

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **October 6, 2020**, at **3:00 p.m.** in **Room 113** 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 September 1, 2020.

DISCUSS AND ADVISE

2. Block 65 Streetscape
– UDR20055
3. Block 4 Parking Garage
– UDR20056
4. Telegraph District, Building 11
– UDR20057

DISCUSSION

5. Staff Report & misc.

*Urban Design Committee's agendas may be accessed on the Internet at
<http://lincoln.ne.gov/city/plan/boards>*

ACCOMMODATION NOTICE

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MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: September 1, 2020, County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Emily Deeker, Tom Huston, Gill Peace and Michelle Penn; Mark Canney and Tammy Eagle Bull absent.

OTHERS IN ATTENDANCE: Paul Barnes and Stacey Hageman of the Planning Dept.; Scott Sullivan 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 meetings held June 2, 2020. Motion for approval made by Huston, seconded by Peace and carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Canney and Eagle Bull absent.

US BANK ENTRY AND STREETScape:

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

Scott Sullivan stated that US Bank has asked to do a canopy. The existing canopy will be removed and a new one installed. There is some colored concrete in a radius at the doorway to be replaced. A rendering was submitted that shows the new canopy with existing steel beams to be utilized. It will be a larger scale solution. There will be a gray concrete pattern with a darker charcoal concrete. Both sides of the entryway will be revamped with granite on the walls and some planter boxes. The final sign design is not complete yet. The most recent request from US Bank is a hanging sign under the canopy, but this is still up in the air. The bank is working with the City on an agreement with Lincoln Transportation & Utilities (LTU) and the sidewalk. The bank will be responsible for resealing the colored concrete as necessary.

Penn inquired if the columns will be wrapped with granite. Sullivan responded they are removing the existing product and installing darker ceramic tile. The columns in front will be wrapped as well. Penn believes the cables appear more aesthetic than structural. Sullivan doesn't believe they are structural. He believes the beams are holding the canopy up. The top layer is a dark bronze with a black tone, mimicking the building. The product lets some light through during the day. The five beams will have LED strips on top to illuminate the white panel on the canopy.

Peace wondered about the existing canopy. He doesn't see a drip line. Sullivan stated that the existing canopy has a drain system that drains into the building. There are back to back channels that provide a gutter in between. Those go back into the building columns. The only part that would drip into the sidewalk would be the ends of the red beam.

Huston wishes the engagement would have been grander scale. He has had an office in this building for 35 years and there is one bike rack for the building. Some additional streetscape would be wonderful. Sullivan noted that the initial design proposed planting beds in the sidewalk. The owners did not want to take on the additional maintenance. Huston believes there is some space on the south side of the building that would provide some good gathering space, but that is a future item. Sullivan will point that out to the owners.

Deeker believes the proposed planting space will be more work than a larger space in the sidewalk area, but it does soften the space. She questioned if the red stripes are integrated. Sullivan stated they are proposing colored concrete. Deeker asked if this is east facing. Sullivan responded yes. Deeker noted that red concrete tends to turn pink over time, just something to think about. It is very difficult to get a deep red.

Huston is assuming this complies with the Downtown Design Standards. Hageman believes so.

ACTION:

Huston moved approval, seconded by Peace.

Peace echoed Huston's comments. He understands this is a limited scope, but he would encourage any changes in the future to expand what is done in the streetscape.

Deeker noted that US Bank can become a bike friendly employer if they are interested.

Huston believes it is a tenant attraction amenity that would be welcomed. Penn added that Cornhusker Hotel across the street has a City bike rack. She is surprised they couldn't push out a little further. She asked if it would be possible to narrow the sidewalk a little. Huston believes the drop off lane takes up any space that might be needed. He believes there is room on the south side for benches or something more. He noted that this proposal is an improvement over the existing conditions. Penn agreed.

Motion carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Canney and Eagle Bull absent.

STAFF REPORT

- Hageman stated that she believes the Mayor's Art Awards will be virtual in October.
- Hageman announced that the committee will have a new member joining next month, Peter Hind.

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

TO: **Urban Design Committee**
FROM: Stacey Hageman
RE: Meeting of October 6, 2020
DATE: September 30, 2020

ITEM 2: Block 65 Streetscape

The Committee previously reviewed plans for new construction on Block 65 next to the Sharp Building. A conceptual plan of the proposed streetscape is attached for your review. Your advice is sought on this use of TIF and work to be completed in the right-of-way.

ITEM 3: Block 4 Parking Garage

In 2019, the Committee reviewed the initial plans for the Canopy Park redevelopment at the



northwest corner of Canopy and N Streets. Canopy Park considered a future public parking garage on the western third of the block. Designs for the parking garage (attached) are now coming to you for your review. The proposed parking garage is intended to fit the character of the Canopy Park building and the other public parking garages to the north.

The following South Haymarket design standards should be considered:

- *Where feasible, parking structures north of M Street shall be designed with usable floor area on the ground floor between parking areas and public sidewalks.*
- *Any ground-floor parking in structures must be screened from public sidewalks.*
- *Parking structures shall be designed with the appearance of horizontal floors, concealing sloped floors or ramps visible on street facades. (Entrance and exit ramps may be visible through openings on the ground floor.)*

Your advice is sought on the design of this public building.

ITEM 4: Telegraph District, Building 11

Telegraph District redevelopment is well underway. The Committee’s participation began in 2016 when it advised on the first phase of Telegraph District (at 21st and L Streets). Then in 2017, the Committee reviewed plans for the second phase of Telegraph District which included a Planned Unit Development with design standards unique to the district.

A requirement of the PUD is that all new construction and major remodeling occurring in the district must be reviewed by Urban Design Committee. So, in 2018 the mixed-use “Telegraph Flats” building at 20th & N as well as “Telegraph Lofts East” at the southeast corner of 21st & N Streets were both reviewed. UDC also reviewed plans for a major remodel of 1935 O Street which were characteristic of the district’s branding.



Plans for a new building, “Building 11,” include a partner building to Telegraph Lofts East at the southwest corner of 21st and N Streets. See attached. The building will also be mixed use. It includes commercial on the ground floor and residential and office above. Future buildings planned for the block propose to enclose a surface parking lot.

Telegraph District design standards include the following.

New structures in the district shall appear contemporary, but shall draw some of their design elements from the existing structures. Required design elements include:

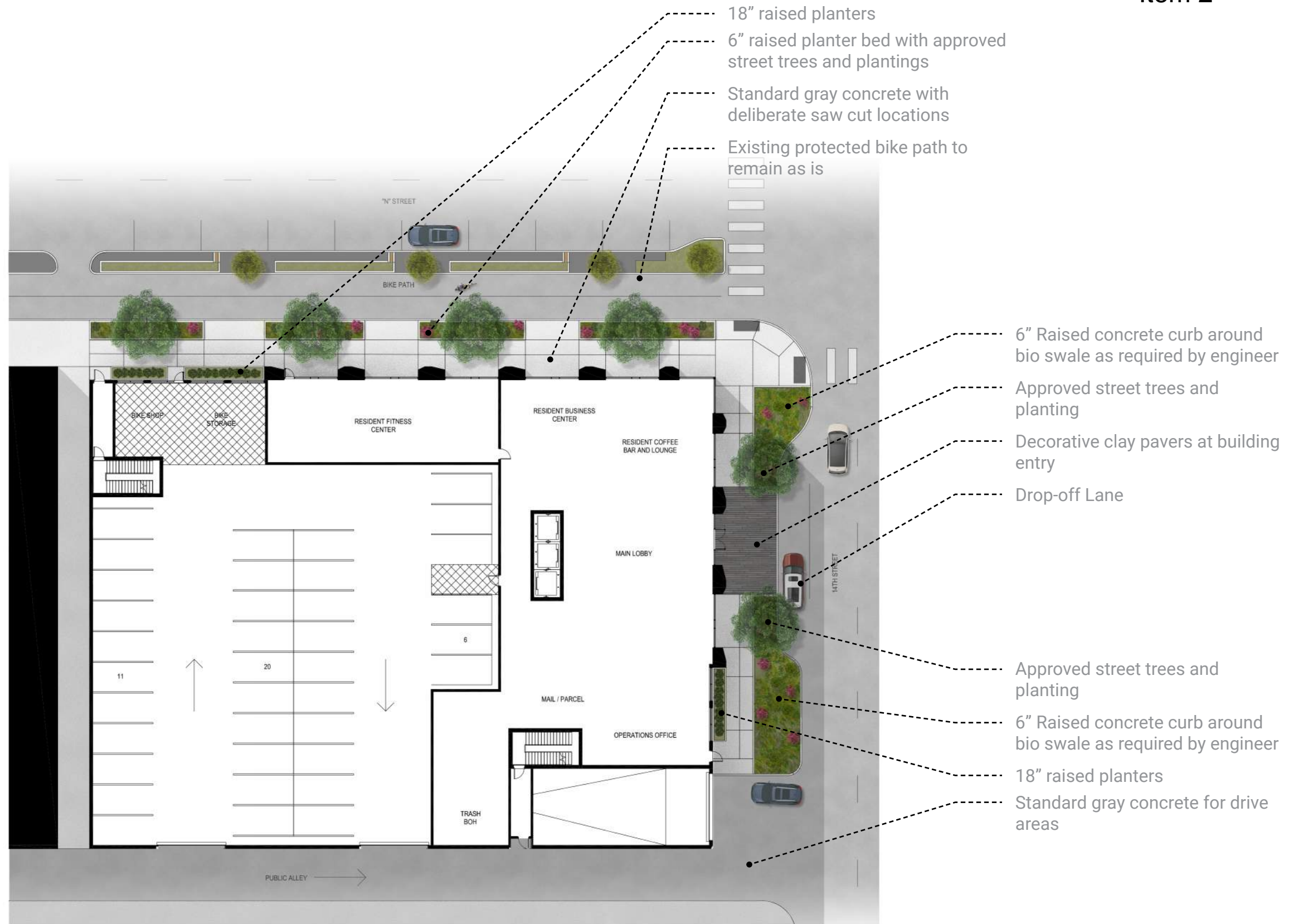
- *Built-to within 13 feet of their front property lines (and on corner lots, shall be built-to within 13 feet of their front property lines);*
- *For the first 20 (twenty) feet above street level, durable brick masonry exteriors on any street frontage;*

- *Ample punched window openings as exemplified by the Warehouse (330 S 21st St) and Dairy/Fisher buildings (220 S 20th);*
- *Integral decoration of brickwork, cast-stone, or limestone on street facades;*
- *Articulation of long facades with windows, entrances, ornament, and/or variations in the parapet and/or roofline; and*
- *Continued expression on O Street and Antelope Valley Parkway of the pattern of 25' or 50' storefront units, even if combined into larger parcels.*

Optional design elements on new structures include:

- *Differentiation between principal (street) facades and secondary facades in materials, fenestration and/or ornament;*
- *Frank expression of structural elements;*
- *Exposed metalwork as structural, functional, or decorative elements;*
- *Industrially-based, durable esthetic enhancements, typically of metal, on primary facades; and*
- *Painted wall signs or murals on secondary facades.*

The building appears to meet these standards. On this basis, I recommend approval.



N
 1st Floor
 Scale 1/32" = 1' - 0"



**PINNACLE BANK
ARENA**

R STREET

DECK 1

601 R ST

**HOBSON
PLACE**

Q STREET

**DECK
2**

DEC BLDG.

HUDL

CANOPY STREET

7TH STREET

8TH STREET

P STREET

PINNACLE ARENA DR.

DECK 3

OSCAR

OSCAR 2

O STREET

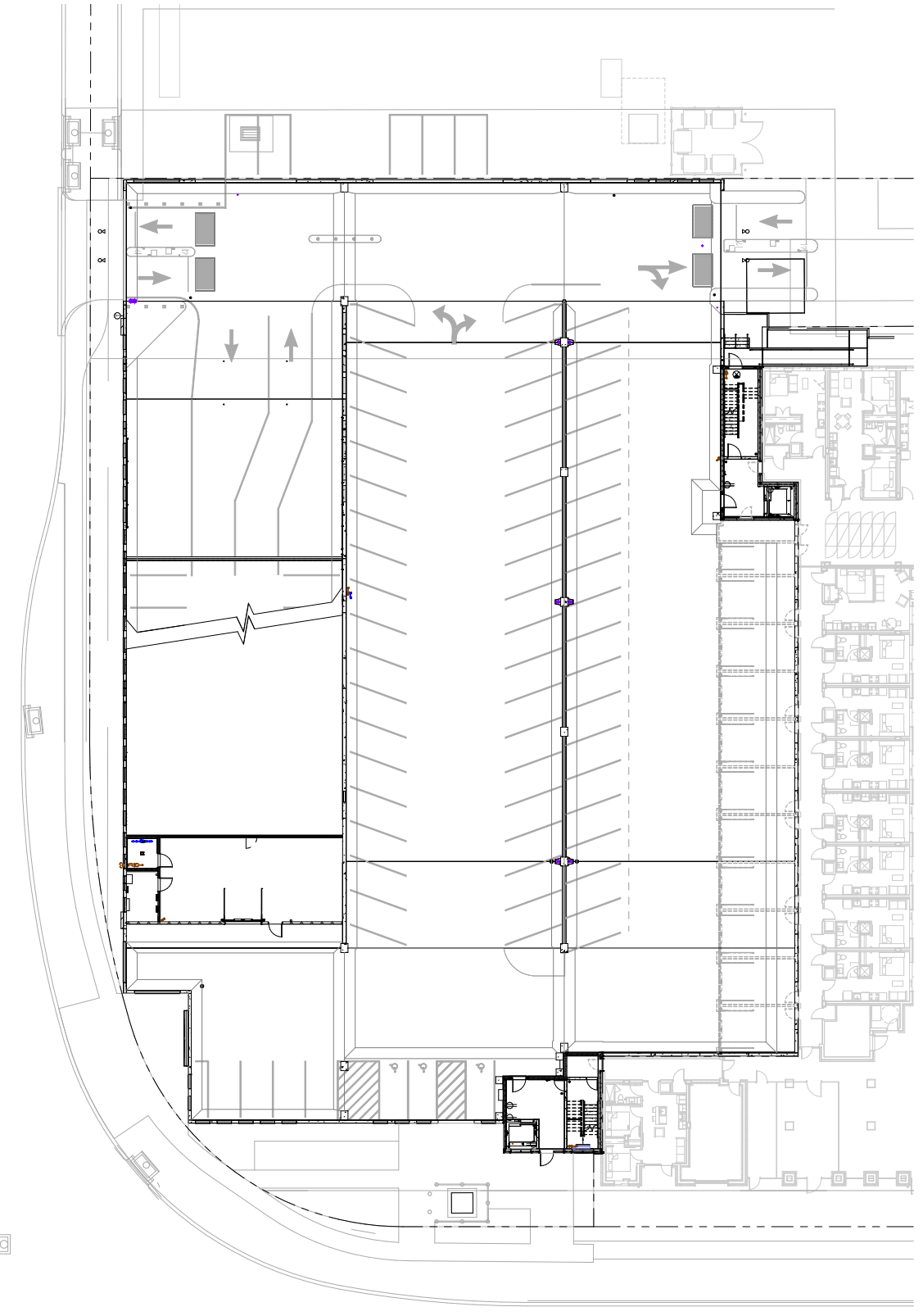
DECK 4

**CANOPY
PARK
RES.**

LUMBERWORKS

N STREET

2 Ground Tier Floor Plan
1/16" = 1'-0"



1 Vicinity Site Plan
6" = 1'-0"



DECK No. 4 Planting Concept

PLANT SUGGESTIONS:

PARKING GARAGE ENTRANCE

Northwind Switchgrass

Lowmound Chokeberry

SIDWALK

Amsonia Blue Star

Incrediball Hydrangea

Swamp White Oak

PARKING GARAGE SIGN

False Blue Indigo

Prairie Dropseed

Irrigated Turf

Swamp White Oak

SNOW STORAGE AREA

Limelight Hydrangea

Fireworks Goldenrod

Raydon's Favorite Aster

Goldsturm Rudbeckia

Swamp White Oak

Prairie Dropseed

Swamp White Oak

DECK 4

LOT 1
WEST HAYMARKET
5TH ADDITION

LOT 2
WEST HAYMARKET
5TH ADDITION

BICYCLE SHARE

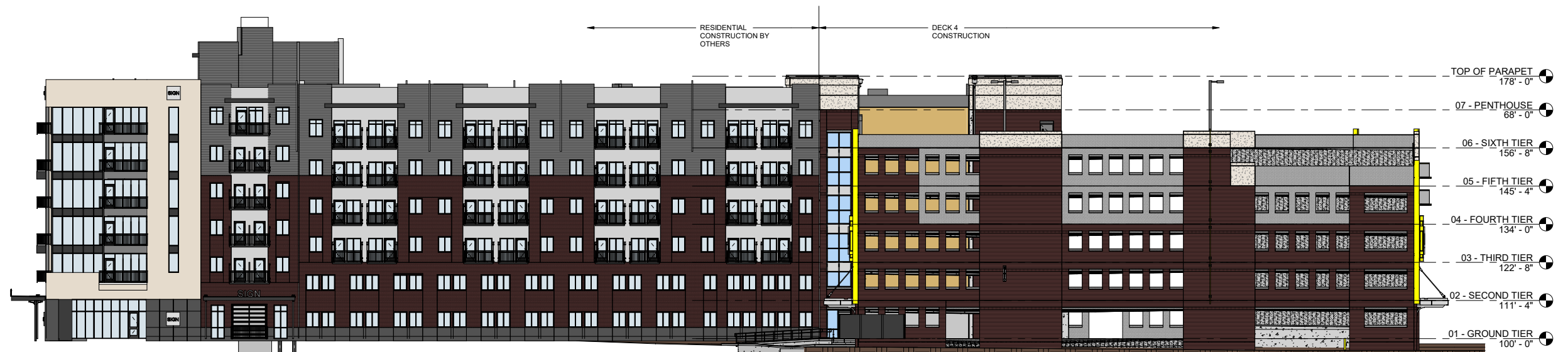
TRANSFORMER WITH FENCE

Northwind Switchgrass to screen with
Prairie Dropseed next to sidewalk.

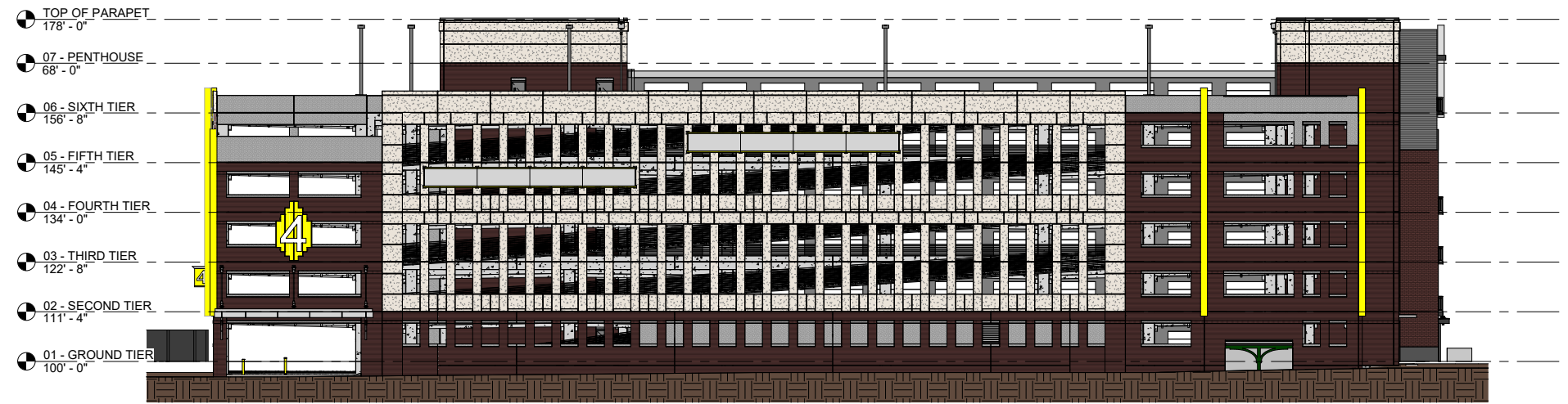




1 South Elevation
1/16" = 1'-0"



3 North Elevation
1/16" = 1'-0"



① West Elevation
1/16" = 1'-0"



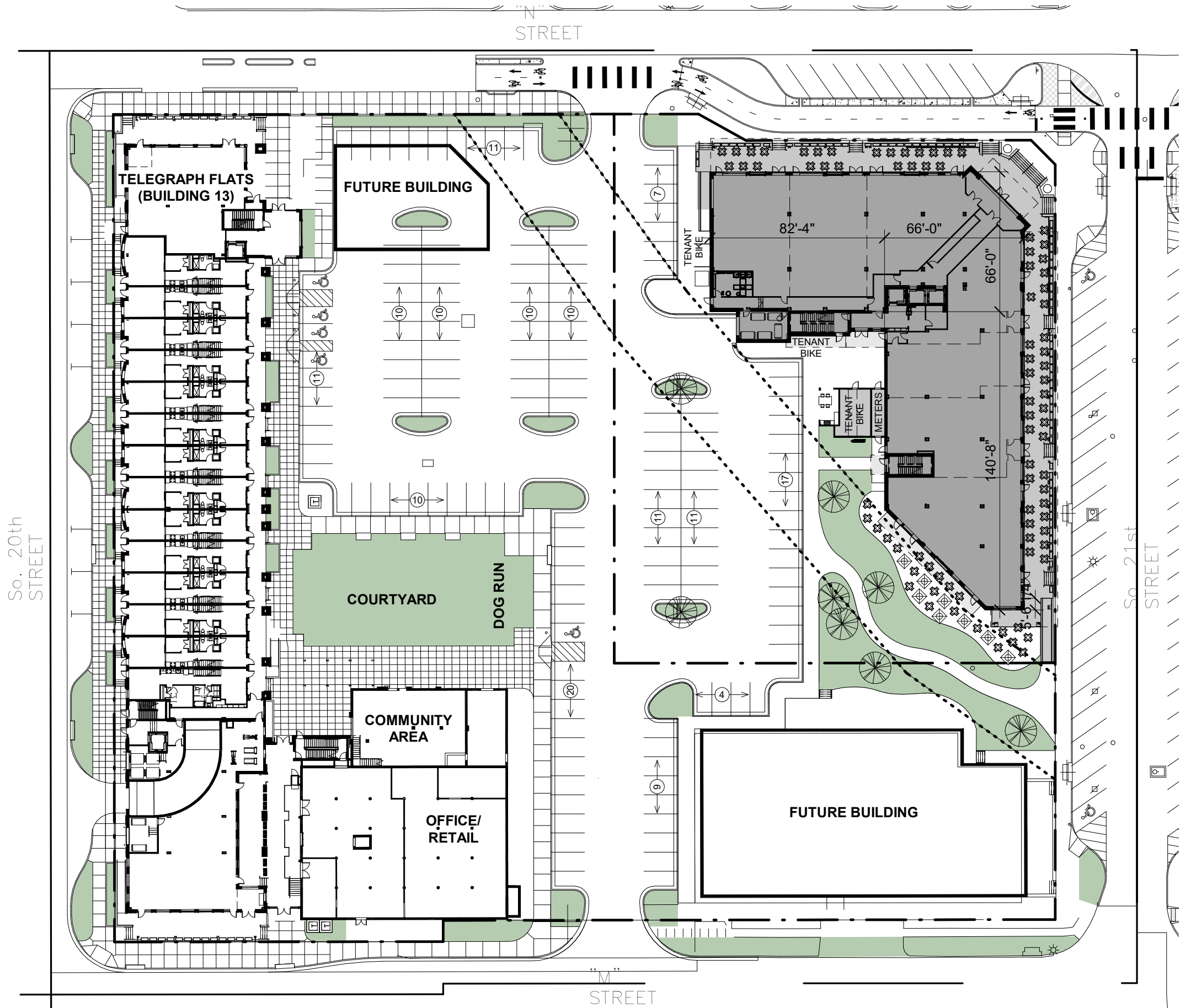
② East Elevation
1/16" = 1'-0"

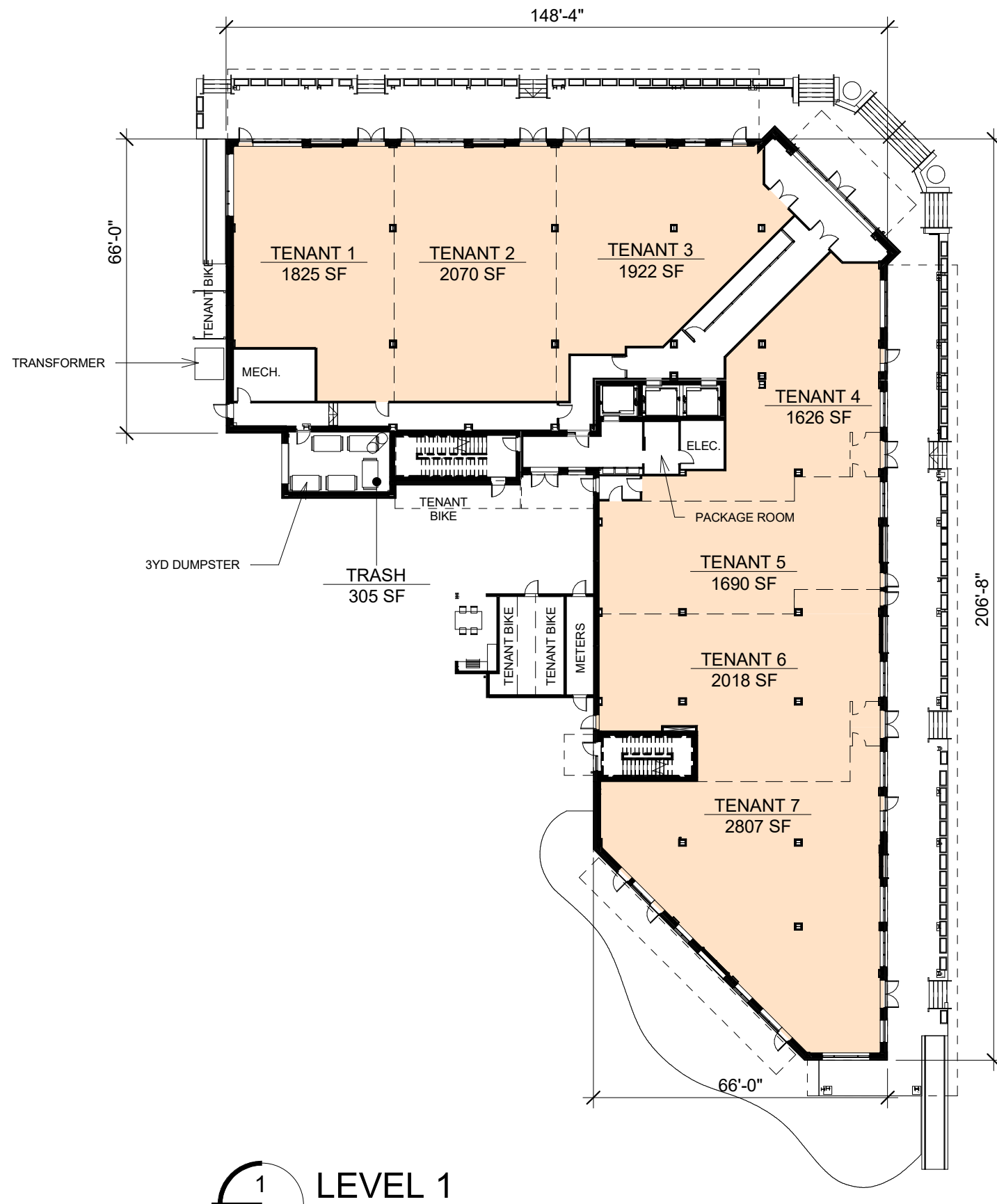




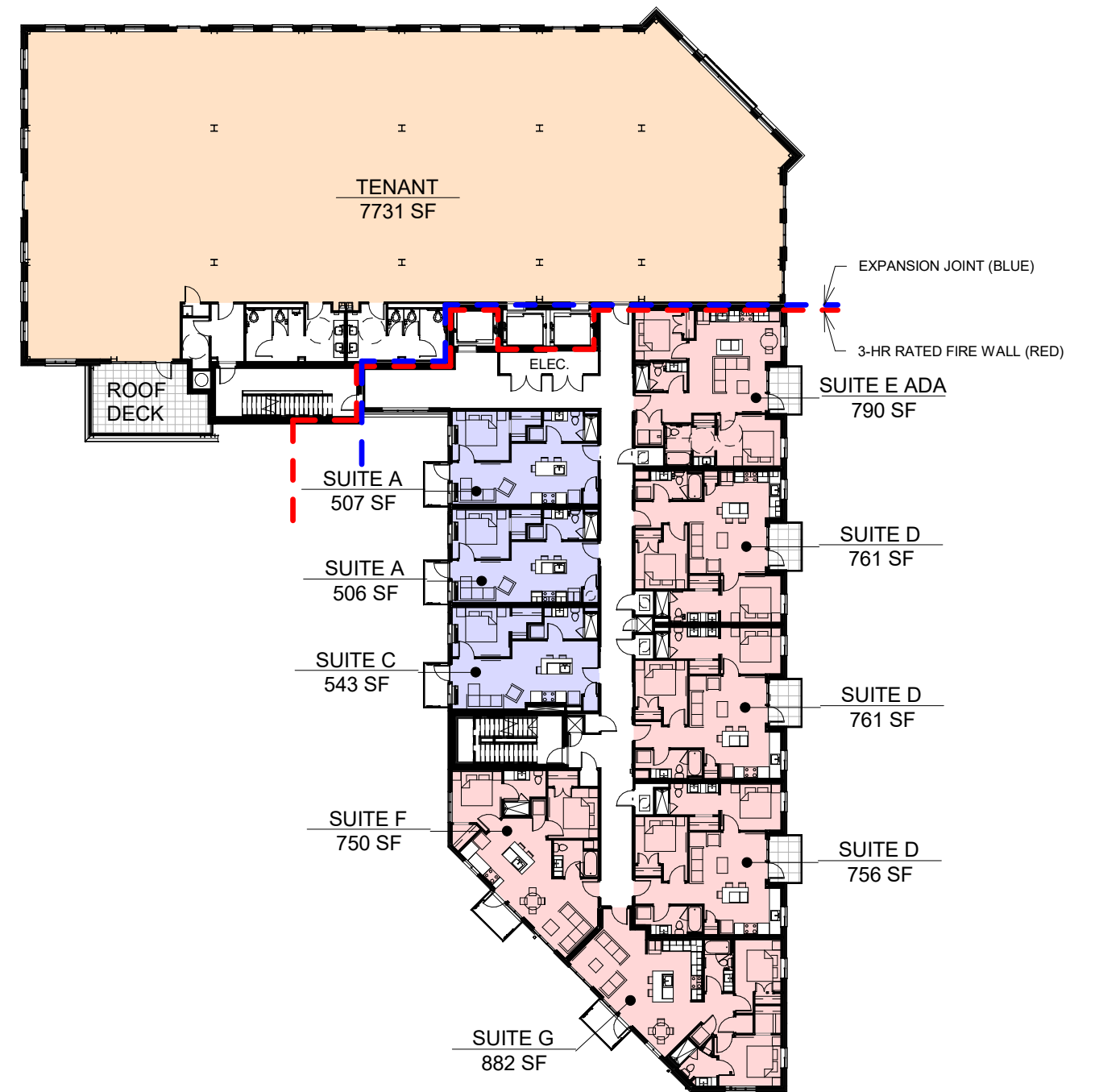


davis design





1 LEVEL 1
P101 SCALE: 1" = 30'-0"



2 LEVEL 2 (SIM AT LEVEL 3, 4, 5)
P101 SCALE: 1" = 30'-0"



① NORTH ELEVATION
1" = 20'-0"



① EAST ELEVATION
1" = 20'-0"



① SOUTH ELEVATION
1" = 20'-0"



② SOUTHWEST ELEVATION
1" = 20'-0"



① WEST ELEVATION
1" = 20'-0"











