

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **December 3, 2019**, at **3:00 p.m.** in Room 210 on the 2<sup>nd</sup> 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 November 5, 2019.

### DISCUSS AND ADVISE

2. Haymarket South Streetscapes (Urban Dev/Clark Enersen)  
– *UDR19081*

### DISCUSSION

3. Staff Report & misc.: Enersen Urban Design Award

*Urban Design Committee's agendas may be accessed on the Internet at*  
<http://lincoln.ne.gov/city/plan/boards>

### 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.

\\FILSRV01\Planning\Boards\UDC\Agendas\2019\ag120319.docx

## MEETING RECORD

|   |   |
|---|---|
| <b>NAME OF GROUP:</b>                   | URBAN DESIGN COMMITTEE  |
| <b>DATE, TIME AND PLACE OF MEETING:</b> | November 5, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, NE.  |
| <b>MEMBERS IN ATTENDANCE:</b>           | Emily Deeker, Tom Huston, Gill Peace and Michelle Penn; (Amber Brannigan, Tammy Eagle Bull and Trent Reed absent).  |
| <b>OTHERS IN ATTENDANCE:</b>            | Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dallas McGee of Urban Development Dept.; Wayne Mixdorf with City Parking Services; Bill Gmitterko with Kimley-Horn & Associates; Michael Penn and Nolan Schaeffer from Sinclair-Hille Architects. |

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

Penn then called for a motion approving the minutes of the regular meeting held October 1, 2019. Motion for approval made by Huston, seconded by Deeker and carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Reed absent.

### **REDESIGN OF FORMER EAGLE GARAGE, 1330 N STREET:**

Members present: Deeker, Huston, Peace and Penn; Brannigan, Eagle Bull and Reed absent.

Bill Gmitterko stated that the project is on the northwest corner of 14<sup>th</sup> St. and N St. It holds about 310 parking spaces. The project is approximately \$6 million of repairs and upgrades. Roughly half the budget is for structural repairs that are necessary. We will be installing a new façade. The elevators will be modernized and brought up to current code. All new mechanicals, electrical and plumbing systems will be installed. There are three retail spaces in the building. These will be new spaces as well. We are looking at completion next December.

Michael Penn stated that his company's role is the new façade, along with some code upgrades and the ground floor tenant spaces. The trees that currently cover the garage will be replaced. This was partly related to signage. There are a series of projecting panels. The bid package is out. When the demo takes place, it will be opened up. There will be basic safety features installed and the current codes will be complied with. We want to use quality materials. This sits across from Bennet Martin Library. There is another future parking garage in the area. We want to use façade lighting to enhance the building aesthetic. We are treating the two sides a little differently. We investigated different treatments. We are proposing a fiber cement panel. This is a good, high quality product. It is concrete with integral colors. We are proposing a variation of gray, consisting of two textures of the same color. Olsson Associates expansion building is using the same basic material. After the

guard rails are installed, a new substructure will be installed. These will be used fairly solid on the N Street side. On 14<sup>th</sup> St., it will be applied a little differently. The corner will have a bit of glass and the building's signage. He showed different views of the finished building. They are showing the current Park-N-Go orange. The color scheme could always change. A different type ladder is needed to get up to the mechanicals at the top.

Peace inquired if the existing corner tower is travertine or concrete. Michael Penn believes it is travertine tile over concrete. There are several places where tiles are broken. At first, we were going to patch and repair. We weren't confident we would have enough tiles to repair everything. The columns will be cleaned up and painted. The corner will have new material installed, concrete or stucco. The canopy is poured concrete. There is a framed box above the storefront with some power and blade signs for the tenants. We are demolishing that, but will need to rebuild something for power to the signs. Peace inquired if this will be a new streetscape. Wayne Mixdorf stated that the streetscape is a separate project. Michael Penn added that they have no intention to change the curb profiles.

Michelle Penn asked what is not getting replaced on the first floor. Michael Penn doesn't think there is anything on the first floor that is not being refinished. There is a bank vault and teller window on the first floor for a drive thru. There was a separate exit for the bank and a separate exit for the garage. They are keeping both at this point. Mixdorf believes operationally, it would be used for our own vehicles. We have begun talking to United Way about moving into a larger space in this building. We have just begun preliminary discussions.

Michelle Penn thought the exterior was required to be masonry. Michael Penn believes the Downtown Design Standards require stone or masonry, 20 feet up the building. There is a lot of glass here as well. We are seeking a waiver on the grounds that brick or masonry halfway up the next floor would not make it look better. Ed Zimmer stated that on a rehab, you do what is possible. It wouldn't make much sense to do masonry above the canopy. Michael Penn noted the need to be careful with what happens to the structure. Zimmer doesn't believe there would be a problem with the waiver. Michael Penn believes there is also a requirement that the mechanicals be screened. They are around the corner and in an alley. The stairway on the top of the building should be the only visible structure.

Peace questioned if there is a way to get rid of the door that opens onto the sidewalk from the existing stairway. Michael Penn responded that the door has been removed. We had a brief discussion on moving it to the opposite side. There will be a door frame with no door. Peace wondered if it could be a glass door. Michael Penn thinks that might be an idea to look into. Mixdorf agreed. That might be worth looking into. As long as it was a full glass door and visible, it wouldn't be a security issue. It would still open onto the sidewalk, and that could be an issue. It would swing into the right-of-way. Gmitterko stated that when they met with Building & Safety, it was their preference to have the door removed and left off.

Huston likes the exterior treatment.

Michael Penn stated they are planning to perforate the material. There is a pattern of slots that are 12 inches.

Huston inquired about the completion date. Gmitterko stated the final completion date is anticipated for December 2020.

Peace thinks this looks fantastic. He has parked here before and it was in bad shape. Mixdorf stated it was a bit of a negotiation, but they wanted to make sure it remained a parking asset. If the City hadn't purchased this structure, it would have gone by the wayside. Michael Penn stated it needs a lot of repair. Peace thinks it will look great and be a huge upgrade to the structure and area. It is nice to get a good look at the demo package. He would be curious to see the edge of the canopy and what is under the travertine. He would encourage the applicant to not do stucco. At ground level, keeping a durable surface to the bottom of the canopy edge would be preferable. You might find the concrete is in decent shape.

Michelle Penn thinks that perhaps tile material would be more stable

**ACTION:**

Huston moved approval of the design concepts as presented, seconded by Peace and carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Reed absent.

**OTHER:**

- Larry Enersen Urban Design Award

Stacey Hageman stated they are still considering items for the Larry Enersen Award. Huston thinks the Children's Zoo has made a big change. There was an article about the increase in attendance and longer visitor stays. Michelle Penn is very proud to have been a part of making a difference on that project. The other committee members agreed this was a great project. The zoo should definitely be on the list. Zimmer noted the project isn't totally complete yet, but we know where it is going.

- Urban Design Committee member

Hageman stated that Trent Reed has resigned from the committee. A new member will be appointed by the Mayor and confirmed by City Council.

- Campion Redevelopment

Zimmer stated that Campion Redevelopment has talked about coming back in December to present information on their project. Staff hasn't seen any new information yet. There is time to get the design work done. They made a comment on the project not being open until 2022.

There being no further business, the meeting was adjourned at 3:50 p.m.

---

TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of December 3, 2019

DATE: November 22, 2019

---

## ITEM 2: Haymarket South Streetscapes

The City is working with The Clark Enersen Partners to develop a master plan for streetscape improvements in the South Haymarket neighborhood. This project relates to the 2015 South Haymarket Neighborhood Plan and the need to organize the public right-of-way. The project area is highlighted on the map below.



The Master Plan will address the following goals:

1. Redesign and/or design sidewalks and pedestrian crossings to provide pedestrian connections throughout the area.
2. Identify areas to maximize on-street and off-street parking.
3. Establish connections to current and future bike facilities.
4. Create a cohesive district through place-making design, branding and amenities.
5. Coordinate design efforts with design processes for other projects.

Two public meetings have been held to share initial concepts and get input from the public. Before final concepts are completed, the City would like the Committee's advice on the initial designs. More information on the project is attached.

**ITEM 3: Larry Enersen Urban Design Award**

The Awards Jury met earlier this month and has made two selections for the Committee's consideration. More information on these projects will be provided at the meeting.

\\FILSRV01\Planning\Boards\UDC\REPORTS\2019\12Dec\Dec2019Memo.docx

# STREETSCAPE MASTER PLAN

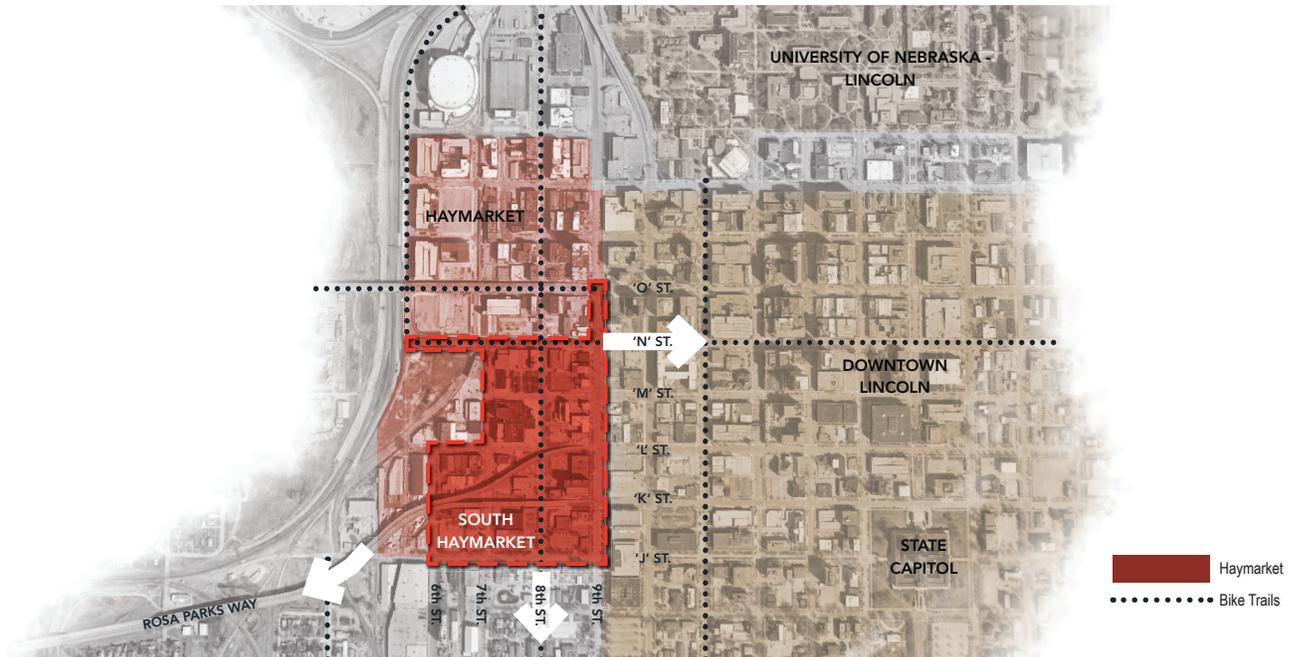
NOVEMBER 5, 2019



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

### SOUTH HAYMARKET CONTEXT MAP



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

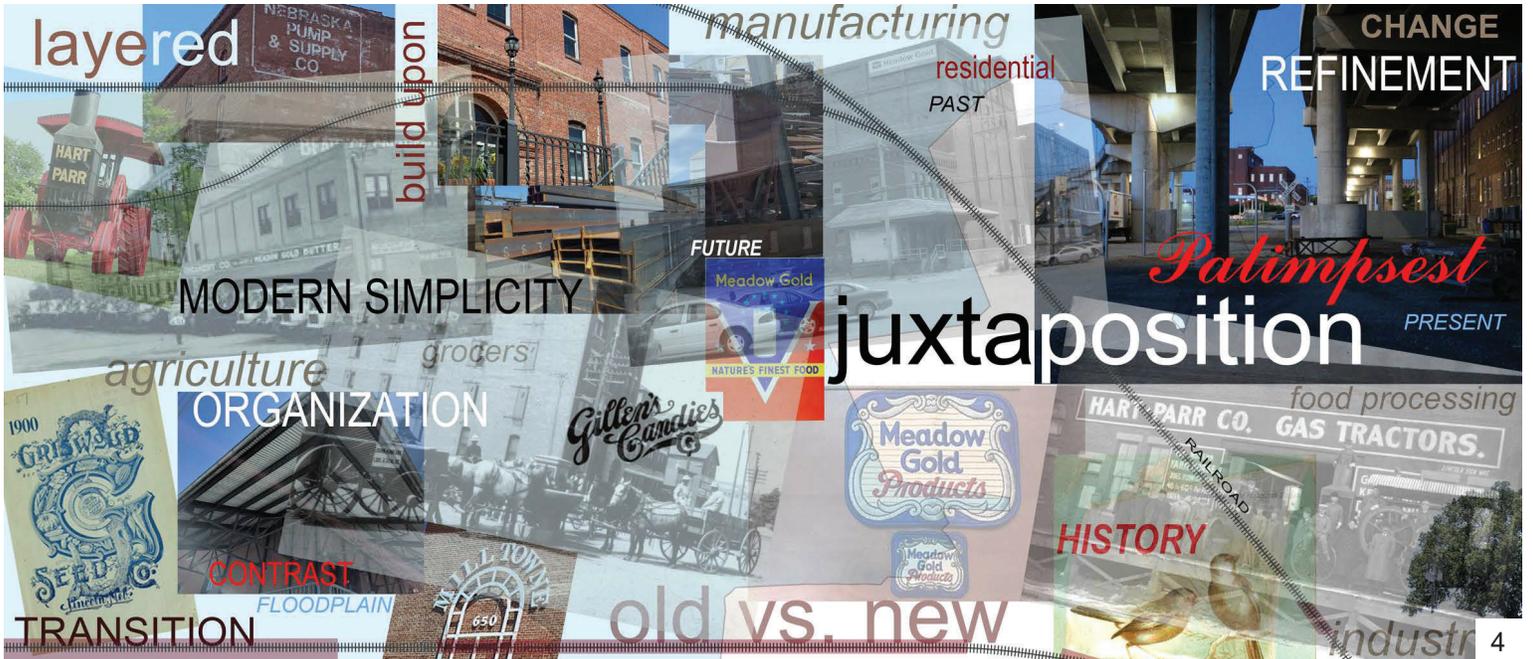
# SOUTH HAYMARKET STUDY AREA



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

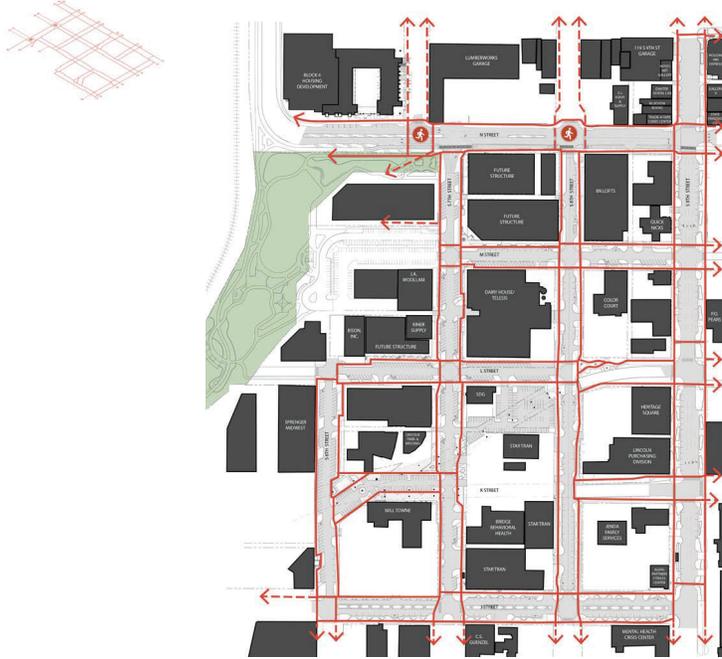
# CONCEPT DEVELOPMENT



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# PROJECT GOALS DIAGRAM



## PEDESTRIAN CIRCULATION

Redesign/design sidewalks and pedestrian crossings to provide pedestrian connections throughout the area to these new developments and new parking opportunities, while meeting the requirements of an active pedestrian environment.

### LEGEND

-  SAFE PEDESTRIAN CROSSING
-  PEDESTRIAN SIDEWALKS
-  PEDESTRIAN CONNECTIONS OUTSIDE STUDY AREA

# PROJECT GOALS DIAGRAM



## VEHICULAR CIRCULATION & PARKING

Identify areas to maximize on-street and off-street parking.

### EXISTING PARKING

+/- 444 On-Street Stalls  
 +/- 148 Off-Street Stalls  
 +/- 592 Total Stalls

### PROPOSED PARKING

+/- 454 Public On-Street Stalls  
 +/- 170 Private Off-Street Stalls  
 +/- 624 Total Stalls

### LEGEND

-  PRIVATE PARKING STALLS
-  PUBLIC PARKING STALLS
-  FUTURE PARKING GARAGE

# PROJECT GOALS DIAGRAM



**BICYCLE CIRCULATION**  
Establish connections to current and future bike facilities.

### LEGEND

- EXISTING CYCLE TRACK
- FUTURE BIKE TRACK



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

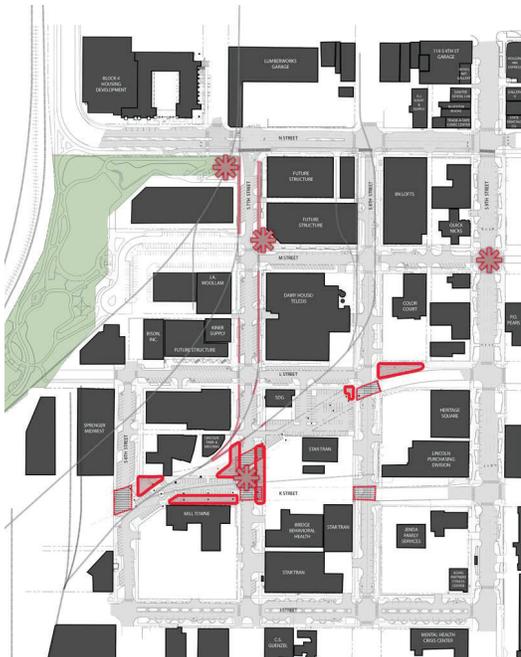
# PROJECT GOALS DIAGRAM



**CONTEXTUAL PLACEMAKING**  
Create a cohesive district through place-making design, branding, and amenities.

### LEGEND

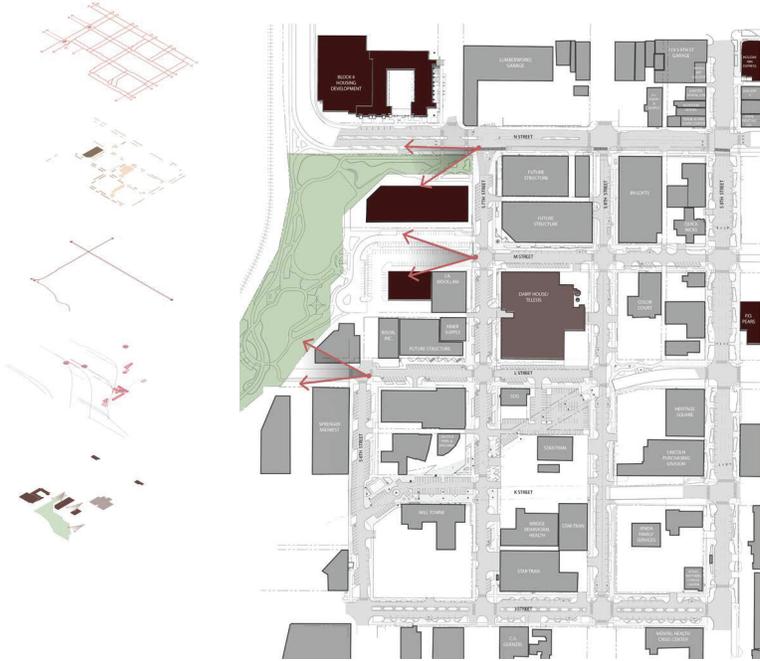
- PROMINENT NODES
- ACTIVATED PEDESTRIAN SPACE
- AREAS UNDER OVERPASS
- HISTORIC RAIL LINE
- STREETScape ELEMENTS REVEAL RAIL LINE



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# PROJECT GOALS DIAGRAM

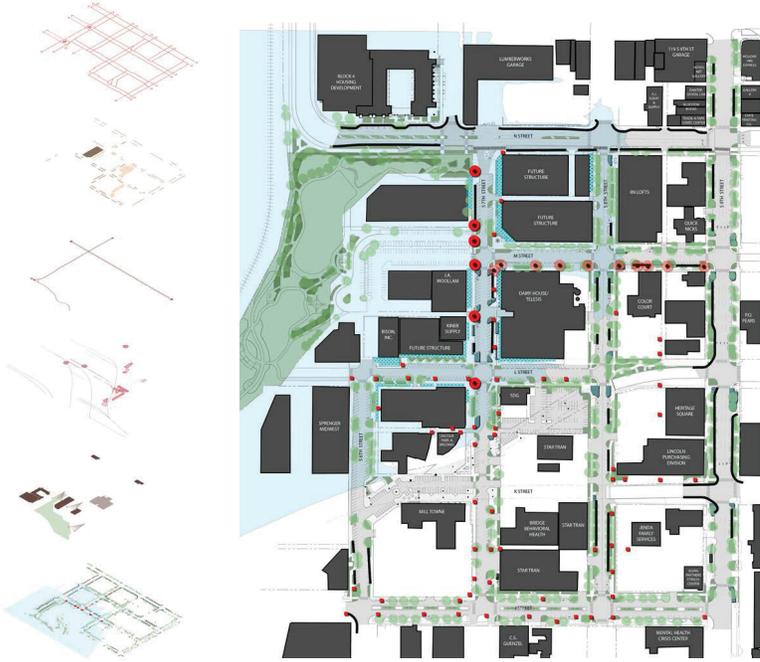


**COLLABORATION**  
Coordinate design efforts with design processes for other projects.

### LEGEND

- VIEWS INTO PARK
- AREAS OF FUTURE REDEVELOPMENT
- AREAS OF UPCOMING REDEVELOPMENT

# PROJECT GOALS DIAGRAM

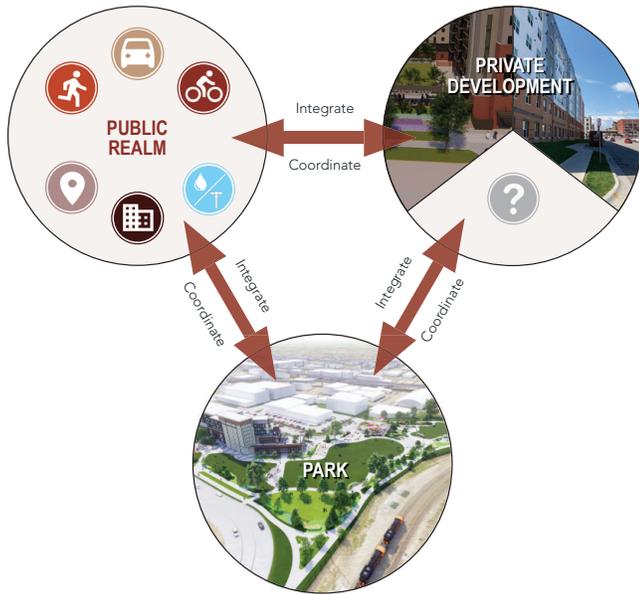


**RESILIENCY**  
Create a comprehensive infrastructure plan which considers above and under ground electrical, storm water, strategies to mitigate the 100-year floodplain, fiber, reuse of existing curbs and sustainable landscaping.

### LEGEND

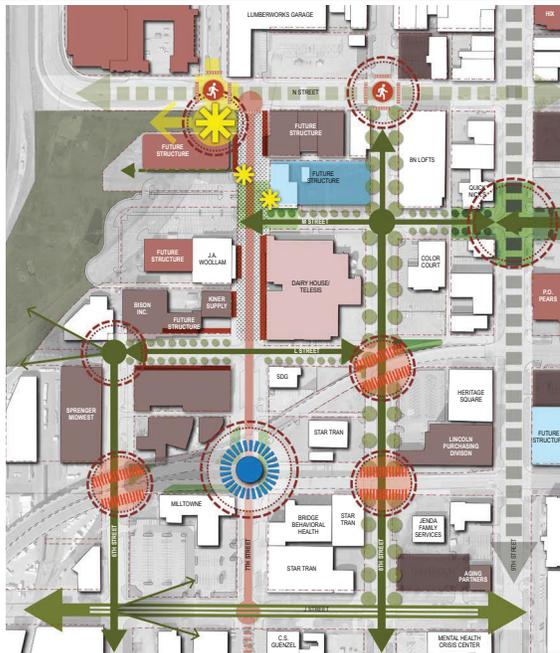
- 100-YR FLOODPLAIN
- BIORETENTION
- DOCKS
- EXISTING POWER POLES
- PHASE 1 POWER POLES TO BE BURIED
- PHASE 2 POWER POLES TO BE BURIED
- STREET TREES
- DROUGHT-TOLERANT LANDSCAPE
- REUSE EXISTING CURBS

# PROJECT GOALS DIAGRAM



11

# MASTERPLAN CONCEPT

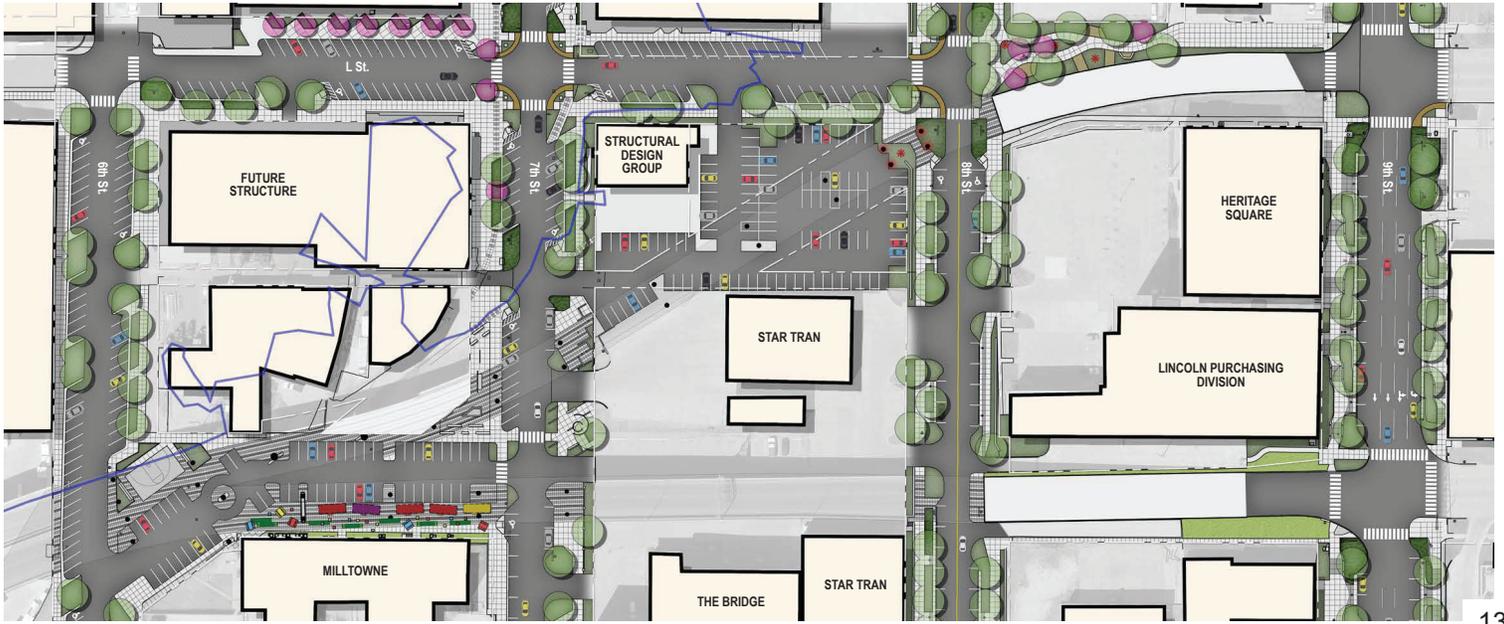


- LEGEND**
- OPPORTUNITY
  - POSSIBLE PARKING
  - FUTURE DEVELOPMENT
  - ON-GOING DEVELOPMENT
  - ACTIVATED PEDESTRIAN SPACE
  - CANOPY / DOCK BLOCK
  - STROLLING STREET
  - GREEN CONNECTOR
  - BOULEVARD
  - DOCKS
  - VIEWS



12

# 6th STREET & UNDER ROSA PARKS WAY



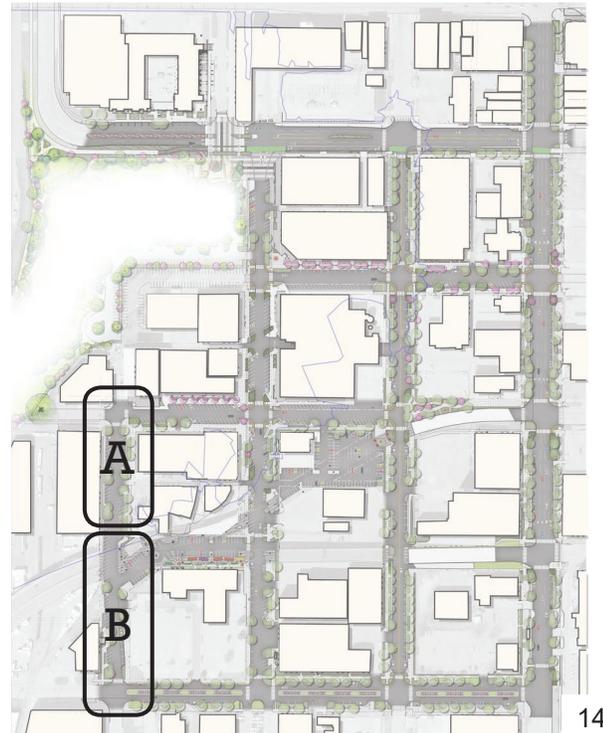
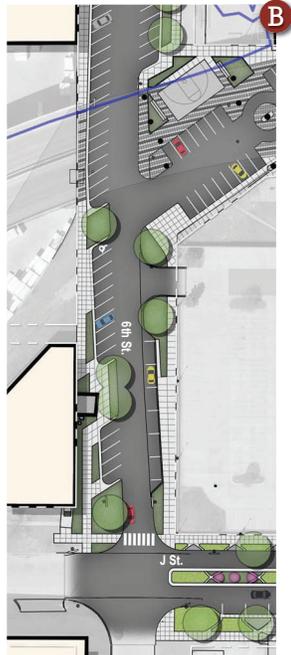
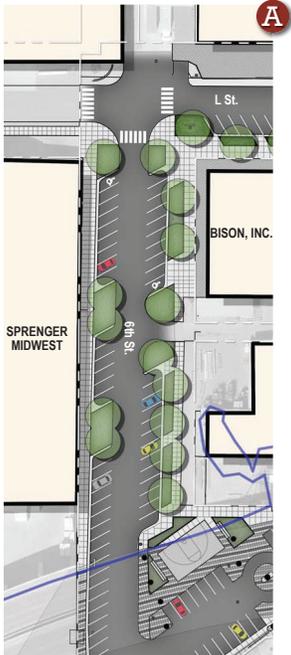
13



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 6th STREET



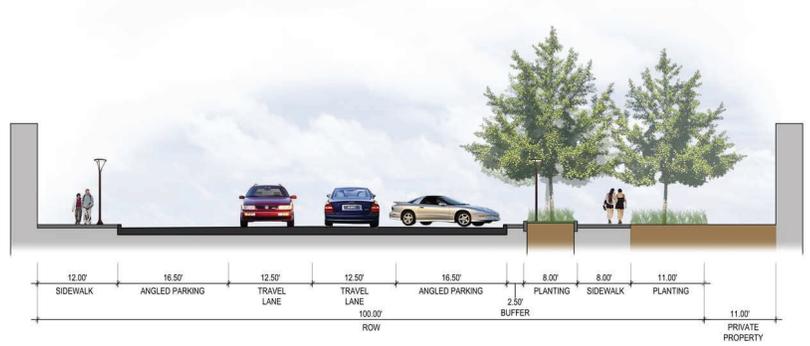
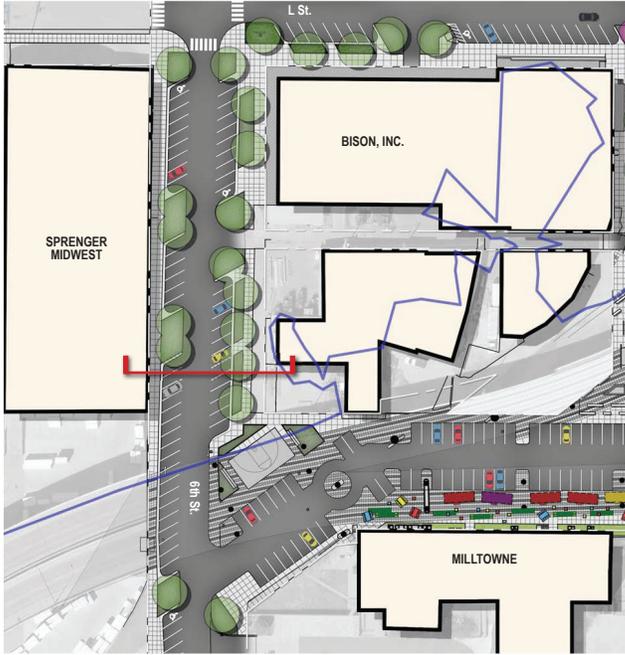
14



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 6th STREET CROSS SECTION



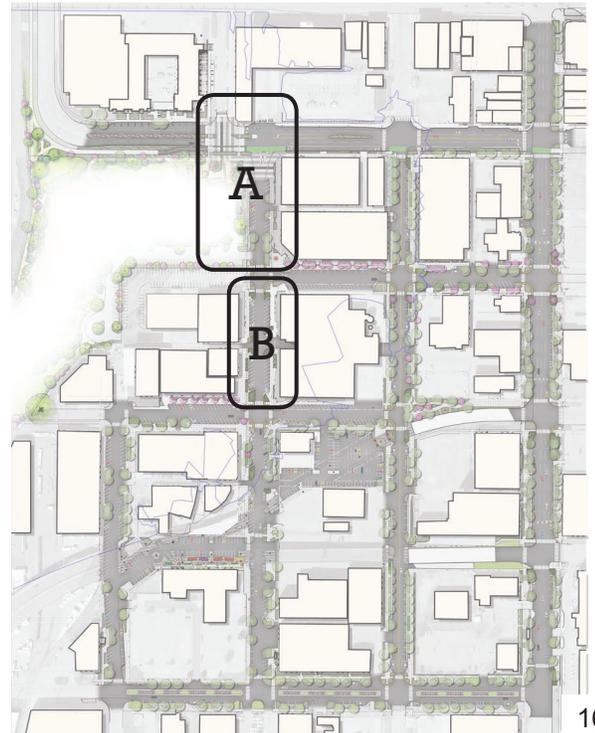
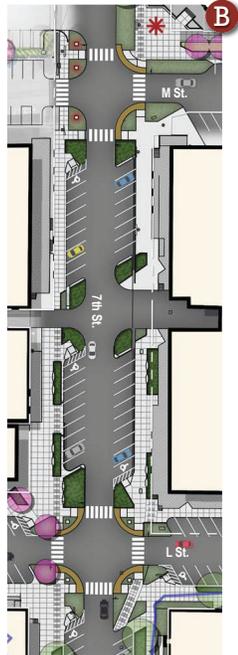
15



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 7th STREET



16



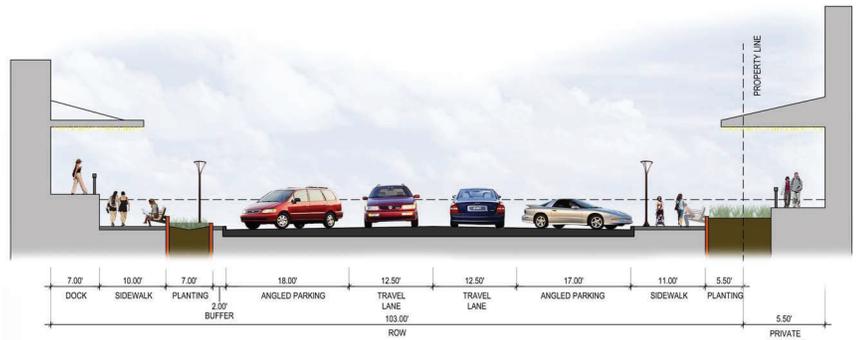
# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

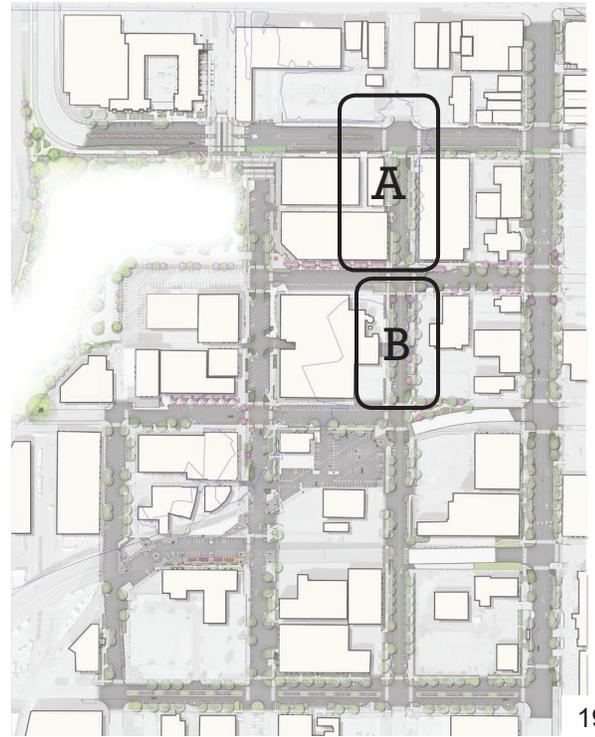
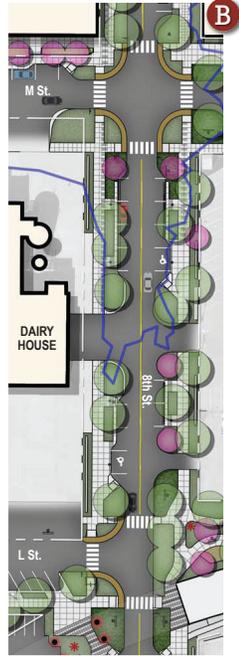
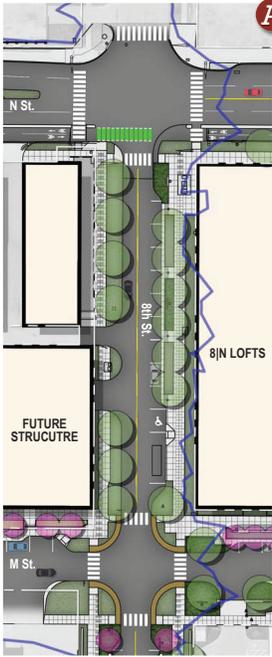
# 7th STREET



# 7th STREET CROSS SECTION



# 8th STREET



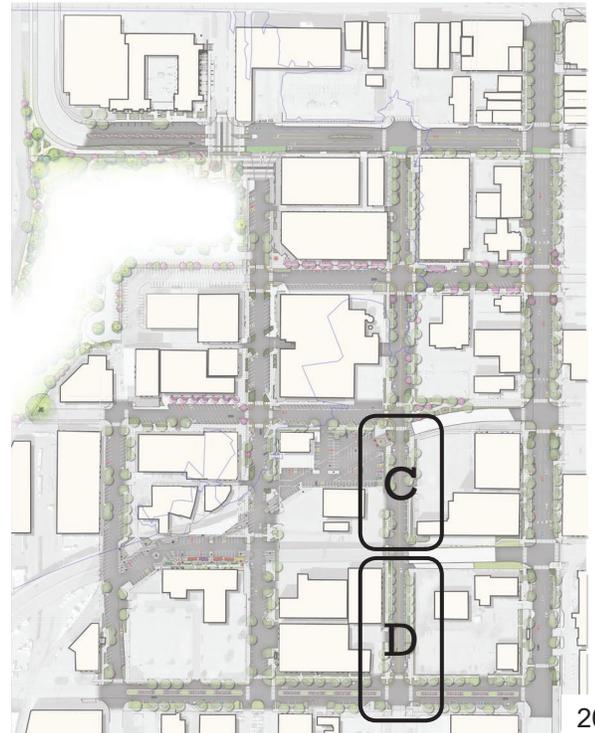
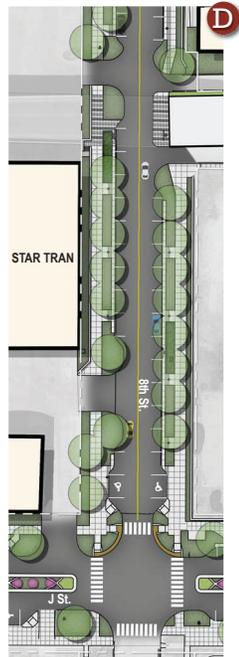
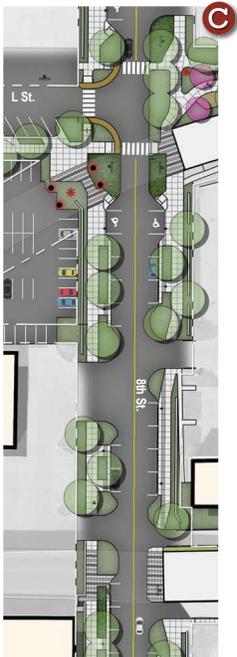
19



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 8th STREET



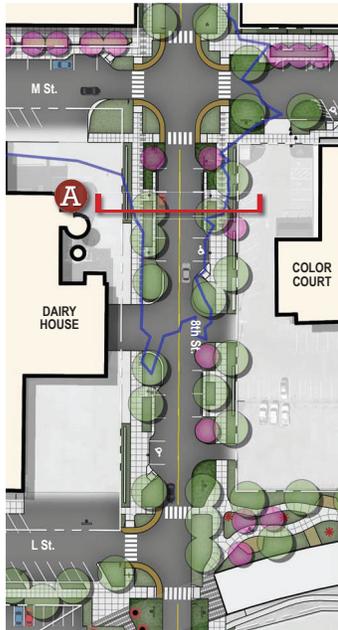
20



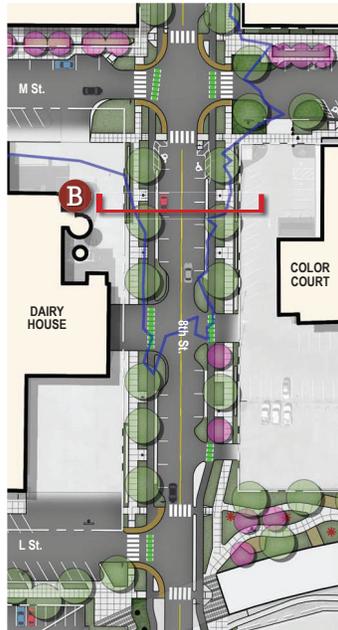
# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 8th STREET CROSS SECTION

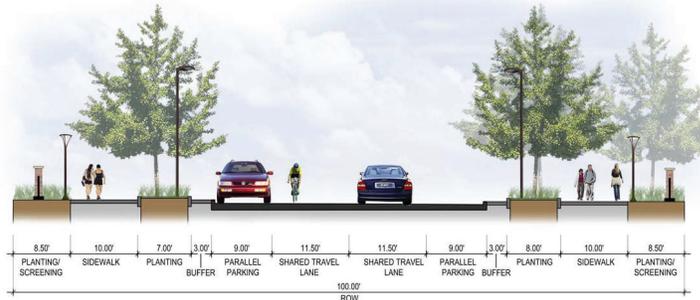


SHARED BIKE LANES

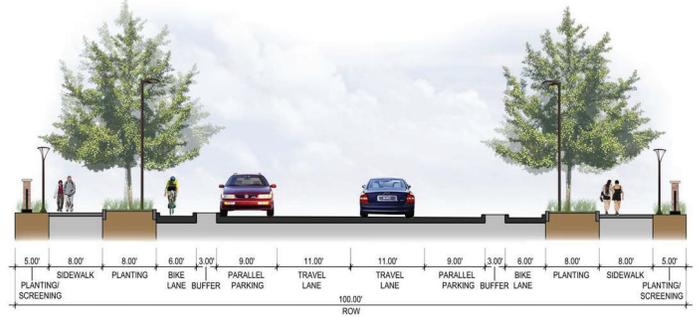


ONE-WAY PROTECTED CYCLE TRACK

## A SHARED BIKE LANES



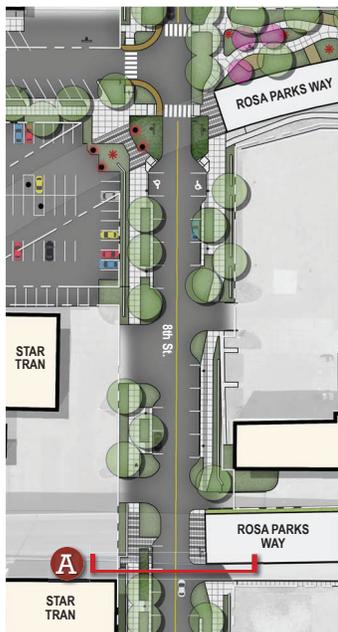
## B ONE-WAY PROTECTED CYCLE TRACK



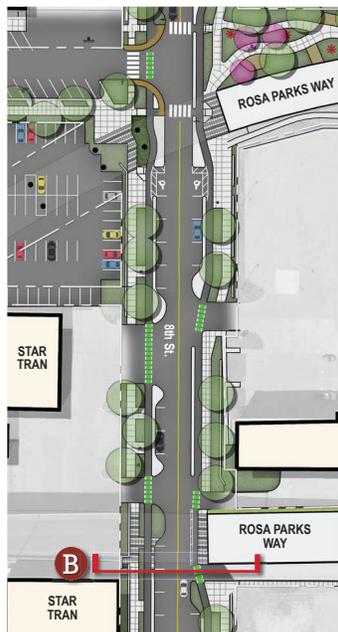
# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 8th STREET CROSS SECTION

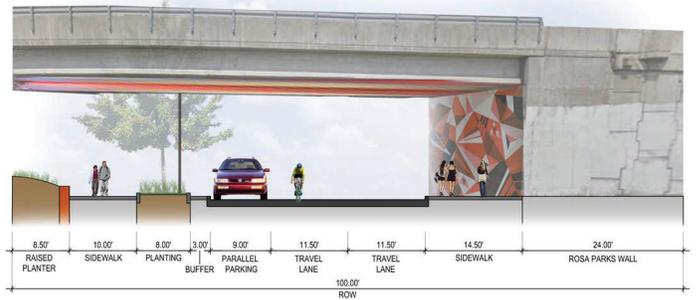


SHARED BIKE LANES

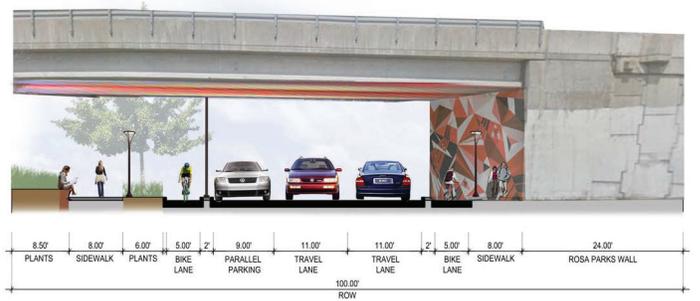


ONE-WAY PROTECTED CYCLE TRACK

## A SHARED BIKE LANES



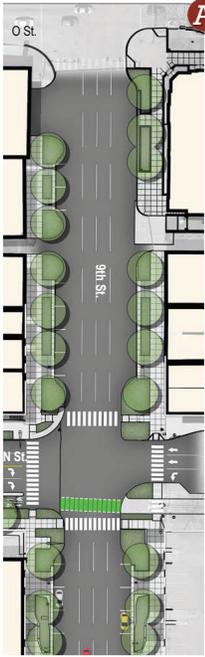
## B ONE-WAY PROTECTED CYCLE TRACK



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 9th STREET



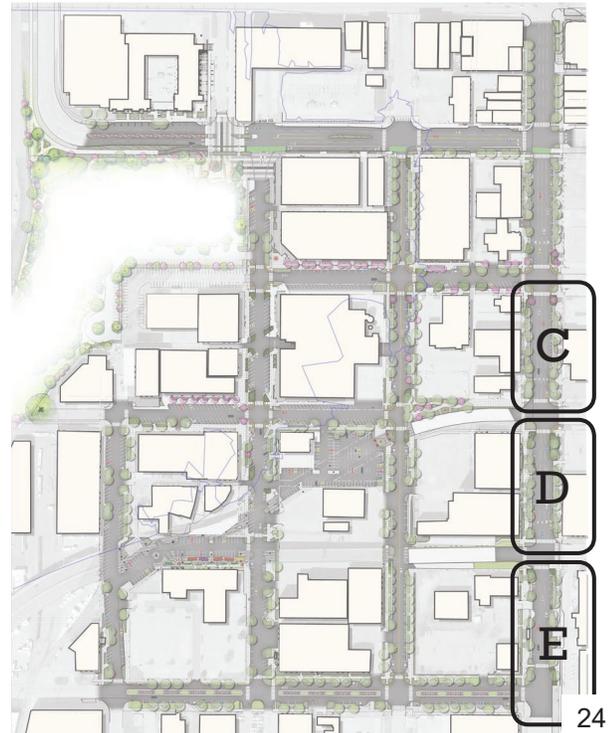
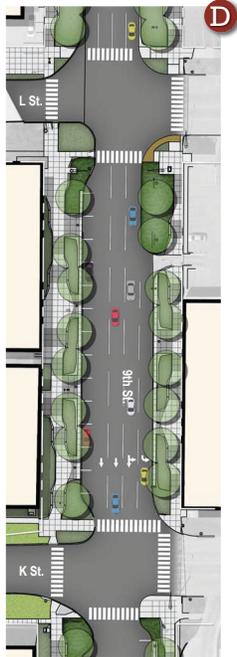
23



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 9th STREET



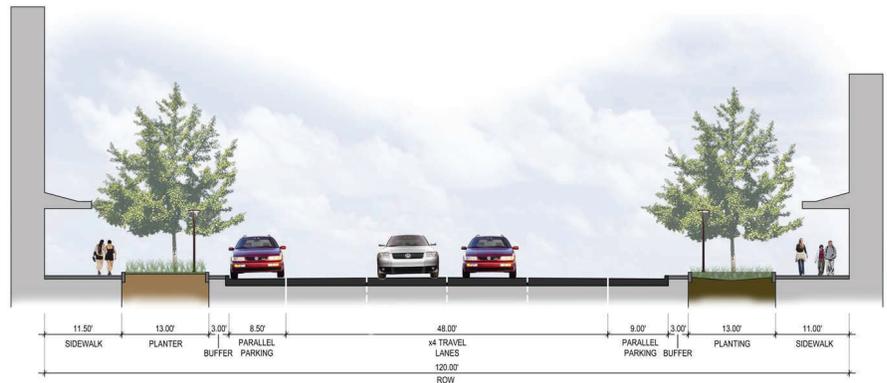
24



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# 9th ST. CROSS SECTION



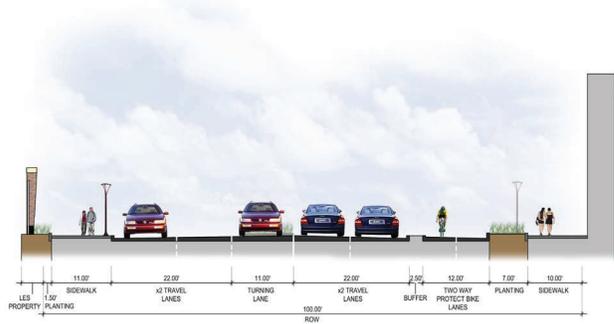
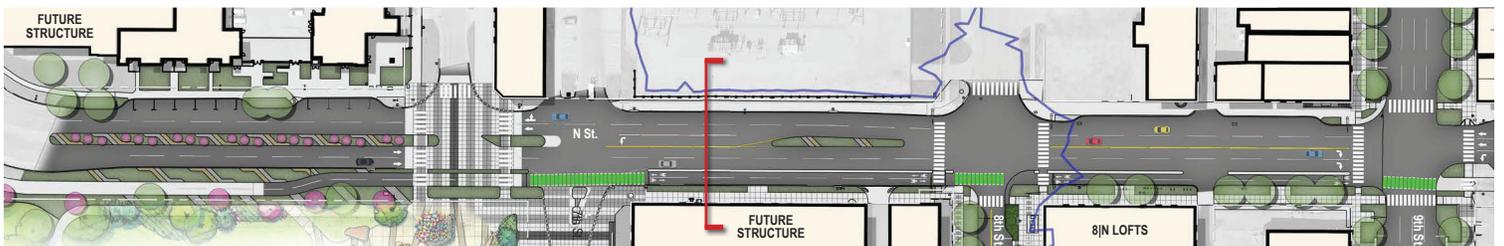
25



# HAYMARKET SOUTH

REVEALING HAYMARKET SOUTH

# N STREET CROSS SECTION



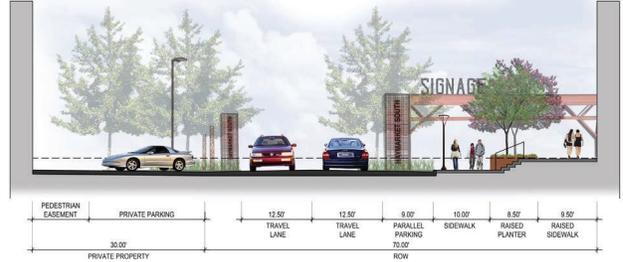
26



# HAYMARKET SOUTH

REVEALING HAYMARKET SOUTH

# M STREET CROSS SECTION



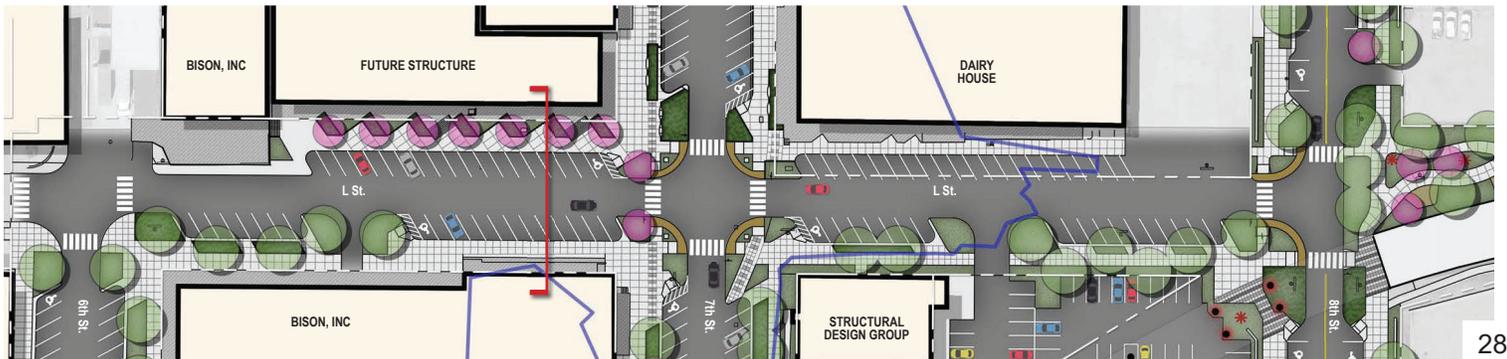
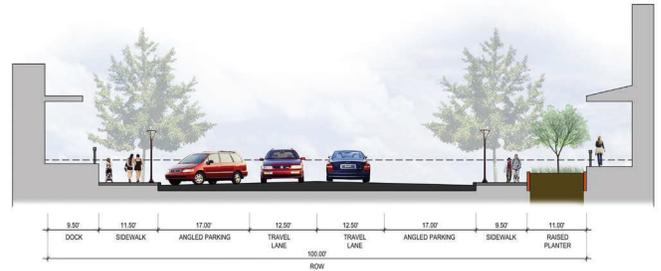
27



# HAYMARKET SOUTH

REVEALING HAYMARKET SOUTH

# L STREET CROSS SECTION



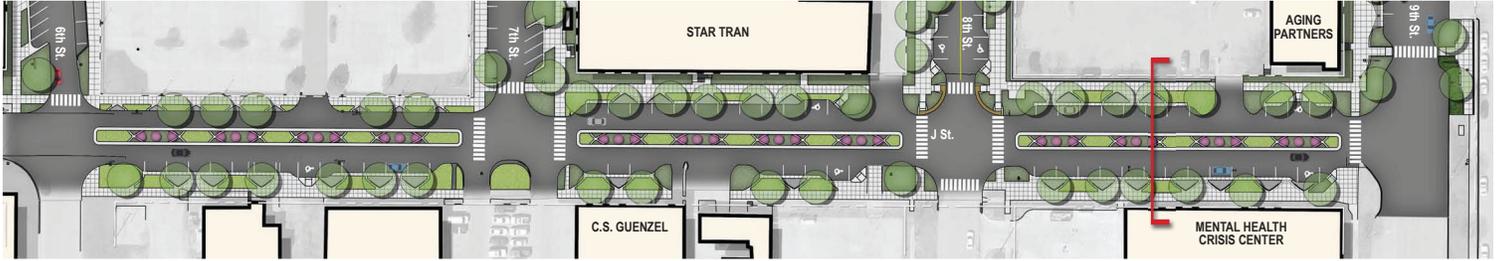
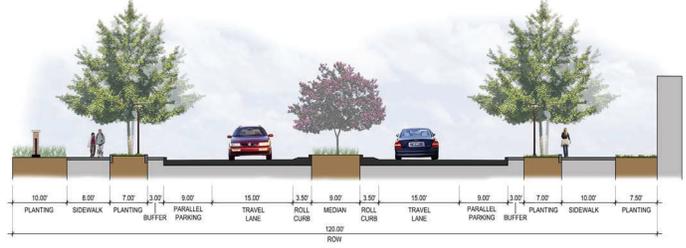
28



# HAYMARKET SOUTH

REVEALING HAYMARKET SOUTH

# J STREET CROSS SECTION



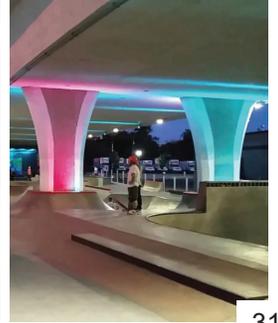
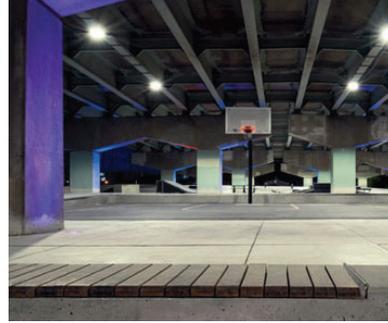
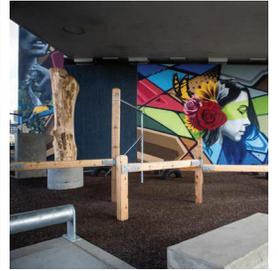
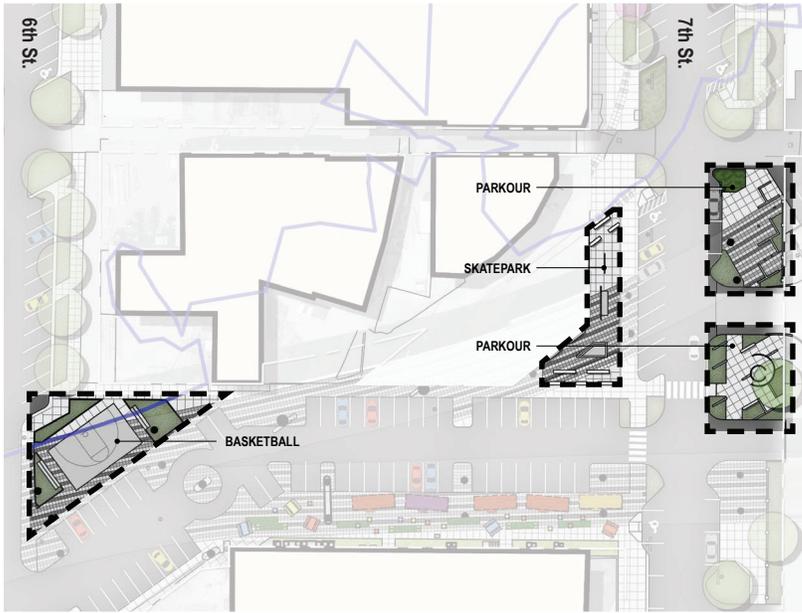
29

# ACTIVATED AMENITY ZONES



30

# URBAN RECREATION



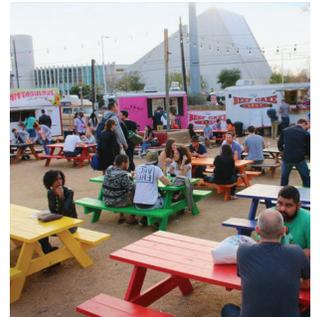
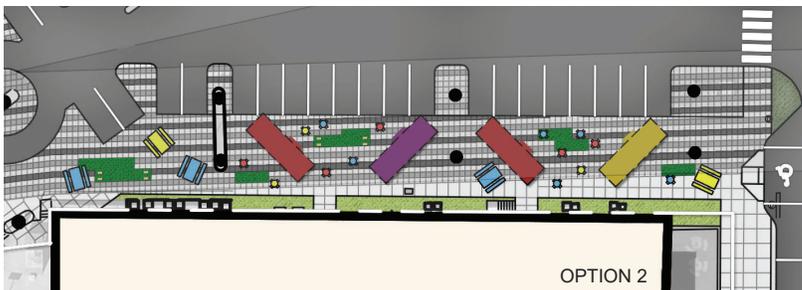
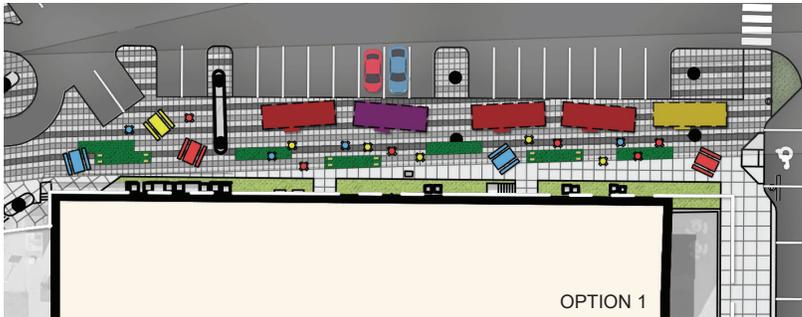
31



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# AMENITY ZONE - FOOD TRUCK ZONE



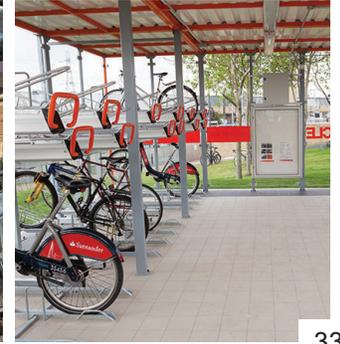
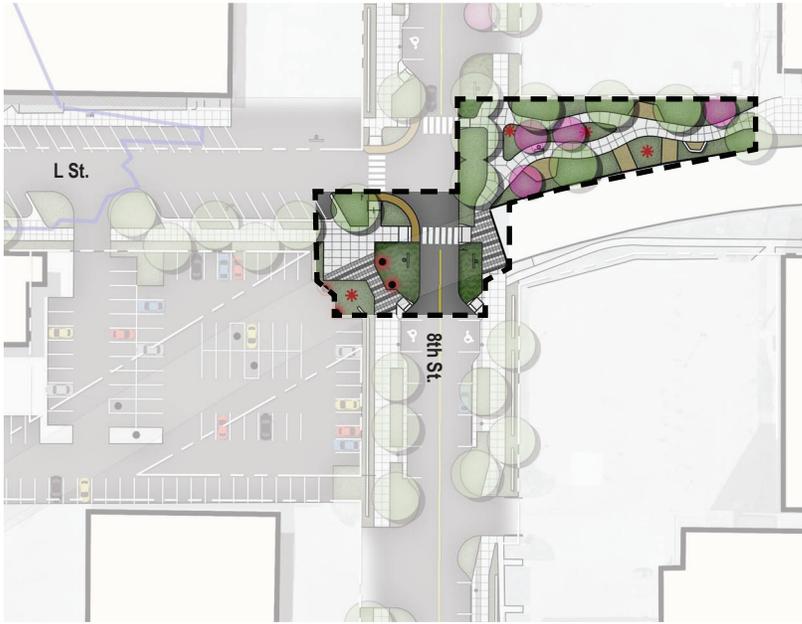
32



# HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# AMENITY ZONE - ART WALK & MOBILITY HUB



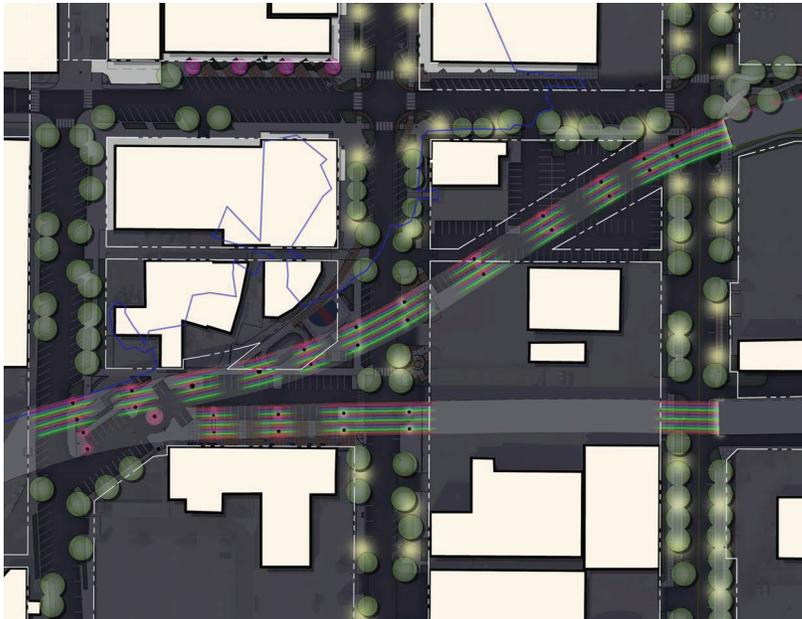
33



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH

# OVERPASS PORTALS - LIGHTING



34



## HAYMARKET SOUTH

REVEALING  
HAYMARKET  
SOUTH