

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: April 2, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Emily Casper, Tom Huston, Gil Peace and Michelle Penn; (Amber Brannigan, Tammy Eagle Bull and Trent Reed absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman, Kellee Van Bruggen, David Cary and Teresa McKinstry of the Planning Dept.; Dallas McGee and Hallie Salem of Urban Development; Robert Wittler of Ayars & Ayars; Roger Brown and Jeff Koch with LK Architecture; Todd Hesson and Beth Vinton with Encompass Architects; Darl Naumann from Lincoln Haymarket Development Corp.; Charlie Stewart with NGC Group Inc.; Cristy Joy with Archi+Etc.; Tom Cabela; Adam Criswell with Speedway Properties; Tim Gergen, Kelsey Moline, Karen Nalow and Eric Casper with Clark Enersen; John Klimpel; Mike Moser; and Matt Olberding with Lincoln Journal Star.

Michelle 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 shall be delayed until the next regular meeting.

CANOPY PARK REDEVELOPMENT:

Beth Vinton explained there are several partners in this project. Speedway has done Canopy Row across the street and the Telegraph District. There will be 150 residential units and about 11,000 square feet of commercial on the first floor. Lincoln Haymarket Development Corporation (LHDC) will have 82 units, half of which will be affordable housing. That team is being headed by Cristy Joy. A public parking garage is being proposed. It will be keeping in scope and aesthetic quality of what has been done with the blue garage. This is between N Street and O Street, Arena Drive and Canopy. The concept is a U-shaped building. Residential units are being proposed around a courtyard which faces the park. The courtyard will be designed in keeping with the public park across the street on the south side. They hope that some of the same design concepts will come across the street. This space will be open to the public, but closed off at night. There will be one story of retail with outdoor space on either side. The idea is to have restaurants on the courtyard side. LHDC takes up a portion of the building. The west section is more residential. Premium units will be facing the park. Circulation will be shared. The building will be utilizing the garage stair towers on both ends. Tim Gergen will walk through the streetscape. Levels are consistent on floors

two through six. There will be residential on the east and west, and LHDC housing across the north. The housing type is unique. Some private garages will be incorporated off the main garage. There will be about 600 spaces in the garage. LHDC has around 82 units and around 150 for the private side. They think they will need—and have applied for—a height waiver for the zoning. The top of the roof will be at 75 feet. To achieve the look we want, they parapet heights are being increased. The garage will have its own architect and design team. That hasn't been established yet. There are private garages on each level. She presented elevations of the proposed buildings. They want to make this a unique building on Canopy St. but still keep in materiality with the rest of the buildings. They want to make a strong statement, but have it similar in character to the other buildings. The main material is brick. It was important to emphasize the corners on this building. This is believed to be achieved with the cement board material. Metal panels are proposed for upper floors, with Hardie board on the insets. When the public park is designed, it is hoped to flow over into the project's green space. The residential balconies will overlook the green space. In addition to the general material, the intent is for a perforated metal screen incorporated at the top of the building to lighten the space and also at the entry to the private park. This is hoped to activate the space.

Penn asked about the corner material being used. Vinson responded that the light material shown is proposed to be a product similar to what has been used on Olsson's building.

Eric Casper reviewed the history from 2014. When it began, this big concept was developed that brought all of Canopy Street together. There is the ribbon of the old rail line that ties everything together. This project is very interesting and a key component to the terminus of the ribbon. The ribbons are the past, present and future of the Haymarket such as foundations, immigration, railroad, businesses and Nebraska's natural landscape. A master plan was done in 2014. It was updated for this project. Canopy Street is very important to this area. Different pavement, color and patterns are being used to identify what is happening in this area. The shapes, structures and textures are different as well. Etched concrete was used in the area. For this project, they looked at patterning the streetscape similar to what was done in the last four years. The big component is the N Street streetscape. As part of the development of Canopy Street streetscape, they looked at accenting the entry to the building with colored sidewalk pavement. This is being brought into the courtyard as well. The desire is to terminate the end with some overstory trees, perhaps honey locust trees. In between the blocks are other trees to create a bookend. Between the landscape components, benches are inserted, trash cans and the lighting piece along with planters that were used up north. On N Street, there is a desire to screen some of the patio areas. They want to move people into the Canopy Park courtyard area. It's unknown what the larger park will look like. He believes more details need to be flushed out as the bigger park details are created. The desire is to work with whoever is designing the park to make sure there is some consistency. There is a little bit of a grade issue where a few stairs have been used as well as some integrated planters to create some grade separation. A rail system many need to be used to see how the grading component works. This can be treated the same way as the Canopy Street components. Further south along the building will be the outdoor seating area and a roughly eight- to twelve-foot planting corridor. Some of the future amenities will be consistent with the area such as bike racks, benches, light fixtures, etc. Plant material is desirable in order to create some of the banding with some integrated benches.

Tom Huston inquired if the two ownerships will be involved in a condominium regime. Adam Criswell responded yes.

Peace stated it was mentioned that this will need a waiver. He questioned if there is any detail on the height. Vinton responded that this will be before Planning Commission for public hearing on April 17, 2019. Criswell added that the standard height is 75 feet. They would like to go to 85 feet. Vinton noted that for zoning restrictions, height is measured to the top of the coping of the tallest parapet. Peace noted that it appears the grade is sloping a little. Vinton agreed. Peace wondered about the height of the HUDL building. Hallie Salem believes it is 100 foot something. Stacey Hageman stated that previous proposals for the Lumberworks liner building have been higher. Criswell stated that the previous Lumberworks waiver was for 110 feet.

Peace wanted to know if the condensing units will be located behind the parapets. Vinton stated there will be no rooftop system. The buildings will connect to the DEC (District Energy Corporation). There may be some units to serve the commercial. Craig Smith pointed out the different elevations.

Peace likes the project. He thinks it looks nice and will be great for the site and Lincoln. The white rendering, he likes the product. He wouldn't recommend taking it to the street level. If for no other reason than the very detail where the material meets the grade is tough to do. It is a masonry panel, but it is not abuse resistant. That is his only concern about bringing the material to the ground. He really likes the proposed material. It sounds like there are still some questions. He questioned if there has been discussion on the south end of the parking garage. He wondered if this should be addressed now. The park across the street and the N Street side might be something to consider. Tim Gergen pointed out there is a 300 foot setback across the railroad which limits residential. Peace wondered if there could at least be office space or something. Vinton stated they have looked at several options. It is not as economical there. It has been looked at and included in the comments from the Mayor. Todd Hesson stated that some amenities were considered.

Hallie Salem stated there are some easements which prevent from building to N Street.

Vinton pointed out setbacks for the railroad where residential cannot be built. There is floodway that goes through the site. Salem stated another complicating factor is to maximize the garage. Huston pointed out that first floor retail is hard to do.

Stacey Hageman pointed out the garage hasn't been designed yet. In discussions, there is a focus on the south face and something interesting should happen there. There could be lighting, panels or something that gives it interest. Ed Zimmer stated this will be the north view from the park. Peace believes this is a desirable location due to the park.

Huston thinks this is great and will be a wonderful addition to the West Haymarket.

Penn noted the LES substation. She was wondering if the same character is being carried down the street. Karen Nalow stated that N Street along the substation is in a way, its own entity. A range of materials are being used including perforated panels and bricks which lend itself to the Haymarket, but it is its own entity. Canopy Street as it continues down N Street has been a continuation to what

is happening to the north. Canopy Street on this south block is not necessarily historic, but we kept the historic aesthetic. Salem added that some of the themes that are added to the substation such as signage, textures and perforated metal panels, continue. Nalow believes those concepts appear throughout the entire Haymarket.

Penn sees that in looking at the different pieces, she assumes they are being meshed together. Salem knows there is obviously a lot going on between Block 4, the park and the City is looking at a design firm for South Haymarket streetscapes. It will be a challenge to tie this together in a way that makes sense. You don't want them to look the same, but you want there to be a seamlessness that works together. Nalow believes you want to create interest.

Penn asked if there will be a bike rack or bike share for this building. Criswell stated that due to a private donation, there is one at the HUDL building and further down Canopy St. Smith thinks it will be a better fit across the street at the park.

Zimmer believes there is another one under discussion in the West Haymarket.

Casper realizes this is in the early stages, but she wondered if anyone has considered signage yet. She questioned if the courtyard be called a park and asked if they wanted it to feel public. It feels like it is more for the residents. Perhaps you don't want to announce a courtyard space. Creating a separation with seating elements and those types of things, you need to decide what you want it to be. Criswell believes it depends on the commercial tenant. A restaurant could make it a more public space. Smith stated that he feels the park will be named something else, so he didn't feel there would be competition for the name. There is a marketing option.

Penn asked about the uses of TIF. Salem stated that the uses have not been decided. The redevelopment agreement is still being negotiated. Zimmer noted that the potential use of TIF is what brings this to UDC. He stated that this is a public/private project.

ACTION:

Huston moved approval of the conceptual design for the project and the special permit, including a waiver of the maximum height, up to 85 feet, seconded by Peace and carried 4-0: Casper, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Reed absent.

9th & O REDEVELOPMENT:

Architect Roger Brown presented the proposal for 9th and O Street. There is an alley to the south and the Terminal Building is to the east. This will be a six-story hotel. There is a drop-off lane proposed along O Street. There is a surface parking lot and a ramp that takes you to the basement parking. Service will be off the alley to the back. The pool will have lots of glass along the 9th Street frontage. He showed elevations and perspective rendering. Materials include red brick, limestone-colored "cast stone," and metal panels of varied silver tones on the street facades and dark gray on the south (rear) facades. They are holding their building back about five feet from the Terminal Building on the east to avoid the footings of the historic building, but will cantilever their structure

to touch or nearly touch the west wall of the Terminal to conceal the portion of that wall which formerly abutted the two story structure that adjoined to the west. Brown pointed out that hotels have a strong repetition due to the guest room windows. They have organized the facades into distinct portions to add some variety, especially along O Street. They want to provide a strong aesthetic element at the corner, emphasizing it with a chamfered (clipped) form, abundant glass, and a taller, darker parapet.

Peace stated that he has to leave the meeting, but would vote against this. Not because it isn't a great concept, a hotel use is fantastic. He would ask the applicant to go back and think about a few things. 9th and O St. is hugely important. He won't hold this to a higher standard, but maybe a little bit. He doesn't think the floorplan and arrangement warrants this chamfered corner treatment. This is a 1,200 square foot retail bay on the first floor. In his opinion, that doesn't warrant chopping off the corner. He thinks it would be a lot stronger from an urban design perspective to leave the corner square. He did some research on Holiday Inn Express. It is a branded design that has a lot of suburban locations. There are some great urban examples outside the United States. He would urge this to be a little more three dimensional. It is a little flat to him. He would much rather see dining and active spaces on the first floor. He would take three or four parking stalls from the east end and make something that would be much more appropriate to the first floor. On 9th and O Street, those two facades, he would love to see something other than through-wall VTACs. He realizes that VTACs versus split system will be a budget issue.

Adam Criswell inquired if Peace thinks that a bar/restaurant will not be sufficient use on the corner. Peace doesn't personally think so. He would much rather see something else with the 1,200 square feet. He believes it doesn't make sense to chop this up. He thinks if you looked at this building without the clipped corner, it would be better. Peace would vote against this proposal. He apologized that he had to leave the meeting early, then he departed.

Brown continued that there will be a cast iron grille to hide the parking. Landscape architect Kelsey Moline added there will be a little bit of an edge treatment along the sidewalks. They are proposing to use a series of planters and bollards to define the edge. There will also be some street lights similar to what is in the area. The intersection is treated similarly with the brick pavers and some larger over-story trees to help shade the area and create a nicer pedestrian space. There is a nine-foot clearance distance from the planter to the building façade.

Brown stated that this works nicely as the hotel drop-off. Masonry and brick is being used. They want to play up the entrance to the hotel. He chose to do a chamfered corner that addresses this intersection. The corner of the building will have a special element of lighting.

Moline stated that along 9th Street, they are trying to continue with two fairly large planters. They want to create a nice pedestrian space. There is a series of paver bandings that come across the streetscape.

Brown pointed out that along the alley space, the material is wrapped around the corner. It emphasizes the base of the building. The ramp in back goes down to the garage.

Casper inquired if the canopies are at two different heights. Brown responded that this is due to the difference in floor elevations. Tim Gergen added that the finished floors are different by about one foot. Brown believes since the hotel is a bigger use, it should have a grander entrance.

Huston doesn't agree with Peace on his first point about the corner. He believes this celebrates it better than a straight corner. There could be relief on the corner with an exception to the first floor perhaps. Brown stated that the goal is to create a street wall. Criswell noted that the windows can't be taken out due to the Downtown Design Standards. John Klimpel stated that we could move the office space from up front to somewhere else.

Penn said she has a strong opinion about this project. This is an important corner to our city, it is an entrance to downtown. When this land became vacant, she dreamed about what could go here. Perhaps she is a little biased. She is not in love with this and can't put her finger on anything specific. She believes that all black on the south side will be a lot of heat exposure. Perhaps it is not a good idea. Penn said feels like the design of this could be spectacular. This is such an important corner. It should have a presence. She is not sure about the texture and the varied materials. It is too much. It doesn't feel strong enough. She is not sure she agrees with Peace about chopping off the corner. She admits that she has preconceived notions for this corner.

Craig Smith questioned if she wants this to feel as if it was broken up, the inset and the outset and appear to look more like three buildings. Penn is not sure. It just doesn't feel like a powerful enough design for this prominent location.

Huston feels like there could be more differentiation between the first floor and the other floors. Casper agreed. She would like to see the first floor celebrated a little more. The first floor will draw to the streetscape activity and a column of activity at the corner. The proposed design feels a little more suburban. Perhaps two materials could be used instead of three, and differentiate the first level. Three colors and metal panel sound like a standard hotel recipe. Huston agreed. He would like the first level to feel more downtown.

ACTION:

Huston moved approval of the use of TIF (Tax Increment Financing) with it being noted that the Commission would like to see more emphasis on the first floor and would like further examination of the façade, seconded by Casper.

Casper and Penn would like to see this again after changes are made to the design.

Criswell stated this is budgeted and can work. They are ready to break ground in June 2019. Klimpel stated that they want to be open next summer.

Casper wondered how we know these recommendations will be taken to heart. Penn stated it feels like we are so far down the road.

Ed Zimmer stated it is the nature of some of the redevelopment agreements. They are dependent on successful negotiation. In his experience, the City administration and the development teams take the UDC advice into account. Designs are attached to those agreements, with changes subject to agreement by the City. This is a short spring season. The Urban Design Committee will be kept updated, but staff can't make any promises for the administration.

Klimpel believes they can move the office away from the front and activate the front space a little more. They will take another look at exterior options to see what can be accommodated. Casper believes that perhaps the awnings could work better. The two levels feels disjointed.

Smith would like further clarification regarding the rear of the building. Would two tone gray be better than black? Penn responded yes. It would go better with our climate. Black on the southern exposure would be not good. She would like to see the materials simplified. She would like to see a stronger base established to the building.

Zimmer noted that as we have dealt with this project, the development team has been responsive in terms of design. The design has evolved considerably in a brief period. It has to get locked down into the redevelopment agreement pretty soon.

Members present for the motion and the roll call voted 3-0: Casper, Huston and Penn voting 'yes,' acknowledging that Peace attended and participated and indicated his vote would have been 'no'. Brannigan, Eagle Bull and Reed absent.

STAFF REPORT AND MISCELLANEOUS:

Penn stated that she is planning to attend the Mayor's Art Awards.

There being no further business, the meeting was adjourned at 4:45 p.m.