

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** August 4, 2015, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE

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

**OTHERS IN ATTENDANCE:** Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department;

Chair Michelle 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 July 7, 2015. Motion for approval made by Huston, seconded by Peace and carried 4-0: Casper, Huston, Peace and Penn voting 'yes'; Tilley absent at time of vote; Eagle Bull and Kissel absent.

### **NEIGHBORHOOD DESIGN STANDARDS REVIEW OF TOWNHOUSE/DUPLEX AT 5531 ROOSE ST. (DICK ROBISON)**

Ed Zimmer stated that Roose Place currently has a duplex built along the channel last year. It is tucked well back. He feels this proposal met neighborhood design standards. This is for two lots that have been combined, and the building will be a little taller. This needs a street facing garage. The second unit is garaged off the driveway. The property is on the south side of Roose St. Van Dorn runs along the south side of the property. There is no predominant pattern on the street.

Huston sees that all these lots are very deep. Dick Robison stated that these properties were divided decades ago.

Robison designed this proposal and built the other two units. The existing duplex units are both owner occupied. He is trying to do something just a little more modern. There will be cedar siding on the entries and a steel horizontal panel on the lower section. The real restriction for pushing the garage farther back is a public sewer that goes across the property. The front porch entry wall will protrude from the garage.

Peace questioned if there is a single family home on the lot now. Robison replied there was a single property house, but it has been demolished.

Huston believes the neighborhood design standards would require compliance with the dominant pattern. Zimmer replied that the standards call for the prevalent pattern. He believes the prevalent pattern on this block is diversity.

Huston thinks the existing units are very attractive and add to the neighborhood.

Peace believes if the applicant wanted to, he could have both units face the street as long as they were set back five feet. Zimmer does not think that would not be preferable.

Penn sees that these are set back 25 feet. He questioned if that is unusual. Robison believes that is in line with the neighborhood. Zimmer thinks it might be an adjusted front yard. Robison added that there are properties on the block that are set back less than that.

**ACTION:**

Huston moved approval with a finding of consistency with the intent of the Neighborhood Design Standards, seconded by Peace and carried 5-0: Casper, Huston, Peace, Penn and Tilley voting 'yes'; Eagle Bull and Kissel absent.

**Staff Report:**

- Telegraph District

Zimmer stated that a question came from Historic Preservation regarding 21<sup>st</sup> and N Streets. Liz Kuhlman wondered if plans for the area could be reviewed jointly with Urban Design Committee. This involves a lot of area, much of it non-historic. The Mayor has approved the committees meeting jointly. This is a very big project. This proposal puts in more residential properties than the proposed Hoppe project did. This is some distance off from being ready for review. The applicant is talking about seven phases. They want to have a master architect and engineering team.

Huston wondered if the entire project is mixed use, office, residential and commercial. Zimmer stated that the developer has proposed that Nelnet would be in the large building opposite McDonalds. There would be mostly residential where Hoppe had proposed housing. They would also like to purchase the garage building and the small telephone museum building. They are in discussions to move the items from the museum into the warehouse, but still would like them to be viewed in some way. The warehouse is planned to have housing on the upper floors, with townhouses to the north of that. They are trying to acquire the carwash. They have already acquired Fischer Foods. There are several hundred housing units planned overall. This will be a big project with a lot of pieces.

Tilley inquired when Zimmer envisions the joint meeting happening. Zimmer would guess that is a few months off.

- Pershing

Penn wondered what has been happening with the bus transit center. Zimmer stated that StarTran put in a grant application for a Tiger grant that would provide funds to look at where to position, and try to build, a transit hub. They say they are getting encouraging responses.

Tilley stated that nothing has changed in the existing bus stop area. Huston believes there is music at the bus stop now.

Tilley likes the idea of a central hub, but she is curious how this is being done when you don't own the land. Zimmer doesn't believe the grant is site specific. The City can acquire a property from unwilling sellers if it chooses. He does not believe they would take that path. He has had suggestions that Pershing would be a good site. Tilley thinks that is a horrible idea. Zimmer doesn't believe the idea has any legs.

- Zimmer stated that the Latitude building is trying for an opening date of August 18, 2015. He is unsure if they will make that schedule. They are pressing along for the fall semester.

- Tilley wondered about online comments. She has seen some comments with regard to an online article that she believes deserves a response from this committee or someone who has the facts with regard to an application that has been before this group. Zimmer will check with city staff and see if there is a protocol that can be followed for him to respond to these with some facts.

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