

## 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, May 3, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Dept.; Ernie Castillo of Urban Development; Brian Praeuner of StarTran; Kent Seacrest of Seacrest and Kalkowski; Tim Gergen of Clark and Enersen; Craig Smith of Speedway Properties; Stacey Hageman of the Planning Dept. and Stephen Matlock appeared via Zoom Communications © and other interested parties.

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

Deeker then called for a motion approving the minutes of the regular meeting held March 1, 2022. Motion for approval made by Canney, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Hind voting 'yes'; Huston, Peace and Penn absent.

### **TELEGRAPH DISTRICT REDEVELOPMENT PROJECT:**

**May 3, 2022**

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

Kent Seacrest appeared and stated he is assisting on this property. The applicant has been working hard with the Urban Development Dept. team and the City on the Telegraph District. He is excited to announce that they have a grocery store that will be in the district. Open Harvest will be a game changer to the area. Open Harvest has been looking for a new site. This will allow them to be larger and have more amenities. Clark Enersen is the architect for the district. He showed the north face of the building. He pointed out the location of the delivery door. In order to put the door in, a slight modification was made to the fire escape. He showed an image of

another existing building to the west. He showed the location of the existing door and pointed out the location for the proposed door. They have been working with Lincoln Transportation and Utilities (LTU) on this. He showed the north side of the building and pointed out the door to be relocated. This door will go out into a parking lot. The building at 2047 'M' Street has already been approved. He stated that the streetscape markers will be located in the median of Antelope Valley Parkway. Tim Gergen pointed out that the medians have already been approved by LTU. Seacrest showed the parking lot on the southwest corner of S. 21<sup>st</sup> St. and 'M' Street. This is accessed off 'M' Street. This is needed for trucks. He added that the existing Telephone museum was removed. Seacrest stated that Telegraph Lofts West is open and Telegraph Lofts East is almost done. He showed a parking lot for the northwest corner of S. 21<sup>st</sup> St. and 'M' St. This is for a possible future development. He believes these are all consistent with the Downtown Design Standards with the exception of the street markers in the median. Great economic opportunities were created. He thanked the community for the investment. The purpose of the roadway was to be four to six lanes and wasn't designed to be a corridor. It was designed to bring traffic into this corridor. He thinks markers in the median shows this is intended to not be a barrier, but show connectivity between this district and traditional South of Downtown.

Deeker understands that the markers are proposed to be located in the median. Seacrest stated yes. They wanted to keep a compatible look. Collin Christopher has been working with University of Nebraska Lincoln (UNL) Landscape Services staff to design and install landscape improvements within the medians and that work is expected to be all updated in the next year or two along Antelope Valley.

Grasso noted that the applicant is asking for advice on 330 S. 21<sup>st</sup> Street signage, the addition of an overhead door on the north side of the building and modification to the adjacent fire escape; incorporation of Allo branding on the existing garage door and the addition of a new garage door at 333 S. 21<sup>st</sup> Street; creating a parking lot with screening on the north side of the garage building at 333 S. 21<sup>st</sup> Street; create a temporary parking lot on the northeast corner of 21<sup>st</sup> St. and 'M' St. with screening; and streetscape markers in Antelope Valley Parkway's median.

Grasso is working with Open Harvest on their space. She is concerned that they have been talking about other façade treatments on the space. She wondered if that needs to be explored before action.

Craig Smith understood there was discussion on where the front doors should be and conversations held on possible outdoor space. He believes they will come back with their plans for their space after they get a design team.

Canney appreciates the work that Seacrest has done with this and for urban renewal. He was part of the Antelope Valley project at one time. He feels a little uncertain about the markers in the median. If this goes forward, the University could initiate a marker. It seems to him that

Antelope Valley should stay Antelope Valley. He has seen the markers and think they are beautiful and help create a sense of space. He wondered if there is an option to do something in between on a light pole and have the median maintain its openness. Tim Gergen stated that Lincoln Electric System (LES) will tell them that the poles weren't designed for banners. They usually answer no unless the pole is specifically designed to carry a banner. Canney appreciates the design and intent but is unsure.

Seacrest believes that in the end, there will be a clause that states if these are deemed distracting or not in the City's interest, he believes that clause will be there. He thinks this will help spur excitement in the area.

Canney wondered if it is worth exploring something that is more exclusive to the Antelope Valley Parkway. He appreciates placemaking but doesn't want it to look as if something is being claimed with a marker.

Deeker appreciates Canney's concern. There is UNL on one end and Telegraph District on the other end. What about everyone in between? Seacrest stated there will be a request to expand the district. Deeker stated there are other businesses in between that might feel left out.

Grasso concurred with Antelope Valley being a pristine drive through the City. She asked if the Telegraph bollards could be on the west side and the median remain grass, or could it be designed so it is more inclusive. They could pick up the laser cut steel that matches what is going on in the district. She doesn't know if there is some way it could be done more inclusively. She doesn't want it to seem like we are taking ownership of the boulevard. Seacrest stated this includes all the urban design spaces. Any idea is worth exploring.

Seacrest would like to come back next month and look at alternatives in the meantime if the Committee is inclined to say no.

Canney believes all the Committee members appreciate the early information but it seems like the cart is a little ahead of the horse on this. Perhaps this could be a little different location or expand to the west. He would suggest they come back next month with an alternative for consideration.

Seacrest will take that advice and come back next month with more information. Gergen would ask to table a vote on the signs.

Deeker asked if these will be surface mount signs. Gergen answered these would require a base mount with bolts for breakaway.

Deeker commented that in the median, they seem out of scale. She thinks they would get lost. They seem too tall. She would encourage them to think about where they are located and if five are really needed. It feels like they were just placed. Maybe you don't need five. The scale bothers her a little. They are too tall and skinny. Canney added that if this district is expanding, there could be other opportunities. Perhaps the signs could be horizontal. He doesn't dislike the idea, he just thinks they aren't ready to approve them yet.

Grasso likes the plantings.

Canney wondered about trees on an island in the parking lots. He would like to make sure the lights and landscaping are coordinated. He likes what has been done in the district so far.

**ACTION:**

Canney moved to approve the proposed screening in the parking lots and façade improvements on the 330 and 333 buildings with the stipulation if 'The Mill' changes, this will come back for further review, seconded by Grasso and carried 3-0: Canney, Deeker and Grasso voting 'yes'; Hind declaring a conflict of interest; Huston, Peace and Penn absent.

**STARTRAN CNG FUELING STATION PROJECT:**

**May 3, 2022**

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

Brian Praeuner stated this is a project to add a Compressed Natural Gas (CNG) fueling station. They have a slow fill CNG station on the property. This is adding a fast fill station. They currently have to drive off site to fuel. This will allow them to fuel on site. They want to be cognizant of the South Haymarket Plan. They have been working with the Urban Development Dept.

Stephen Matlock showed the site plan. The challenge has become the equipment that is located along the perimeter of the site and the screening. The plan was to add shrubbery to block the view. In doing that they came up with an Eastern Red Cedar that has made it to Nebraska. It is hearty. They will be planted about four foot on center. They get around twelve to eighteen feet tall. He pointed out the new canopy structure. The trees at full height will do a pretty good job of screening. There is a challenge to hide the equipment. On the 7<sup>th</sup> Street side they are proposing decorative steel screening.

Canney questioned parking on the south and the fence along the parking. Matlock pointed out the location of the fence. Canney asked if some protection will be provided to prevent the fence from being damaged from vehicles. Matlock believes there are curb stops there. Canney would like to know for the longevity and durability of the fence. He believes there needs to be some kind of barrier there.

Hind asked if there is a pedestrian sidewalk running east and west. Matlock doesn't believe there is a walkway per se but he can double check that. Hind would like that if he parked there, he doesn't want to get out and walk in the middle of the street. Praeuner added that beyond the fence is property not owned by them. Hind asked if there is a chain link fence there today. Matlock replied yes.

Grasso understands that steel fence is proposed. She asked if it would be solid or perforated and if it would be powder coated. Matlock stated it is proposed for basically a solid fence. It looks like corrugated metal. It is pretty thick and durable. They would be using 6 x 6 and 4 x 4 steel posts. Grasso asked if it would have a powder coat finish. Matlock replied yes. Grasso asked if any thought was given to something with perforation for a lighter feel. Matlock noted that Basteel makes a product with a little gap. Grasso would like to see a little visibility to help with graffiti or damage. This area now isn't as populated, but the goal is to become that. Something a little more decorative might be nice as we try to expand this area.

Canney stated that powder coating has its pros and cons. A concrete strip could be created at the base of the fence if you have to string trim. The LES area is just unfinished steel. This is perhaps an opportunity to do something else.

Hind is a little concerned which way the buses go. Matlock stated they would be going out. Hind noted that is his concern. The site plan doesn't show a sidewalk in front to the east of the proposed cedars. Matlock pointed out the sidewalk location. Hind's concern is that if he is going out onto 8<sup>th</sup> Street, the pedestrians won't be able to see the bus. He wondered if you could limit how far north the trees go.

Canney wanted to clarify the mention of Eastern Red Cedar. He believes the applicant is referencing a Taylor Juniper. He believes Eastern Red Cedar is a bigger tree and has berries. A Taylor Juniper is upright and columnar. Matlock agreed.

**ACTION:**

Hind moved approval, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Hind voting 'yes'; Huston, Peace and Penn absent.

**CAMPION REDEVELOPMENT STREETScape:****May 3, 2022**

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

Ernie Castillo appeared. About two years ago, he was here with the Campion project. Approvals and everything went fine. They didn't have a landscaping plan at the time. REGA Engineering wasn't able to appear at the hearing today. Collin Christopher has been working with them closely.

Christopher stated they are planning on opening in August 2022 to students. He knows they are on a tight timeline. Starting on the 9<sup>th</sup> Street side, there are new trees proposed. Existing trees would be removed. Parks and Recreation looked at 11<sup>th</sup> Street, 'T' Street and 9<sup>th</sup> Street and their recommendation was to remove and replace the trees. They offered remediation. Given the current state, it looks like they will struggle to thrive. There are some foundation plantings along the building. He has asked them to go back and look at some additional landscaping at the nodes. There would be new tree plantings along 9<sup>th</sup> Street. He isn't very hopeful the existing trees can survive. There would be some planting beds that would be curved. The pedestrian pathway is about nine feet. He showed the north half of 9<sup>th</sup> Street with a similar design. All hardscaping will be concrete. They are looking at different score patterns. The pedestrian node at 9<sup>th</sup> Street and 'M' Street is in progress. There are some grading issues with the plan along the west half of 'N' Street. He expects there is a likelihood that parking might run through the bed. They are not showing paver steps. They are showing three trees. There are overhead power lines. Those trees are dependent on the lines going underground. He expects that to happen at some point. He showed the east half of 'M' Street. There are more access point from the parking and new trees. He would like to forward feedback to the design team.

Deeker asked if there are any planting beds doing stormwater management. Christopher doesn't believe so.

Canney asked if this has been reviewed by Parks and Recreation for the proposed street trees. Christopher doesn't think it has gotten to that point yet. We have shown them they favored the tulip trees. He doesn't know about much feedback regarding the others. Canney knows that tulip trees can be somewhat weak wooded. He doesn't think birch is on the street tree list. Sometimes they can be short lived trees along with crabapples and redbud. He would ask about irrigation. Hydrangeas are very thirsty plants. Christopher believes it will all be irrigated. Canney asked if this will all in be in the public right-of-way except along the building. Christopher replied yes. Canney wondered if the Downtown Lincoln Association (DLA) can get additional fees for this. Christopher stated this is outside their traditional district. His understanding is they have some kind of agreement. We would want a maintenance agreement in place. Canney believes sometimes simpler is better. It might be considered.

Deeker agreed with Canney's comments. She counted five plants on one plan. She would like to see three. Canney would encourage the plans to be coordinated with the Forestry Dept. Deeker would suggest getting rid of the hydrangea. They can be water needy and can be easily broken. Canney agreed they can be somewhat fragile.

Hind would like to see a more fleshed out landscape plan. A better representation would be nice.

Canney asked if there are requirements for space activated for pedestrian benches etc. Christopher stated there are no receptacles at this point.

Deeker asked about bike parking. Castillo believes that would be provided internally in the garages.

Canney asked if anyone is working with DLA on beautification. Would this mesh with their concept? Christopher believes in general, where they are doing more planters are at the nodes. He doesn't think there is necessarily a consistent strategy. There are places for landscape beds and other places for concrete.

Hind noted for the record that he is not a landscape architect. He asked if the hydrangeas will work. Canney noted that perhaps some sedges or something similar could be looked at.

Deeker would suggest a bike share station. Paul Barnes knows there is a cost for that. He can pass on the recommendation. Deeker understands they would have to be willing to sponsor the annual maintenance, but she thinks it is a valid micro mobility solution for our City. The students seem to like the bike share program.

Grasso was thinking of the apartment complex across from the electric station, the 8N Lofts. People come visit, but there are bikes on that corner all the time. She believes finding a location for bikes is always good.

Barnes is hearing a lot of great comments. He would suggest providing comments to the developer and having them come back next month. They also noted three changes to the design, but no further information was provided. He would like to see more information.

**ACTION:**

Hind moved to continue public hearing until the next regular meeting on June 7, 2022, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Hind voting 'yes'; Huston, Peace and Penn absent.

**STAFF REPORT:**

- Stacey Hageman stated that she hopes to set up a meeting to discuss nominations for the next Larry Enersen Urban Design Award.
- Hind looked at the open air parking structure on the south side of the Terminal Building that was across the alley and currently they are building a drive through with a connection over the alley. He wondered if Urban Design Committee reviewed that. Deeker stated yes. Hind wondered if this is also a parking structure. Hageman stated this went through several iterations. The first was for a parking lot and screening. Then the drive-thru was reviewed. Then they scaled it back for just the drive-thru with canopies. They came in for a waiver of the Downtown Design Standards.

There being no further business, the meeting was adjourned at 4:20 p.m.