

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** December 5, 2017, 3:00 p.m., Conference Room 214, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Hallie Salem of Urban Development Dept.; Liz Bavitz with Sinclair Hille; Jennifer Seacrest with Olsson Associates; and Ann Powers with the University of Nebraska-Lincoln (UNL).

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 of November 7, 2017. Motion for approval made by Huston, seconded by Casper and carried 4-0; Casper, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Kissel absent.

### **R STREET STREETScape PROJECT (UNL) – UDR 17100**

Emily Casper stated that this project was done as part of a landscape design class last semester. The University of Nebraska has internal approval to move ahead with this project. There has been coordination with Public Works & Utilities. Work is being done to securing funding. There is a small bit of City funding for the project. There will be changes to the City parking meters. They need updated.

Ann Powers explained that this was a class project that she worked on. This is the R Street stretch between 12<sup>th</sup> and 14<sup>th</sup> Streets. She presented a map that showed the existing conditions. The main part of the sidewalk that needed the most concern was on the north side. The sidewalk is eight feet wide. There are brick paths that connect the meter to the sidewalk. They are in poor shape and a hazard. There isn't a lot of space for a motorist to get out of their car and plug the meter. The curb is in okay shape in most spots. The meters are in very poor shape. These are single meters. The plan is for concrete pavers. There would be connecting paths from the meters to the sidewalk. Planting are also proposed to change. There would be low shrubs and a few street trees added. P Street has added some concrete planters and the same type of planters are being proposed here. One idea is to get students involved in plantings on the UNL campus with the planters. Powers has worked with Kim Todd from UNL who has volunteered her students for planting and caretaking of the planters. Powers is advocating for a little wider sidewalk, at least by

18 inches. This is a well traveled sidewalk. There are a lot of bare areas on this part of campus that need a little sprucing up.

Casper added that this is one part of a few initiatives to look at a recruiting path, as well as improvements to safety. This is not a very safe walking path. This design would allow better snow removal. There are a lot of parked cars, pedestrians and bikes in this area. An effort is being made to spruce up this entire zone and create more views into the campus and make it feel more welcome and inviting. The academic collaboration is important to this project.

Powers continued with showing the proposed planters. She believes these have been used a few other places on campus. She thinks they have held up pretty well where they have been used. People like to disregard plants in the landscape. She believes that giving a nice wide path for walking is key. There is a three foot wide meter strip. She experimented with what felt most comfortable to her. The existing curb would remain. There would be an eleven foot wide sidewalk. Casper added that concrete pavers were chosen because there are quite a few large trees that have large root systems. This felt like it would be more flexible to go around the roots.

Zimmer asked if the pavers will be permeable. Powers believes permeable pavers could be used, but it hasn't been discussed yet. Casper believes that in general, the pavers will be somewhat permeable. UNL has met with the City of Lincoln Parking Services division and they prefer a concrete band. UNL will work with the City on using the pavers. Powers added that working with Parking Services has been great as they are willing to work through the phasing of this project. Casper noted that the intention is to start the project this upcoming summer 2018. Work cannot be done in this area unless students are out of session.

Peace inquired what the three foot meter strip would be made of. Powers responded that they are working with Parking Services on using pavers. She believes the meter posts are set in concrete with a pin so it can't be pulled out of the hole.

Huston wondered about east of 14<sup>th</sup> Street. Casper stated they have already made some changes. Some pavement work was done recently. There are a lot of buses exiting there. Powers added that is a different environment. Casper continued that the south side will be mostly just the meter strip, and then plantings. Last she spoke with Parking Services, they mentioned there were changes to the guidelines.

Penn questioned the new concrete on either side of the existing sidewalk extension. Powers stated the extension would be 18 inches with concrete pavers. Casper added it would be concrete or concrete pavers, it depends on the budget. The color would be similar to the existing product. Powers believes that pavers are more friendly to tree roots.

**ACTION:**

Huston moved approval of the landscape plan as proposed, seconded by Peace and carried 3-0: Huston, Peace and Penn voting 'yes'; Casper abstaining; Brannigan, Eagle Bull and Kissel absent.

**HAYMARKET STREETSCAPES, S STREET (URBAN DEVELOPMENT) – UDR 17101**

Hallie Salem stated that they worked on this project with WRK Real Estate back in 2007- 2008. At the time, we said we would do the streetscape as soon as LES (Lincoln Electric System) did the underground lines. Now the lines are underground and this gives us the opportunity to do some streetscape work. Sinclair Hille was asked to take a look, along with Olsson Associates.

Jennifer Seacrest with Olsson Associates has been working with Liz Bavitz from Sinclair Hille on the streetscape. There are a couple of concerns with some of the adjacent users. The mulch strip is a maintenance hassle and not the ideal condition. Right now the entrance to Bread & Cup is two and a half to three feet above the walkway. It is a maintenance concern. The existing stairs are quite narrow. An upgrade to the entry is desired. One other concern is the ADA (Americans with Disabilities Act) access to the terrace. Consideration was given to eliminating the landscape strip along the parking and the patio retaining wall. The corner will be updated with the brick being used in the rest of the Haymarket. That will extend to meet the ADA access in front of BVH Architecture. A concrete retaining wall is being proposed. There will still be parking meters. The new concrete wall will tie into the side of the existing concrete wall. There will be about a six inch change in grade from the walkway to the top of the wall. There will be a little taller shrubs in the back. Salem added that it will be irrigated.

Peace questioned if there will be a node on the corner. Liz Bavitz replied this was looked at. There were budgetary constraints. Salem added that when bids come in, they can see about bumping out the node. That would be preferred if it could be afforded.

Penn asked if Bread & Cup will take over this space for outdoor area. Seacrest replied there will be no change in outdoor space. They are taking a planted area that is there now and raising it up to mitigate the grade change.

Penn noted that on football game days, there is a large swath of people walking this area. Salem added that changes with INS (Immigration and Naturalization Services) and federal security requirements limited what we could do to the street as a whole. There is a chance in the future that some things in this area could change.

Casper stated that the plant materials will be maintained by Bread & Cup. Salem clarified that it will be taken care of by the building owners. At some point we expect a BID (Business Improvement District) to include this area. Zimmer inquired if the water service for irrigation will be by the building owner. Salem replied yes. Casper wants to make sure this doesn't become another mulch patch. Salem added this area wasn't irrigated before. Making sure this will be irrigated was a big issue.

**ACTION:**

Huston moved approval of the streetscape as proposed, seconded by Penn and carried 4-0: Casper, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Kissel absent.

**STAFF REPORT**

- Stacey Hageman stated that she is working on the Larry Enersen Award committee along with Tom Huston. The group is trying to gather the selection committee and meet in the next week or two. They would like Urban Design Committee to review the nomination and move it on.
- It was agreed that the meeting regularly scheduled for January 2, 2018 be moved to January 9, 2018.

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