

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** November 17, 2016, 1:30 p.m., Conference Room 113, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

**MEMBERS IN ATTENDANCE:** Historic Preservation Commission (HPC): Liz Bavitz, Melissa Dirr-Gengler, Tim Francis, Jim Hewitt, Jim Johnson, Jim McKee and Greg Munn; Urban Design Committee (UDC): Emily Casper, Tom Huston, JoAnne Kissel, Gill Peace; (Tammy Eagle Bull, Michelle Penn, and Michele Tilley absent).

**OTHERS IN ATTENDANCE:** Ed Zimmer, Stacey Groshong-Hageman, Teresa McKinstry, and Amy Huffman of the Planning Department; Hallie Salem of Urban Development; John Badami and Daniel Siedhoff of DLR Group, Todd Hesson of Encompass Architects; Matt Olberding of the Lincoln Journal Star; and other interested parties.

Munn called the joint meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn requested a motion from each group approving the minutes of the Joint Historic Preservation Commission and Urban Design Committee meeting of October 20, 2016. Motion for UDC approval made by Huston, seconded by Kissel and carried 4-0: Casper, Huston, Kissel, and Peace voting 'yes'. Motion for HPC approval made by Johnson, seconded by Dirr-Gengler and carried 7-0, Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee, and Munn voting 'yes'.

### **LUMBERWORKS GARAGE LINER BUILDINGS DESIGN**

#### **PUBLIC HEARING:**

November 17, 2016

Members present: HPC – Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee and Munn.  
UDC – Casper, Huston, Kissel, Peace; Eagle Bull, Penn and Tilley absent.

Todd Hesson, Encompass Architects, P.C., came forward representing Speedway Properties and Nelnet. This joint body reviewed this project last month and offered partial approval. The comments were very helpful and they went back and did some additional design work. There have also been modifications made due to budget issues. They ended up taking a floor off the entire project to reduce the scope and cost.

To review, the existing garage has an entryway off of N Street. The proposed project area borders from the north stair tower, wrapping around, and extending down to the southwest corner of Canopy and N Streets. The 1<sup>st</sup> floor of the two west buildings is made of up commercial retail, now with

three upper floors of apartments. The north building is shell office space above retail and is down to four levels instead of five. Otherwise, the concept is the same, in terms of exterior features.

They focused on the north elevation. The row house scheme seen on the west side used to be carried around to the north for consistency. Based on comments regarding the difference in use and proximity to Canopy Street, it has been revised. The revised design has a brick base with a lighter metal panel configuration on top. In addition to more glass at street level, there are larger windows going up, more reminiscent of a warehouse building. The architecture remains heavily vertically articulated with a row house feel for the apartments and then it changes once you get past a certain point. Hesson presented multiple elevations to show various views of the concept, including from the overpass and street levels. Hesson went on to address the existing stairwell. It was asked that it be tied together with the design. They are looking at incorporating a piece of moving art with a series of kinetic rods.

Bavitz asked if the future grocery is receptive to leaving the windows open, since they typically prefer wall space. Hesson said they are fighting for wall space and there may be a need to do something for the windows, but they have not seen a layout yet. Bavitz noted that will be an active corner. Zimmer said one aspect of Downtown Design Standards that addresses Canopy Street requires a minimum of 70% transparency from 4-9 feet above the sidewalk. That can be met with display windows.

Munn said the proportions of the building benefitted from losing a floor. Hesson agreed that it helped in some ways, especially since the north building got so tall.

Francis asked if the loading dock is maintained at the back. Hesson said yes, that did not change at all.

Munn said the biggest point of discussion last time was the north building. He invited comments relating specifically to that building.

Gengler asked Hesson to address how the materials may have changed since the last meeting. Hesson replied that they are still finalizing the palette, but the idea is to use the same brick throughout, probably in the plum range, or other darker palette. They did not want to try to match what is there on the stair towers. At the base, they are introducing a bigger course limestone. The darker panel on the upper levels would be horizontally ribbed with a heavy shadow-line in a darker grey. The lighter grey areas are still being finalized, but a flush Hardie panel with good durability is what they have in mind.

McKee asked if the north building rises above the top level of the parking garage. Hesson said he thinks it might be just a little above.

Huston said the design looks great.

Gengler asked what action was needed. Zimmer said the City requests recommendations from each group, advising the City in its negotiations. Each group is advising the Mayor, one from an urban design and the other from a historical perspective. Last month, both groups made motions of general approval with some recommendations for certain items.

Gengler said that at the last meeting, they asked about how the light from Harris Overpass will be addressed for people occupying the apartment units. Hesson said the 3<sup>rd</sup> level will be primarily in front of the overpass. There is one row of windows where they are not sure exactly where it fits, above or below. The top two floors are fairly open so that should not be a problem. Below, it is in shade most of the day. Gengler said she wondered how reflective the windows might be if they are treated to protect occupants. Hesson said that level of detail has not been reached yet. Gengler said a highly reflective window would be distracting to the design. There may be some color or tint, but avoiding a dark tint or a highly reflective surface would look better. Hesson said there might be a slight tint. McKee added that there will not be any direct light going into the building because traffic heading east will not affect it.

Bavitz asked if they are planning for any bike storage since they are along the bike lane. Hesson responded that there is not space in this building, but there are negotiations with the City about using space in the parking garage, or a storage room. He does not know the status of that, but the discussion has occurred. Hallie Salem of the Urban Development Department said confirmed there have been discussions it will be part of the redevelopment agreement.

Peace said that at the last meeting, everyone thought it was a nice project and he agrees with Munn that losing a floor is better. The Canopy Street side has a lot of definition in and out which helps make the material breaks work. He suggested that it could be one material; some of it still feels a little forced and even more simplification would help and not hurt. One thing currently not shown is an umbrella zone right up against the windows. Highly activated streetscapes should have some cover right as you enter the retail zone. Hesson agreed it is a good point. When working with the vertical aspects, they then struggled with what to do horizontally with the base. They also considered letting tenants brand their own space. Peace emphasized that as the exterior materials are finalized, it is important to make sure it is detailed right. Urban Design Committee has not always made people accountable for what those materials and as a result, has seen a few projects that did not live up to expectation.

Munn agreed with Peace in that the lower portion could be simplified and it would be more elegant. Just the grey panel across the top and side would be clear and simple. Hesson said that the intent of pulling it up was to have some signage, but they will take a look at that. Munn said signage could go directly on the panel; it is the design of the sign that should make it visible. The design has come a long way and it looks good.

Bavitz asked if there is a patio on the inside corner. Hesson said there is a common area. The space inside has a kitchen and seating for a common space. Bavitz wondered about security issues. They have some issues there with separation, so there will probably be more “stuff” between the two buildings.

**ACTION:**

UDC:

Kissel moved to recommend the design concept, seconded by Huston and carried 4-0: Casper, Peace, Kissel and Huston voting 'yes'; Eagle Bull, Penn and Tilley absent.

HPC:

Johnson moved to recommend the design concept, seconded by Dirr-Gengler and carried 7-0: Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee and Munn voting 'yes'.

**9<sup>TH</sup> AND O STREET MIXED-USE PROJECT**

**PUBLIC HEARING:**

November 17, 2016

Members present: HPC – Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee and Munn.  
UDC – Casper, Huston, Kissel, Peace; Eagle Bull, Penn and Tilley absent.

John Badami and Daniel Siedhoff of DLR Group came forward on behalf of Hotel Land Investments, LLC. Badami stated they have worked on this project for about a year.

Siedhoff said the building shown today is sitting at 16 stories. This is a complex project and is a true, vertical mixed-use property. All of the properties right up to the property line of the Terminal building will be removed and the new building will take up the entirety of the property. This is a 200-room hotel, with a dual brand. Holiday Inn will take 120 rooms and the remainder will be a yet-to-be-determined lifestyle, boutique brand. They will have approximately 50 condominiums on the upper levels. There are 218 internal parking stalls. There will be a large corner signature restaurant on 9<sup>th</sup> and O Streets and two signature lobbies, individual to each hotel brand, and a 320 seat ballroom. They have met and exceeded guidelines in terms of height, quality of materials and street activity.

One important goal is to activate this extremely focused intersection. The materiality of the old City Hall is important in how they consider the juxtaposition in materiality with the new building. This building would be the tallest built in the last 60 years so it will have a large impact on the approach to Lincoln and how you feel about the vibrancy of downtown. This is a destination place with a signature design, so how it radiates out is extremely important, not only for travelers, but also for locals who want to engage.

The concept is broken down into a 3-scale approach: the pedestrian level, the City scale with the intersection, and ultimately, what you see of the skyline as you approach. On the conceptual side, the street level should serve as a lantern, drawing people in. The crossroads represent the idea of blending at this major intersection. Finally, the building represents a lighthouse as seen from the distance.

The plan itself takes up the four lots right up to the property line. The alley will stay and everything south will remain as-is. A key is to get parking to work. Working with NDOR, they were able to get an O St. entry to the garage. Cars enter a queuing station with stacking for 10, multiple parking stalls to

check in, and then head up to the garage. There are currently 41, heated, owner-occupied stalls in the basement for the units above. That entry for that garage is separate.

It was important to break down the programs so that the different uses are differentiated and easily identifiable. They liked the idea of a social connection being the element that ties the uses together architecturally. A precedent they are seeing in the hospitality industry is that the programs can have very separate identities, but also have that connectivity. You can start to see called out pieces of architecture.

They ended up with the 16-story building, holding the corner, giving a signature look to the condo portion of the building, and hiding the parking garage. When you drive in from the north, the top of the building has larger, glass expressions on the condos so when cars approach at night, that beacon lights up, giving the area a destination-feel. The restaurant and hotel lobbies are vibrant spaces. All of those parts move around the building. Arriving at the vertical expression with the horizontal of the parking garage, they see the program coming to life at the ballroom. The ballroom idea has been vetted out. They were questioning whether it would still be affordable with the amenities on the roof, but it is moving forward.

Another important consideration is the materiality, not just of this building, but of the surrounding area. An attempt was made to echo the limestone pattern of the Old City Hall building in the tower building, but it is too expensive. They are looking instead into high-density fibrous material that can then be broken down to that similar pattern so there is that same effect. The dominant material is white/cream color. The secondary color is grey, in a grid pattern. They believe those tonal relationships will create a sense of arrival. At the lower levels will be a brick or a linear stone product, but that has not been vetted out yet. There is metal mesh set into panels screening the parking garage. That creates the tall vertical pieces, and the similar vertical concept to hide the garage. It also gives them the opportunity to have window box fixtures which allows them to shine a light up to the stainless steel mesh.

On the restaurant, all of the glazing is at 14 feet. The ballroom sits at the 6<sup>th</sup> level. They wanted to focus on facing the ballroom out to engage with the people at street level. This also allows a substantial outdoor deck. This level includes 27 hotel rooms, conference rooms and the outdoor deck, so it is the perfect wedding spot. That is a complete experience that is not currently available downtown.

Badami said that one of the important things for the program was the separation for the condo and hotel. There will be separate entries for both hotel brands as well as for the condos. There is vertical circulation that goes from the private parking all the way up to their condos without interfacing with hotel guests. Siedoff said there is an elevator/stair tower for freight and condo users. That separation of uses is very important in terms of risk. There is also a door from the restaurant to the condo lobby. That security concern was important. They were able to work out that design challenge and keep each use to itself, internally.

They will be looking at private roof deck opportunities. Right now, all condos have private balcony space. They are trying to pull that back into the building with a 2-foot projection out. The only

mechanical equipment that will be exposed is some chillers at the top of the building. They will be screened.

They considered our impact to the Terminal Building carefully. They come right up to the property line but there is a small sliver between the buildings because they wanted to maintain the articulated, tile glazing that turns the corner of the Terminal building. There is a series of windows that that will cover – approximately five levels. Their building returns back in an L so the light penetration on the overall building is minimally touched.

The new building is prominent as you approach from the north or west. They had a lot of discussion about how much of the building would be exposed as you come north on 10<sup>th</sup> Street. There is a surface lot that someone could be developed in the future. Even the parking garage is very visible along the backside. They try to articulate the space enough in the back so it is not just a grey wall. The back of the building is usually an opportunity to save money, but they have tried to continue the upper level of materiality on the back.

On the street level, there are entries for condos, hotel lobbies, and the restaurant. There is one elevator that splits the two hotel lobbies. It is accessible by both hotels and it will go to the ballroom space. That was intentionally placed to put that activity in a very vibrant lobby. It is an experience not only for people attending an event, but also for people on the street; they bring the hotel experience out onto the street so it is a public experience.

Badami mentioned that they are looking at a 12- to 14-story building. Anything above that will be market-driven and has not been decided yet. Bavitz asked how many stories the design concept shown today is. Seidhoff said it is showing 16.

Francis said it is impressive.

McKee was curious about the west exposure to the communication towers on the Terminal Building. He wondered if they will have to be removed. Siedhoff said they are forward of the property. McKee clarified he was speaking of the practicality, not the visibility. Siedhoff said the tallest one will need to be taken down during construction to accommodate the crane. It is not part of our property so it does not have to come down.

McKee asked for clarification about how many floors of windows on Terminal Building will be covered. Siedhoff said the new building will cover five levels.

Huston asked what material is used on the recessed portion of the north side. Siedhoff said all of the gray material is the high-density fibrous cement. Huston asked if it is the same material on the tower. Siedhoff said that is correct. The difference is the pattern that is used. Think of it like a 3 x 5 rectangular grid versus a natural pattern that they use on the more prominent portion.

Zimmer asked to see what a 12-story building would look like. Siedhoff said that level would be where the condos are shown to begin. McKee said the condos would be sacrificed if levels were

removed. Siedhoff said that is correct. The hotel room count at 200 is a specific number to meet the ultimate performance of the project.

Munn asked if these condos are larger, more upscale condos than the many being built and marketed towards students. Siedhoff said yes. Specific condo layout is not decided yet. Huston noted that it would be condominiumized for sale opportunity as opposed to rental.

Hewitt asked if an agreement has been reached with the Terminal building as far as an easement related to the covering of the windows. Siedhoff said no. Those windows are on the shared lot line, so they take the risk by putting the windows there.

Johnson wondered if there would be a lane on the west side to enter the garage. Siedhoff indicated there is a fair amount of space. They are ultimately trying not to lose any street parking, so the couple of stalls are being kept for convenience parking. But traffic is being taken off of O Street and kept internal to the site. They are also planning for the heavy traffic on football game days, so the stacking goes up two levels.

Huston wondered what the glazing level is under the tower. Siedhoff said that the reason the glazing is carried through is to break up the programming. The parking garage is the first level of the hotel. It also brings up some of the social connections. It is the whole lobby and restaurant level.

Munn wondered if the roof of the ballroom could be considered for use as another outdoor space. Siedhoff said they considered other amenities to add, such as a dog run, but creating that space that could carry the load above the ballroom would be so expensive that it prices itself out. Munn said that is too bad because there is a nice, big space there. Siedhoff said they are currently considering a rock-solid poured concrete product that would go to the roof on the tower. That space for outdoor terraces could house more amenities, but that would be for the private condos.

Bavitz stated she likes the project overall, but is uncomfortable with center hotel piece; the punched windows bother her. Siedhoff said that was a comment received from the City early on. One thing that was done was to try to create more verticality between them. That is an expensive effort, but they know it is adding value, also.

Peace thinks it is an amazing project and is excited to see this come together. The punched openings do stand out, but everything else is elegant. Another approach might be to tack them together horizontally. Related to the chillers, he wondered if there might be PTACs in the hotel rooms. Siedhoff said there will be no P-TACs; it will be internal to the windows. Peace said that is very nice. Huston asked what a P-TAC is. Peace responded that it is a through-wall heating and cooling system that most hotel rooms have.

Peace went on to say that it is starting to get down to the point where you would want consider if there is enough space between the building and the curb for people waiting to enter the hotel and a crowd of people walking by at the same time. Siedhoff said the face of the tower is at property line. The face of the vertical element is pushed back four feet. The lower level is pushed

back a total of six feet, plus the twelve to the curb. Peace said having that dimension will be important. Munn added that it strengthens the corner as it pops out.

**ACTION:**

UDC:

Huston moved for a recommendation of approval, seconded by Peace and carried 4-1: Casper, Peace, Kissel and Huston voting 'yes'.

HPC:

Johnson moved for a recommendation for approval, seconded by Bavitz and carried 7-0: Bavitz, Dirr-Gengler, Francis, Hewitt, Johnson, McKee and Munn voting 'yes'.

There being no further business, the joint meeting was adjourned at 2:40 p.m.



## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, November 17, 2016, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE** Liz Bavitz, Melissa Dirr Gengler, Tim Francis, Jim Hewitt, Jim Johnson, Jim McKee, and Greg Munn; Stacy Groshong-Hageman and Amy Huffman of the Planning Department.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Greg Munn called for a continuation of the meeting that originally convened as the joint meeting of the Historic Preservation Commission and the Urban Design Committee and acknowledged the posting of the Open Meetings Act in the room.

Munn requested a motion approving the minutes for the regular Historic Preservation Commission meeting of September 15, 2016. Motion for approval made by Francis, seconded by Johnson and carried 7-0: Bavitz, Francis, Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

**APPLICATION BY LEGENDS GRILL AND BAR FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 320 N. 8<sup>TH</sup> STREET (ATTACHED TO THE HILTON GARDEN INN), IN THE HAYMARKET LANDMARK DISTRICT.** **NOVEMBER 17, 2016**

Members present: Bavitz, Francis, Gengler, Hewitt, Johnson, McKee, and Munn.

Jamie Saldi, 6910 N. 102<sup>nd</sup> Circle, Omaha, said there are two different sign options. The first is a skeletal lining similar to Buzzard Billy's down the street. The other is similar to Brewsky's with the open channel letters with neon inside. We are here to get comments and approval.

Gengler asked if the owner has a preference between the two designs. Saldi said we are working out how to best portray the logo in a branding way with sign company.

Munn asked if they are looking to do the blade sign on the peaked roof. Saldi said that is correct. McKee clarified that they are not suggesting the plan in the original packet, but new designs were submitted.

Munn said he assumes it meets all the standards in terms of size. Saldi confirmed, noting he had worked with Ed Zimmer about meeting the regulations.

Munn there are several blade signs in the district.

McKee said the location makes it a drive-by sign since it will be invisible to pedestrians. Saldi agreed that it will not be visible to pedestrians right in front of the canopy. McKee asked if there would be any drop-down signs at all. Saldi said not in front of the building. Munn pointed out that many places do that, as well. Saldi responded that their mentality is that if anyone is standing that close, they know the location of the business. We are trying to get the traffic from both sides. There are non-illuminated banners by the sidewalk . Bavitz asked if those are on the railing. Saldi said there are some flag banners that were permanent that belonged to Flatwater. Those are just being replaced. McKee said he thought those were temporary and at one time, there was a specific ban against feathered blade signs. Saldi said they are not feathered but go with the design of the building. Munn said they have a permanent frame. Saldi said they are vinyl. Munn said that is fine.

Gengler said the only significant difference between the two designs is the color, white versus all red. She asked again whether the owner has a preference. Saldi said the double skeleton light without the channels is probably the preference. We are getting pricing to see what replacement costs would be if hail or anything damaged the sign.

Munn asked Commissioners if anyone had a problem with the blade sign itself. That peak offers a good opportunity for a sign.

McKee said if Commissioners are going to craft a motion, it needs to be for one design or the other. Munn agreed.

Gengler said the option with the white outline is more legible. That is the only difference she sees. She asked if it was possible to make a make a motion to approve either color scheme as long as the configuration of the sign does not change. Munn said yes. Other commissioners agreed with that.

McKee asked the colors of the background and foreground of the sign. Saldi said "Legends" shows up in red, the background is grey. McKee said the reason he asked is because he is color blind and has trouble with red, and so will 15% of the population. But it looks good with the light grey.

**Action:**

McKee moved approval of either sign design at the owner's discretion, so long as it retains the same configuration presented today, seconded by Gengler and carried 7-0: Bavitz, Francis,

Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'.

**Discuss and Advise:**

John Badami of the DLR Group came forward along with John Heacock of the State Building Division. He stated they have been hired by the State of Nebraska to do a master plan for the Capitol Campus Area. They are reaching out to stakeholders to provide a window into the project. The 1<sup>st</sup> draft will be completed in April with the final draft completed in June.

McKee asked how this affects the Capitol Environs District. Badami showed the greater Lincoln area and outlined the Capitol Campus Area. That area was defined by including assets and properties owned or leased by the State within the downtown area.

Gengler asked how it differs from the Capitol Environs area. Badami said it includes quite a bit of area beyond the Environs District. It also takes into consideration other studies like the South Downtown Revitalization Plan that was done, the UNL plan to the north, the Telegraph District and Antelope Valley, and West and South Haymarket studies. One of the stakeholders is Robert Ripley, Nebraska Capitol Administrator. He has given us his thoughts about property around the Capitol that could be used for future development. There is an area being reviewed for use as geothermal to heat the Capitol. Historically, the capitol building has been shown with State buildings surrounding it. We are also working with Jerry Berggren, our historic consultant on this study.

This project is in the very beginning stages. This is the 1<sup>st</sup> of a 5-phase process. We are gathering information and input to help us reach conclusions down the road. We have a team in our offices that is reaching out to all departments of the State to find out what their needs currently are for both building and employees, and what their projections are for the future. This study will project things out for the next 20 years.

Heacock said there is a list of goals, such as including a traffic study, and looking into where agencies might grow or contract. It might make sense to move some agencies closer together. In the middle of this is the State Capitol so we want to acknowledge it, though it is not included in the master plan. Badami said we are including everything that surrounds it and are being very sensitive to height issues and the existing built environment. As we look for opportunities for the State to expand, we are sensitive to the historic precedent already set.

Badami went on to say the team includes WRT, a master planning firm out of Philadelphia who have done more than 25 capitol master plans and are very experienced; Olsson Associates, who will be looking at parking, traffic and infrastructure concerns; and NAI FMA Realty who will be looking at the real estate side of things, current lease rates, projected lease rates, building costs, etc. We are here to answer any questions. We think this will be the first meeting of several to get your input.

Gengler asked what the reason is for initiating this plan at this point. Badami said one major question is where people in the Capitol will go during the significant H-VAC renovation project that will begin in 2018. Some may move to the State Office Building, others may get moved to Innovation Campus or into a new building the State might build. We are looking into several opportunities for land purchases and land trades. In looking at the 1731 Lot that would be the geothermal well field for the Capitol, part of that includes a series of building foundations, so we are looking at what might go above that. We have considered 4-5 stories of parking. If we take over the land just to the east of that, the City has said they would go along with another portion for parking, but would like at least part of it as office.

WRT provides a lot of information while looking at design guidelines for how to construct and where to build. We are also doing a building assessment to take a look at what upgrades are coming up within buildings we already occupy. It makes sense to consider adjacency for some offices. There are many different goals. It will be a thick plan. Heacock said the State has never had a master plan or roadmap as they have taken on new employees and responsibilities. This will provide that to plan for the future and find those efficient adjacencies.

Johnson said many groups who have an interest in this. Badami agreed that Capitol Environs, Lincoln Chamber of Commerce, Urban Development and Planning Departments, the Mayor, other large property owners will be among those who will see this information.

Gengler asked about opportunities for private development. Badami said that is one thing we are exploring. The State has traditionally done projects on their own without the help of private developers. They are looking at the possibility of some type of public/private partnership. Gengler noted that it is a complex area and listed the many Historic buildings within the project area that are not necessarily driven by State government. Badami said they have talked about involving other large land owners and have also considered Pershing, wondering if it would make sense as a State owned property, given its proximity to the Capitol and State Office buildings. The land is attractive even if the building is not a good fit, as-is. Gengler wondered if there was a push from private developers or if there is a need for more space or technology. Heacock said the Governor is looking to create some efficiencies and better service for everyone.

Badami showed a map of current historic properties within the plan area including both nationally and locally registered landmarks, as well as those that could be eligible for historic designation in the future. As the State looks to acquire, they need to take these things into consideration.

Munn asked if J Street and its landscaping will be addressed. Heacock said there is a fantastic view shed along J Street and it will be among the things taken into consideration.

Gengler said even though this body is not taking any action, she would like to disclose that her

husband works at DLR Group and is working on this project.

Munn said it sounds exciting and is necessary, especially with everything going on at the Capitol building.

Badami said we are planning a community meeting to share our progress sometime in December. We will return to this body as things progress.

**Staff Report:**

Groshong-Hageman announced that the Cordner House Landmark Designation should be coming up at the next meeting.

There being no further business, the meeting was adjourned at 3:17 p.m.