

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **August 3, 2021**, at **1:00 p.m.** in City Council Chambers 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 [May 4, 2021](#), [June 1, 2021](#) and [July 6, 2021](#).
* [Memo](#) from Stacey Hageman

DISCUSS AND ADVISE

2. Digital Kiosk at 14th & P – [UDR21065](#)
3. [Antelope Valley Multi-family Project](#) Update – [UDR21066](#)

STAFF REPORT & MISC.

4. Staff report & misc.

Urban Design Committee's agendas may be accessed on the Internet at
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

ACCOMMODATION NOTICE

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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 4, 2021, 1:00 p.m., County-City Building, City Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Emily Deeker, Peter Hind, Tom Huston and Gil Peace; (Mark Canney and Michelle Penn absent).
OTHERS IN ATTENDANCE:	Stacey Hageman, Paul Barnes, Andrew Thierolf and Teresa McKinstry of the Planning Dept.; Kevin Riley; Tim Gergen of Clark & Enersen; Dave Johnson of Studio 951 Architects; Charlie Stewart of NGC Construction; Jason Griffiths of University Nebraska Lincoln, Rebecca Kalhorn and Ben Stirtz appeared via © Zoom Video Communications; and other interested citizens.

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

Peace then called for a motion approving the minutes of the regular meeting held April 6, 2021. Motion for approval made by Huston, seconded by Hind and carried 4-0: Deeker, Hind, Huston and Peace voting 'yes'; Canney and Penn absent.

25th & VINE REDEVELOPMENT

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

Kevin Riley appeared. He took the advice and recommendations from the last Urban Design Committee meeting and revised some items. They increased the offset around the perimeter. They are now at four feet for everything facing Vine St. and 25th St. There are some offsets around back as well. They took some consideration of the color aspect. They've introduced some dark brown color on the ends of the building. He brought color samples. They tried to articulate and get more definition. There will be smooth James Hardie panels and a James Hardie lap siding. There will be a sage green vinyl siding as well.

Huston thinks this is a large improvement from what was presented in April. This breaks up the façade and the differentiation of color helps.

Riley presented the color palette of materials.

Hind wondered about changing the vinyl siding. Riley responded it is due to cost, maintenance and construction fees.

Hind inquired about Hardie board going to ground level. Riley responded that building code states it must be at least six inches off the ground. It will be landscaped in front. You will probably only notice it in back. Hind inquired if the applicant is proposing Hardie board for all prefinished surfaces. Riley responded yes.

Hind asked if the window size was increased. Riley stated they stepped back after the last meeting and have been working with City staff.

Peace agrees that the applicant did a lot of things that were asked. He believes this looks quite a bit better. He appreciates the effort to articulate things. He appreciates that staff from Urban Development work on getting the TIF (Tax Increment Financing) together, but he still has an issue with vinyl siding. He would rather not have vinyl on a TIF funded project. He believes that TIF projects should have some minimum levels of design. Riley stated that they are proposing a heavier gauge vinyl. Peace thinks that all sounds good.

Hind wondered about the cost savings of vinyl siding over Hardie board. Dave Johnson stated that Hardie siding is about three to four times the cost of vinyl siding.

ACTION:

Huston moved approval with a recommendation to minimize the use of vinyl siding where possible, seconded by Peace.

Hind would like to remove the vinyl siding from the design. Huston thinks that vinyl siding is not prohibited by the Neighborhood Design Standards

Hind wondered about the air conditioning units. Riley stated they will be in back of the building.

Motion for approval carried 4-0: Deeker, Hind, Huston and Peace voting 'yes'; Canney and Penn absent.

TERMINAL BUILDING STREETScape

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

Tim Gergen stated he was here a few months ago for the Terminal Building streetscape. This was approved with a metal panel. They are now proposing a new option for the surface parking lot. Due to the overhang of the Terminal Building, there will be planters along 10th St. to reduce pedestrian conflict with the alley. The streetscape component hasn't changed, just the treatment of the surface parking lot.

Dave Johnson stated that the client is also developing the other corner on 9th St. He would like the committee to weigh in on partially enclosing the parking lot on the corner so the owner can provide some secure parking for condo owners in the Terminal Building, as well as bank customers on the first floor. He

showed the location of the parking being proposed. There would be about ten spots or so and some type of a secured gate to continue to the tenant secured parking. They are proposing cast in place concrete structure. The screening is a punched metal panel. This will be an open air garage, not fully enclosed. It will be secure for the condominium users. He wanted to call on the base of the Terminal Building. This will be topped with a small cornice and parapet. The Downtown Design Standards state that this structure must be 20 foot tall. That is the height to the parapet. Getting pre-cast or steel right now has a very long lead time. That is the reason for cast in place. He pointed out the bank drive-thru lane and a walkway for pedestrians.

Hind asked if the whole garage will be open air with no glass. Johnson replied that is correct.

Huston would like clarified this will have a roof. Johnson replied yes. The sides will be open so blowing wind or snow would come in.

Gergen stated that previously, they were keeping the existing parking lot. They had previously proposed a metal panel. This is a much more embellished product. Johnson wanted to do something to hold this corner other than just a parking lot.

Huston can see how this would be an amenity to entice condo owners with secured parking.

Peace thinks this is a great move. He wondered about 'N' Street. Th rhythm that they continued, could it continue to the west? There is still more surface parking to the west of this. Gergen showed the view. There is still one more magazine of surface parking. Stacey Hageman stated this will still have the panel screen that was already approved.

Peace stated that the applicant could continue across the diagonal parking bank and hold the corner in a way that would be really nice. Something a little higher would be nice. Gergen commented that one concern is regarding the sight distance for people exiting from the alley. Peace noted that perhaps the cut panel at that location is more transparent. Johnson will take a look and investigate that.

Huston thinks this is a tremendous improvement. This will really add to the corridor.

Deeker wondered if there is a reason there isn't a clean panel with a step out. Johnson is mimicking what is being done on the Terminal Building. Deeker believes it feels a little awkward where the overhang hits, but she is not sure how to solve it. The drive-thru could be a little taller. Johnson stated that ideally, we would like to have it lower or not at all. The City has said we need to have 20 foot clear. For the drive-thru, we looked at somehow connecting the two but have to manage the pneumatic tubes from the bank building. This is a design element we struggled with as well.

Hind inquired if the lower panels are opaque, truly cut steel. Johnson stated that at the lower level, they are fully opaque. The next panels are the same.

Charlie Stewart stated that the inspiration behind the panels is what is being done at the Telegraph District. That wall all produced locally by TMCO. The intent is to engage TMCO to get their design input on

the panels. We can't speak to the individual panels today but on some level they will be similar to the Telegraph District. This is based on an old image of the Lincoln Railroad that they found.

Hind is more concerned with safety. He would encourage the applicant to think about the views and circulation. He thinks exiting from the alley makes sense. He shares the same concern about the roof line. A low parapet and a roofline under it seems awkward. It is curious that we are going to take pieces and mimic other buildings. What if this was a home jewel on the corner with its own stamp? It will never be the Terminal Building. He really appreciates this project. Many items are top notch. He thinks the attitude of making this a copy of the Terminal building, it might be more top notch if it was completely separate. Why are we borrowing parts from old buildings for a new building? He questioned how this can be done with the lightest possible materials and still deal with the function and appearance.

ACTION:

Huston moved approval and encouraged the applicant to look at options to extend the panels to comply with the Downtown Design Standards, seconded by Peace.

Huston thinks the context is that this was approved in January. This is a great improvement. We don't want to penalize someone for improving their design.

Hind stated that as he understands our job as committee members is to guide and provide advice and feedback to make downtown Lincoln really vibrant and great. He would ask to bring this back before construction starts. He inquired about the applicant's schedule. Johnson believes the timeline for this project is fairly quick. Gerger added that TIF (Tax Increment Financing) is being used in the streetscape of the Terminal Building.

Huston would like the applicant to come back and show us some thoughts regarding any potential changes.

Hind stated that the panel that is there, is doing so much visually. What if those went up and became the parapet with the roof line behind it? The thickness and weight of the parapet kind of kills the power of the panels.

Johnson wondered about eliminating the concrete parapet. The top of the panels are considered building height. The standards mandate that the first 20 feet has to be of certain materials. Hind wondered if the panels were more opaque the further up they went.

Stacey Hageman noted the zoning requirements of B-4. Building and Safety Dept. has a definition of building height. Peace wouldn't encourage going less than 20 feet. He would keep it as is, perhaps a few feet taller. It kind of looks like you are building a base for a building that isn't there.

Hageman will work with Building and Safety and bring this back for an update or if there are any significant changes.

Hind would like to get rid of the top. He would encourage the applicant to look at other options and open dialogue with the City. He would also recommend no overdoing the lighting.

Motion for approval carried 4-0: Deeker, Hind, Huston and Peace voting 'yes'; Canney and Penn absent.

UNL STUDENT PROJECT, MUSIC DISTRICT

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

Jason Griffiths is an Associate Professor with the Architecture Dept. at University of Nebraska Lincoln (UNL). He likes to incentivize design build architecture. Jeff Day, Peter Hind and himself felt very serious that students engage in real projects. Last semester they were approached by Richard Meginnis to incentivize people to move here. They are working in consultation with the Urban Development Dept. to come up with proposals in a TIF district. Students will show dual proposals.

Rebecca Kalthorn stated the concept was to bring life to this corner. She played a video presentation. Ben Stirtz played a video presentation of a gallery garden.

Griffiths sees these things as opportunities to get hands on experience. We want to do things in Lincoln that we think the current situation incentivizes.

Huston thanked everyone. He chaired the Downtown Master Plan Committee two years ago and a tenet was a music district. He thinks this would be a great amenity for Lincoln.

Griffiths believes that these things take time. We would like to be called on as part of a resource. Part of the concept is simply that this type of thing is happening in almost every city in the U.S. due to Covid. There are conversations about who owns the street and public access to the street. We can do these things in a prototype version. We need funds to do this.

Hind had the pleasure of organizing some venues in the Haymarket. One piece of advice he would give is that it is really important to understand the boundary. He appreciated the containers being reconstructed. What if the bollards became something that were designed as well? He also thinks there is a way to get creative with the ceiling plane. It would be interesting to think about the parts and how they are deployed. It would be interesting to see it on a rooftop or empty alley to see how they are existing.

Stirtz stated that it is nice to get local and knowledgeable feedback.

Deeker noted the comment on who owns the streetscape is an important idea. It is important to think of what area of town you are in as well, speak to the plants and perhaps teach people how to plant a garden. She would also encourage thinking about the accessibility. Stairs are cool, but you want to leave room for someone who is not able bodied.

Griffiths stated that in final review, there are deployable structures. This is something mobile that can be put in all sorts of configurations. We wanted something that would be minimally invasive.

Huston hopes we can take these efforts and get something going on in this district.

Griffiths thanked everyone for their time. He encouraged everyone to feel free to reach out to him or the University to get students involved in greater depth.

PLANFORWARD 2050 POLICY DISCUSSION

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

Andrew Thierolf stated that staff wants to continue the discussion about Comprehensive Plan policies. They are looking at an August 2021 release of the 2050 Plan to the public. The document is still in the drafting stage. We want to talk broadly about density. In general, the 2050 plan supports an increase in development. The existing plan notes 22 percent infill. For the 2050 Plan, the infill target will be increased to 25 percent. 2015 to 2020, the density was about 12.5 units per acre. The highest density in recent years was at 225 N. Cotner Blvd. The next highest is 1100 'Y' Street at 55 units an acre. There were also a lot of lower density projects around two to three units per acre. As the draft plan supports an increase in infill and development, we are asking where an increase in density is appropriate. Also, we are asking when and where is increased density appropriate in existing neighborhoods.

Huston stated that experience has told us this is hard to do in an existing neighborhood. The node and corridor concept focuses on aged commercial developments. We need to incentivize more redevelopment on those nodes and corridors. There is an expectation from existing neighbors that something won't change in density to what is historical. He noted his thanks to elected officials who have done a good job to approved projects in light of neighborhood concerns. No one wants to create division. Focusing on older or aging commercial properties would help.

Peace believes perhaps there are good models in other cities. It seems like there could be some relaxing of the rules for infill projects. There is usually a reason something hadn't gone to a particular location. If there is some kind of an incentive for creative architects to come up with creative solutions, it could incentivize people to do those types of projects. Thierolf noted that staff is proposing a possible smaller CUP (Community Unit Plan).

Huston believes there is always a problem with neighborhood concerns when asking for waivers. He would like to rely less on waivers and more allowances.

Peace thinks more infill could be encouraged. It isn't fun to go argue with neighbors.

Huston finds it frustrating to look at design standards for density bonuses. He has never seen it used. This could be environmental factors or neighborhood factors that limit you on density. He would like to review this and provide more input.

Huston noted that two committee members need to leave in a few minutes. Paul Barnes stated that staff can return for another presentation on this topic. There is more that they would like to present.

Hind is happy to see more density and creative zoning. One argument is efficient buildings is the most sustainable future. Empty and unused lots can be reimagined.

Barnes will share the Power Point presentation with committee members. Staff will return in June with more information.

There being no further business, the meeting was adjourned at 2:30 p.m.

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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, June 1, 2021, 1:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Paul Barnes, Andrew Thierolf and Teresa McKinstry of the Planning Dept.; David Wiebe with Architectural Design Associates; Ann Post with Baylor Evnen; Michael Penn with Sinclair Hille; Jamie Granquist; Stacey Hageman appeared via © Zoom Video Communications; and other interested citizens.

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

Peace then noted that since a quorum was not present, the approval of the minutes of the meeting held May 4, 2021, will be delayed until the next meeting.

MEADOWLANE REDEVELOPMENT

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

David Wiebe with Architectural Design Associates appeared on behalf of Hampton Development. He presented some images of the existing property. They are asking for TIF (Tax Increment Financing) funds for some upgrades including building facades and sidewalks. The existing buildings were built in the 1950's and 1960's. They have been basically the same since then. The awnings are the only new thing that has happened. They are simply aluminum frames. They were lit with fluorescent tubing from behind. The materials are brick. There is some cast stone, cementitious panels and cast across the top. They are looking to upgrade the building with paint, metal panels, stones, and adding lighting. The canopy frame will be taken off the building. They will be stripping off the existing canopies and adjusting the façade for more uniformity. They are proposing to highlight some elements, The raised portions will help support a more unified

signage. The back side will also be updated with new paint on the brick. They will be leaving the exposed concrete and change the colors on the cementitious panels. They will add some stone. On the north end of the facility, a marker has been added. A parapet will be added to the north end. There are opportunities for signage for the hardware store. They are trying to efficiently re-wrap the building using upgraded materials and colors to unify and present a more unified front. Regarding signage, they are planning on a horizontal track across the band of ephus allowing individual panels or signs, depending on what the tenant wants. It will be a more unified sign package once completed.

Hind noted that one column looks like brick. He inquired what drives brick versus stone. Wiebe replied that the stone marks the corners and gives a little weight. The center columns will be brick. Hind asked if the sign panels will be metal and pre-finished. Wiebe replied they are proposing a deep ribbed corrugated panel. Hind asked if the precast will be below that. Wiebe replied to it will be a blend. The north building was done in pre-cast. It will be covered with ephus.

Peace inquired if the applicant has picked out the stone. Wiebe is working on it. They are trying to obtain a sample. They are thinking about a light sandstone type of color, with a random pattern. It would be thin veneer, but real stone applied to the brick columns.

Huston thinks it looks great. He believes the center needs an update. It is always a challenge to deal with TIF and redevelopment.

Hind commented that there seems to be a lot going on with the building. He would encourage visiting this design again. He wondered if it would be a cost thing to save money. You could simplify some things. He is always concerned when stone is applied. Where it meets a difference of material, there is the consideration of the freeze/thaw cycle. He believes using public dollars would encourage making sure the prep work is done correctly. He applauds the developer because this is used a lot. He asked if the glazing would remain the same. Wiebe replied yes. They discussed long term, they will most likely reglaze most of the windows.

Peace wondered how you arrived at a TIF district. Ann Post is working on the TIF. The blight study just passed City Council. The redevelopment plan should be at the next City Council meeting. They are looking for a recommendation today. It is hard to generate TIF for this type of project. The façade improvements only increase your value so much. They want to get this through as soon as possible to take advantage of the value increase. Huston asked about the TIF funds. Hind stated that building codes require certain things. He would like to see people that own these buildings see past doing building upgrades. He sees Piedmont shops and it was touted as being a sustainable upgrade. He believes the glass should have been changed and the roof insulated. Huston believes that good things happened and building facades are clearly an energy enhancement. Windows just don't increase your taxable value that much.

Post stated that they are seeing some increases in the area which will help the valuation in terms of TIF.

ACTION:

Hind moved approval of the project as presented, seconded by Huston.

Peace would echo what Hind said about the columns. When using that kind of stone, he would look at trading that for some other options instead of thin stone. Hind noted that perhaps the columns go away, Peace added that might gain some budget dollars.

Motion carried 3-0: Hind, Huston and Peace voting 'yes'; Canney, Deeker and Penn absent.

ANTELOPE VALLEY MULTI-FAMILY REDEVELOPMENT

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

Michael Penn from Sinclair Hille appeared. He is representing Assurity Group and Brester Construction. This project is at a phase where we are at the end of the schematic in design development. It is time to have this reviewed and gain comments. This is located on the Antelope Valley Waterway. There are two structures currently on the property. There is one small apartment building that will remain. That is a separate owner. The structure on the far northeast corner has been purchased and will come down. This is 128 unit apartment building with underground parking, 134 spots on the site. There is a PUD (Planned Unit Development) that overlays this property. It is being renegotiated currently with Urban Development. Olsson Engineering is involved as well. There is one building that is connected at the ground floor. It started with three buildings. There will be a clubhouse area on the ground floor. There is a part on the southeast corner that abuts the neighboring park. The four story volume speaks to the open space across the way. To the northeast is a three story structure and two story townhouses. Regarding the materials they plan to use, this started as 100 percent fiber cement. They have now upgraded with some stone applied to the base and some at the corners. The windows will be fiberglass. There will be some fiber cement and some metal. He showed the scale of the property.

Hind inquired if these have their own ingress and egress. Penn responded yes.

Penn showed a Brester project at 56th Street and Vine Street. This is the same stone they plan to use. The windows will be black or charcoal. The metal panels will be ribbed and used for the lighter colors shown up top. The white color shown is a metal ribbed panel. The gray color is a fiber cement product. Hind asked if these will be pre-finished. Penn replied they are still deciding that. Hind asked if the product would go to the ground. Penn stated it does not. It sits on the concrete wall for the underground parking.

Penn continued that the parking sits directly underneath. There will be a down ramp for access. Half of the apartments are one bedroom and some are two bedroom types. Huston inquired how many will be two bedrooms. It appears to be around 40. Penn replied yes, The parking ratio is one to one.

Hind asked if this will retain the existing angle parking. Penn replied no. They are asking for that as part of the PUD. Hind inquired why only on one side. Penn stated that 'P' Street currently has parallel parking. There is one way parking. There is already parking on 23rd St. They are essentially parking on all sides of the block. The pool amenity is in ground and in the middle of the block. Hind asked if there will be surface parking in the courtyard. Penn replied yes. There are 120 underground spaces, 11 are shown on the surface and 2 in the garages. Their count doesn't count the diagonal parking.

Huston is curious, he assumes the north building is townhomes. He is surprised there wasn't more units. Penn believes the density is limited by the number of parking spaces available. They could have added six more apartment units but the parking was constraining. He believes there has been or will be meetings with the neighborhood association to speak to any concerns they may have. This is a single access from the west.

Peace asked if the applicant has thought about what could be done if they acquire the property on the corner. Penn doesn't know at this point.

Hind would like the applicant to bring back the material palette to this group at some point. Penn would be happy to.

Huston noted this is in the Antelope Valley Redevelopment Area. It is another \$18 million dollar investment. He thinks it looks great.

Peace noted the rendering is showing a wood looking product. He asked what the material will be. Penn replied it is a brown, wood looking material. There will also be fiber cement. The intent is to pre-finish it. They are planning on staining the fiber cement through a third party. Peace stated that it looks good and realistic when the metal is stained like the other building material.

Peace inquired if the water table is an issue for the parking below. Penn stated that the geotechnical engineering is being done now. They will have to see what turns up. There is no reason to anticipate any issues. Below grade, they were concerned about the Antelope Valley waterway. Some water was relieved. This is part of the reason for the park is the waterway is underneath and can't be built on.

Hind appreciates the stepping down of scale on the north building. He also appreciates the restraint of materials. There is a kind of a 'how many materials can you put on a building' syndrome. When he thinks of wonderful building from history, they have a limited number of materials used. This is something that is happening a lot of places. He cautioned against using too many materials. He wondered if it would be better with two or three materials. The design guidelines for downtown used to call for a material change at entryways.

Huston asked about the schedule moving forward. Penn stated they are starting the first portion of construction documents. This is the culmination of the design phase. Huston noted they are working on the development agreement. Penn thinks they can come back with more details.

ACTION:

Hind moved to approve the project as presented along with the height change and diagonal parking places, the change in setback on the west and south being reduce to five feet from ten feet and maintaining ten feet on the other sides, support of the waiver of the setback to accommodate the design of the front, with the applicant following up on materials with the Committee at next month's meeting, seconded by Huston.

Peace likes this project a lot. He thinks it is really nice. Regarding the two level townhouses, he didn't see any balconies. Maybe that's okay. He would love to see a portion that runs down the spine where there could be a little roof balcony. It would be really nice and would fit the approach to stepping down the scale. Another thing is that the front doors were not particularly obvious to him. Maybe there could be a stoop or something that lets you claim a front door as yours.

Hind wondered about security as cars are coming in. It is good to articulate how people are getting in and out of the courtyard. He also supports the diagonal parking. He believes it adds ownership and a positive.

Huston agrees that rooftops are a good idea.

Penn is trying to establish a pleasant street face and have a low sloping roof. All units will be mounted in the center of the roofs. They haven't determined exactly what the parapet will be. He believes they will have enough for visual coverage. Peace is never against having a little more parapet.

Penn stated that similar logic was employed to Antelope Creek Village. When done, there is still plenty of front yard available.

Huston believes this is not subject to the Downtown Design Standards. Paul Barnes stated those standards only apply in B-4 zoning. This is a separate PUD with underlying zoning.

Motion carried 3-0: Hind, Huston and Peace voting 'yes'; Canney, Deeker and Penn absent.

STREET ART AT 11TH & B STREET

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

Barnes stated this is an application to paint a smiley face and safety message at the intersection. Since this is located in the public right-of-way, it is here for comment.

Jamie Granquist appeared. She stated this is part of the traffic calming elements before you get to Everett School. The neighborhood has expressed some interest in the area in front of Everett as a concern. The thought is to provide the community with some fun art and take some attention back to the road. This gives a safety message and an iconic image. It stands out without being too loud and artsy. They are working with the South of Downtown Community Organization. They have some experience with paint regarding the wear on traffic and infrastructure. They wanted to minimize the number of colors for touch ups. They are also working with Lincoln Transportation and Utilities to see what else can be done in the 11th Street corridor.

ACTION:

Hind moved approval, seconded by Huston and carried 3-0: Hind, Huston and Peace voting 'yes'; Canney, Deeker and Penn absent.

Peace would like to see it bigger.

Granquist stated there is a business across from Everett and people don't always pay attention. They worked with Melissa Ramos Lammle to make sure they didn't interfere with the school crossing zones. They will work with them to make sure if it is done bigger, it wouldn't interfere with their standards. They hope to do it this weekend and will redo it when the street is resurfaced. The intent is to get it done as soon as possible so it has a pronounced effect in the summer and get people used to it.

Hind would suggest getting other parents to help clean it up on a yearly basis. Granquist doesn't foresee any issues with this intersection. The community was very driven to get this done.

Hind stated this is nice work. The other committee members agreed.

PLANFORWARD 2050 POLICY DISCUSSION

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

Andrew Thierolf appeared. There will be an opportunity for digital feedback. The idea is for this plan to go public in August. Staff has been working on this for almost two years now. We are into fairly detailed policies. We have been working with other City staff from Urban Development and other departments. We are looking at an increase on infill and redevelopment. The existing plan shows 22 percent. We are planning on 25 percent infill.

Hind has seen this statistic. He has also seen 12,000 downtown units. What does infill mean? Thierolf stated that infill is everything on an existing lot within Lincoln city limits. In talking about the downtown number, he believes 5,000 to 6,000 by 2050.

Huston would like to see the Downtown Design Standards go beyond B-4 zoning. Barnes had some conversations about that. Huston thinks it would be helpful for Urban Design Committee if there were some design standards for TIF.

Peace would like to see some quality level of design standards. Barnes noted that if a project is using TIF to remove blight, then we could get into descriptors after that. Huston noted a previous project with vinyl siding. He believes that doesn't have a place in Urban Design. Stacey Hageman thinks this was regarding a project on Vine St. She believes there was a change and doesn't think they will be using vinyl siding on the Vine Street side. Huston noted it would be helpful to have standards for infill projects. Hind would like to see no vinyl on all sides.

Thierolf continued with Infill and Redevelopment. We want to talk about policies. Each policy has an action step.

Huston commented about the desire for predictability. He believes it requires more definition. What is predicable for the neighbor is not predictable for the developer. He would suggest 'based upon ____' existing conditions will never increase density. Thierolf agreed that neighbors have their own idea of neighborhood character. Peace added that the Planning Dept seems willing to go above and beyond density, but not that far beyond what would be allowed by zoning. He would be curious to see how far you could go with the property at 9th St. and 'D' St. There was a proposal a few years ago that this group felt was very appropriate. The neighborhood complained

that they wanted a green lot. Thierolf thinks a couple of other items lead into that in terms of supporting increased density.

Thierolf continued that staff is looking at reducing the minimum size for PUD and CUP (Community Unit Plan). The current minimum size is three acres for a PUD and one acre for a CUP.

Huston believes the simple differentiation is the addition of commercial uses in a PUD. Thierolf responded there are some administrative elements, but he was correct. Peace added that the amount of engineering on a PUD is quite a bit higher.

Thierolf continued we probably won't have a specific number for minimum size in the Comprehensive Plan. Huston would suggest no minimum size. Thierolf believes there is concern for doing this on essentially any lot in the City.

Hind inquired if there was any concern about getting around accessory dwelling units standards. He believes that is still discretionary. Barnes believes it would be contentious. Hind can see it streamlined next to a park. There should be some kind of criteria to do something like this. He knows Minneapolis did this sort of thing. You still have to go through a process. There are a lot of lots in Lincoln that have an alley or open space next to it where it would make sense to have more density. Huston always thought we should be able to pin this down. A parcel on R-3 zoning but a busy street should have different density. Omaha has a form based code. On certain corridors, you have more rights to do more.

Barnes asked where is density appropriate and how would you encourage it in neighborhoods? Huston believes barriers are Access Management Corridors.

Barnes wondered about criteria. Huston asked if the difference is arterial streets. Barnes responded that is a big part. Thierolf agreed. He believes we have done well with higher density development.

Huston knows that in LPlan 2040, there was 3,000 dwelling units by 2040. He believes we are halfway there in ten years. There has been 1,600 new units since 2010.

Hind questioned how design standards will change and promote a variety of housing types. Thierolf stated when we talk about a variety of housing types, we are talking about the missing middle. We could look at minimum or maximum densities. Hind saw an example in Nashville, TN. They took single family housing and did duplexes. They were very vertical. Thierolf believes this is talking more about slip ins. We want to figure out how to do the same level of density but something that works with the neighborhood. He believes the idea is getting back to density. Huston finds it difficult to turn back the hands of the clock in existing neighborhoods. It is easier

to do in Nodes and Corridors. Hind believes it is easy to say we will do it better than that. Huston participated in the Comprehensive Plan Review Committee in the late 1980's. The trend then was for more green space. The pendulum swings.

Thierolf continued with development and new design standards. Huston wants to be careful where we don't say never on any materials. He doesn't want to get in the way of a project. Barnes noted this body is set up to look at waivers and appeals. This would be set up the same way.

There was a conversation about Downtown Design Standards and what the Committee members do not want to see for projects.

Huston believes it would make sense to have a list of what we want to see and what we don't. Hind noted you can say no concrete block, but there are hundreds of types of concrete blocks. It should be more about a performance type review.

Peace stated that the phrase that always bothered him is 'blend into the context of or enhance'. He thinks that is read to mean blend into the context. There are neighborhoods where there isn't a context. There are also some really good neighborhoods where the language scares them. A neighborhood has a certain style, but it scares away a new style. He would love to have it say, 'enhance the surrounding neighborhood'. Hind would suggest take out enhance. Huston would make it an A or B choice. Hind would say remove the 'blend into' reference. Huston believes as a policy, they would support creation of design standards for redevelopment projects. He believes the purpose of creating design standards is for public expectation.

Thierolf wanted to talk about Node and Corridors. Staff would like to examine the creation of a new zoning district or overlay district that would address items such as density, site layout, parking, building scale and design standards. It could bring in elements of mobility oriented development. An example is Omaha. They added elements to their Master Plan. This was a key element to their Omaha Rapid Bus Transit stations and routes. We are years, perhaps decades from creating a bus rapid transit system. Peace wondered about any ramifications. Thierolf believes it is too early to evaluate. Omaha's policy was just instituted in October 2020.

Thierolf continued that Omaha has a corridor and nodes. It reduces as you get farther away from the stations. They are focusing on a pedestrian oriented design with varying building heights and building type mixture. They have a very detailed report of the whole thing. They looked at a minimum height, reduced setbacks, bicycle parking and aesthetic building design standards. He believes this could be a great future work effort in upcoming years. Huston agreed. He thinks this makes a lot of sense. Hind believes there are some interesting tax credits. Peace noted some are regarding transparency and building materials. Hind had a project that they showed them what could be done with and without the overlay. With it, there were more units. Huston inquired if an overly can be part of a PUD. Thierolf responded it could be its own district or an overlay.

Thierolf continued there is a policy to evaluate expanding TIF eligibility to blighted areas beyond the 1960 City limits. Huston asked why TIF is limited to the 1960 City limits. Thierolf believes it may be re-examined at this point. Hind wondered why it wouldn't just say City limits. Barnes would speculate it had to do something with all the taxing jurisdictions. Huston noted the statute says no more than 30 percent can be blighted. It is probably a political standpoint. Hind agreed. He thinks of all the big box stores built 30 years ago and now they are empty. Huston would get rid of it and not tie the policy to City limits.

Thierolf stated that staff is looking at updating the Nodes and Corridors maps as well. We are looking at focusing on a few specific nodes and a few corridors. Barnes believes some of this gets into the discussion of scale and density. Huston believes we need more arterial streets that are designated as a potential recipient of an overlay. Holdrege St., Vine St., 'A' St. and South St. are some candidates. Peace stated there is a project on South St. that backs onto the Junior Golf Course. It seems to him it could have been a nice conversation for increased density with townhomes. Huston commented that is the kind of opportunity we need to be able to create. Hind agreed. There are two ways of access to that property with a park behind it. Developers are spending money with infrastructure. If they had more units, they would have more return on their investment. Huston wondered if there would be a lot of push back for identifying additional corridors. Barnes is unsure. This is different. It is a zoning overlay approach. Huston agreed. This is a new concept. Let's walk before we run.

Barnes stated that one term we are throwing around is a neighborhood edge. Hind brought up an example of 66th St. and 'O' St. There is the empty used car lot. What could a developer do to make it attractive to someone? This is a no brainer location. Barnes stated that property has been approved for two different developments. Thierolf noted it is a good example. Right now, it is a use permit compared to an overlay district. Huston believes we should incentivize density.

Barnes wanted to talk about parking. One proposed policy is for the City to evaluate elimination or reduction of minimum parking requirements in additional zoning districts. This would be a work item after adoption of the Comprehensive Plan. We have looked at case studies from other communities. We could eliminate or reduce minimum parking requirements. There are no parking requirements in B-4. This creates challenges for redeveloping existing small commercial and residential sites. There is a cost to developing parking. Large empty lots are wasted. We process quite a few waivers for parking. The Planning Dept. has worked on several previous text amendments to reduce parking for specific uses and certain districts.

Hind asked if there is a way to quantify who we have to convince. Building and Safety wants you to prove you have enough parking stalls. Neighbors want more parking. Is there a way to say we have processed 'X' number of waivers and the reality we see in the built environment is 'X' percent lower? He thinks those kinds of measures are ways of talking about that. Shared parking

is an option. He has a development going on where there is a church across the street. How do you really make that shared parking? The developers want to build less parking but retailers want more. Barnes believes including this idea in the Comprehensive Plan is the first step. This sets the stage to do it in the future. Planning staff has talked about this.

Huston looked at a different zoning ordinance that had a cap on parking. It is a great idea from a watershed management point of view. Buffalo, NY and Fayetteville, AK are two examples. Barnes inquired if there is support for including this idea. Huston believes examination of the policy should be in the new plan. It is time to have something in the plan. There is better data available now. Hind noted that you hear about the missing middle. You can communicate it by showing an example. He thinks if we can show a project that everyone likes, it is a behavior change.

Barnes thinks that some areas present different challenges, We want those areas to be successful. How do you balance parking for a new restaurant with overflow into the neighborhood? That is a much bigger point. Huston believes it is always an issue for multi-family projects. Thierolf wondered what would happen if we got rid of any parking requirements for multi-family. Hind noted that the Argent project was next to a Sharp project. There was a City parking deck on the south side. The developer said no and they wanted to give parking to their own people. He believes if there was no parking requirement, they would want to use the City lot. Barnes noted we have done some local study. Huston added there is data available on affordable housing projects.

Barnes continued with Public Buildings. We already have language in the 2040 plan that we should be meeting or exceeding standards in terms of what we would like to see in design. The last item for discussion is related to the Climate Action Plan.

Huston likes that public buildings should meet or exceed requirements. Hind knows that the USGBC and LEED wouldn't exist except for government buildings. He would love to have every new City building achieve net zero now. There is a dermatology clinic at 70th St. and South St. We couldn't do geothermal. For solar, we couldn't connect to the grid if there was more solar. This was due to LES (Lincoln Electric System). There are capacity issues. Huston is very supportive of public buildings being held to the same standard.

Peace would add a note to engage the appropriate design review board early on in the design process. It seemed that the new fire stations only came as a last thought and everything was already planned. Barnes stated that is part of the process we can work on internally and perhaps put someone on notice. Huston thinks that all big ticket items should come to Urban Design Committee. Hind would also like to take a look at LPS (Lincoln Public Schools) and see what they are doing. It's all geothermal. There is a rule book. It would be great to see the City have minimum standards.

Barnes noted that Miki Esposito has been very engaged with the Climate Action Plan.

There being no further business, the meeting was adjourned at 3:05 p.m.

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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, July 6, 2021, 1:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Stacey Hageman, Paul Barnes and Teresa McKinstry of the Planning Dept.; Dallas McGee of the Urban Development Dept.; Craig Smith and Adam Criswell of Speedway Properties; Kevin Riley with Riley Designs; Aaron Burd of L.A. Real Estate; 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 noted the approval of the minutes will be postponed until the next meeting due to a lack of quorum.

ATRIUM REDEVELOPMENT

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

Craig Smith appeared to present the proposed façade. They are doing an energy enhancement through Tax Increment Financing (TIF). The windows are currently single pane. There has been a lot of neglect on this property. A lot has been cleaned up already. Part of the plan is to activate a roof deck. We had to do quite a bit of planning to re-point the roof area. The façade was primarily done about twenty years ago where the terra cotta was pulled off the roof of the building. The rest of the building has been fairly well maintained. We hope once we repair the windows, we don't get into a bag of worms with unforeseen issues. The underside of the awning was removed. Our plan is to replace that and do updated lighting. This is all part of the TIF project.

Peace asked if the applicant is working on PACE credits as well. Smith replied that is a different program. Due to the current rates on PACE and the fact that this is a staged process, we are trying to get things on a schedule. We want to try and stabilize the building and bring it back to a viable downtown property. Peace commented that the plans look a little generic at this point, but he applauds everything the applicant is trying to do. This building has been neglected. He assumes

more detailed plans are forthcoming. Smith stated he was correct. We plan to do the windows so a portion of them open for ventilation. Peace asked how the heating, ventilation and air conditioning (HVAC) is dealing with that. Smith stated they are challenged, but with a new HVAC system design, we are bringing in a lot more fresh air. We are hoping the building will be better than it has been.

Canney inquired if the applicant envisions ground level retail or offices. He applauds the canopy and would like to hear more. Smith stated the plan is to maintain this as an office building. The first floor offers some opportunities. We have some plans to reconfigure the connection through the skywalk at some point. All users on that level had left the building when we bought it or they moved a month later. Our thought has been to try and repurpose it and continue the connectivity to all the garages. He thinks it is important to keep downtown viable for offices. When we see shifts in the downtown market, there is degradation of the downtown core. They are partners on this project with Allo Communications. It seemed a natural fit to purchase this building and make it a combined partnership. On the seventh floor, there is an outdoor covered area that goes up through. There is the option for either side to reactivate the elevator to that level. The plan is to remove the HVAC that was on that area and move part of it to another level. They could activate those spaces to form meetings rooms. There is also the possibility of activating the deck space. It will be all engineered space above the deck. It has a handrail. It is a very large area. He thinks it will be an ideal amenity for the tenants.

Peace inquired if the deck would be open to the public. Smith doesn't believe so. That floor will be limited to certain hours. It is all controlled and believes it will continue to be that way. Funds are set aside for a couple of issues. The City is deciding on 13th Street. A percentage of the TIF has been set aside if that needs handled. There is also money set aside to see if the skywalks are still safe. Everything will be spelled out in the TIF agreement.

Penn noted that some of the skywalks appear to be in a little disrepair. She is curious if there is going to be a cohesive standard that will be designed for those. She was always confused who owned them. Dallas McGee stated there is a total of six different skywalks with different owners and responsibilities for each. City staff has looked at the two connecting skywalks for this. They will be part of the agreement. They will have them analyzed to see if they are structurally safe. One of the issues is there are vaults under the skywalks. They are working through the discussion at this point. Penn stated it would be nice if they were cohesive. McGee stated that agreements have officially expired on the skywalks and need to be renegotiated.

Penn wondered if replacement of the windows on the first floor is necessary or not. Smith noted those were all fairly recently replaced. They are all plate and tempered, and in good shape. The Cost Benefit from the Energy Analysis showed replacing those wasn't necessary.

The committee members all noted that the plan looks good. Peace had no personal recommendations. He inquired if the applicant plans to come back with more detail or if this will be phased. Smith stated there was no active façade change planned. Stacey Hageman added that generally, if anything has not been changed significantly from the conceptual drawings, this will not come back for further review. She will review and approve with the committee members comments in mind.

Penn thanked the applicant for investing in our downtown.

23rd & 'Y' REDEVELOPMENT

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

Kevin Riley with Riley Designs appeared. This is similar architecture to a previous building they proposed. They are representing L.A. Real Estate. They are creating two buildings. Each building will have 18 units per building and they will be three stories tall. All parking is captured at the back of the building. L.A. Real Estate already declared and received the easements. The alley will be paved from 23rd Street to 24th Street. They have agreements with adjacent property owners agreeing to the parking. Based on comments they received from their proposed building on Vine Street, those have already been integrated into this. The original package shows a blend of different siding materials. The consideration would be for no vinyl along the 'Y' Street corridor. They will probably use a Hardie board product and stone along the facades as well. There will be entrances off 23rd Street and 24th Street. Two primary entrances will be off 'Y' Street. They have integrated additional landscaping above and beyond what is required. 23rd Street doesn't have room for landscape improvements due to the fiber optic in the street.

Mark Canney commented that a white spire birch tree can be prone to bugs. He applauds the applicant for going above and beyond with the landscape. He sees the applicant is proposing a native prairie mix. Those can be challenging. He asked if there will be a grounds person or who would maintain the landscaping. He wanted to make sure the applicant understands it takes some effort to get it established. It typically takes about three years. A progressive landscape can take some extra care. He applauds them for doing a native mix. He cautioned them to be prepared. There can be some issues. Riley stated they will be doing some bioswale containment as well.

Peace likes the U shape with interior parking. He likes the model. He would urge the applicant to not have all the buildings exactly identical. He understands wanting them similar. He would urge them to not have all their developments identical.

Penn is looking west on 'Y' Street and trying to figure out the material. Riley stated they are proposing Hardie panels with a board and batten trim concealing the joints. The street frontage

will be a four inch lap siding. There will also be an off-white six inch Hardie lap siding. It will be capped with a panel system. Below the canopy is a stone beltline and a lap siding as well. The base of the building is 4 x 8 Hardie panels all around the building. Penn inquired how close the product will be to the ground. Riley responded six inches off the ground. Penn believes that Riley is not a licensed architect. Riley responded he is not, but one will be on the job. Penn is concerned about that. Riley fails to understand the point. Penn asked if the foundation will be exposed at ground level. Riley answered yes, a minimal amount of the foundation will be exposed.

Penn inquired why there is no architect on this project. Aaron Burd is the owner. He responded that there will be a licensed architect on the job. Penn is asking for there to be a little more design intent. She suggested having good design doesn't necessarily cost money. These buildings will be around for a long time. She thinks the applicant should be spending a little more money on the design. She would like to see some variations in the façade design. This is one of the few projects she can think of that doesn't have an architect on it. She believes it is State requirement. That is there for a reason. She has been on this committee for many years now and she can't think of a project of this magnitude that doesn't have an architect. She would strongly suggest they be involved in the design.

Canney wanted to know if the landscape plan shows any room on the west side for street trees. Riley noted they will probably be asking for a waiver on that point.

Peace had a few thoughts he wanted to express. It sounds like these parties have worked together before. This is a good sized project in an important part of town. He would like to see more. There could be more of these. He would ask Dallas McGee with Urban Development to think about some standards. We are trying to encourage creativity. He believes that having a City group that specializes in design wouldn't hurt. This would be more for City staff that oversee how TIF money is spent.

Canney agrees that the applicant could vary the entrance or some small detail to make these buildings seem more inviting and individualized.

Burd is somewhat confused how a certain structure can be approved for a previous application and they took those recommendations to replicate for this project. Now they are told to make changes. He wondered how this works with everyone else who does their buildings the same. He is trying to get some consistency. This is misleading to a certain degree. What we are showing was approved 45 days ago. Peace doesn't think about what was approved 45 days ago. His comments were related to a 100 percent repeat of a block long building. He wants the owner to think about that. Some details could be varied such as colors, the entrance, features or details. Two, block long buildings that are absolutely identical would be a little too much for him. Burd will look into it. This will also be affordable housing. This has to be somewhat consistent. They are trying to keep them the same. We have spent countless hours doing this. He likes the way

they look. He thinks that similar buildings but with different colors would work. Once we figured out what works, we replicated it. Peace understands that the applicant did a lot of things on the previous application that the commission suggested and created more definition. He should have said thank you. He believes when you repeat a building exactly, you could create issues.

Canney wondered if this is intended for college students or families. Burd responded it is intended for anyone who wants a two bedroom. A certain amount of the units are intended for affordable housing, but it would be unrealistic to say some won't be college students.

Canney suggested the applicant should look at an outdoor recreational component for families.

Penn stated that we just want the best that can be done. This commission is supportive of the Mayor's initiative of affordable housing. Burd noted that six units will be affordable housing. Penn applauds the applicant for that. These are just some points that need to be thought about. If there are more developments coming down the pipeline, what should be done? She noted her comment is directed more towards McGee and Urban Development. Burd foresees variation in future buildings. Peace thinks these are all things that sound good. He encouraged the application to explore some options.

There being no further business, the meeting was adjourned at 1:45 p.m.

TO: **Urban Design Committee**

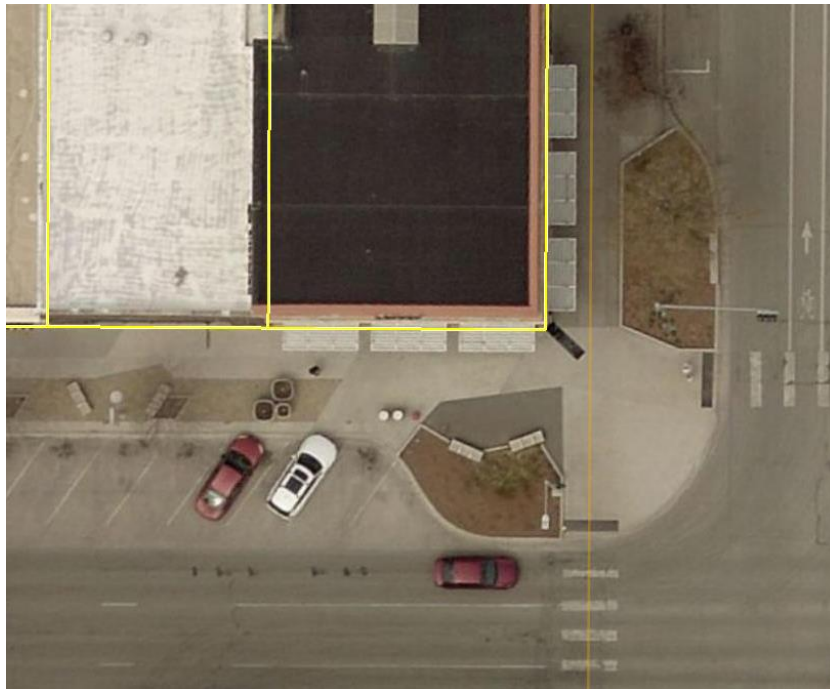
FROM: Stacey Hageman

RE: Meeting of August 3, 2021

DATE: July 28, 2021

ITEM 2: Digital Kiosk at 14th & P

The Downtown Lincoln Association is looking to install a digital kiosk at the northwest corner of the 14th and P Street intersection, by Raising Cane's. It is the only intersection on P Street without a District Pole, the kiosk will take the place of that feature. Your advice is sought because of the location on public property.



ITEM 3: Antelope Valley Multi-family Redevelopment Update

Developers of the Antelope Valley Multi-family Redevelopment, reviewed by the Committee in June, are returning with a project update. The project has undergone some changes due to an expansion of property. More information is attached.

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ANTELOPE VALLEY MULTI-FAMILY HOUSING

August 3, 2021

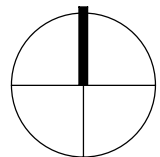
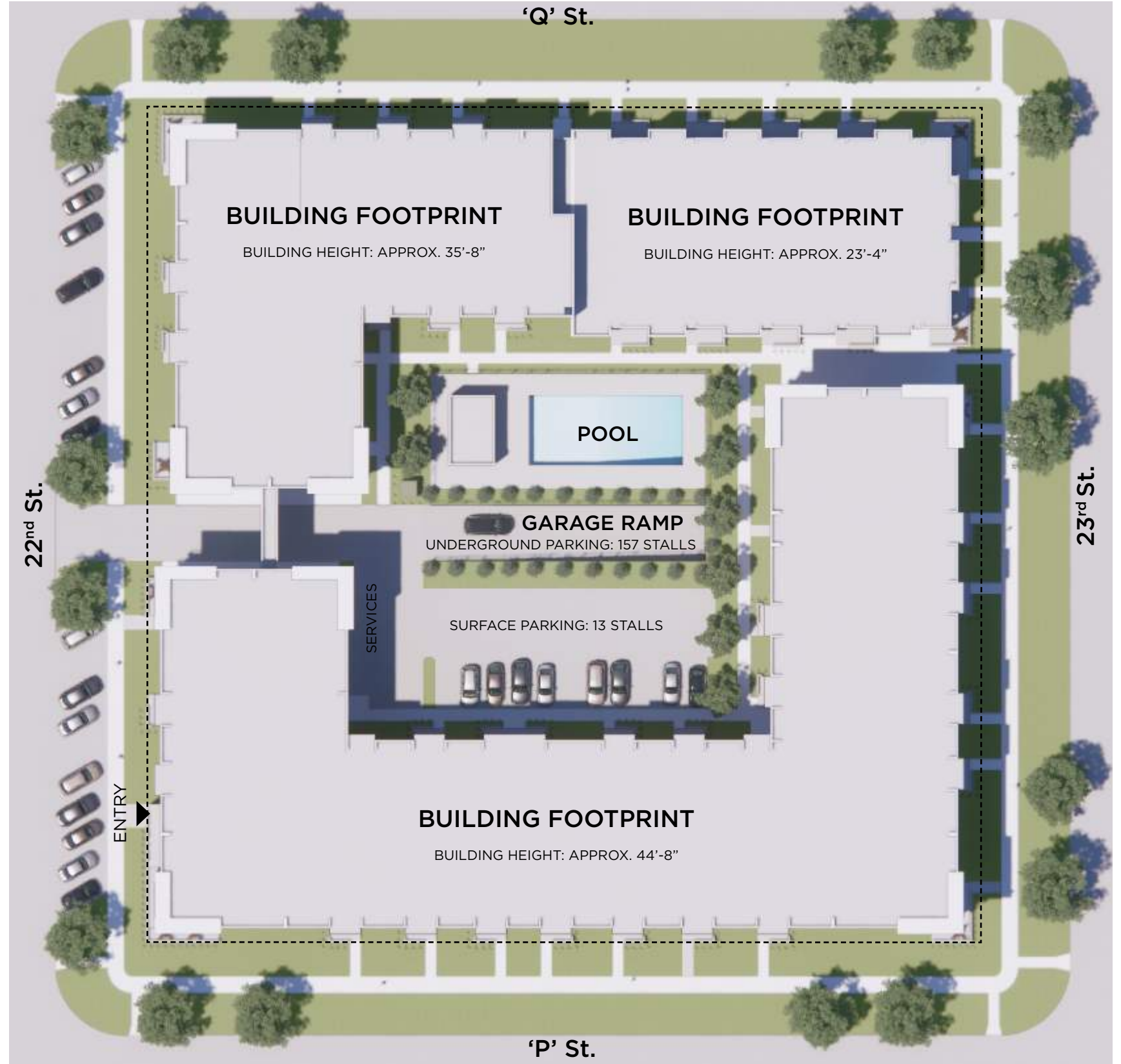
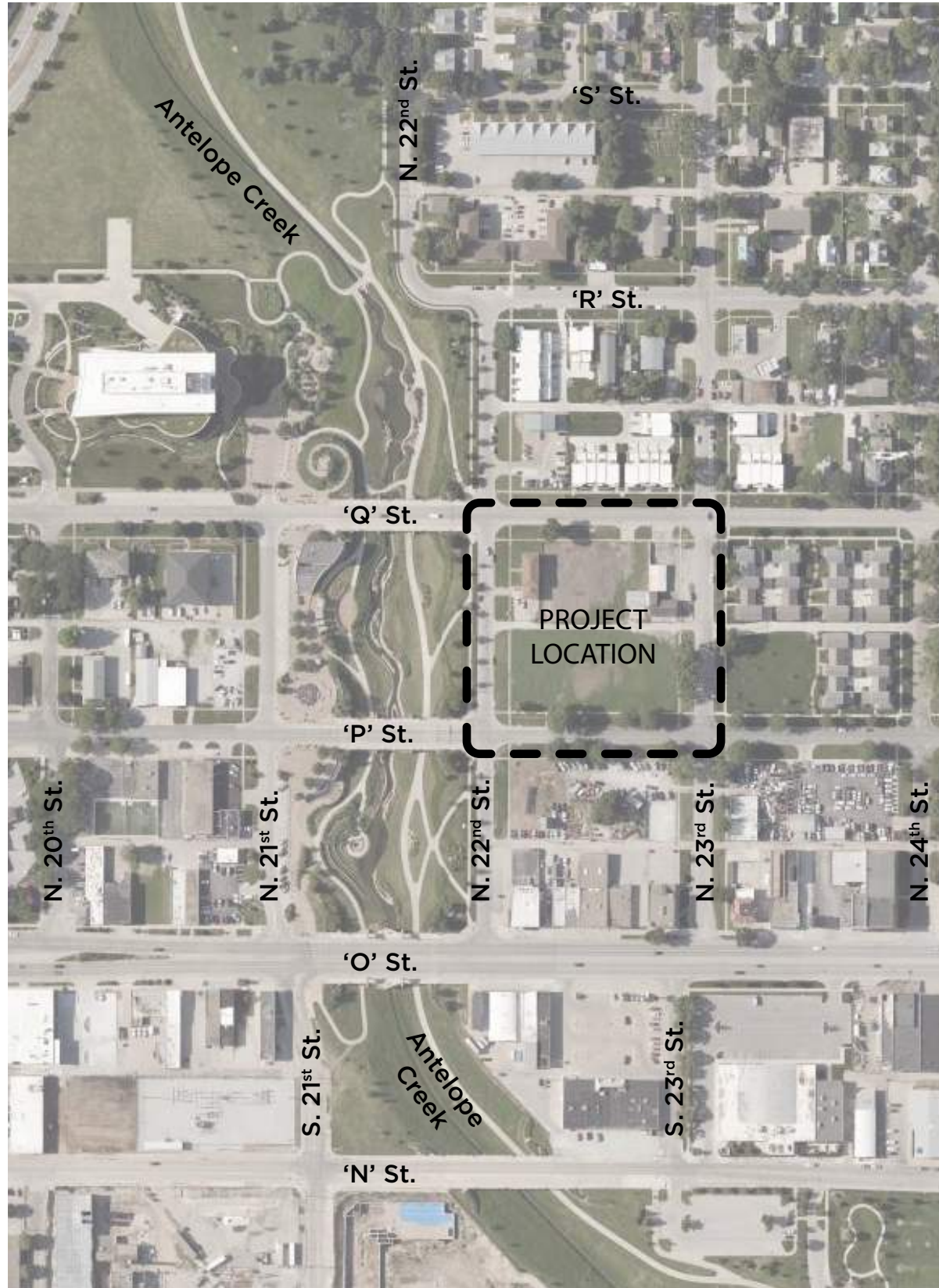
Development Update

Assurity[®]

Assurity Real Estate Development
Brett West, *Senior Director*



Brester Construction
Chris Brester, *President*



Location Map & Site Plan

Not to Scale



Southwest Aerial Perspective



Northwest Aerial Perspective



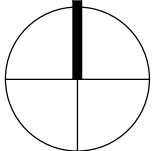
Southeast Aerial Perspective



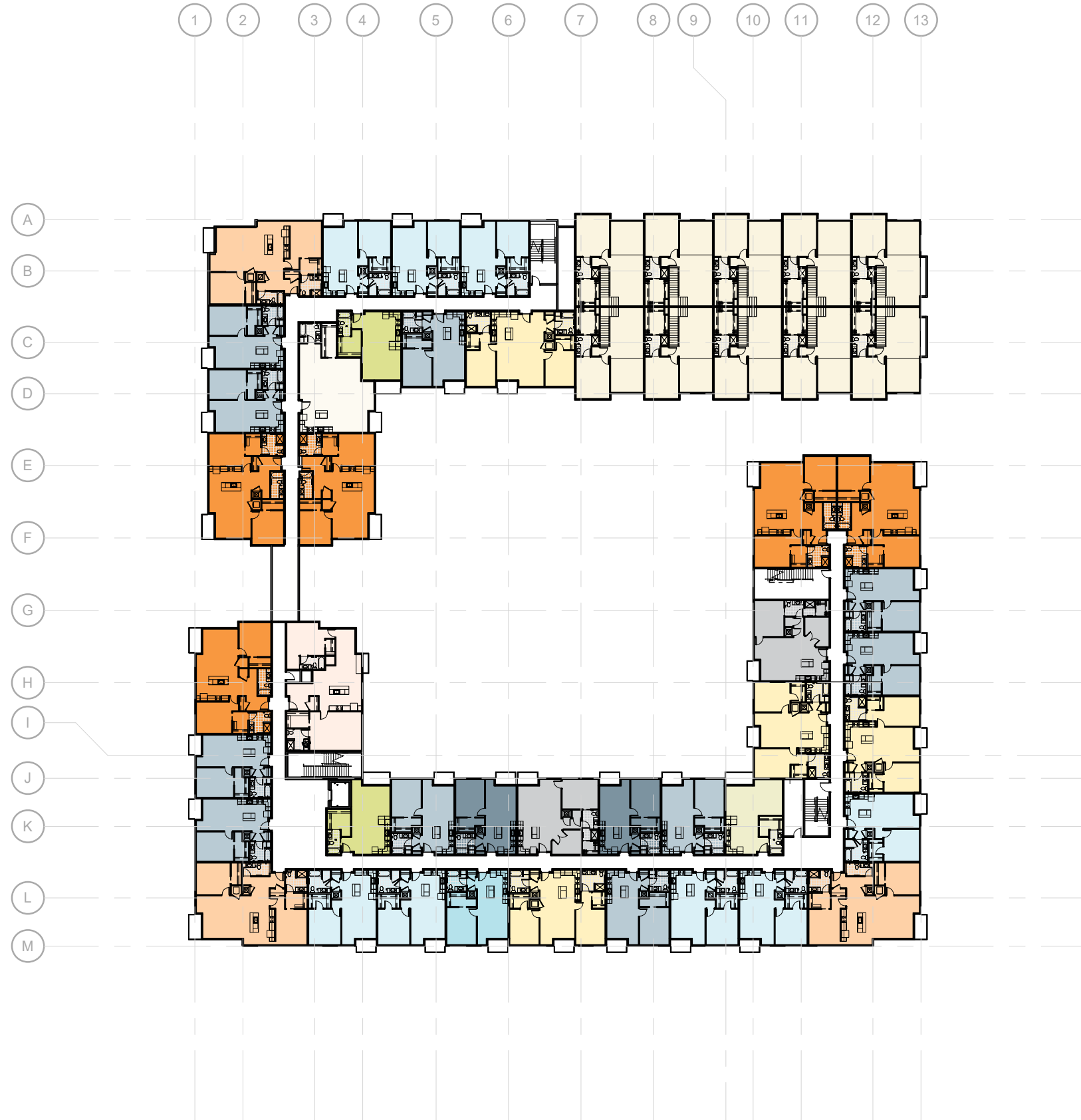
Northeast Aerial Perspective



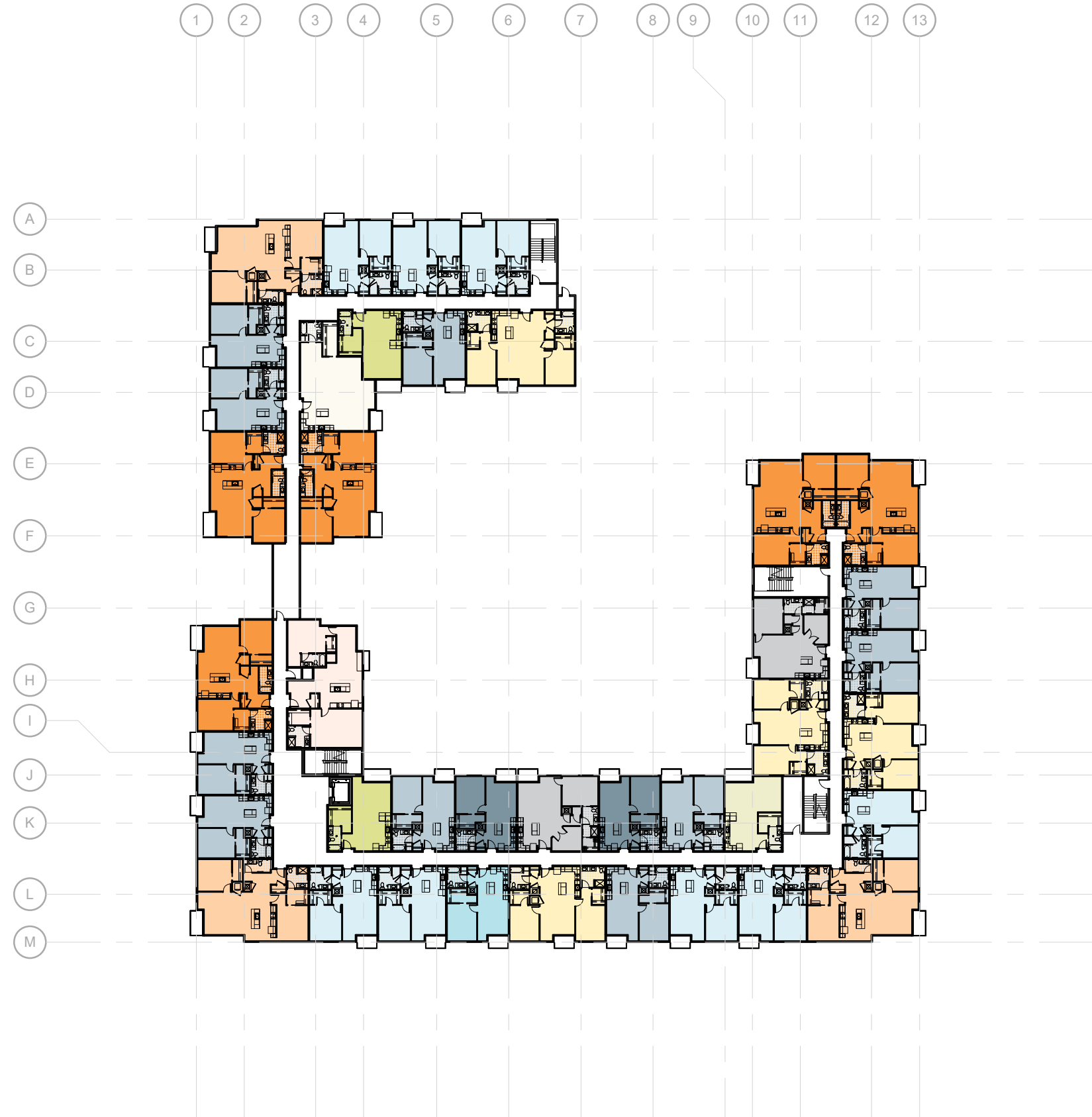
West Perspective



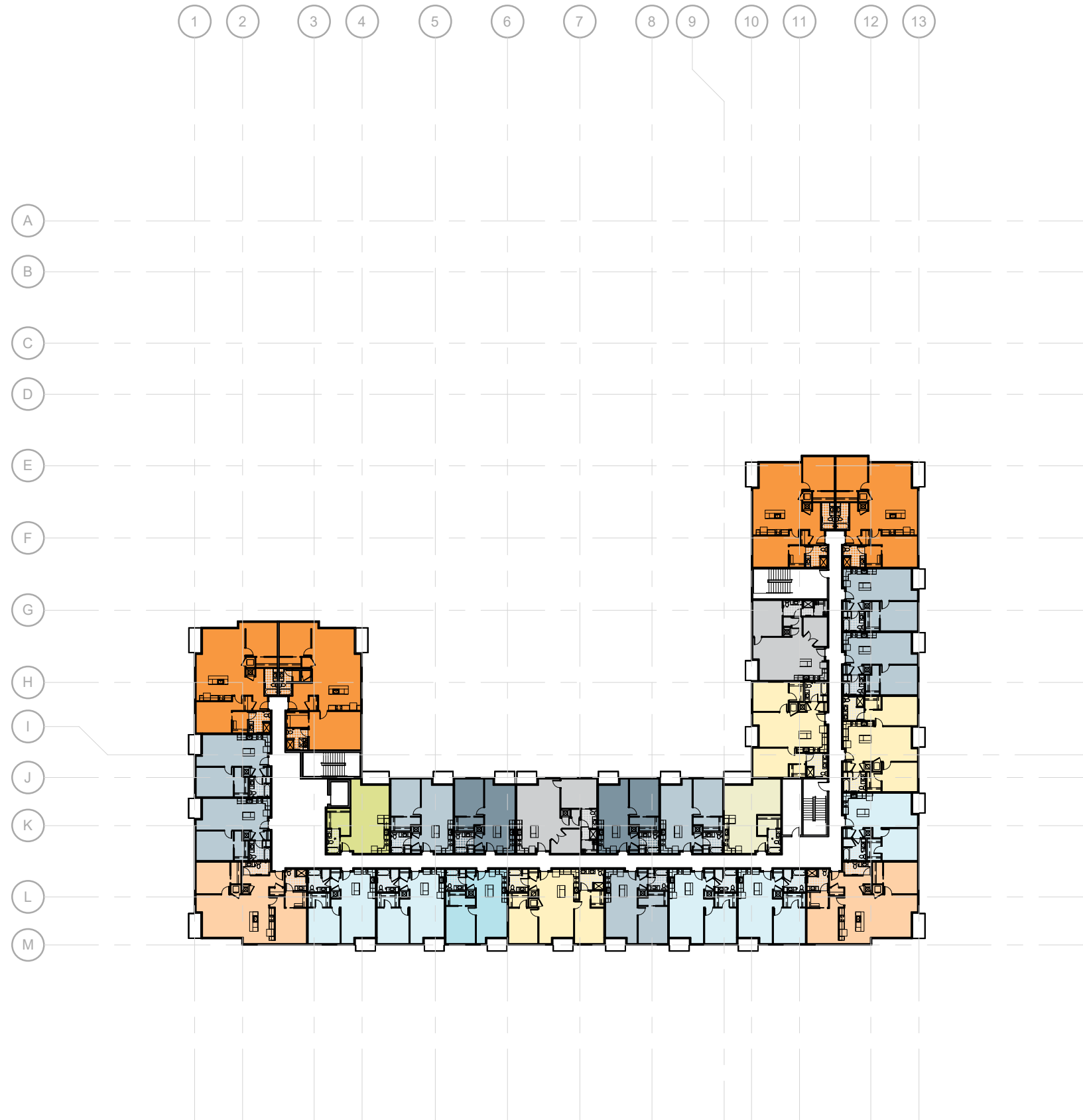
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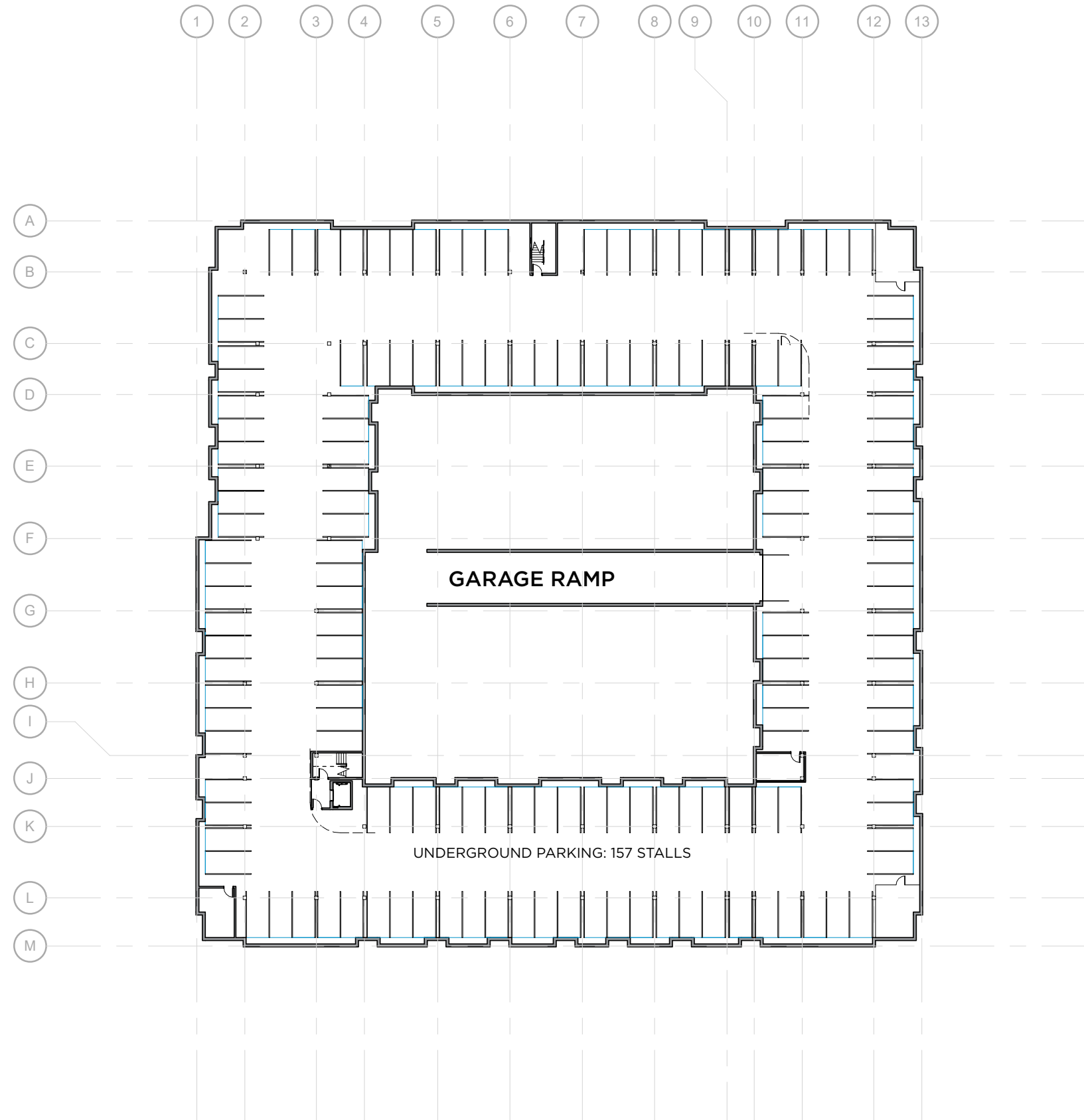
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