

## MEETING NOTES

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	Wednesday, February 4, 2009 3:00 p.m., Room 206, County-City Building, 2 <sup>nd</sup> Floor, 555 South 10 <sup>th</sup> Street, Lincoln, Nebraska
<b>MEMBERS IN ATTENDANCE:</b>	Margaret Berry, Mike Eckert, JoAnne Kissel, Michelle Penn, Gordon Scholz, Scott Sullivan and Mary Anne Wells.
<b>OTHERS IN ATTENDANCE:</b>	Dana Schmidt (Tallgrass Development); Wilma Hanson-McCoy (Concorde Management); Gill Peace and Mike Gengler (BVH Architects); Hallie Salem (Urban Development Department); Ed Zimmer and Michele Abendroth (Planning Department.)
<b>STATED PURPOSE OF MEETING:</b>	Regular Meeting of the Urban Design Committee

The meeting was called to order at 3:05 p.m. The Nebraska Open Meetings Act was acknowledged.

### **Accept meeting notes of September 3 and November 5, 2008**

Kissel moved to approve the September 3 and November 5, 2008 meeting notes. Motion carried 7-0. Berry, Eckert, Kissel, Penn, Scholz, Sullivan and Wells voting 'yes'.

### **Recommendation on urban design aspects of Lincoln Flats redevelopment project, 1314 O Street (Urban Development Dept.)**

Salem stated that Urban Development is working on a redevelopment agreement for Lincoln Flats at 1314 O Street. She presented some historical photos of the building.

Hanson-McCoy stated that Bank of the West has been in the building for a few years and Concorde Management purchased the building from them recently.

Schmidt noted that 75% of the first floor is completed. Bank of the West will continue to occupy a good portion of the first floor. Residential condos will be on the upper floors. They are finalizing the redevelopment agreement with Urban Development. The redevelopment plan also includes the alley plaza. They want to make the area much more pedestrian friendly.

Peace stated that the two main areas of the project are the O Street south elevation revisions and the alley that runs along the north side of the building. The building has nice arched windows with great brickwork and cornices. On the south elevation, the first step will be to install new windows from the second floor up. They will be double hung windows and more original to the building. The ground level will be brick up to a height of 11 feet. Above that, the existing stucco will remain but it will be painted a much darker color that will help blend the brick at the street level. The slate infill will remain. There will be a continuous cornice at the top. A sample of the brick was presented.

In response to a question about why they are making these modifications, Peace stated that they are attempting to dress up the building. It is currently more of a background building and they would like to make it nicer and more noticeable. They would like to make it more of a main street facade.

Committee members suggested that since this building has been through so many renovations, it is important to make it more judicious with respect to its appearance.

Peace stated that the alley project will consist of resurfacing, street lighting and street furniture. The alley

is private now and serves as the front door to several establishments. It will also serve as the front door for the tenants to the condos in the building. They are proposing new paving and new lighting fixtures. They feel that the way the building looks at night is very important. The alley is not very well lit, and for safety and aesthetic reasons, they feel the lighting is very important. There will also be bollards to discourage truck traffic and parking in the alley as well as to make it more pedestrian friendly.

In response to a question about canopies on the O Street side, Peace stated that they have given consideration to canopies, but they decided against it because of how the first floor entrances are set back.

Kissel moved to approve the design aspects of the Lincoln Flats redevelopment project, seconded by Berry. Motion carried 7-0. Berry, Eckert, Kissel, Penn, Scholz, Sullivan and Wells voting 'yes'.

### **Staff Report**

Zimmer informed the Committee that the Assurity project will be on the agenda in March.

Zimmer also asked the Committee to consider candidates for the Enersen Urban Design award. Two suggestions are the Harris Overpass and the Antelope Valley bridges.

There being no further discussion, the meeting was adjourned at 4:03 p.m.

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Urban Design Committee. \*\**

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