

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **January 5, 2021**, 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 October 6, 2020.

DISCUSS AND ADVISE

2. Terminal Building Streetscape
– UDR20068
3. Revolution Wraps Redevelopment
– UDR20069
4. 1645 Washington Redevelopment
– UDR20070
5. Wyuka Housing Redevelopment
– UDR20071

DISCUSSION

6. Staff Report & misc.
 - Discussion on brick alleys
 - Larry Enersen Urban Design Award

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

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

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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: October 6, 2020, County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dallas McGee of Urban Development; John Badami with DLR Group; Greg Smith from Davis Design; Todd Hesson and Beth Vinton with Encompass Architects; Adam Criswell with Speedway Properties; Cody Schmick; Matt Olberding from Lincoln Journal Star; and other interested citizens.

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

Eagle Bull then called for a motion approving the minutes of the regular meeting held September 1, 2020. Motion for approval made by Deeker, seconded by Canney and carried 4-0: Canney, Deeker, Eagle Bull and Hind voting 'yes'; Huston, Peace and Penn absent.

BLOCK 65 STREETScape:

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

John Badami presented some updates from the last meeting. There was parking directly along the street on the north. There was a request from this committee to create more activity on that side. There is some bike storage, a resident fitness center and a main lounge to help activate the streetscape. On the north side, there is a bike path. They don't anticipate any changes. There is a series of planters along the bike path, with trees and native grasses. They are also showing some raised planters to accentuate the setbacks and soften the area on the north, as well as the east side. They also going to do some decorative pavers to accentuate the main entry. There is a drop off lane shown that is about 60 feet in length. The garage entry is on the southeast corner.

Canney believes this does what the board requested. He thanked him. He has a concern on the raised planters regarding durability and aesthetics. Badami stated the raised planters would be about 18 inches in height and a precast product. There will probably be some raised metal fins along the edges to prohibit skateboarding activity.

Deeker wondered about the width of the planters. Badami replied about five feet.

Canney assumes the applicant will coordinate the street trees with the City. Badami responded yes. Canney would recommend using a tree that doesn't have a wide root band and perhaps use improved soil. Most street trees live about 20 years, longer would be good. Badami agreed. They will work closely with the City.

Hind commented about the clay pavers. He appreciates the detail. He has had conversations with the City and his concern is those being cut out later for utilities and replaced with gray paving. He assumes TIF (Tax Increment Financing) will help with these improvements. He believes the agreement should contain language that would help to maintain the original design quality. He also noticed some decorative concrete on the north. He believes it should be maintained. Badami believes we can find a solution to maintain these. Hind thinks this is a great addition to the City.

Canney inquired about improvements in the public right-of-way and where we stand on having input into this. Does the contractor typically check with the owner, Downtown Lincoln Association or anyone? Hind understood it to be no one. Hageman agreed. She believes no one. This is part of a longer conversation that City staff has been having. Hind would advise if it gets into the TIF agreement, down the road there should be a specification for maintenance or replacement.

Eagle Bull questioned if this should be followed up on. Hageman replied yes, staff will follow this.

ACTION:

Deeker moved approval of the streetscape plan as presented, and the use of TIF and work to be completed in the right-of-way, seconded by Hind and carried 4-0: Canney, Deeker, Eagle Bull and Hind voting 'yes'; Huston, Peace and Penn absent.

BLOCK 4 PARKING GARAGE:

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

Greg Smith stated that he is working with Olsson Associates and Walker Parking Consultants. They were last working on parking decks 2 and 3, with light wall exteriors and brick belts at the base of the building. Now they are moving south of the Harris Overpass to parking deck 4. Canopy Park residences are to the east of the garage. They share a common wall between the two projects. This garage will serve the residents, as well as a 66-stall resident garage. The remaining ground still has some parking from Burlington that is controlled by the City. There is a storm management easement that runs through the garage north end. One reason we did the light wall previously is that the system is the structural support for the T's. The decks will slope up to the south. We will navigate through the garage with the east bay intended for the residences, although it will be first come, first serve. The south end shares a common hall to the residences. We have been through this with Building and Safety. It will be similar to the other garages. We have worked in passive security with the elevators. The elevator on the north end is buried more within the structure. There is a transformer that serves the residents units at the south end of the plaza. We are planning on putting in a screen similar to the utilities on deck 2. We will have plantings around there also. There is a snow drop location off the southwest corner of the garage. Olsson Associates has worked developing the landscape plan. They are also doing the master plan for the greenspace across the roadway. We will have a digital sign board that shows the parking counts and what is available in the garage. They have talked about how to blend this with the residential use. It will be a

precast structure with brick blended in. Even though each garage is similar, there is a little difference with each one. This garage will be 80% manganese brown and 20% bordeaux. The precast colors will be the same, along with the elements of the caps. The canopies will be similar. The rhythm of the residences are balanced with punched openings. We tried to marry the apartments with the garage. There are some aluminum panels. The color scheme will be amber highlights. The lighting is LED. We were able to connect this to the master system, so we can do lighting schemes with all the garages. There will be a concrete backup wall that carries the signature of the West Haymarket canopies.

Hind had a question about the drawing. Smith responded that it will be a cable barrier system. Hind questioned if you can see the cars on the roof on the other decks. Smith believes they are mostly screened from below. Hind believes the scale of the building is good.

Huston understands that this is subject to the South Haymarket Design Standards. Garages 1, 2 and 3 are subject to the Downtown Design Standards. Hageman responded that the standards for parking garages are the same in both sets of standards.

Hind questioned the north elevation and the difference between panels. Smith stated they are proposing gray concrete for the cap around the garage. The fins will be on the north side. They are trying to tie into the residential punched opening. There will be about 30 or 40 feet of exposed garage, then the residences. The east entrance to the garage comes off leftover right-of-way that runs down the south side of Harris Overpass. There will be access from the east as well.

Eagle Bull noted that it seems that on the other parking garages, the structure covers the ramp area. This one spans a little further. Huston noted that the standards talk about where feasible, area between the parking area and the public sidewalk should be usable floor area. He would take the position that is not feasible in this case. Hageman believes it identifies specific areas for usable floor area. She thinks that in South Haymarket, it may call out Canopy Street which she views as the building on this block in conjunction with the garage. Huston agreed. He believes the primary active use is housing which is the objective of the design standard. Hind commented that the slope floors are all visible. There could be more panels. Smith noted that internally there was a lot of discussion and in the end, we consulted City Parking Services and they felt more open with a flat floor was more serviceable. Hind doesn't have a problem with the design. He thinks this is acceptable. Canney suggested that the strong vertical elements and the rhythm aesthetically overrules the standards. Huston is not opposed to a waiver. He believes that this is in substantial compliance with the screening requirement. Eagle Bull agreed. She believes it is a combination of the strong vertical and horizontal elements that override the requirement. Hind thinks the intent is there that addresses the urban street.

Deeker had a question about the mesh ribbon on the upper area. Smith noted these are highlights on all other garages and each garage has its own color. Deeker would like the ribbons on all the garages to be consistent. If one of the ribbons was brought to the second floor, it would help engage the streetscape. She would suggest looking at the spacing of ribbons on the other garages. She would prefer a lower floor for these elements. Eagle Bull added that they could be placed to start to cover up the slope.

ACTION:

Huston moved approval of the design as presented subject to comments and suggestions from the committee, seconded by Canney and carried 5-0: Canney, Deeker, Eagle Bull, Hind and Huston voting 'yes'; Peace and Penn absent.

TELEGRAPH DISTRICT, BUILDING 11:

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

Beth Vinton stated she is here to present third building of the Telegraph District. Telegraph Flats was the first project. It was a four-story building with underground parking. The second project was Telegraph Lofts East which is currently under construction. She believes it is scheduled to be completed January 1, 2021. Telegraph Lofts West is under construction. It is very similar in design materiality to Telegraph Lofts East. There is a 40-foot utility easement that runs through the site. That changed the building slightly. This project doesn't have underground parking, due to the reduced footprint and cost. She showed two of the typical floor plans. There will be additional dining space on the south end. There will be three levels of commercial space and a roof deck. The south side is all residential for a total of 36 units. All the units have balconies and are one or two bedrooms. The materials for this project will be the same. They are proposing precast on the first floor, light precast at the angled corner and darker precast as well. We have a slightly different brick color. The canopy will look like the canopies on the other buildings. They are proposing fiber cement on the vertical elements. We are trying to bookend the entrance with Telegraph Lofts East and Telegraph Lofts West. She showed a rendering of what the corner will look like. There will be planters. The back of the building transitions to a CNY. We use a pattern to help accentuate the upper levels. Because of the utility easement and the 45-degree angle, we decided to change the architecture a little. We changed the scale of the windows a little as well trying to activate the back space.

Hind understands there will be decks for the commercial space as well. Hesson responded that is correct.

Vinton added they wanted to wrap the brick around the corner. They envision the first floor being activated with dining space.

Hind thinks the applicant has done a great job with this area. He is looking forward to it. So much of the exposed structural steel is being painted. He inquired if TIF will be used for this. Hesson believes so. Hind believes this is part of an ongoing conversation about TIF. He worries about things that will be painted and could flake and peel in this environment. Hesson shares his concern. It is a maintenance problem. They have worked with Sherwin Williams to get the right primer. A higher end paint will be used. Huston noted that maintenance funds can be used with TIF as well. Hesson stated the steel is all galvanized which will inhibit most of the rust.

Hind inquired if the decks will be all steel or aluminum, and if they will be integrated with treated lumber from the other side. He wondered about the detail. He assumes the lighting will be similar to the other Telegraph buildings. He would encourage lighting for the residential inside corner and for safety reasons. Vinton stated that lighting is a big focus, especially the corner. Each unit will have a patio light and a series of lights across the back. There will also be pole lights throughout the parking area. The open courtyard theme will be activated throughout the buildings. Hesson added that all canopies will have lighting underneath, and quite a bit of accent lights. The decks will be aluminum with Treks decking.

Huston thinks it is great to see the place unfold and looks forward to a lot of activity.

Canney agrees with Hind and Huston that this looks great. He noted that the easement still has a bike trail through it. He wondered if any consideration has been given to people cutting through the bike path. It is something to think about, if there would be anything that could be done to reduce the conflict.

Hesson thinks the intent was to treat it as a mini green space for dining overflow. There will be some drainage through there. At one point we were trying to do some stormwater retention, but that has changed. He noted the trail obviously doesn't go anywhere, so he doesn't see it as an obvious path to anywhere. He thinks the intent is to activate the whole center area. On the east side of Telegraph Flats, the whole dock is anticipated to be retail and artists. He believes it is intended as a semi-public area. Adam Criswell added they will be live/work units priced at a residential rate. There is a 42-inch sanitary sewer line that runs down the bike path. They want to activate all the buildings.

Casper believes the constraints of the 40-foot easement give way for a more interesting building. She thinks it looks good.

Hind thinks it is a positive that the windows were changed. There are north facing planters and planters on the street and east side. He would encourage looking at different plants. Vinton believes the intent is to do something similar to what is done in the Haymarket. Hind thinks the commitment to the docks and activating the street is what sets this apart.

ACTION:

Huston moved approval, seconded by Hind and carried 4-0: Canney, Deeker, Hind and Huston voting 'yes'; Eagle Bull declared a conflict of interest; Peace and Penn absent.

STAFF REPORT:

Hageman stated that a sidewalk café was previously approved on the site at 1630 'P' Street.

Cody Schmick is the owner of Boom Box Social. This was approved around six months ago. It has been a security challenge. The demographic is younger than anticipated. The fence is way too low and people can step over it. He would like to see if he could sacrifice a little design for safety. The current fence is 36 inches tall. He would love to have it 60 inches tall. It would be the same look. It has been a bit of a nightmare to secure.

Huston inquired if there is a Downtown Design Standard that addresses fence height. Hageman doesn't believe so. The only taller fence she can think of on the sidewalk is on 9th Street. This is part of the outdoor dining review. This is a recent issue that has come up. Staff isn't sure what to do and would like the committee's input.

Canney questioned if minors are hopping the fence to come in. Cody replied there have been some minors and some people skipping line. They are working with the Lincoln Police Dept. on fake ID's. The kids are respectful but pushing it.

Hind is concerned about adding to a 36-inch wall. It could create a step to hop over the wall. Schmick believes climbing would be a lot more obvious. His security would catch it.

Canney wondered about a panel at the top. Deeker agreed. Perhaps there could be something decorative for a top band.

Huston doesn't have a problem with making the fence taller. Hind agreed.

Schmick would like recommendations on visibility. Hind thinks visibility is a good thing. You need to see from both sides. Huston thinks this would create a precedent, but he doesn't have a problem with it. He thinks that outdoor dining would want the lower wall as opposed to a taller one.

Hind can envision people adding items to their outdoor space such as a canopy or heaters, to extend their outdoor dining into the cooler seasons, especially with the current Covid conditions.

Casper likes the idea of perhaps having a panel for some design. Eagle Bull can envision something at the top.

Hind thinks it would be good to have the applicant back to show his solution. The committee members all agreed they had no problem with the height. Hageman noted that this gives City staff some guidance.

Huston would suggest providing the design to City staff for the outdoor dining permit. He believes it does not need to come back before Urban Design Committee. Hageman pointed out this will go before the Sidewalk Café Committee. She will continue working with Schmick and advise this committee of the solution.

MISCELLANEOUS:

- Hageman stated that the Mayor's Art Awards will be online on October 20, 2020. There will be no in-person awards ceremony this year. This means we need to start selecting the award to be nominated next year. She noted that Huston has been chairing the selection committee. Huston is willing to let someone else do it if they are interested.

Canney is on the Lincoln Arts Council already. He believes it would be inappropriate for him to be on the selection committee as well.

Huston stated there is a database of projects that has been created over the years of who has been nominated. He thinks the approach has been fairly consistent. Hind would be happy to take on this role for Huston.

There being no further business, the meeting was adjourned at 4:25 p.m.

TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of January 5, 2021

DATE: December 29, 2020

ITEM 2: Terminal Building Streetscape

The Historic Preservation Commission previously reviewed (and unanimously approved) plans for the rehabilitation of Terminal Building at the southwest corner of 10th and O Streets. The building is planned to include a mix of uses with commercial, office, and residential. Developers are working with The Clark Enersen Partners on the O Street and 10th Street streetscapes. Because you are more familiar with urban design impacts, your advice is being sought on this element of the project.



Conceptual images of the proposed streetscape are attached for your review. Designs include paver areas and a number of large planting beds, which are intended to be compatible with the planned streetscape for the 9th & O hotel project. Your advice is sought on this use of TIF and on the work to be completed in the right-of-way.

ITEM 3: Revolution Wraps Redevelopment



Revolution Wraps has plans to construct a 12,000 square foot building with associated parking and landscaping at 1801 Cornhusker Hwy. Revolution Wraps is an existing locally-owned business that creates vehicle wraps, signs, and other graphic design products. This new building will allow them to expand their operations in Lincoln. The building will be used by Revolution Wraps as office, production, and installation space. The site plan and building renderings are attached for your review. The Committee's advice is sought on this use of tax increment financing.

ITEM 4: 1645 Washington Redevelopment

The large house just west of 17th and A streets is being proposed for redevelopment into an 8-unit residential multi-family apartment building. It will consist of 4 two-bedroom units and 4 one-bedroom units, totaling 6,228 livable square feet. Your advice is sought on this use of TIF.

The goal of this redevelopment project is to provide affordable rental housing in close proximity to downtown, as well as to encourage more redevelopment of the unique yet blighted area in the South of Downtown. The project is intended to make a positive impact to the area by redeveloping a longtime vacant property into one of the most updated properties in the neighborhood.

More detailed information on the project is attached.

ITEM 5: Wyuka Housing Redevelopment

Fred Hoppe is proposing to construct nearly 100 residential units on the former Wyuka property on the east side of N. 36th Street. The developer’s presentation is attached.

Tax increment financing is being sought by the developer and therefore this project also warrants review by Urban Design Committee related to this use of public funding. Also, the proposed project will have a significant impact on the urban form of this neighborhood—further warranting your review.



I will note also that this development falls within the National Register of Historic Places boundary for Wyuka Cemetery, and therefore the project will also be reviewed by the Historic Preservation Commission. HPC will ensure that the project will not negatively impact the historic site.

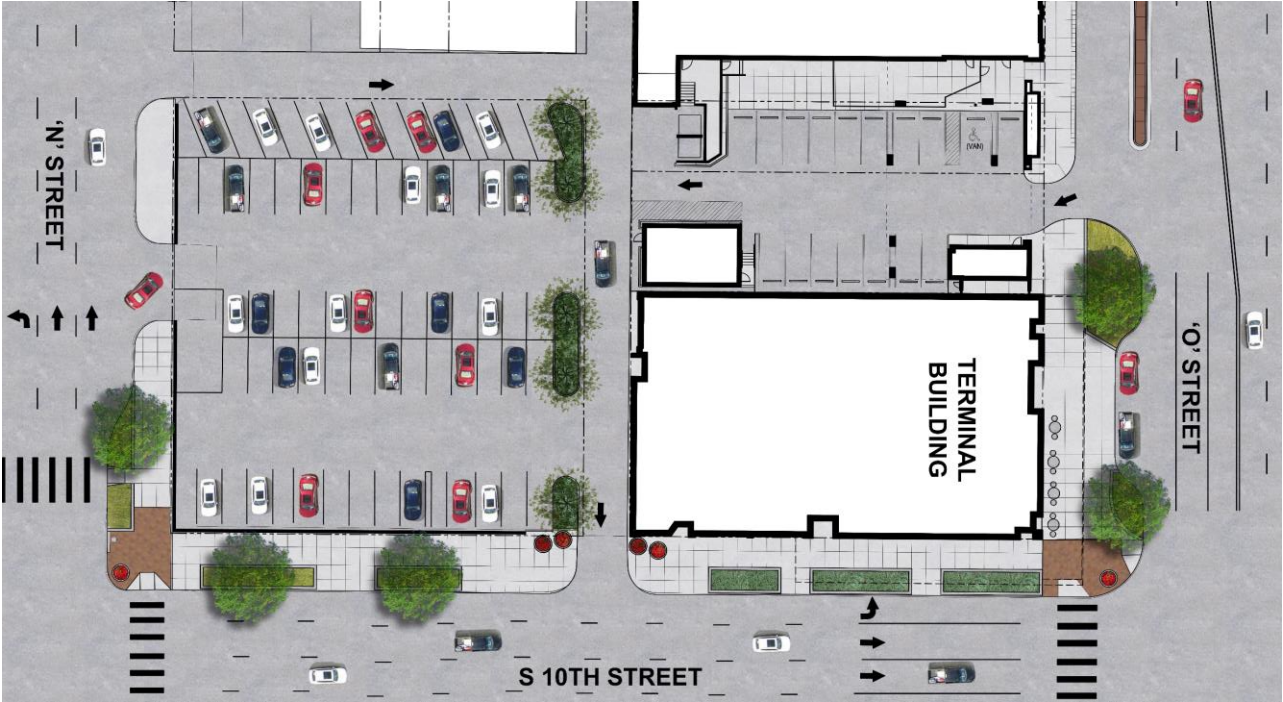






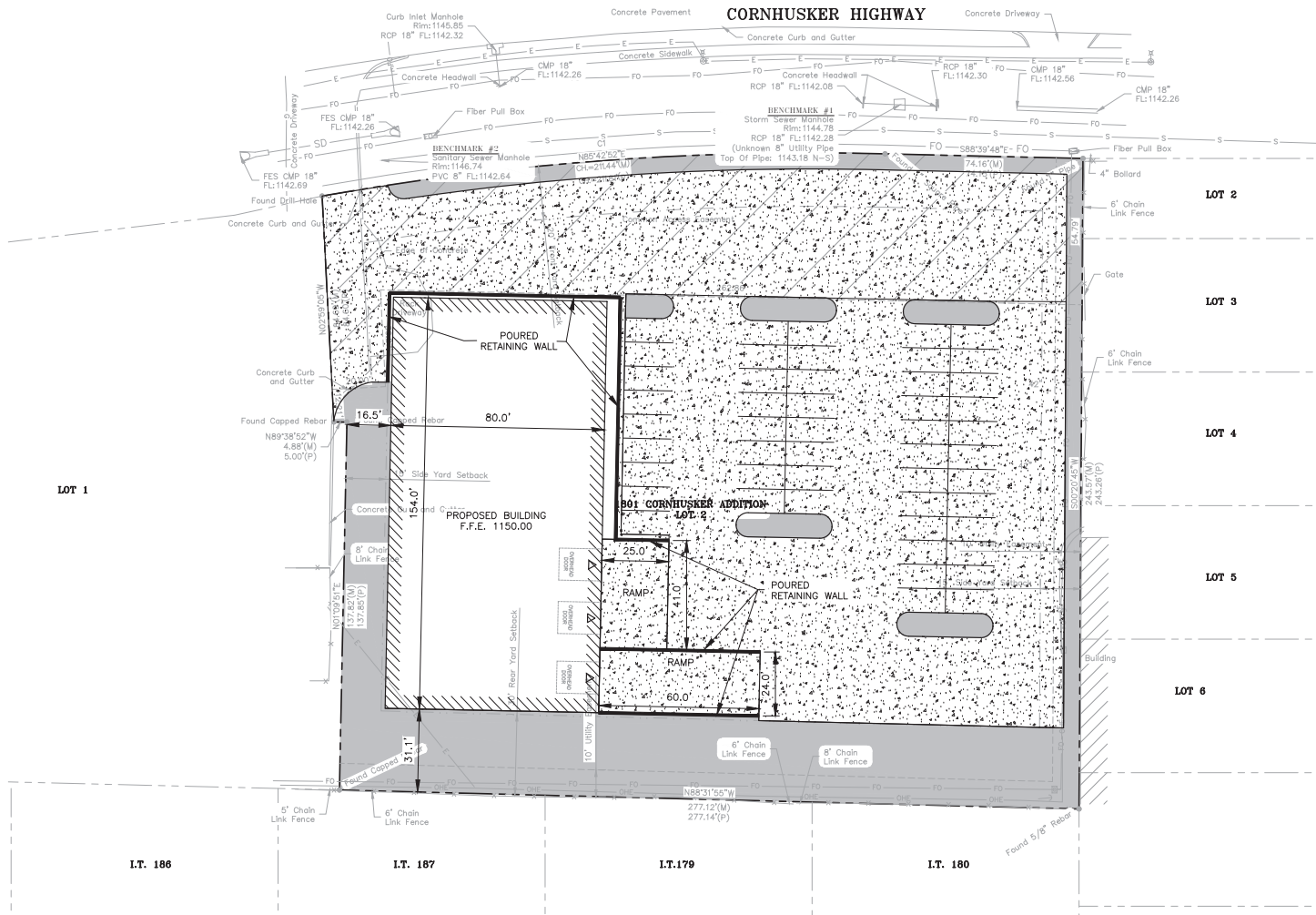








Preliminary
 Not for
 Construction



LEGEND

- CONCRETE PAVEMENT
- PROPERTY LINE (ASSUMED)
- LANDSCAPING (SEE LANDSCAPE PLAN)

REGA
ENGINEERING GROUP, INC.
REVOLUTION WRAPS
NEW BUILDING
1801 CORNHUSKER, LOT 2
LINCOLN, NEBRASKA

REGA
 ENGINEERING GROUP, INC.

601 OLD CENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

BENCHMARK

BENCHMARK #1, STORM SEWER MANHOLE,
 EL=1144.78
 BENCHMARK #2, SANITARY SEWER MANHOLE,
 EL=1146.74





REGA #201210	
ISSUED FOR:	DATE:
URBAN DEVELOPMENT COORDINATION	11/10/2020



Project Number:
 20-027
 Date:
 11-09-2020
 Revisions:

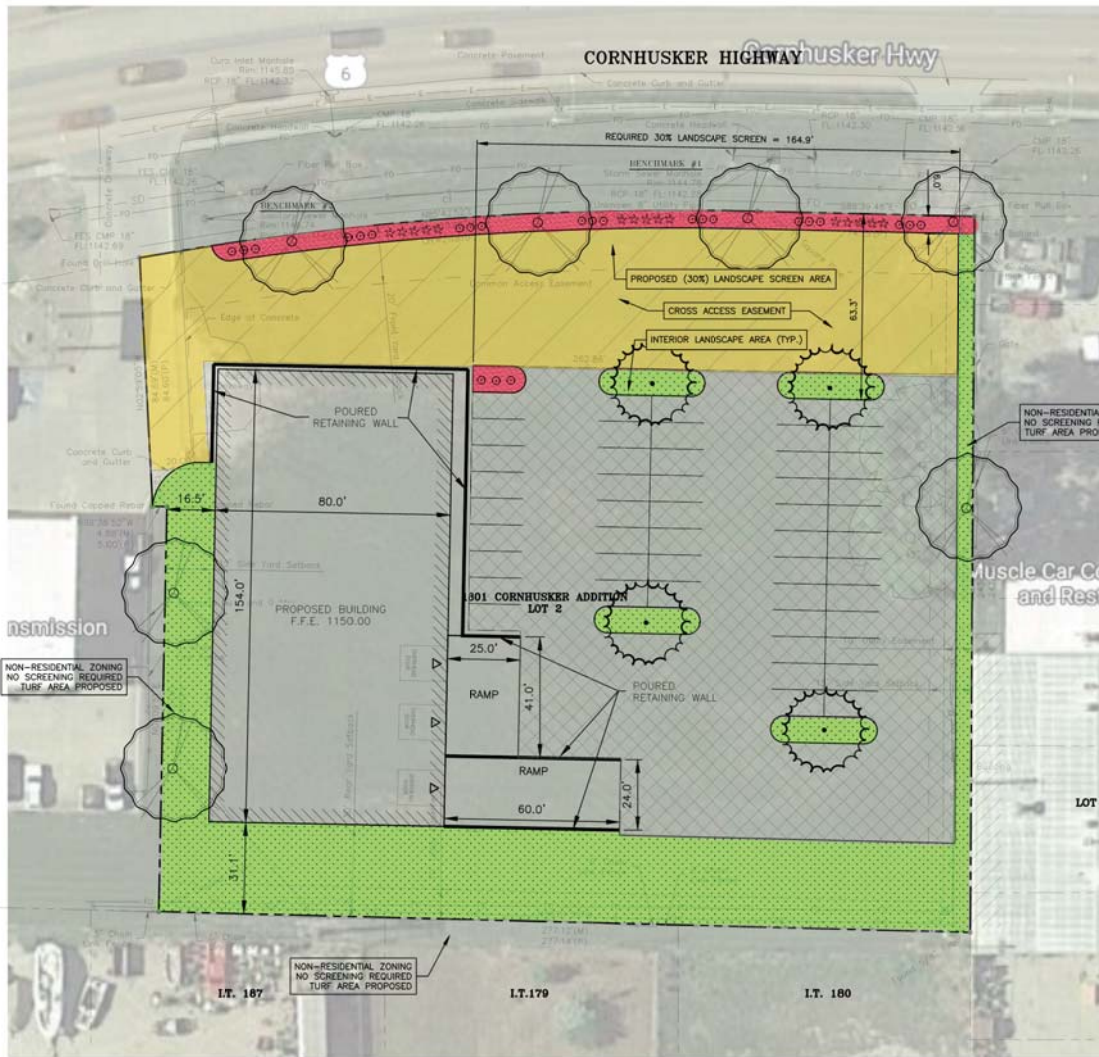
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LAYOUT PLAN
 SCALE: 1" = 20'-0"

LEGEND		
	14,947 SF	ACCESS EASEMENT
	22,870 SF	PARKING AREA SHOWN (PARKING STALLS AND DRIVE LANES) ACCESS EASEMENT (14,947 SF) NOT INCLUDED
	12,042 SF	LANDSCAPE (TURF) AREA (NOT APPLIED TO SCREENING REQUIREMENTS)
	2,720 SF	LANDSCAPE SCREENING AREA / OPEN SPACE LANDSCAPE (COMBINED) (TREES, SHRUBS, GROUNDCOVERS AND TURF)

LANDSCAPE REQUIREMENTS:

- OPEN SPACE (12,300 SF BUILDING)
- 3 SHADE TREES REQUIRED
- 400 SF UNDERSTORY PLANTINGS REQUIRED
- PARKING LOT TREES:
22,870 SF CONCRETE AREA = 4 TREES REQUIRED
- PARKING LOT SCREENING:
CORNHUSKER HWY SCREEN, 165 LF (30% COVERAGE REQUIRED)
149 SF SCREEN REQUIRED
- STREET TREES:
CORNHUSKER HWY, 45MPH, 286 LF PROPERTY FRONTAGE
4 TREES REQUIRED



BENCHMARK
 BENCHMARK #1, STORM SEWER MANHOLE,
 EL=1144.78
 BENCHMARK #2, SANITARY SEWER MANHOLE,
 EL=1146.74

REGA #201210
 ISSUED FOR: URBAN DEVELOPMENT COORDINATION
 DATE: 11/10/2020

REGA
 ENGINEERING GROUP, INC.
 601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

REVOLUTION WRAPS
 NEW BUILDING
 1801 CORNHUSKER, LOT 2
 LINCOLN, NEBRASKA

Project Number: 20-027
 Date: 11-09-2020
 Revisions:

Nebraska 811
 Know what's below.
 Call before you dig.

LANDSCAPE CONCEPT PLAN
 SCALE: 1" = 30'-0"









Install New JELD-WEN® Premium Series Vinyl Casement Windows
Install New Vinyl Siding
Paint Foundation to match new siding
Install New Exterior Fire-Rated Side Door

1645 Washington West Elevation

Urban Design Review

01.05.21



Site





Site plan - S to R Streets

Urban Design Review 01.05.21



Site plan - R to Q Streets

Urban Design Review 01.05.21





West Elevation - 3 clusters

Urban Design Review 01.05.21



West Elevation - Enlarged

Urban Design Review 01.05.21





East Elevation
Urban Design Review 01.05.21



- Accent panel at windows and porches
- Hardie board lap siding
- Brick

View
Urban Design Review 01.05.21

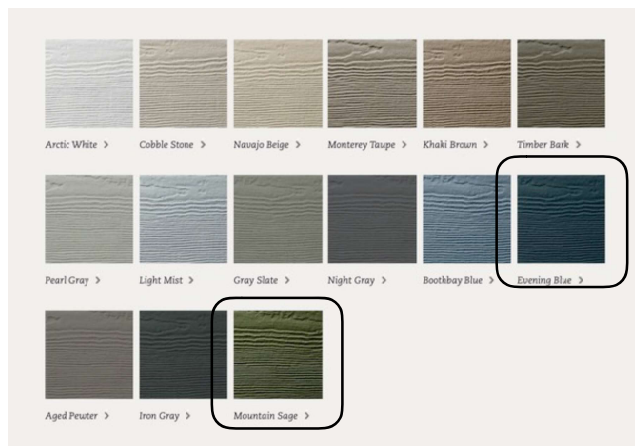




BOS Apartments, Omaha - APMA

Precedent: Similar unit scale and configuration

Urban Design Review 01.05.21



Hardie board



Brick

Proposed cladding materials

Urban Design Review 01.05.21





75 North Housing, Omaha - Landon Bone Baker Architects

Precedent: Accent at windows

Urban Design Review 01.05.21

