gotten to that part yet. He doesn't believe there is currently any lighting there.

Eagle Bull questioned pedestrian access. She inquired where people in the parking lot would enter the Terminal Building. Gergen stated there is a door in the alley. They haven't worked with the architect yet on the design but would anticipate improving it.

Hind noted the proposed plan is showing pavers. He would recommend speaking with the City regarding the TIF agreement and including a standard repair clause in the maintenance agreement. He would like to see any damaged pavers replaced with the same material. Moline responded that is a good point.

Canney would suggest they look at something custom made and look at the exterior detail to try to mimic or compliment something on the building.

Penn asked about the 'O' Street view and wondered if there is seating. Gergen stated there could be a possible outdoor dining area. Same panels are proposed for the parking lot. If this is a restaurant with outdoor dining, that would come before this committee again.

ACTION:

Canney moved approval of the proposed streetscape as presented, seconded by Peace and carried 6-0: Canney, Eagle Bull, Hind, Huston, Peace and Penn voting 'yes'; Deeker absent.

REVOLUTION WRAPS REDEVELOPMENT

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

David Wiebe with Architectural Design Associates appeared. He stated that the site on Cornhusker Highway is redeveloped. TIF funds are being requested mainly because of the flood plain. This lot has been undeveloped for a long time. He guesses mainly because of the floodplain issues. The building is backed into the corner. They will be required to raise the floor level several feet. This additional cost and expense is something they hope to have assistance with. He pointed out the preliminary site plan. They are working on a building size that will work for Revolution Wraps. They will have autos inside. They are still deciding on the building colors. They want to keep the building as simple as possible. They believe this will align with other buildings on Cornhusker Highway.

Hind stated that it looks to him like there is a retaining wall on the east that is separated from the building. Wiebe responded that floodplain regulations don't allow them to line them up. There is essentially a ring around the building. Ramps have to be incorporated into that. There would be a four to five foot area outside the building that is elevated. Hind questioned if there would be a railing or something along there. Wiebe responded they haven't gotten that far on the design yet. He believes some greenspace would be a benefit.

Penn questioned a particular door on the rendering. Wiebe noted that would be an exit door. Penn pointed out that it appears to be about a five foot drop. Wiebe stated it is four feet. The high point is at the southwest corner. The layout and location of the stairs are somewhat in flux at this point. The floor plan hasn't been developed yet.

Peace asked if this will be a metal building or tilt up. Wiebe responded it will be a metal building. The panels are built out. They are hoping to get some relief with parapets and different colors. The roof will be a single slope from north to south.

Canney has a question on access in and out. It appears some large garages and ramps are needed. He inquired what types of trucks and vehicular activity there will be. He sees an extended concrete pad. Wiebe responded that the existing drive is shared with the west property coming off Cornhusker Highway. The drive at the northeast corner is being abandoned at the request of the City. He pointed out a common access easement. Occasionally, semi-trucks are brought in for the trailers to be wrapped. This is limited, maybe one truck every other month. There is space inside for several cars. They do not anticipate this site having a lot of traffic. Cars come in, stay for a few days and then they leave.

Huston pointed out that this property is down the street from PCE. They had the same request.

ACTION:

Huston moved approval of the site plan and building as proposed, and the use of TIF, seconded by Canney.

Hageman stated that this will be a TIF project. Advice on the design and the use of public money is being requested.

Penn has been to this business before. They do some amazing stuff. She is sorry the applicant can't do something on the exterior with their wraps. She would encourage finding a way to incorporate something and showcase the work they do. Wiebe stated there has been discussions about panel types.

Hind would encourage resolving the conflicts between the ramps, retaining walls and parking. He sees an opportunity to design something.

Peace concurred with Penn and Hind on their previous comments. On the north side, it seems like the applicant is missing an opportunity to bring the higher parapet all the way across. This would give space to show off their product and spruce up the area. He would take the wall and turn it into an opportunity for a raised planter or something. He sees opportunities to take this one step further.

Penn believes this business has a really great design team. She would like to see it reflected on the outside as well.

Motion carried 6-0: Canney, Eagle Bull, Hind, Huston, Peace and Penn voting 'yes'; Deeker absent.

1645 WASHINGTON

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

Michael Sands appeared via Zoom. He is an attorney in Omaha. He showed an elevation of the property. This is a rehab. As a rehab project, it will not change the character of the neighborhood or use. It will be a multi-family dwelling. It is in a fairly dilapidated state. There will be a number of façade enhancements.

Penn understands this is not a historic area. Hageman stated this is a redevelopment project, so public money is being used. This is unique in that it is sort of in the South of Downtown area.

Sands stated they are applying for TIF money. It will be low and moderate income housing.

Peace inquired about the history of the building. The windows appear different. Hageman doesn't know why the windows are different and why it looks different.

Jeri Schlickbernd stated that this was acquired a few years ago and there was water damage throughout the building. Some windows had to be replaced so the building would be sealed. Peace asked if the

windows will stay. Ray Plumb stated that he is a contractor and all the windows have been replaced with egress size. There are frames in around the larger window and standard casement was used.

Huston understands this is being repurposed for eight additional housing units. Anything we can do to enhance the exterior, he would support.

Canney sees this is set up for occupancy by twelve people. He questioned if the infrastructure is satisfactory to support this. Sands responded that they should have all the hookups and everything available. Dan Marvin added that the back is being paved for parking.

Hind inquired if the TIF funds will pay for siding, fascia, gutters, downspouts and the roof. Huston believes they are eligible for building enhancements. Sands stated that they already have plenty of TIF eligible expenses. They will probably allocate TIF funds to go towards other things that are more resolute. Hind is having a difficult time with the size of the replacement windows that have already happened. It would have been nice to see the character of the house somewhat preserved. Sands believes there were a lot of undertakings that needed to happen to preserve the inside of the house. It is not a historical building and it is obviously in a considerable state of disrepair. They met with the Near South Neighborhood Association and they were very happy to have someone take on this building. Schlickbernd noted that these newer windows are on the sides of the building with trees and fairly close to the neighboring properties. She doesn't believe you will see much of these windows. They met with the neighborhood association and they were very excited about their rehab.

Peace knows this is not an easy project. He understands the windows are done. He wishes the original size could have been used. He would love to see an alternative to the vinyl siding. That would be a shame on this building. He would urge them to look at a Hardie board material that would last and preserve the look of the home. He would encourage keeping the narrow reveal. The nice part of the home is the old mitered corners. He would love to see the TIF money get raised to preserve the exterior. He has a hard time with any city funding going towards a house with vinyl siding. This is a part of Lincoln that we are trying to encourage and incentivize. He would like to see the message spread that TIF money can be used for a nice project.

Canney concurred with Hind and Peace on the vinyl siding. He would leave the foundation without paint. Plumb noted the foundation is already painted.

Penn sees that this house has a beautiful front porch. Schlickbernd noted they are not changing the architecture. They will remain. This is the first someone has mentioned not using vinyl siding. They have restored about 300 properties between Omaha and Lincoln and they are definitely open to suggestions.

Hind would suggest a motion with the suggestion that the applicant investigate a product for the siding as something other than vinyl and not painting the foundation. At the very least he would like to see a stipulation that the front of the building facing a public street is restored and not covered with vinyl.

Plumb stated that the front porch is built over the basement bedroom. The flooring on the porches have to be waterproofed and enclosed to prevent water from going into the basement.

Hind would like to see this project come back with drawings and elevations. Closing in the porch would be a massive change to the appearance of the front of the house.

Sands doesn't really want to hire an architect for further drawings. His client is already stretched thin. Penn noted that no elevations have been provided of what this will look like. Sands stated she was correct. They have not hired an architect. Plumb added this is not a full gutting project. Penn believes the expectation is that TIF money will be used. That is part of the Urban Design Committee inquiring what the money will be used for. She believes the front is an important part of the building. You don't have to hire an architect to do the elevations. She doesn't have any idea what this will look like when it is done. She agrees with Hind. She would like to see something more.

Huston disagreed. We have never had something match up with TIF dollars. We don't negotiate the redevelopment agreement. Penn disagrees that the windows on the side are the best use of the TIF money. Hind doesn't know how we can vote on this. We don't know what the final design will be. Huston is guessing they have time to come back in February and show a little more detail. Hind noted this could be drawn a number of different ways. You enclose the porches and the character of this building is changed forever. That would change it dramatically.

Sands stated they submitted their proposal to the City and were told it would be sufficient.

Huston believes some additional design information at the February meeting would be helpful.

ACTION:

Huston moved for a one month deferral, seconded by Hind.

Peace stated it sounds like there is a plan to enclose the porch. He would encourage looking at a way to save the porches.

Motion carried 6-0: Canney, Eagle Bull, Hind, Huston, Peace and Penn voting 'yes'; Deeker absent.

WYUKA HOUSING REDEVELOPMENT

Members present: Canney, Eagle Bull, Hind, Peace and Penn; Huston declared a conflict of interest; Deeker absent.

Emily Anderson stated this is a project with Hoppe Homes. Clark Enersen is the civil engineer. This is proposed for up to 106 housing units on eight acres of land. They wanted this committee to look at the overall concept. There is an existing road that connects from the cemetery to the neighborhood. They felt this was important to keep for walking and connectivity. In addition to the clubhouse, there will be a playground and community garden. Many of the early houses in the existing neighborhood are on lots that are 40 feet wide. They are trying to keep this with the buildings. She showed some drawings. The roofs will be gabled. Two to three will be clad in brick. A lot of the houses in the Hartley neighborhood

have porches. She showed a picture of a similar project in Omaha. They are proposing fiber cement panels for the exterior. Two to three units per cluster will be faced in brick. There will be exterior stairs.

Peace would like to know the density if this follows the current zoning. Anderson stated this is zone R-4 Residential. This will be affordable housing with a 25 percent increase for a total of 98 units.

Fred Hoppe believes it is critical to understand the financing. They are moving forward with a 4% bond from a housing tax credit. They are going to NIFA (Nebraska Investment Financing Authority) for affordable housing. When you do that, the cost of doing bonds requires a certain density. That minimum number is about 100. They are trying to create a line of units that have a density to make a low income housing tax credit project work, but still has a feel with the neighborhood. They also want a porousness and something that transitions from Hartley Neighborhood into the cemetery. This wasn't the easiest site to work with. We will take the historic features and reincorporate them. We have to have a certain density to make this work.

Huston pointed out that Wyuka Cemetery is a state chartered corporation.

Fred Hoppe noted that this site is immediately north of the Wyuka pond. Wyuka will retain the pond. They want a hiking trail that will go by the lake and ties Vine St. and 'O' St. together. This will be 100 percent low income rental property.

Canney noted that the south parking seems to share the street. He inquired if that is a full street that runs through. Anderson responded that is 36th Street. Fred Hoppe stated they are trying to purchase that from the City. 36th St. is only two blocks long from 'Q' St. to 'S' St. We will have to pave 36th St. from 'R' St. to 'S' St. The goal is to not have double circulation in the design of the project. They would rather have green space. There is a proposal in the redevelopment agreement to acquire the right-of-way from the City so we could own the property.

Huston believes the site plan reflects a certain number of off-street parking stalls. Hind pointed out that 'T' St. runs east to west. Fred Hoppe stated that is not intended for access. It will dead end.

Eagle Bull observed that the first level porches all seem to face the parking lot. Anderson stated that had to do with being a good neighbor. It was important to address this urbanistically. That is why they are facing the street. There are balconies to the back side on the 2nd and 3rd floor.

Hind questioned the construction materials being proposed for the covered patios. Anderson replied they would be primarily wood and Hardi board. They have yet to get into the finer details.

Hind thinks the plan is great. He supports the parking strategy. Keeping the green space is important. It will mesh into the park and blend into the neighborhood, as opposed to a stark line between the two. He applauds the effort.

Hageman stated that the applicant is starting very early on this project. There is still a lot of City staff comments to come. We wanted to get some early feedback,

Fred Hoppe stated they are also on a timeline to get to NIFA. They need to make sure they are done by the middle of March 2021.

Huston stated this was anticipated as coming back in February 2021 to Urban Design Committee for further review. We know there will be refinements.

Hind believes the nuance between public access and the components would be really good to present and talk about.

Fred Hoppe stated the plan is to keep the brick roadway pretty much intact as it is. There is an obligation to take the fencing back to Wyuka. They are trying to get replacement of the fence on the line between them.

Hind would like to see the relationship between the private and public clusters and how they are mitigated. Anderson stated they could explore different materials or colors. Fred Hoppe pointed out they are trying to give it a rowhouse feel.

Peace doesn't have a problem with the density. It seems appropriate. He thinks this will be great. The applicant talked about the 36th St. side. He has some reservations about it. He questioned if there has been any pushback. It looks from the site plan that the applicant is looking to put parking on the side of 36th St. He is picturing all the stalls full. For the four homes that front 36th St., that is a lot of cars to look at. Fred Hoppe was looking to break it up to four to five stalls per greenspace.

Peace believes it could be a matter of another five feet on 36th St. You need a little extra space to make the backing up maneuver a little easier.

Huston stated it will probably be a mix of off-street and on-street parking .

Canney noted that 'T' St. connects on the north but stops on the south. It might be worth considering making a connection. He is just recommending that is something they could look at. Perhaps it could be extended for walkability. Huston noted the ownership is complicated.

ACTION:

Hind moved approval of the concept with more detail to come, seconded by Peace.

Penn would like the applicant to come back with the landscape plan. Gergen stated they plan to connect to the trail around the pond at Wyuka.

Hind is looking at the cluster and wondered if the applicant could shift it more if it would create more private space. Anderson stated it is warranted by the 50 foot dimension for access. She will explore if any parking changes.

Motion carried 5-0: Canney, Eagle Bull, Hind, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Deeker absent.

STAFF REPORT

- Brick Alleys

Hageman stated that the City would like a discussion on brick alleys, retaining or replacing.

Huston believes that aesthetically they are great. He is unsure about the cost of replacement.

Hind stated this was a discussion from last month. Pavers have been pulled up and replaced with stamped red concrete. In his mind, he believes the City should do a study on what it would cost to repair versus replace. Everything he has known, if you maintain a brick alley, it will actually last longer than concrete.

Huston is reminded of the new entryway corridor redevelopment. He wondered if this could be an emphasis. There is always the tension between those that want project specific enhancements and don't want to do the alley.

Hind would like to see this studied a little more. Canney noted that no one has ever maintained an alley. He has a lot of information on concrete versus brick.

Penn believes it depends on where the alley is. Brick alleys are part of the character.

Hind has a problem with replacing the whole thing with concrete.

Canney asked if there is something about the fronts of buildings versus a service entrance. Huston stated it is pretty varied. Some projects have devoted a focus to the alley.

Hind noted an alley on Chase Bank that was done a few years ago. A trench had to be cut for power data. If it had been brick, there were a lot of possibilities for water infiltration. 'P' Street was worked on all water going into the alleys. It has a big function.

Huston stated that some pockets are highlighted under the Downtown Master Plan. Maybe we say we want to pay attention to brick pavers in the Music District.

Penn believes this is important on a case by case basis.

MISCELLANEOUS

- Larry Enersen Urban Design Award

Hageman stated that the awards are moving to October of this year.

There being no further business, the meeting was adjourned at 3:30 p.m.

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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: February 2, 2021, County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Tom Huston, Gil Peace and Michelle Penn; (Mark Canney, Emily Deeker, and Tammy Eagle Bull absent). Peter Hind appeared online via © Zoom Video Communications.

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman, Collin Christopher and Teresa McKinstry of the Planning Dept.; Dan Marvin of Urban Development; Tim Gergen and Kelsey Moline of Clark Enersen Partners; Emily Anderson; and Jake Hoppe appeared in person.
Ernie Castillo of Urban Development; Michael Sands; Jeri Schlickbernd; and Mike Schlickbernd; appeared online via © Zoom Video Communications; and other interested citizens.

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

Penn noted that a quorum was not present, therefore the approval of the minutes of January 5, 2021 shall be delayed until the next regular meeting.

CENTER PARK GARAGE STREETScape

Collin Christopher stated this is a City initiated streetscape project. This is the home of Center Park Garage. Currently, there are a couple of challenges to this site. There is a significant overhang. The streetscape that exists now is almost all brick pavers. They have started to settle and buckle in some locations. We have some unused Downtown Streetscape dollars. The goal is to pull out some of the pavers and create a better balance, along with some landscaping. On 11th Street, the only landscaping consists of some triangle beds on the edge of the building. There are a couple of ornamental trees on the 'N' Street side and they don't really fit in the space. The plan is to remove those trees. There are five Ginkgo trees we are planning on maintaining but are also planning on adding a landscape bed. On 11th Street side are small beds with grasses. Those would be extended out. We are also creating a pedestrian node at 11th Street and 'N' Street. This would allow for some additional landscaping and a little pedestrian seating area in the future. Two street trees were added to the node as well. Eventually, there has been some ongoing discussion about a one-way to two-way conversion of the street. 13th Street is a priority at this point. We wanted to propose improvements that wouldn't have to get torn out. For 'N' Street, we would be adding some landscaping and decorative paving along the edge of the curb. This would all be understory landscaping. One unresolved issue is how much light we get with the overpass. We have done some sun/shade analysis.

There is limited sun. We are proposing using a bulb out for the 12th Street side, and the 12th Street and 'N' Street intersection. We are proposing to add landscaping at the node. This would create room for a future seating area. On the 12th Street side, individual trees would be encapsulated by a much larger bed. We haven't worked out the ADA (American's with Disabilities Act) ramp moving north to south. It doesn't make sense where it is today. We haven't solved how to improve it to create good pedestrian flow. We are working with Lincoln Transportation & Utilities (LTU) to figure out if the ramp could be relocated to create better access. In general, this would be moving massings of native planting that don't require massive amounts of water. They are planning for irrigation.

Huston thinks this is a great idea. The 'N' Street façade always felt like a back side of a block. The Downtown Master Plan envisions improvements on 'M' Street, the 'O' Street corridor environs area, and the project at 14th Street and 'N' Street. He inquired if there is any master plan for 'N' Street. Christopher responded there is no master plan for 'N' Street. Staff is getting ready to undergo a master planning effort for 'O' Street. He believes things will come out of that that could be applied to 'N' Street. They hope to set a trend we can use in the core of downtown. Huston noted this is a key corridor. It will set a standard. Christopher stated with that in mind, we want to move forward this year. We will likely hold off on site furnishings until 'O' Street is done so we have a standard we can apply.

Penn inquired if a plan has been selected yet. Christopher responded they will get into the details in the next few months. It will most likely involve large masses of plantings.

Huston thinks that is a good idea.

Peace questioned some sections that look a little narrow. There appears to be about eight or ten feet of clear sidewalk and then it narrows down. The offset on the 11th Street side looks like you will have people doing a shortcut. Christopher believes you can balance it if you try to align it with the standard north/south circulation. There is more room on the 'N' Street side. They are trying to tackle this with the City, making sure ADA routes are successful as possible and not use pavers.

Penn wants to make sure the streetscape fits with the other blocks and looks like it all meshes together. She would be inclined to wait and see what happens on 'O' Street to make sure it is all cohesive. Christopher agreed. There are suggested planters on 'P' Street, but they are waiting to see the 'O' Street recommendations.

Penn thinks this is great.

THE POST LOFTS ENTRY

Peter Hind appeared as applicant. Schemmer was hired to be the architect. After the egress logic was fermented and built on the project, it linked three buildings together into one and used staircases for egress. One exits to the east into a private alley. The other exits to the north. There is a four inch electrical conduit placed close to the door. There is no place else for it to go. The question is what to do with the door. They are proposing a steel galvanized canopy. The strategy for covering the conduit is a painted steel shroud system. This would cover the conduit while still giving access for future service. This design uses a painted bent steel plate system with exposed fasteners. The color will be a dark charcoal color, along with a tongue and groove wood ceiling with two small lights. He believes this new entry will grab people's attention also. They weren't told by Building & Safety that they were required to submit this to Urban Design Committee. They felt the committee should see this for their own feedback.

Huston thinks this is a creative solution to an eyesore. He supports it.

Penn thinks this is a great solution and she is in support. She thinks it will look really good. She inquired if this is in front of Urban Design Committee because it is in the right-of-way. Stacey Hageman replied she was correct.

Peace thinks it looks good as well. He believes the canopy itself could be two or three feet longer to the right, as you face it. It could visually obscure the exhaust cover. It looks like the access panel is in a removable rather than permanent section. It could be a technical challenge. He thinks this looks fantastic. Hind added the louvre was a trick to work around.

TIF DISCUSSION

Dan Marvin appeared. He wanted to talk about TIF (Tax Increment Financing) in general. He thinks you will see items more frequently with a City program called small TIF. Developments increment the amount that is used to repay. The smallest amount the department decided on is \$50,000. This means property would need to generate over \$2 million. The reason we have come forward is we have an Affordable Housing Action Plan that was approved by Planning Commission and City Council. We identified a shortage of affordable housing. 44 percent of apartment dwellers are cost burdened. 22 percent of people are extremely cost burdened. This means at least half of their income is going towards rent and utilities. We want to incentivize rehabbing properties so we don't lose apartments in the City of Lincoln. A new apartment unit costs \$150,000 or more to build. We need to preserve what we have and maintain them as affordable units. We want to be able to come forward with more projects that provide housing affordability within that TIF agreement and try to negotiate affordable rents. We also want to not discriminate against those tenants with housing vouchers. We feel through the redevelopment process, we can facilitate affordable rents and places where those vouchers could be used. We try to do that through the affordable housing plan. The TIF payment would in all likelihood be used for land acquisition costs. Projects will continue to come through the Urban Design Committee. He feels it is important to have input from this committee.

Huston believes there has been some change in legislation that allows some smaller TIF projects called micro blights. He inquired if that will be used in Lincoln. Marvin had a conversation with the Law Dept. 1645 Washington is in a project area that was just approved by City Council yesterday as a redevelopment area. They have just begun the conversation on how to micro blight or micro TIF to help rehab existing buildings. Huston knows that other communities have made good use of this.

Penn thinks some things that would help with the Washington project is knowing how much money is involved. It might have helped to have a list of requirements when they come in front of the committee. Aerial maps or a property map helps to see the surroundings. Huston agreed. Context is important. Penn continued that the front façade is still important to see. It should still be attractive. The money amount would be helpful for better understanding, along with the dollar values of the TIF. Marvin thinks that is a good point. Expectations need to be tempered with the amount of taxpayer dollars that are going into it.

Peace added these neighborhoods have had a lot of bad things happen in them over time. Now we are trying to rebuild them. The project on Washington really has some character. He was struck by how much character the front of the home has and how much would disappear. We need to set a good example. It

is a shame to lose the few houses still in this neighborhood with character. Marvin appreciates the comments.

1645 WASHINGTON REDEVELOPMENT

Michael Sands stated that the city is getting the small TIF category off the ground. With that comes some compromises. We took this committee's last comments to heart and investigated if we could implement anything on the porch, enclosure and siding. Those just aren't viable at this point. The owner really wanted to preserve the porch, but there was so much rain damage and no way to seal it off. It wasn't feasible to keep it. This was a logistical liability with the apartment underneath. This will look better than it does now. The neighborhood is excited about the project. He would ask that this committee keep affordability in mind.

Huston heard last month that the porch would be required to be enclosed to further mitigate the damage that has already been done. Sands stated it was investigated and it just wasn't viable.

Huston always thinks of the objectives. Design is the charge of Urban Design Committee. Other committees look at other aspects. He believes we have a conflict between different objectives. He understands we are hearing from the Urban Development Dept. that retention of affordable units can be done under the small TIF program. This project will retain or reuse eight affordable units. He will support the efforts of the developer on this.

Sands added that he doesn't want to convey that they are foregoing design. To keep the design elements that are unique to this house would take a passion project, not affordable housing.

Penn understands that vinyl siding is being proposed. Sands sent updated elevations. It will match as far as the paneling aspect. Penn noted the foundation is not shown in the elevation. She asked if it will still remain. Sands responded that the construction siding will not go all the way to the ground.

Penn commented that it is a shame to not have an enclosed porch. More windows could have been added pretty easily she believes for a few hundred dollars. Mike Schlickbernd believes more windows could be added. Sands will take that into account.

Peace likes this project and he is glad the building is being saved. He wishes the character of the building could be preserved, but he would rather have the project go forward. He thinks this is the first of several small TIF projects coming our way. He thinks we can work with Urban Development to preserve quality and character as we move forward.

Sands appreciates the comments. They are excited to kick off the program.

Huston fully approves of this project.

Penn agreed. We have given comments. She thinks the applicant can move forward.

WYUKA HOUSING REDEVELOPMENT

Emily Anderson stated they appeared before Historic Preservation Commission and it was determined there was no adverse impact to Wyuka Cemetery. They are here today to present the landscape plan. This

is west of Wyuka. She showed an updated site plan. They now have off street parking. There are now 98 units in six clusters of buildings. They are no longer showing the path behind the units due to civil engineering constraints. The plan consists of one, two and three bedroom units stacked in building clusters. The materials for the buildings have not changed. Fiber cement board will be used for the primary material. There will be brick face on the two-story units with accent panels. She showed the patio space. All units on grade will have a patio area.

Kelsey Moline shared a site plan of the landscaping. She showed the new public road north of 'R' Street and the new onsite parking areas. She pointed out the existing landscape screen. She showed the Evergreens that they wish to preserve. She showed the overall landscaping approach. They would introduce some moisture tolerant plants by the drainage. On the east side, there is a lot of screening with the existing Evergreens. They would also add some understory heritage shrubs. They are proposing to add street trees to the southwest and smaller shrubs to define the patio spaces. The east planting screen will introduce Spruce, Ponderosa Pine and Douglas Fir. Shrubs will be used to fill in the understory such as Forsythia and Juniper. On the west side, they will introduce more color and diversity with Eastern Redbud and Elms. She showed the detention cells. They look to add canopy trees, but use species that can handle the moisture, with a turf grass undercover. South of 'R' Street, they will have more space to work with to add some more shrub cover between the sidewalk and patio space, and in between the patio spaces. They are more constrained on the north side but will still be able to landscape with understory and shrubs.

Peace questioned if the change on 36th Street was by choice or recommended by LTU. He likes it. He asked about parking. Tim Gergen replied the change was due to a comment from the City.

Penn stated it looks like the parking will accommodate the apartments. Gergen stated this will accommodate all parking on the site and not take away any parking in the neighborhood.

Penn asked about connecting to the waterway. Gergen stated the channel takes on quite a bit of water from 'O' Street.

Penn thinks this is lovely.

Huston appreciates the removal of parking from the public right-of-way. The site grew with a little more land. It helps diminish the density somewhat.

Penn thinks this will be beautiful with all the colors and landscaping. This will be affordable housing. She would be rather proud of this for the City.

Peace liked it last time and likes it even more this time. He is excited to see it happen. He asked if the proposed landscaping is conditional on the development, not a code requirement. Gergen replied both. We have code requirements for street trees and screening that we want to be cognizant of. We are screening the cemetery for privacy and silence. Peace thinks it looks great.

Huston stated that the review last month was the official recommendation. Today is the update on the landscaping.

STAFF REPORT AND MISCELLANEOUS

- Hageman stated that 2020 was a unique year. The Urban Design Committee only held seven meetings last year. The difference with reviews was only one sidewalk café was approved last year. There were just a few big projects that were reviewed and include Innovation Campus Hotel, a project in the Telegraph District, a small project on 13th Street and 'O' Street, and some projects outside downtown.
- Hageman wanted to point out some dates for the Larry Enersen Urban Design Award. The Mayor's Art Awards will be in October. The jury will meet prior to that to choose a new recipient.

There being no further business, the meeting was adjourned 4:25 p.m.

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TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of March 2, 2021

DATE: February 24, 2021

ITEM 2 & 3: LES Substation Landscaping

Your advice is being sought on the landscaping plans for two LES Substations, one at North 57th and Garland Street and the other at South 40th and Bennet Road. The lanscape plans and plant selections are attached for each substation.

The Garland Street site is within an established neighborhood southeast of 56th & Leighton. The Bennet Road site is much more rural. Consider screening from other uses as well as public views to the site.

ITEM 4: 2020 Annual Report

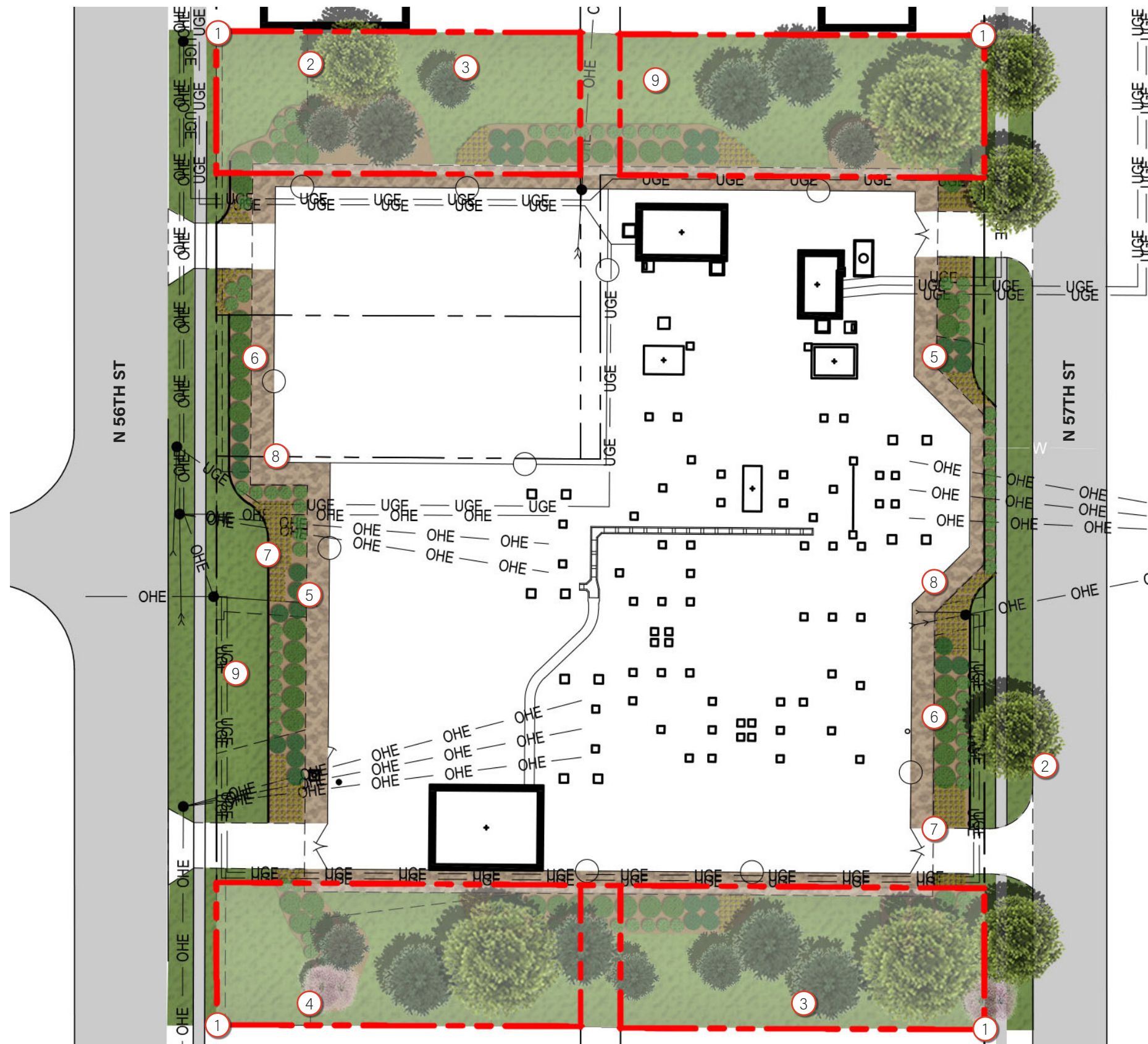
Urban Design Committee's 2020 Annual Report is attached.

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Legend

- ① POTENTIAL FUTURE EXPANSION, IF AND ONLY WHEN HOME OWNERS DECIDE TO SELL
- NO VEGETATION
- 15' LOWER VEGETATION
- LOW GROW VEGETATION



Legend

- ① POTENTIAL FUTURE EXPANSION, IF AND ONLY WHEN HOME OWNERS DECIDE TO SELL
- ② DECIDUOUS TREE
- ③ EVERGREEN TREE
- ④ ORNAMENTAL TREE
- ⑤ EVERGREEN SHRUB
- ⑥ SHRUBS
- ⑦ ORNAMENTAL GRASS
- ⑧ ROCK - NO PLANTING ZONE
- ⑨ HYDO-SEED



SWAMP WHITE OAK



HONEY LOCUST



IVORY SILK JAPANESE LILAC TREE



FRONTIER ELM



FAT ALBERT SPRUCE



VANDERWOLF'S PYRAMID PINE



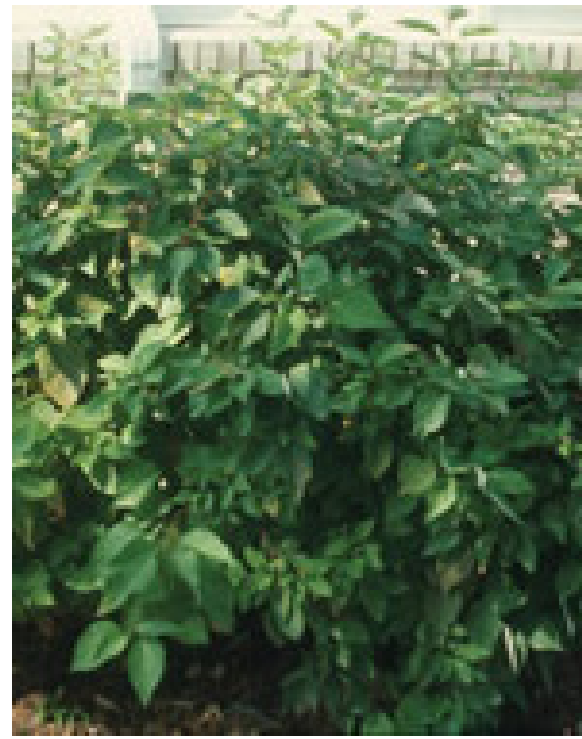
WHITE FIR



MISS KIM KOREAN LILAC



ANNABELLE HYDRANGEA



ISANTI DOGWOOD



GRO-LOW SUMAC



WENTWORTH VIBURNUM



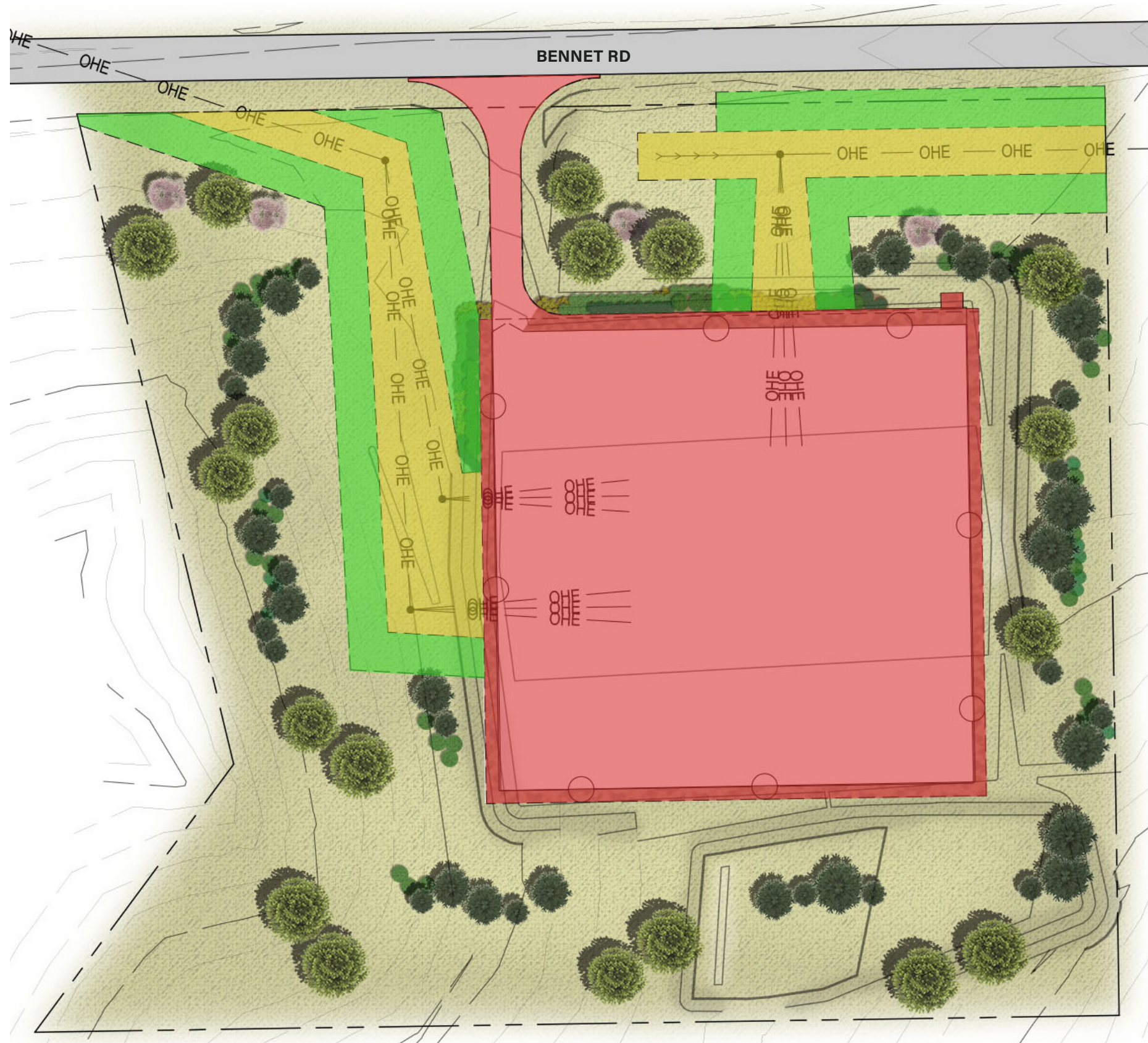
BLUE HEAVEN LITTLE BLUESTEM



NORTH WING SWITCHGRASS



PRAIRIE DROPSEED



Legend

- NO VEGETATION
- 15' LOWER VEGETATION
- LOW GROW VEGETATION



Legend

- ① DECIDUOUS TREE
- ② EVERGREEN TREE
- ③ ORNAMENTAL TREE
- ④ EVERGREEN SHRUB
- ⑤ SHRUBS
- ⑥ ORNAMENTAL GRASS
- ⑦ ROCK - NO PLANTING ZONE
- ⑧ HYDO-SEED



SWAMP WHITE OAK



MAGNIFICA HACKBERRY



EASTERN REDBUD



HONEY LOCUST



FRONTIER ELM



WHITE PINE



FAT ALBERT SPRUCE



VANDERWOLF'S PYRAMID PINE



BLUE SPRUCE



WHITE FIR



EASTERN PURPLE CONEFLOWER



BLACKEYED SUSAN



MOHICAN VIBURNUM



GRO-LOW SUMAC



CARDINAL DOGWOOD



RED OCTOBER BIG BLUESTEM



BLUE HEAVEN LITTLE BLUESTEM



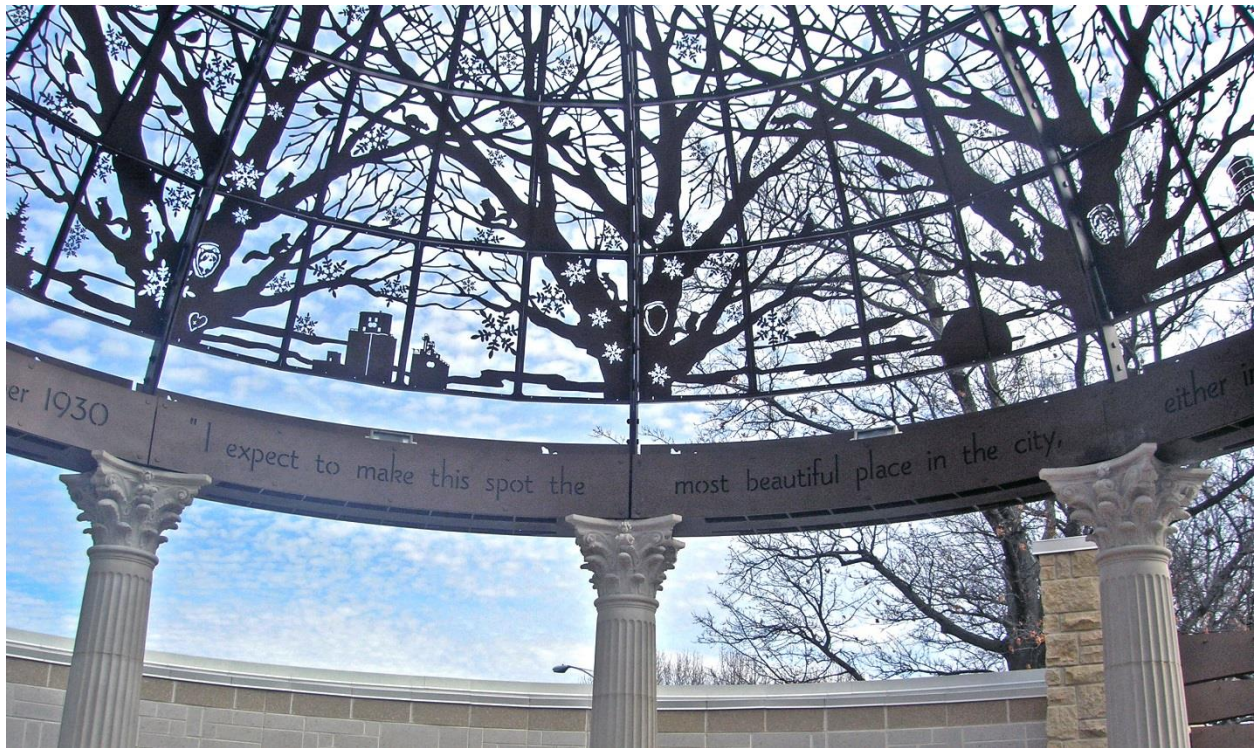
PRAIRIE DROPSEED



NORTH WIND SWITCHGRASS



LOW GROW GRASS MIXTURE



Urban Design Committee

2020 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.

Urban Design Committee members at the beginning of 2020 included Michelle Penn (chair), Gill Peace (vice-chair), Amber Brannigan, Emily Deeker, Tammy Eagle Bull, Tom Huston, and Mark Canney. Ms. Brannigan resigned during the year and Peter Hind was appointed. The Committee is staffed by Stacey Hageman, supported by Teresa McKinstry. Former staff to the Committee, Ed Zimmer, retired in April.

The COVID-19 pandemic brought about several challenges; one was holding in-person meetings. Only 7 meetings were held in 2020. Meetings were cancelled in May, July, August, November, and December.

Due to restrictions limiting the dining space available inside restaurants, measures were put into place to allow temporary outdoor dining with administrative design review. Therefore, the UDC was only asked to review one sidewalk café in February at Sideshow Still, 1630 P Street. Generally, several applications are reviewed each year.

Projects reviewed by UDC in 2020 are described in further detail below.

Nebraska Innovation Campus Hotel (21st & Transformation Dr)

The Committee recommended approval of another 6-story hotel proposal at Nebraska Innovation Campus in September 2019. Significant changes to the original proposal were reviewed by the Committee in February and March.



1. 2019 Proposal, looking southeast



2. 2020 Design Revisions, looking southeast

Antelope Tower Redevelopment (L St & Antelope Valley Pkwy)

Urban Design Committee reviewed the proposal for this development along Antelope Valley Parkway. Reviews included plans for a five-story mixed-use building, along with landscape and streetscape improvements. Designs were reviewed by the Committee in March, April, and June.



3. Antelope Tower Proposal, looking northeast

Block 65 Redevelopment (14th & N Streets)

UDC reviewed a proposal to redevelop a site on the southwest corner of 14th and N Streets in June. This is currently the site of a surface parking lot adjacent Sharp Building.

The 15-story mixed-use building would include structured parking as well as commercial, office, and residential space.

Plans for the streetscape were reviewed by the Committee in October.



4. Block 65 Proposal, looking southwest

Telegraph Lofts West (21st & N Streets)

UDC reviewed the next Telegraph District building at the southwest corner of 21st and N Streets in October. It will be mixed use, with commercial on the ground floor and residential and office above. The building was found to meet the District's design standards.



5. Telegraph Lofts West, looking southwest

Other Redevelopment Projects

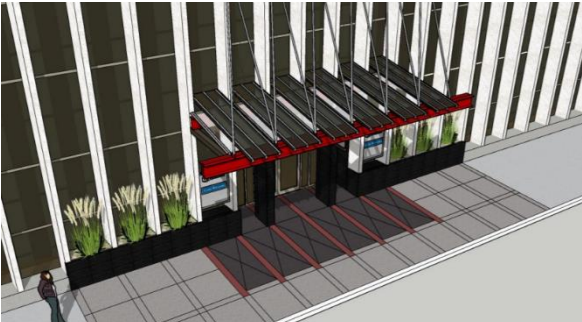
Several small-scale redevelopment projects were reviewed by the Committee as well.

- 13th & O Street Redevelopment was reviewed in March.
- 2400 Q Street Redevelopment was reviewed in March and April.
- 2236 R Street Redevelopment was reviewed in June.



6. Proposal for 2236 R Street

Public Projects



7. US Bank entry design

Several public projects came to the Committee for their advice. Tower Square improvements in April; an update on the Eagle Garage project in June; and designs for a Block 4 parking garage in October.

Although a private project, improvements were reviewed for the public right-of-way at the US Bank 13th Street entry in September.

Larry Enersen Urban Design Award

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 2019 winners—announced in 2020—were Block 52 (Lumberworks Block) and N Street Bikeway/BikeLNK.

The Block 52 streetscape project addressed the Lincoln Electric System substation. Art panels were incorporated in a screen wall along N Street, in an entryway feature at the corner of 8th and N Streets, and in a canopy structure along 8th Street. Block 52 also includes the new Canopy Row building and the Schwarz building which has been renovated for commercial and residential uses. As part of the streetscape, this project added sections of historic canopy south of O Street, extending the Canopy into South Haymarket. Art panels were added to the public stairwell façade on Canopy Street, incorporating a spice can design from a Haymarket business.

The N Street Bikeway, along with the bike share stations, was the second award. With one terminus adjacent Block 52, the protected bikeway extends to Antelope Creek on the east. The bikeway opened in 2014 and sees about 100,000 riders per year. In addition, nineteen BikeLNK stations with 105 bikes are located in Lincoln. BikeLNK has just surpassed 70,000 rides since its inception in April 2018.

The jury’s recommendation and Committee’s choice for 2020 will be announced among the Mayor’s Arts Awards. The 2020 jury will be co-chaired by Peter Hind and Gordon Scholz, with Margaret Berry, Tom Laging, Robert Ripley, and Planning staff support.

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