

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: January 5, 2016, 3:00 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Ed Zimmer and Teresa McKinstry of the Planning Department; Brett West of Assurity; Daniel Siedhoff of DLD Group; Lowell Berg of Nelnet; Ken Fougeron, Adam Criswell and Bob Branscombe of Speedway Properties; Wynn Hjermstad of Urban Development; Katie Kock of Cline Williams; Shawn Ryba and Michael Renken of NeighborWorks Lincoln; Dennis Scheer and Tim Gergen of Clark Enersen and Kevin Abourezk of the Lincoln Journal Star.

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

REDEVELOPMENT PLAN AMENDMENT FOR "TELEGRAPH DISTRICT – PHASE 1": 401 S. 21ST STREET AND 333 S. 21ST STREET
PUBLIC HEARING: January 5, 2016

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

Kissel declared a conflict of interest on this item.

Ed Zimmer stated that both Historic Preservation Commission and Urban Design Committee are working together on this item. There is not a designated historic property in this district, but the LT&T Warehouse is eligible. Zimmer noted that the Municipal Pool Building is not in the district, but is in the immediate vicinity and is a local landmark.

A waiver of the Downtown Design Standards is being requested of the Urban Design Committee and that will be handled separately by UDC. This portion of the meeting is to advise the developer and the City on the redevelopment project.

401 S. 21st Street

Tim Gergen of the Clark Enersen Partners stated the Telegraph District is named for the Lincoln Telephone & Telegraph buildings. The warehouse building, office building and parking garage are at the intersection of 22nd St. and L St. There is a conglomerate of owners that are developing the Telegraph District. They are going to create a sign district and architectural standards for the area. Gergen presented the master plan. There will be many steps to developing this district.

Daniel Siedhoff, an architect with DLR, stated that the former LT&T call center is a three story brick building. Their proposed design reuses the space as a call center for Nelnet. They are looking at this building as a holistic building in relation to the district as a whole. The building itself isn't being changed. They are adding some windows to create some light. This will be a very vibrant intersection. They have some great architectural features that are already inherent to the building. Mechanical upgrades will be made to the building, along with improvements to the parking lot and entrance. The main entry has a current recessed space. They are proposing the addition of a large panel to let in light. They want to open this building in a way that tells a bigger story. The five vertical frameworks will be more of a feature piece. There will be sunshading. The entrance will have 6 inch by 9 inch metal plates with an overall design of the Nelnet logo. They are more of a feature screen on the front entrance. The west side is more of an employee entrance.

Zimmer mentioned that in the future the District developers plan to request a special sign district. The sign code doesn't allow signs that flutter. While this is perhaps a sculpture, clearly contains a logo. Special conditions would need to be created to allow this type of sign.

Siedhoff continued that the fins on the building will be about two feet away from the building face. They will be addressing a waiver to deviate from the design standards with regard to the windows.

Gergen stated that this is on the edge of B-4 zoning. There is a parking lot along K Street. The street front is void of any street trees. We are going to introduce street trees and a monument sign for the building. The decorative fencing will be a cable system with an I-beam type post. There will be a combination of grasses and perennials for a nice vista along K Street. Redbuds, Cyprus, Junipers, Yarrow, Salvia, Roses and Spruce are a few of the species that will be included.

333 S. 21st Street

Gergen stated this is the LT&T parking garage. Right now the idea is to keep it as a parking garage, but create a retail frontage along 21st Street. We are going to introduce retail frontage on the first floor. The rest of the building will be a parking garage. We are going to introduce a bump out for a more pedestrian feel. That will create more of an outdoor space for the garage. The garage is essentially a concrete structure with brick infill and metal screening. The southeast corner will have retail façade and storefront windows would be placed along the east side. They hope to have a restaurant on the first floor. They are adding a canopy over the storefront windows. The corner of the building will be a

kinetic art panel illustrated with the Telegraph District logo. This is the same concept as the Nelnet logo, if the sign district is approved.

Johnson inquired where traffic enters the garage. Gergen replied that the south façade will have an entrance.

Kuhlman sees this is the start of retail in the area. Gergen stated there will be retail all the way to N Street. An artist has copyrighted the type of kinetic wall panel/sign that they hope to use. The art panels are small aluminum plates that will create a wave action when there is wind. Kuhlman inquired if they make noise. Gergen replied no.

Penn wondered if Gergen has examples of this type of sign in other installations. Gergen believes there is one in the baseball stadium in Minneapolis.

Huston asked about the size of the panels. Gergen replied that Ned Conn is the artist. He has done a few of these. The panels are about three by five inches, about the size of a photo.

Penn has seen one in Colorado that she thought it was beautiful. The presence makes such a statement. She isn't sure she would want everyone to have one, but it would make for a spectacular entrance into downtown.

Huston would have concerns about the size of the entire piece.

Tilley stated that aesthetically she likes it, but she wonders about the precedent it sets for such a large sign and the fact that it flutters. If we decide to go forward with the design, it should be clear that this is a special case.

Penn inquired if the applicant would like this type of installation to occur at other places, or if this one will be an entrance piece. Gergen replied that K Street and L Street are heavily trafficked streets. They want to create an entrance. The proposal is for just this location at this point. We have more historical type signage for the rest of the district.

Tilley asked about the size. Siedhoff replied it is 30 feet wide. Zimmer noted that the size requested is within the code, just not the type of sign.

Huston would rather save the sign district discussion for when there is a specific design being submitted. Tilley agreed.

Zimmer stated that the redevelopment agreement is currently being negotiated.

Huston believes that anything we can do to activate that corner is a great idea and this is a great project.

ACTION:

UDC

Huston moved approval of the redevelopment project as presented, seconded by Tilley and carried 4-0: Huston, Peace, Penn and Tilley voting 'yes'; Kissel declared a conflict of interest; Casper and Eagle Bull absent.

HPC

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

Upcoming requests for joint meetings: future phases of Telegraph District redevelopment, 9th & O hotel project, Lumberworks Garage "liner" building, etc.

Zimmer anticipates this will have additional pieces ready for review in February. The applicant is hoping the proposal for a major hotel at 9th St. and O St. will be ready for preliminary review at that time as well. These two groups will meet several times in 2016. Lumberworks Garage went back out for proposals. If a bid is selected, it will need to be reviewed again. There are many projects evolving at this time.

There being no further business, the joint meeting was adjourned at 3:40 p.m.

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: January 5, 2016, 3:40 p.m., Conference Room 113, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Tom Huston, JoAnne Kissel, Gill Peace, Michelle Penn and Michele Tilley; (Emily Casper and Tammy Eagle Bull absent).

OTHERS IN ATTENDANCE: Ed Zimmer and Teresa McKinstry of the Planning Department; Wynn Hjermstad of Urban Development; Brett West of Assurity Group; Daniel Siedhoff of DLD Group; Lowell Berg of Nelnet; Katie Kock of Cline Williams; Shawn Ryba and Michael Renken of NeighborWorks Lincoln; and Kevin Abourezk of the Lincoln Journal Star.

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

Penn then requested a motion approving the minutes of the regular meeting held December 1, 2015. Motion for approval made by Huston, seconded by Kissel and carried 5-0: Huston, Kissel, Peace, Penn and Tilley voting 'yes'; Casper and Eagle Bull absent.

REVIEW OF PROPOSED MAJOR REMODELING OF 401 S. 21ST STREET - APPEAL OF DOWNTOWN DESIGN STANDARD REQUIREMENT REGARDING PERCENTAGE OF TRANSPARENCY ON GROUND FLOOR STREET FACADES

Zimmer stated that City staff reviews proposals to see if they meet the Downtown Design Standards. The Planning Director has some authority to grant deviation from the standards, but not as much as this committee. Rehabilitation projects like this are unique, and the standards written for core downtown don't always fit as well when you get to the edges of the district. This is a very different setting. It is an existing building, a remodel. Rehab is a harder judgement call.

Huston wondered about the differentiation of the north and south sides of the building. Zimmer replied that the standards speak to street facades being different. One side of this building is set back quite a ways with a parking lot on the street side.

Huston asked about the ground floor glazing numbers. Siedhoff replied that he needs to correct some numbers. On the north face, it would be 39 percent glazing within the four foot to nine foot zone. On the east face, it would be somewhat less. On the east side, they would be adding 15 percent to what is already there.

Huston stated that there is still increased glass above the first floor that is not otherwise required. Zimmer stated that many of the standards address the pedestrian experience. That is not so much of the case here. The standards recognize there are different uses and different settings.

Tilley inquired if structurally, more glazing can be added. Siedhoff stated that it would be very cost prohibitive to add more glazing. There are masonry composite walls behind the brick. We don't want to compromise the structural integrity of the wall. This is a well constructed building, but you need to be careful how you punch holes in the wall. There is also a security concern. This will be a call center for a financial institution. Part of the idea is to make this a great modern office building. With the parking garage and retail storefronts across the street, we are trying to create a nice pedestrian feel without compromising security. The windows will be bringing in natural light which gives a presence to the space.

Tilley sees this as a vast improvement to the building.

Penn commented that architecturally, she loves this building. She thinks it is a bold building and is glad to see the front door entryway kept. She questioned where the fins will be located. Siedhoff replied they will be on the north and the south face. They are attached to a metal frame that projects from the building about sixteen inches. They don't want to jeopardize the integrity of the wall. The sun-shading fins will be about 2-3 inches wide by 2 foot deep with an internal cavity that could be internally lit. They would also like to add a canopy to the east face to make a more focal point to the east entry.

ACTION:

Huston moved approval of a waiver to the Downtown Design Standards as requested, seconded by Tilley.

Peace believes the east and west windows are currently tinted. He inquired if the applicant will be tinting any of the new windows. Siedhoff replied the new glass will be more clear. There will be a low E coating with a tint. The east will be replaced with a tinted window, but it won't be as dark as what is there today.

Peace would recommend that on the north, south and possible east side, he would like to see the sill down to the floor if possible. He believes it would be a big improvement. The sill on those two sides could be brought down and he thinks it would comply with the glass recommendation. He would also love to see the whole thing with clear glass, as high a low E as possible. He believes the transparency would be a game changer in this building. On the north elevation, the same treatment is being used for branding and consistency. It is really not giving the energy benefit as it will on the other sides. He would look into something that would give a value to the building. Perhaps cover the sidewalk and create a place for people walking to get under a canopy. He has seen plenty of projects like this where the budget gets tight and he would love it if the money and effort was put into something that would give something to the pedestrian experience.

Lowell Berg stated that there will be a lot of people in this building. The idea of all the floors being similar is appealing. That is factored in to this design. It is a little more problematic to drop the windows down. Nelnet is making a huge commitment to come down here and filling up all these desks. That is part of what went into the decision making process.

Penn would second the opinion on the transparency side. She understands the security issue, but she wouldn't want it to become a depressing building.

Motion for approval of waiver to the Downtown Design Standards carried 4-0: Huston, Peace, Penn and Tilley voting 'yes'; Kissel declared a conflict of interest; Casper and Eagle Bull absent.

ANTELOPE SQUARE REDEVELOPMENT PROJECT, 22ND & Q ST. VICINITY

Brett West appeared. He stated that this is a preliminary presentation to get feedback. They are looking to get this going this spring. They have had two neighborhood meetings so far. They integrated some of that feedback into the design. They will be engaging with Olsson Associates and Sinclair Hille. This will be low to moderate income housing. NeighborWorks already owned a few lots and the City of Lincoln owns some lots. Phase One is ten units of row houses. These are all rear-facing garages attached to the units. There will be some common shared areas. The units will have porches. Each unit has a basement with an egress window. There will be quite a bit of green space. The setback is quite large in this area.

Zimmer reiterated that this is an initial presentation. West will be back next month with more information.

Kissel questioned why the specific roof line was chosen. West replied that the roof line of the three bedroom units are a little higher than the two bedroom units. They wanted to avoid bringing water to the front of the building. He also believes that a straight slope keeps it simple and modern.

Penn wondered how a higher density was arrived at. West replied some of it is a function of the cost. He also feels that there is the ability to push the density as we get closer to downtown. Adding green space was a nice amenity to the inside of the project area.

Kissel questioned if what is being proposed is consistent with design guidelines for the area. Zimmer stated there are no specific design guidelines for the area. The Neighborhood Design Standards ask for orientation to the street. Roof lines would require a waiver since it is neither a 6/12, gable or hip. There is not clear precedent in the immediate area. There is not residential precedent in the immediate area.

Kissel believes there are homes in the immediate area. West stated there are two dilapidated homes in great disrepair. They will be removed. There is also a six-plex in the area. They are continuing to look at options in the area for development. There is a used car dealership, a gas station and a fish store in the area.

Zimmer stated that the PUD they are working under was created for Antelope Creek Village.

Kissel wondered if the area will become row houses. Do you see the row houses as the buffer and Antelope Creek as the transition? Zimmer replied yes. Row houses were part of the PUD concept. Antelope Village in design has the phased transition. Zimmer believes what the committee is seeing is

consistent with the PUD. He believes this carries out the basic design principles of the Neighborhood Design Standards.

Kissel inquired what materials are being proposed. West replied they are proposing to use brick and a Hardie Board siding, similar to what is across the street. Perhaps some brick piers could be done on the porches.

Penn had done a row house idea in the Antelope Creek area. She understands that the density is a necessity. Huston believes the Comprehensive Plan encourages the density. Penn thinks this is a good idea. The small downfall might be the density.

Peace really likes them. He thinks they will be great and he likes the density. As you acquire more properties, it will be great. He really likes it.

Penn knows that the setback from the street are pretty remarkable. That could be a good outdoor space that would make these attractive. West stated that some park area was added in the back for shared activities. There is also Union Park in the area.

Kissel wondered if someone wanted to do row houses further into the neighborhood. Zimmer stated that would be beyond the PUD. They would have to bring in a proposal for review. It was anticipated that there would be future development opportunities.

Wynn Hjerstad stated that initially the thought process for selecting the block for Antelope Creek Village, when it was just starting, it was in in the floodplain. When Assurity was being finished, Antelope Valley was getting done and the property was removed from the floodplain. In the Antelope Valley Redevelopment Plan, it shows this area as medium density. This is consistent with the Antelope Valley Redevelopment Plan.

Kissel likes the design a lot. When she thinks of row houses, she thinks of the rhythm that happens on both sides of the street. An entire row house district could have been done. It sounds more interesting to have a little consistency.

Penn would guess that this is just the beginning. She is amazed that the lots were assembled to create this. Each block has to be done.

West stated that the first phase builds off the NeighborWorks project. This is a partnership between Assurity and NeighborWorks. Assurity is in the process of working on another site. The costs are going up. The density has to go up. They are hoping to do some more things within the PUD. They will do their best. West stated he feels that this is moving in the right direction with what the City wants.

Huston believes you have to increase density to keep housing affordable. He sees that with being consistent with the downtown area.

West believes this will continue to move the momentum positively. They will work on this some more and bring it back again for further review.

Staff Report:

- Zimmer will try by next month to work on the Urban Design Award.

Huston believes 2016 will be busy. Penn is amazed to see all the development around the City.

There being no further business, the meeting was adjourned 4:35 p.m.