

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: Tuesday, February 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Stacey Hageman, Paul Barnes and Teresa McKinstry of the Planning Dept.; Mike Gengler; and other interested parties.

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

Chair Penn then called for a motion approving the minutes of the regular meetings January 4, 2022. Motion for approval made by Huston, seconded by Hind and carried 5-0: Grasso, Hind, Huston, Peace and Penn voting 'yes'; Canney and Deeker absent.

MAD48 REDEVELOPMENT PROJECT:

February 1, 2022

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

Mike Gengler had a material board that he passed around to the committee members. He stated that this is for a seven unit townhome building. Two of the units are a three bedroom mix. The remainder are a two bedroom mix. These all have a two stall garage. The front is proposed to be EIFS material. The inset by the doors are clear sealed cedar. They took the committee suggestions from last month and replaced the vinyl siding with a Hardie plank. They also took the committee recommendation to push the building back from the sidewalk a little to create a landscape zone. They didn't want to create a three foot strip that had to be mowed, so they are suggesting ornamental grasses. The last time this was presented, they did not show the south elevation. They looked at that a little closer. He showed some clear story windows at the second story level. The step windows follow the rake of the stairway. They also incorporated the committee suggestion that they incorporate a fence on the east side to help screen the parking from the street view.

Grasso inquired if the garages are divided. Gengler responded that they will be individual private garages.

Penn asked if the applicant if the condensing units are still in the back. Gengler replied yes. They haven't gotten the site survey from the civil engineer yet. If they have to shave some inches from each unit, that can be done. They are pretty confident when they get the official survey, these will fit on the site with the appropriate setbacks.

Peace asked what is currently on the site. Gengler stated it is a vacant lot with some trees and curb cuts.

Grasso thinks this has been vacant a really long time.

Huston believes the applicant has addressed all the issue. This is the kind of housing we need to support and needs to be developed.

Gengler believes all the suggestions will very much improve the project.

Grasso thinks adding windows to the south elevation and seeing the view, helps the project. Doing away with the vinyl siding also improves it. She would be cognizant of the elevation. This is more than a residential lot. St. Paul is kind of the town center of this area. Be aware of the landscaping. Any undulation the applicant could do with the garage so it doesn't create a solid siding wall would be appreciated. She believes there are some places for landscaping. This is the view from the lot across the street. She understands the context of the neighborhood. Just be careful of the south elevation. Otherwise, she thinks the applicant has thought through the recommendations from the committee.

Peace wondered where the applicant is in the stage of drawings and permits. Gengler stated they are allowing the civil engineering piece to catch up. Peace asked if the applicant has heard back from the truss supplier on the cantilever corner. They can be hard to get these days. He believes it is a nice feature. Penn likes that as well and hopes it stays.

Hind suggested that in looking at the south side, the piece clad in cedar could go back six inches or so. He believes it would accentuate the cantilever. He also commented on the EIFS coming down to the ground and how it is protected. Gengler stated there are sections designed so there is a concrete wall to hold it up eight inches and two inches where it meets the concrete. Hind would like to see the cedar stepped back a little and the Hardie plank cantilevered over a little. It would help with the relief of the wall.

ACTION:

Huston moved approval, seconded by Hind and carried 5-0: Grasso, Hind, Huston, Peace and Penn voting 'yes'; Canney and Deeker absent.

COYOTE LANE REDEVELOPMENT PROJECT:**February 1, 2022**

Members present: Grasso, Hind, Huston and Penn; Peace declaring a conflict of interest; Canney and Deeker absent.

Peace is working on an infill project. This is the former Finke Nursery. There is a bike trail on the north side and Deadman's Trail on the south side. There is a sliver that goes from 66th Street to 70th Street. They are working with a developer who would like to do a transit oriented project. They have started to work with Ernie Castillo from Urban Development. They would like to start to get this on the calendar for Planning Commission and City Council and start talking about Tax Increment Financing (TIF). He pointed out what is part of the negotiations with Fire and Safety. The applicant is proposing a new road that goes from 66th Street to 70th Street. It is a full access entry. Phase One is a proposed new building of about 9,000 square feet. It has not been made public yet. This is a new clinic building for Clocktower Animal Clinic. In the future, they will roll out their plans for this building. Phase 1b would be to fix up the existing nursery building. It hasn't had a lot done to it in a long time. They would replace windows, siding, and other items. As this is developed further, they can bring it in for review. The idea is the existing Finke building would be available for a number of small tenants that would like to be close to an animal clinic. Phase 3 would be 29 groups of rowhouses in groups of four to six. He showed an aerial perspective of the site. The materials that are being proposed are an architectural stem wall, ribbed horizontal metal siding, smooth vertical siding, ACM or aluminum composite panel for the eyebrow and long board. This is a synthetic wood made from aluminum., It is maintenance friendly. He showed some early massing models. Those are not set in stone. He wanted to get this process started so they can start working through the redevelopment agreement details. He pointed out where the row houses would be located. He pointed out the existing bike trail. He showed a drive in front of the row houses. It is 22 feet. Where the parking is, it is widened to 26 feet. Each row house has a two car garage. If this is designed right, we would like to give them room to have another car parked behind their driveway, but we don't have that room. There is room for a parallel spot. He has done some projects with rowhouses that are somewhat in this configuration. He has learned that you have to give friends and family parking. They are also planning a community space. They don't know yet whether it is a pocket park or pavilion for the residents and some more friends and family parking in the area.

Huston noted that it looks like the proposed parking is more than required. Peace replied yes, but he doesn't have the exact number.

Hind would like Peace to talk about the zone between the edge of the bike path and the building. Right now the path goes through the park. Will there be windows or a front door? Are there safety issues? Peace stated that those are things that are all being discussed currently. They would like to have something like a six foot cedar fence or would take recommendations. Those are discussions they are having with Urban Development. They would like to create some privacy. Most of the residents to the north have some type of siding. They would like a way to separate. The bike trail is actually on this property. They want to create privacy, security and fencing.

Huston stated there are other spans of the Mopac trail where there are townhomes. He can remember some where there are townhomes without fencing. He thinks there are models out there that don't detract from the trail.

Grasso thinks a fence kind of defeats the purpose a little. Some visibility would create more of an urban landscape rather than just six foot fences everywhere. Peace didn't mean this would be all privacy fencing. He noted that perhaps the fence is five feet or the upper two feet can be seen through. He likes the idea of creating some visual connection to the bike trail. Grasso would look at this as more of a back porch setting with a low concrete wall or something.

Hind thinks that privacy is kind of nice. In England, there are row houses that are about 18 feet wide. His grandparent used to live in one. It was surrounded by a brick wall. It was very private and made clear that it was separated from the outside. He worries that these spaces will feel like they don't have any privacy. It would create a private space that let you claim the ground for your own.

Huston asked if this used to be railroad property. Peace replied yes. In their talks with Parks and Recreation, Parks isn't interested in taking it over at this point. As part of this project, they are preparing a Planned Unit Development (PUD) for the site. As of now, it will remain part of this property and they will have to create some kind of access easement. These are intended rowhouses with a property line between them. Each unit has about a two and a half foot bump out. The living room of the unit has about twelve feet, two inches clear of the outside face and the property line. With the two and a half foot bump, there is less. This site is very tight. A small second floor deck is planned for the front. They are also looking at a roof deck.

Hind thinks for people to occupy the space, they would appreciate something for privacy. Peace noted that privacy and visual connection are all things they are working through as they talk with Urban Development.

Huston asked if this will be back for review in March. Peace noted they will probably not be ready in March. Phase 1 is the driver of this project. That is why they want to get the Redevelopment Agreement going. It is replacing a current business which could really use the space of this project. Then they will be back with the row houses. It might be a few months yet. He noted that the drive will be right out only, you cannot turn in. It will be strictly letting right out onto 70th Street. Huston noted the right in would be a challenge because there is no room for deceleration or a turn lane.

Penn had a question if this was in the floodplain. Peace replied yes, it is. This is also being discussed with Urban Development. The TIF would be used for site preparation. This part of the site needs to be about two and a half feet higher to get it out of the floodplain. The line is about four row houses and the clinic need to come out of the floodplain.

Huston thinks this is an ingenious idea.

Grasso asked about outdoor area for the pets for the clinic. Peace stated they would like to have a door to the outdoor space for the employees and showed the area for the outdoor space.

Hind is happy to see this revitalized and thinks it is a cool piece of property.

ACTION:

Huston moved approval of the animal clinic as presented and the concept and access in general, seconded by Hind and carried 4-0: Grasso, Hind, Huston and Penn voting 'yes'; Peace declaring a conflict of interest; Canney and Deeker absent.

STAFF REPORT:

Stacey Hageman distributed a draft copy of the 2021 Annual Report. She noted the projects that have been completed last year. There were some larger projects and several small projects. There were very few sidewalk cafes, just three in the last year. The Enersen Urban Design Award winners were listed.

Huston noted there were some cool projects that happened during a pandemic.

Hind would add the ongoing conversation about exterior materials.

Hageman started they have started the internal process for standards for TIF projects. She hopes to have something adopted by the end of this year. There has been a lot of outreach for standards in the past. She thinks that staff can put together a good draft.

Huston would discourage the use of words such as 'never'. Hageman believes they will be specific for different types of projects.

There being no further business, the meeting was adjourned 3:50 p.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Minutes/2022/020122.docx>