

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, September 13, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman and Teresa McKinstry of the Planning Department; Nick Maestas; Alex Carlson with Craft Development; Ryan Curtis; Leo Daly; Stacy Feit; DaNay Kalkowski; Matt Larson; and other interested parties.

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

Peace noted that since a quorum was not in attendance yet, the action items would be moved to the end of the meeting.

MUCHACHOS SIDEWALK CAFÉ:

September 13, 2022

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

Nick Maestas appeared as applicant. He stated that his proposal isn't that different from what the Hot Mess is doing. The fencing will be standard. There will be ten to twelve seats maximum.

Hind asked how tall the fence would be. Maestas doesn't recall, but knows that it meets the requirements.

Grasso asked about fence color. Maestas replied it will be black.

Grasso asked about the bike rack in the immediate vicinity. Maestas talked with City. It sounds like it will need to be moved. He believes it is important to find a place for it.

Peace wondered if ten to twelve seats will be enough. The place gets pretty busy. Maestas believes it will be enough. They like the place to look full. They haven't had any complaints about their table turnaround time.

Hind inquired if the gate opening will be 36 inches. Maestas replied it will just be an opening. Hind asked if the railing will be anchored with wedge anchors. Maestas replied yes. Hind noted that we've seen a lot of these rusting at the bottom. He encouraged the applicant to make sure the paint job is sufficient. Anything that can be done to limit the rust will be appreciated.

Grasso wondered if the furniture will be commercial grade and asked about plans for the furniture in the winter. Maestas stated that he hasn't thought that far ahead yet. They are talking how they will handle that. If they leave it out, they will tie it up. He asked if the committee had any opinion on that. Grasso likes to see heavy commercial grade furniture that won't show a lot of wear year after year. You don't want it to walk away. Maestas can foresee bringing the chairs in at the least. Hind encouraged the applicant to make sure the furniture is rated for exterior use.

Peace believes it would be great to have sidewalk dining at this location. He looks forward to it. Hind and Grasso agreed.

STAFF REPORT:

Alex Carlson is part of a group working on a high rise on 6th St. and P St. He would like to talk about the preliminary design. He stated they are also meeting with Historic Preservation Commission next week. We will take all the comments back and bring the item back next month for a formal review.

Hind asked if the applicant was looking to financing. Carlson replied yes. Hind asked where in the process Carlson is with drafting the redevelopment agreement. DaNay Kalkowski stated they are in the process of drafting the redevelopment plan amendment. They would like to submit the application to the Planning Dept. by October 5, 2022. She wanted to make clear that this location is not in the Haymarket, but on the edge. They were advised to get recommendations from Historic Preservation Commission as well. Urban Design Committee will be the approval board for this.

Ryan Curtis stated his intent is to walk through the design process. They started on this early this year. They have been in front of many parties for a lot of review. This is a 22 story high end residential luxury tower. There will be a commercial component to the project. They will have basement construction that will be used for some amenity spaces such as a lap pool. They have been working with the City to determine how this building impacts 9th Street and 'P' Street. Traffic will be valet. The street level is the main welcoming center to the project. There will be a large open conference communications space and the utilities. Once you get to levels two, three and

four, they introduce commercial floor plans. Level five will be a mix of commercial and living space. Level six is residential living space. As you move vertically from there, we introduce multiple levels of apartment living. There will be one and two bedroom spaces throughout. Levels fifteen and sixteen are higher level purchased living spaces. The roof will be a private gathering space with outdoor opportunities. This is approximately 230,000 square feet. They are maximizing the footprint of the project.

Peace asked about level five. A big part appears to be outdoor space. He would like the applicant to speak to parking as well. Curtis stated that they spent a lot of time looking at parking possibilities. What they came up with was no long term parking on the site. It will be at an adjacent garage. They are looking at what is available. They tried to exercise multiple levels of parking, but it was a challenge. There will be a drive-up drop-off valet option. Amenity spaces will be a combination of outdoor and indoor space. The indoor space will have a pool that will be open to apartments and condominium owners. Inside the footprint will be fitness rooms and a conference room. A lot of programming is currently desired. That will occur on level six.

Curtis continued that they met with the owners and what they desired was a lot of glass and metal. They looked in Kansas City and Denver at other high end projects. They want to have the opportunity for floor to ceiling views. This is predominantly four sides with one side as a concave shape. This provides some opportunities for some balconies. Those are mainly inset. They have been working with the City regarding the north side of the building. There is an alley. The west side of the tower is true and plum to the property line. That contains views to the west from levels seven and up. The south side has more of the glazing system. There are a lot of things going on with the downtown urban core. They are trying to emphasize views to Memorial Stadium and other attractions. The client has been excited about making this a unique building and a dynamic addition to the Lincoln urban core. They are currently in design. They meet with Historic Preservation Commission next week. The client is looking to do more heavy renderings and selling units this fall.

Peace inquired if the columns and slabs are concrete. Curtis responded they are predominantly a cast in place tower. It's a residential unit. Concrete has some advantages to minimizing movement. There will be a concrete core for elevators. Regarding the energy systems, they are in conversation with the Haymarket plant nearby. He believes they have the capacity to serve this. Peace asked about the material on the bottom level. Curtis stated it will be stone.

Hind pointed to the history of 'P' Street and noted that there has been a lot of work to create connectivity. The housing project across the street will have a lot of scale. That is thirteen stories. He asked how tall this will be. Curtis replied 22 stories. Hind would encourage the applicant to look at the Spurs Institute in Chicago. They were the first building to get a permit on Michigan Avenue when they came out with historic guidelines. The windows are the average size of the windows on Michigan Ave. The facets come out from the façade. When he looks at this design, it

falls flat a little. He thinks that relational dialogue with the architecture, punctuation of the syntax, even the fenestration of the windows at street level are important to scale. He still thinks it should consider the pedestrian retail scale even if it isn't going to be retail. He has a hard time with the base. He thinks the City needs density and this kind of urban infusion. Where the building meets the street, he thinks it needs a much finer grain. This is where projects like this fall flat when they forget the urban scale. The west façade was mentioned. He doesn't know how that will be done with glass. His worry is when the funding source wants to save money, that becomes a blank stucco wall facing the Haymarket. He would consider stepping back and changing the scale. The vehicular movement through 9th Street will be critical. He thinks the base needs a lot more consideration for this to be successful. Curtis understands and noted they are studying what they can do. They don't want the west side to become just a blank wall as well. All four sides need to be great. They aren't going to cut corners on the skin.

Peace wondered about the percentage of glass at zero feet and asked what percentage of openings will be on higher levels. Carlson stated they have acquired air rights. They have accounted for that. He noted that Hageman has already provided some good feedback. An alternate plan was developed.

Hind wants to make sure we aren't doing a fake Haymarket building for two stories. He doesn't want to confuse the historic record. Curtis understands the authenticity to the design. He passed out a drawing that showed their initial response to the comments. They aren't trying to create a false façade.

Canney understands that the south façade is not in line. Curtis stated that the south is at the property line. They are building all the way to the line. They are also building to the property line on the west. Next door is set back a little.

Grasso agrees with a lot of what hind said. She appreciates the renderings. She thinks with the corner, it is starting to look a little better. She why they are proposing 22 floors here. Carlson stated they are looking to build a high end property. This is in a good location for the University and amenities. Based off zoning in the City, this is the furthest west you could build a building at this scale. Having an uninterrupted view to the west was a good selling point. The development team is all Lincoln people. The Haymarket area is important to them. They felt this corner could be maximized with a project like this.

Canney noted the applicant had mentioned these were high end condos. Is that their hope? Carlson replied yes, that is their hope on the condo side. Canney inquired where the valet parking would be. He wondered if the applicant had done any research on anything that supports this high of a price and no access to their car. It seems an interesting concept. It sounds like it might be a risk. Carlson stated that they spent time on a feasible study. They already have several

people who have already committed. He has partners who have said they would prefer valet over parking yourself. He feels confident their clientele will appreciate that.

Grasso asked how many living units are being proposed. Carlson believes 100 to 110. Two thirds will be apartments and one third will be condominiums.

Peace noted the applicant indicated they have already received some feedback from the Historic Preservation Commission. He is curious what the comments were. Carlson noted they presented an initial concept to the commission. They didn't show them any renderings. They also sent a package to the Mayor's office. They recognize this is a critical corner. That is why they are going through the process of obtaining feedback first.

Peace agreed with Hind. The first level that meets the street needs some work. He thinks the applicant needs to show a little more detail on how the drop off and valet will work. Perhaps this could be noted on the site plan. He would also like to see how a pedestrian gets by that drop off point. He wondered if three openings were needed. He has questions. Perhaps there is something worth seeing from the sidewalk. Curtis stated that the south side will be a large meeting conference room space. On 'P' Street they are considering perhaps bringing in an entry point and canopy for a more formal entry space. Peace inquired if they considered retail on the 'P' Street side. Carlson responded they are in conversations with a potential client. That is a consideration. Peace would place the gathering room higher up where you could experience those views.

Hind believes from a safety standpoint, having a front door is a critical piece. This is a big scale project. He applauds the density of it. He knows with Tax Increment Financing (TIF), there are other requirements. This building will use a lot of energy. He would encourage solar shading or something that will help with the energy performance of the building. You want to try and make the building as efficient and as green as possible. Carlson will be back next month. They will refine their design and come back with renderings.

Hind would like to see a site plan. He would encourage adding details such as planting types, pedestrian movements and safety.

Grasso stated this is a very busy corner. The pedestrian movement is important especially during football games. She also believes the main level is important as well with views off Interstate 180.

Canney appreciates the ambition of the project. We are also at a time where historic residences have been taken down. People just want to make sure that what goes back is good. Change is always a little difficult. He agrees that the ground level is very critical.

Carlson realizes they are not in the historic district, but they are the gateway to the district. He feels confident in the ability of the team to draft something beautiful. They will be back next month with more information.

NEIGHBORHOOD DESIGN STANDARDS APPEAL AT 1200 S. 16TH ST.: September 14, 2022

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

Matt Larson stated this is a duplex. They were able to expand the footprint a little.

Stacey Hageman showed the plans that were submitted. It was modified to take off the garage walls and make it open air for carports. Her understanding is that Lincoln Transportation and Utilities (LTU) is requiring there be twenty feet off the garage. There isn't enough room on either side. The applicant developed a carport to address that. She doesn't know that it fits the character of the neighborhood.

Hind wondered if LTU would allow a garage door to open to an alley. Larson replied no, they would not.

Grasso asked if the intent is to pave under for the parking pad. Larson replied yes.

Peace sees that the first floor of the unit is a door, hallway and stairs. Larson replied he was correct. Peace wondered if you used less space on both units for the stairs and pushed the garage back from the face of building, how much would you have to push to get twenty feet? Larson thinks both sides are between five and ten feet to get that. There is a bedroom on the north. He would rather have a bedroom than a garage. Peace asked what the depth is of the parking space. Larson responded it is twenty two feet on the north unit and close to thirty feet on the other.

Hind asked what happened to the front porches. Larson stated they don't have any. Hind asked about what materials are being proposed. Larson replied they are not listed. The thought is to have lap siding on the south unit. They want it to look more like a residential structure you would see in the area. He is proposing double hung windows and gingerbread details. The other side would be more modern. He believes this would give it dimension as opposed to a standard townhome. Hind asked if they would be using Hardie board. Larson replied they would use LP Hardie board, not vinyl.

Canney asked if there was any possibility of doing a wraparound porch. He believes that would add some character and some appeal. He would like to see some detail and make it look less flat and give it some character.

Peace noted that the staff report mentions several design standards. Hageman stated that the proposal doesn't meet orientation and openings standards. The primary orientation is to 16th Street and design standards say you need two openings. With the addition of the window, that is met. The second standard was for garages. Without a pattern of garages, they should be set back at least five feet. Most homes in the area don't have a garage. With no garage, there is nothing to meet. Other standards for parking is for no parking between the building and street. She thinks that would be okay. The other standard is for porches and says if there is 50 percent or more of houses on the block face that have porches, this needs to as well. She believes the percentage in the neighborhood is right at 50 percent. It should be at least ten feet deep. That could be waived.

Peace wondered if the idea of taking a garage door off and making this a carport, if that is an improvement? Larson would rather have a garage. Canney agreed. Peace asked who said no on the garages. Hageman responded that LTU has said that. She would have to discuss the issue with them. Larson added that you also can't block a sidewalk.

Hind asked about the distance between the sidewalk and a garage. Larson believes it to be sixteen. There is more distance than the other side. Hageman believes there is an opportunity here. The design standards say you can go into the front yard two feet. There might be some push and pull. Grasso noted a porch could be extended with an overhang. Hind stated you can't have a hard roof. Larson asked about a pergola. Hind believes you could do a pergola.

Grasso pondered how this would look for infill. Now is the time to do something nice. She thinks this looks awfully flat. She would like to see it given some dimension and character. There has to be a way to marry that with the design standards. This needs to look appealing from both 16th Street and 'C' Street. She isn't sure about the carport.

Hind would argue a garage is safer than a carport. He thinks one thing we can consider is, this is a corner lot. There is a strange condition with two front yards. He asked about the finished floor elevation to the street and wondered how high it is proposed to be. Larson stated this is a flat lot, maybe one foot. Hind asked if the applicant has explored two front doors. What about a front vestibule five or six feet wide? He would argue having a 19 foot garage works fine. He wanted to address the weird pattern of old and new. This is an opportunity to do an infill that is meaningful. He has no idea why the applicant wants a marriage of the old gingerbread and modern. He believes it should all be one thing. It doesn't make any architectural sense. These happen all over Canada. Some lots are only thirty feet wide. They are well crafted. The level of detail is not there at the street level. He would like to see the applicant design the heck out of this and give it a presence. There is no architectural clarity.

Canney understands trying to appeal to the neighborhood. This corner to him is flat and needs an opportunity. If there is some way to celebrate this, it would be good. Landscaping would help as well.

Hind knows that buildings are three dimensional spaces. They aren't flat. When he looks at this, it doesn't do anything for him. The fact that one elevation has a gingerbread house and the other side is modern doesn't appeal to him.

Grasso believes perhaps it doesn't need to be two separate spaces. The design standards are there for a reason, but rules are meant to be broken. It just has to be done in a delicate way. This should be transitional and neighborhood friendly. She asked if this has to have a garage. Larson replied yes. They need parking and garages are the only way.

Hind would like to see the applicant go back to the drawing board and work with LTU. The sidewalk is critical and he would like everyone to think about the depth of the garage. Perhaps the entries could be recessed. He would like to see one cohesive design.

ACTION:

Hind made a motion for this application to come back next month with revisions, seconded by Canney and carried 4-0: Canney, Grasso, Hind and Peace voting 'yes'; Deeker, Huston and Penn absent.

Canney would like to see the corner friendlier.

Hind understands that we want to be sensitive to the neighborhood.

Peace called for a motion approving the minutes of the regular meeting held August 2, 2022. Motion for approval made by Hind, seconded by Canney and carried 4-0: Canney, Grasso, Hind and Peace voting 'yes'; Deeker, Huston and Penn absent.

MISCELLANEOUS:

- Hageman stated that the Mayor's Art Awards are coming up on October 28, 2022. Hind added that he will attend the ceremony and represent the group. The Bay and Ed Zimmer were both nominated for the Larry Enersen Urban Design Award.

There being no further business, the meeting was adjourned at 4:30 p.m.