

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: October 15, 2015, 1:30 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Ryan Haffey with Nebraska Sign Co.; Adam Criswell, Craig Smith and Ken Fougeron with Speedway; Terry Heimes and Chuck Norris with Nelnet; Nancy Hicks with the Lincoln Journal Star; and other interested parties.

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

PRELIMINARY BRIEFING ON "TELEGRAPH DISTRICT" REDEVELOPMENT PROJECT, K-O STREETS, ANTELOPE VALLEY PARKWAY TO ANTELOPE CREEK

PUBLIC HEARING:

October 15, 2015

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

Terry Heimes from Nelnet appeared. We want to make sure we continue to grow in the downtown area. We were first interested in the 401 building from LT&T. Then, we started to work with Speedway and the project expanded. We could work on the whole area. We want to move around 600 people down to the area. We want to see the redevelopment of the district. To bring in retail and housing is very important to us. We didn't want to put people in a box. Talent attraction and retention is one of the biggest challenges we have. We want to make sure the environment is conducive. We want this area to serve as a center for our associates. The redevelopment becomes important not just from a building standpoint, but for the entire district.

Craig Smith presented some flyovers of the area. Speedway has partnered with Nelnet on some other opportunities. We continue to do a lot of projects in the Haymarket district. We just completed the Arena Lofts. Those projects are all pretty well wrapped up. We felt this was an opportunity to really add a large project to downtown and fill in the dead zone that goes down to Antelope Creek. This is

an ideal area for redevelopment. We want to create a whole new look for the area and make this a really unique environment.

Smith continued with a slide show. He explained they are working with the city Urban Development Dept. to try and get the area tied back into the downtown. His grandfather was an engineer for the telephone company. When we looked at the area, it was ideal with the new bikeway going in. The area is very bike friendly. We were aware of the Request For Proposal (RFP) on the City proposal. We acquired some other properties. There are some city owned properties in the area. We have made other acquisitions in the area. We feel we can do some unique housing on the Fisher Foods site. We have done some serious effort to try and control the area. We aren't waiting to have other groups come in and fill in the area. We feel this will make the area stronger. Two buildings on the corner are still being negotiated on. We have hired Clark Enersen as a master developer. They are working on the master development. DLR has been hired to do the work on the 401 Building. We are working with the city on the possibility for some angle parking. We are working with Ed Zimmer on the historic LT&T warehouse for an assessment on the rehab for this building. One of the final phases would be townhouses along the park. We think this would be a nice location for this. Some commercial and office retail will be mixed in throughout the area.

Heimes believes there will be 250,000 square feet of retail. With commitments from Nelnet, the area is already 60 percent filled.

Smith pointed out where they are considering placing parking lots and garages. We have quite a bit of street parking planned. There has been some real interest with different groups as far as live/work artist spaces. He believes this will be a unique area. We have already purchased several public art pieces. We would like to introduce several pieces around the area.

McKee would like the applicant to address the telephone museum. Smith replied they have talked with those folks, don't know where we are at. He knows that there is ongoing discussion. We have talked to some tenants for the retail in the old warehouse. We felt that we could move some of the static displays into the retail spaces or some stuff into the Muni Bath House. The Muni Building is a second phase development. Any plans for that have to go through the Parks Service, since it is a historic landmark. They are working with Ed Zimmer and Urban Development. This might be an ideal place for a daycare for kids.

Zimmer mentioned that this comes to both groups jointly at the suggestion of Liz Kuhlman. This area is within 300 feet of a landmark and it seemed to make more sense to have both groups review since the area is so large. This is an introduction to the area. Parts of the plan will come back for review as they develop.

Smith would welcome any suggestions.

Peace wondered if this will happen building by building, or the whole area will be a redevelopment agreement. Zimmer stated that Nelnet will be a separate agreement. The other phases will depend upon how the overall project evolves. Zimmer wouldn't be shocked to see more than two.

Peace noticed that Smith mentioned a sewer line running through the area. Smith pointed out the path of the line. It is a little challenging since it bisects the entire area.

Kuhlman questioned if any design standards will be created for the whole area. Smith replied yes, that is what we would like to do. One building is proposed with an old steel I-beam look. Some elements could be painted steel, an old industrial feel. Obviously, a lot of brick would be used. He passed around a drawing of what they are looking at for cutting in the windows into the 401 Building. The logo on the front is a kinetic system that moves with the wind. They would like to tie that same feel throughout the buildings. They are still working on the imaging. We plan to do some monument markers that are district signs. There may be some changes in pedestrian lighting and walkways. We are working with the master developers.

McKee wondered where Windstream is moving to. Smith replied they have found them a location by Tech Park on 27th Street, by the bridge. They are moving there in December of 2015. They are downsizing.

Kuhlman inquired if the neighbors have been receptive of these ideas. Smith replied they are just starting the process of finalizing the details. They plan to have meetings in the next month. He doesn't believe there is much of a tremendous neighborhood impact. Most of the area neighbors are businesses or open space.

Zimmer mentioned that the LT&T Warehouse is virtually unaltered on the exterior. This was a Davis Wilson design. The Historical Society agrees that this building is National Register eligible. Fisher Foods is the original Roberts Dairy processing. Artemas Roberts designed this for his son. They plan to keep the buildings. The applicant has indicated they are not taking the historic approach to the Fisher Foods building.

Peace sees that a lot of on-street parking is being shown on the plans. Has there been input from Public Works to see if that will work? Smith replied that we feel that 21st St. has the flexibility to pull the buildings back and make angle parking work. They had initially hoped to do a roundabout. Now, they don't know if we can make that work with the bike path. N St. is still under review and design. Architects are working with the city on finalizing some concepts and designs.

Penn is a little taken aback. She didn't realize this was such a large area. The square footage is a surprise. Are we forward thinking about where this whole district is headed? Have we considered this in the Comprehensive Plan? Smith stated that we knew this area was a challenge. One of the wild cards was, what would happen when Windstream moved their employees out. That is when we starting looking at the opportunities. We already owned 8 or 10 properties in the area. Then we looked at acquiring additional ones. That is when the area expanded. We are working with the city to create some design standards and signage criteria to have some continuity to the area. There are a number of properties that could be expanded if this district gets going. We feel this area could have some of the same activity and life as the Haymarket. Heimes added that Nelnet came together with Speedway and were able to accommodate Windstream and their moving. Other parts became involved and one idea turned into something bigger. All of this is a 50-50 partnership.

Peace wondered about the zoning. Smith replied it will all be a part of B-4 zoning.

Penn questioned if the city is just starting to look at this. Zimmer stated that the Downtown Design Standards already apply since this is already B-4 zoning. He believes this area has different characteristics than the core of downtown and could benefit by more specific standards. There is an urban grid. The city has invested heavily with master planning and the Antelope Valley Redevelopment. Long term, a set of design standards attached to B-4 need to be created, but they should reflect a different character here than downtown. Penn understands that the applicant is probably not going to get all the properties in the area. It would be so nice to have some coordination to the area.

Smith stated that N Street with the bikeway is a natural connection to tie everything into the downtown area. Zimmer added that the second item for today is South Haymarket. There is a robust public involvement in both of the areas.

Penn thinks we are not trying to create hurdles. We want to make it so it all works together. Smith stated that Nelnet looks at their investment downtown. As they move people here, they are considering all of downtown Lincoln as their home. It is good that we can create jobs and keep them in Lincoln. Here we have some flexibility as to how they grow.

Peace is looking forward to seeing this come together. This has been a soft district that is ripe for development.

SUMMATIVE BRIEFING ON SOUTH HAYMARKET NEIGHBORHOOD PLAN

PUBLIC HEARING:

October 15, 2015

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

Stacey Groshong-Hageman has been working on this plan for quite some time now. Lots of things have changed in the South Haymarket. The plan area is within the greater downtown area. South of South Haymarket area is Cooper Park. The plan area is 38 blocks bounded by O St., 10th St., G St. and the railroad mainline. There is a lot of opportunity for redevelopment. The plan is divided into six subareas. The main goal is to create an urban neighborhood. The other goals are to consolidate the government footprint, transition from heavy industrial uses, organize the streets, sidewalks & trails, develop adequate open space, preserve historic resources, implement site & building design and develop a parking program.

N Street Corridor is the first area. The main focus for this area would be for high density residential, a one way N street, public plaza and public parking garage. M Street could be converted into a one way pair to work with N Street. She presented some concept images for the area. There could be some additional parking on the Lumberworks Building. The southeast corner of 8th and N Streets is currently under redevelopment for high-density residential. There could be potential reuse of the Midwest Steel Works building.

The next area is the Arena Drive Corridor. The focus of this area would be the extension of Arena Drive and L Street. This area is dominated by a plan for open space that could also be used as floodplain storage. The Jamaica North Trail could be extended. The buildings are shown as more of a high density residential. We don't want to build residential within 300 feet of the railroad. There would probably be more office on that side.

Kissel inquired what is known about the railroad tracks. Hageman is unsure about the train traffic on the lines. Zimmer stated that the crossings have been quieted. These lines run through the South Bottoms area.

Tilley questioned how much property is in the floodplain. Hageman has a floodplain map she can show.

Hageman continued that the next area is the Tech & Office Hub. The focus is on supporting the existing businesses in the area. It also transitions the heavy industrial uses to more of a mixed office or light industrial and supporting residential units throughout. Along 8th Street, StarTran has a lot of property. There is a bus storage facility. There could potentially be a public private facility with some office or residential above that.

Johnson wondered if StarTran is moving. Hageman replied they are most interested in staying here, but they have looked at other options

Hageman continued that the space beneath Rosa Parks Way could be reused for parking.

The next area is the 9th and 10th Street Corridor. This is the eastern boundary of South Haymarket. This is more of a mixed use area, a transition to downtown, and close to government offices. StarTran has identified a site to try and obtain funding for a downtown transit center. The focus of the area is to consolidate the government offices, building out the north and south blocks. Concepts in this area focus heavily on the public properties. The K Street building is used today for storage. Properties at 9th and J Street, we see this as an entryway to the J Street Boulevard Concept. The City parking garage could have more decks added for additional parking. Something similar could be done to the south end of the County/City complex. 9th Street could be made more pedestrian friendly with plantings along the street.

The J Street Boulevard has a vision of a row house development along J Street, with an enhanced streetscape and center median. TMCO would be encouraged to expand to the west away from residential. Staff has met with LES and StarTran and shown them the plan. LPD also has been shown the plan. They have properties in the area.

The last area is South Salt Creek Village. The goal of this area would be mostly to preserve historic structures. Reclaiming a lot of the streetscape space would be a main goal as well.

Hageman stated that the primary goal of this plan is to focus on residential. The plan will be presented to Nebraska Capitol Environs Commission next week. Staff is hoping to take the plan for

public hearing at Planning Commission on November 18, 2015, then on to City Council. This would be adopted as an amendment to the downtown masterplan.

Kissel thinks this is a great presentation. Plenty of thought has been put into this presentation. She wondered if there has been push back from anyone. Hageman hasn't seen a lot negative comments. Even industrial area users seem to understand the area is changing. The Public Building Commission has plans to expand the campus to the west. This doesn't go with their plan. Everyone seems to understand there will be a lot of pressure in this area with redevelopment.

Peace wanted to know who the authors are of this plan. Hageman stated that the primary staff is herself and Paul Barnes. We have had a lot of input over the last couple of years. Paul Barnes went out early on and met with a lot of the large property owners.

Peace wondered what will come out of this, as this gets folded into the master plan. What are the specifics of what will be built? Hageman stated this is similar to when something comes in for a redevelopment area. For projects with TIF, this would be a good guide. We would like to create specific South Haymarket design standards.

Zimmer stated that this area is entirely under the downtown design standards. Some area is in the Capitol Environs District.

Peace questioned the options for Arena Drive. He questioned if Public Works Dept. has had any input into this. Zimmer replied that the Planning Department recommendation is for M St. and N St. to be a two way pair, ending at Arena Drive. Public Works response is that they are satisfied with how M St. and N St. are working. They see that a two way pair could work, but the concept is more Planning Dept. driven, than a traffic circulation necessity. Woollam is a valuable employer. They have vacated M St. right-of-way. We are working closely with them on what happens there. M St. and N St. one way pair, with the extension of Arena Drive is the primary recommendation. This also a long term plan.

ACTION:

UDC

Kissel moved to enthusiastically endorse the South Haymarket Neighborhood Plan, seconded by Tilley and carried 4-0: Kissel, Peace, Penn and Tilley voting 'yes'; Casper, Eagle Bull and Houston absent.

HPC:

Johnson moved approval of the plan, seconded by Kuhlman and carried 5-0: Francis, Hewitt, Johnson, Kuhlman and McKee voting 'yes'; Munn absent.

There being no further business, the joint meeting was adjourned at 3:00 p.m.

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 15, 2015, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Hewitt, Jim Johnson, Liz Kuhlman, and Jim McKee; (Greg Munn absent). Ed Zimmer and Amy Hana Huffman of the Planning Department; Kevin Abourezk from the *Lincoln Journal Star*.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Tim Francis called the meeting to order at 2:55 p.m., immediately following the joint meeting of the Historic Preservation Commission and the Urban Design Committee. He acknowledged the posting of the Open Meetings Act in the room.

Francis requested a motion approving the minutes for regular meeting held September 24, 2015. Motion for approval made by Hewitt, seconded by Johnson and carried 5-0: Francis, Hewitt, Johnson, Kuhlman and McKee voting 'yes'; Munn absent.

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

APPLICATION BY NEBRASKA NEON SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 201 N. 7TH STREET IN THE HAYMARKET LANDMARK DISTRICT.

PUBLIC HEARING:

October 15, 2015

Members present: Francis, Hewitt, Johnson, Kuhlman and McKee; Munn absent.

Ryan Haffey, Nebraska Neon Sign Company, said this sign is for JTK. It is non-illuminated, aluminum and is decorated with their logo to call attention to their location. The size has been reduced from a previously seen version. They are requesting two signs, one facing Canopy Street and another angled out by the door so it would be oriented towards pedestrian traffic.

Johnson asked if both signs would be the same? Haffey said yes.

Zimmer said he assumes the sign angled out from the building would be two-sided. Haffey said that is correct.

ACTION:

McKee moved approval of a Certificate of Appropriateness for sign at 201 N. 7th Street in the Haymarket Landmark District, seconded by Johnson. Motion for approval carried 5-0: Francis, Hewitt, Johnson, Kuhlman, and McKee voting 'yes'; Munn absent.

DISCUSS AND ADVISE:

APPLICATION BY EUGENA FOSTER FOR A LANDMARK DESIGNATION AND A SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR THE REES HOUSE, 4701 BANCROFT STREET.

Members present: Francis, Hewitt, Johnson, Kuhlman and McKee; Munn absent.

Zimmer said the next couple items will be for information and guidance purposes only since there are not complete applications submitted at this time.

Zimmer presented the first item, submitted by Eugenia Foster on 4701 Bancroft. Included in this information is a landmark designation application.

Francis said it looks like a neat project. Kuhlman agreed. McKee said he has often wondered about the property.

Zimmer stated he was glad for the chance to learn about it. There are a very small number of similar houses, such as one located at 21st and Sewell Streets. This example is 15 years older but is very much the same three-block configuration. This is a very clean, clear example of art moderne architecture.

Zimmer went on to say that Ms. Foster is a nurse practitioner currently practicing in the College View area in a small, crowded office on Prescott. She has a contract for student care on Union College but would prefer not to be directly on campus for the privacy of her patients. There is commercial zoning immediately north of it on the Union Bank lot, and commercial zoning one lot to the east, the old Christian Record Building and a small bank office. The landmark special permit process the applicant proposes is the only way for her to practice within the existing building. She would like to double the existing sun porch in size in order to have a more congenial, usable space. That is the only exterior change she is proposing. Zimmer stated he would recommend a free standing sign on the corner because this building does not need a sign attached to it.

McKee asked if it would all be office with no residential? Zimmer said it would be all be office and she would be the only practitioner. Foster says she is typically not stacking up a flight pattern of patients, only a couple at a time. She would not be providing off-street parking except in the driveway.

Zimmer said this application will come before this body in completed form next month. He would not ask for a permit recommendation without the complete permit package in front of Commissioners. If it seems like a landmark, he will keep working with her for the special

permit. Those are separate decisions by Historic Preservation Commission and Planning Commission, but she does not have an opportunity for the special permit unless there is a potential for a landmark. It is an interesting building and has strong neighborhood and regional history because of the Seventh Day Adventist connection.

Johnson agreed it looks interesting and it appears that the history merits landmark designation consideration. McKee agreed, stating it looks like a good project.

Zimmer said he will bring more to information to the next meeting.

[McKee exited the meeting]

Zimmer stated that there is another potential landmark special permit application that involves property at the corner of 13th and D Streets, 1039 and 1045 13th Street. It is occupied on a single lot by two rather substantial American foursquare houses. The corner property is the single family residence of the pastor and his family of the new congregation at 13th and F Streets, formerly St. Paul Evangelical, now F Street Community Church. The family also owns the duplex.

Zimmer said these structures are tightly bound together by circumstances of the underlying property. The goal of the owners, which they have discussed with other Planning Department staff, is to find a way to separate the properties legally, though they plan to continue to own them both. A particular goal could be to separate the water services, which run under one building to the next, and are in need of replacement. As two properties on a single lot, they cannot get two separate water services. They are bound together with a little parking where a third house once stood.

Zimmer went on to say that they are too small to subdivide in any conventional way. The landmark special permit possibility allows adjustments to yard, setback and lot sizes. So this landmark with a special permit are solely for the purpose of separating it into two distinct parcels for future possible separate ownership. It is also to address the two water line options, so they are not repaired in a way that is not rational. The current owners are taking good care of the buildings and will continue to do so. They are deeply invested in the neighborhood.

Francis said those homes have been problem properties in the past.

Zimmer stated they were built together, which is why the water is connected. They are substantial American foursquares with this interesting relationship of an owner's property with a duplex beside it from the very beginning. The duplex was built with two separate entrances and stairs, but has the common porch, which is an interesting interpretation of a four square.

Zimmer said he has presented more clear-cut landmark candidates, but this is an interesting story with two century-old houses. This could potentially create clarity on the

situation and support the owners' continued investment in the neighborhood.

Francis wondered if anyone has ever put together a Homeowner's Association and tried to split the property that way? Zimmer said he did not think that would allow the subdivision. The conventional subdivision process can't touch this because everything is too small. It is only the ability of Planning Commission and City Council to adjust lot areas and setback areas for landmarks that present this possibility. They have given themselves that option with the landmark special permit. It was somewhat designed for these kinds of tough cases that need to be reviewed case-by-case. They can't be written in to general subdivision because vacant land would not be built this way. It would only be used when tied up on existing buildings. The investment of these owners in the neighborhood is important.

Francis said that is deeply encouraging that they would invest so much when the homes are next to the gas station. Kuhlman agreed. Zimmer said they also have resolved to keep the little frame, historic church building next to the bigger brick building and have a tenant who would use it as a studio. That is unrelated, but it shows further investment in the area.

Francis agreed it is to their credit. Zimmer responded that this is an opportunity to support that. There is simply not another tool. The Planning Department was supportive of finding a tool for them, but on the conventional side of the book, did not have one.

Francis asked Commissioners if they are in agreement that this project is worth pursuing?

Hewitt stated that he separates the utilization of the property from the structures on the property. The structure itself is worthy of some designation, though he is unsure if there is enough historical background, as far as the utilization of the property. He stated he would not object, but would have some question, looking at the property simply from the historical aspect.

Zimmer stated the last piece of business for today is that he has received official notice from the Mayor for reappointment to the empty seat. Melissa Dirr Gengler was at the Historical Society for several years and then was a liaison between the Historical Society and the Department of Roads on historic preservation issues. For several years, she has maintained an excellent private consulting business in town, Historic Resources Group. She is an architectural historian and a preservation professional and will be a great addition to this Commission. She goes before City Council later this month and will hopefully join the November meeting. Though it is a short initial appointment, fulfilling the term of Berwyn Jones, we have every reason to hope she will be reappointed next spring as well. She is a very strong, bright, pleasant person and will be a good addition. The choice also maintains the professional count standard for certified local government purposes.

Hewitt stated that he was impressed with the application involving the Christian Record Building, which has been a significant factor in the development of the College View area, and the City as a whole. He wanted to clarify that when looking at applications, he believes

in looking both at the structure itself, and the history. Zimmer said that with the landmark special permits, this body is asked to make separate recommendations for the landmark and the special permit. The landmark recommendation is at the center of this body's business. If an attached special permit application seemed detrimental to the landmark, a recommendation might be made in favor of one and against the other. The land use and zoning side is more central to the Planning Commission, and they ought to take your landmark recommendation as sufficient evidence that it is a landmark. If they were to disagree on that aspect, it would be problematic because that is your key area of expertise.

There being no further business, the meeting was adjourned at 3:20 p.m.

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