

# **Urban Design Committee**

## 2018 Annual Report

The Urban Design Committee was established by ordinance in 1981 to advise city government on enhancing the physical environment of our city to increase enjoyment of living in and visiting Lincoln. By Section 4.36 of the Lincoln Municipal Code, the Committee has seven appointed citizen members serving three year terms. The Committee meets as necessary on the first Tuesday of the month at 3 p.m.

Ten meetings were held in 2018. Urban Design Committee members at the beginning of 2018 included Michelle Penn (chair), Gill Peace (vice-chair), Amber Brannigan, Emily Casper, Tammy Eagle Bull, Tom Huston, and JoAnne Kissel. JoAnne Kissel resigned in February at the end of her term and the appointment of Trenton Reed followed. The Committee is staffed by Stacey Groshong Hageman, supported by Ed Zimmer and Teresa McKinstry.

The past year brought numerous projects to the Urban Design Committee for review and advice, as described below. The year also saw substantial progress of some significant projects reviewed in the previous years including the Haymarket and Lumberworks block streetscapes, Telegraph District, and the 48<sup>th</sup> and Leighton redevelopment.

## ***Olsson Associates Phase II (Canopy & O Streets)***

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In September, Urban Design Committee reviewed phase two development of Olsson Associate’s West Haymarket development. This companion to the first building—on the corner of Canopy and P Streets—incorporates the same building materials, and shares similar massing. The Committee expressed their support of the project and provided advice relating to streetscape enhancements.

Birdseye View of Existing & Proposed Buildings

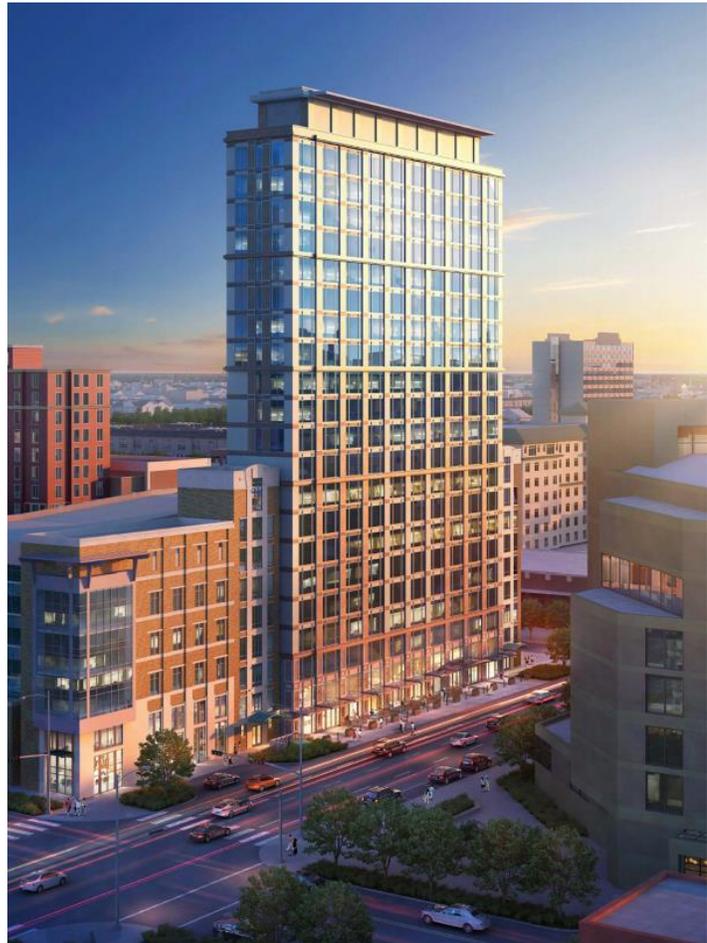


## ***Lied Place Residences (11<sup>th</sup> & Q Streets)***

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The Committee heard plans for a high-rise residential tower on Q Street adjacent the Que Place Garage on the former Applebee's site in November. The City sought UDC's advice regarding the proposed use of TIF and UDC recommended the project's approval unanimously. The Committee will review building materials and the Q Street streetscape design in 2019.

Proposed 20  
Story Mixed  
Use Building ▶



## ***Lincoln Sports Facility***

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A proposal for a new sporting facility at SW 14<sup>th</sup> Plaza and West O Street was reviewed by the Committee in April, May, and November. The developer sought tax increment financing (TIF). The initial proposal reviewed in April and May was eventually altered to reflect the site's geotechnical issues. The Committee's advice for this entryway project led to safer pedestrian movement, enhanced façade design, and increased landscaping.

Approved November Proposal ▼



## Telegraph District

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Urban Design Committee advised on the first phase of Telegraph District in 2016. The 401 Building is complete, the LT&T warehouse redevelopment is nearing completion as minor work occurs to finish tenant spaces, and the 333 Building redevelopment is substantially underway with an added storefront at the corner of 21<sup>st</sup> and L Streets.

The Committee reviewed the second phase plans of Telegraph District in 2017, advising on the Telegraph District PUD. A requirement of the PUD is that all new construction and major remodeling occurring in the district must be reviewed by Urban Design Committee. There were two such reviews in 2018.

In November, UDC reviewed plans for a major remodel of 1935 O Street. Proposed improvements to the building were characteristic of the district's branding, and were approved by the Committee.



Proposed Renovation of 1935 O Street

Plans for a new building, Telegraph Lofts, were reviewed by the Committee in December. This prominent corner building at 21<sup>st</sup> and N Streets will be mixed use. The proposed building includes underground parking, commercial on the ground floor, and residential and office above.

Telegraph Lofts Proposal



# ***Design Standard Reviews***

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Infill projects that meet the Downtown and the Neighborhood Design Standards can be approved administratively by Planning staff, which occurred for almost two dozen projects in 2018. The Planning Director can administratively waive the Design Standards with notice to neighboring property owners. One project at 1635 P received these administrative waivers in 2018. UDC was briefed on the project at their September meeting and the Committee expressed their support of the project.

Applicants proposing alternative solutions to the Design Standards can appeal to UDC. The Committee handled two such requests. The first appeal was for a new housing development at 28<sup>th</sup> and Vine which incorporated shipping containers. The Committee recommended its approval. The second was a Community Unit Plan (CUP) at 54<sup>th</sup> and Roose. It was difficult to apply the standards as they address a building as it relates to the street and the adjacent houses along the street. The Roose Haven project and associated waivers to the Standards was approved by the Committee in September.

Proposed Roose Haven Units



Planning staff completed one review under the new Design Standards for Accessory Dwelling Units (ADUs) which were adopted in December 2017. This ADU at about 14<sup>th</sup> and Military was the first review under the new standards. It was found to meet the Standards and was approved administratively.

# ***Other Reviews***

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Several public projects came to the Committee for their advice. LES brought their plans for phase two of the Operations Center near 98<sup>th</sup> and Rokeby Road in July, and the Lincoln Police Department brought their plans for a fleet maintenance facility at 100 Oakcreek Drive in December. The City also sought the Committee’s advice on designs for traffic signal box wraps in July, the 2018 Downtown Master Plan in October, a text amendment to relax parking requirements and increase screening and landscaping standards in November, and the 33<sup>rd</sup> and Cornhusker subarea plan in December.



Several other projects were reviewed by the Urban Design Committee in 2018. The Committee reviewed a redevelopment project near 32<sup>nd</sup> and O Street for Viet Hao in February; Lied Center shared their ideas for Capitol Parkway banners in July; and sidewalk cafés at Wendy’s and Yia Yia’s were reviewed in March and April, respectively.

## ***Larry Enersen Urban Design Award***

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The Committee has annually recognized significant urban design enhancements to the City through the Larry Enersen Urban Design Award, which was initiated in 1984. Beginning in 2013, the Committee strengthened the award process by enlisting a “jury” of former UDC members and other design professionals to nominate award-worthy projects to the Committee for endorsement. The 2017 winner—announced in 2018—was the Renovation of Centennial Mall.

The citation noted the Centennial Mall design by Larry Enersen that was built for Nebraska’s statehood centennial in 1967 which transformed the seven blocks of 15<sup>th</sup> Street between the Capitol and UNL’s City Campus. It celebrated efforts by the Nebraska Capitol Environs

The jury’s recommendation and Committee’s choice for 2018 will be announced among the Mayor’s Arts Awards. The 2018 jury was co-chaired by Tom Huston and Gordon Scholz, with Margaret Berry, Tom Laging, Robert Ripley, and Planning staff support.

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