

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Wednesday, December 11, 2013, 3:00 p.m., Room 214, County/City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: JoAnne Kissel, Gill Peace, Michelle Penn and Michele Tilley. Peter Hind (submitted message of resignation), Scott Sullivan, Mary Anne Wells absent.

OTHERS IN ATTENDANCE: Kris Sonderup (Cycle Works/Moose's Tooth); Dave Johnson & Matt Wills (Studio 951); John Badami and Daniel Siedhoff (DLR Group); Mark Hunzeker (Baylor Evnen Law Firm); Carl Groesbeck via phone(Argent Group/Campus Acquisitions); Jonah Busick (Shepley Bulfinch Architects); Josh Brooks (Design Workshop); Nancy Hicks (Journal Star); Lynn Johnson, JJ Yost & Terry Genrich (Parks & Recreation); Christy Joy (Archi + Etc); Darl Naumann (Ayars & Ayars); Dave Landis, Dallas McGee & Hallie Salem (Urban Development); Marvin Krout, Ed Zimmer, Stacey Hageman & Michele Abendroth (Planning Department)

STATED PURPOSE OF MEETING: Regular Meeting of the Urban Design Committee

Chair JoAnne Kissel called the meeting to order at 3:02 p.m. The Nebraska Open Meetings Act was acknowledged.

Adoption of meeting record of UDC meeting of November 13, 2013.

Peace moved approval of the meeting record of the UDC meeting of November 13, 2013, seconded by Penn. Motion carried 4-0. Kissel, Peace, Penn and Tilley voting 'yes'; Sullivan and Wells absent.

"Block 68" (former "Gold's parking block", 10th – 11th, M-N Streets), project update (Urban Development Dept. & Argent Group)

Busick stated that they will review the streetscape and the general urban design concepts for the Block 68 project. Brooks stated as they looked at the context of the site, it is situated well for a mixed use concept. As they begin to place the building on the site and looking at the sun/shade analysis and understanding from the retail side of things where it will be best to have dining, they began looking at conceptually where people are going to be focusing in terms of building ingress/egress and the transition from parking to the building. They are looking at stormwater and where they have the potential to capture that. They set up a pattern in a clockwise position from N Street to 11th Street to M Street to 10th Street in level of materials and level of program. Starting on N Street, there will be a nice relationship to the bike lane, and it will act as a plaza space. Turning the corner to 11th Street, there is a nice wide sidewalk with a large planting area. There is also the lobby entrance on that side. On M

Street, there is a garage entrance, and 10th Street is more utilitarian. From N Street, there is a large aperture in the middle for outdoor seating. There is a large sidewalk and dining area. We are bringing the café seating out close to the bike lane. They think it is beneficial for sun exposure, and it allows for a retail experience with human activity on both sides. On 11th Street, there is a cadence of two tree varieties. They think that allows for a regularity to ground the building into its site and context, so there is an ordered and regular experience. With the angled parking, they want to have a decent step-out strip. There is also a large area for planting, a clear zone, and a large area for dining. There could also be areas for plantings with seat walls. On M Street, there is the cadence of trees. They see the planting areas being stormwater retention areas.

Zimmer noted that Wells provided comments to him prior to the meeting. She is concerned about N Street and the separation for the patron and bicyclists. Brooks stated that there would be a fenced area around the tables and chairs, and potted plants will help to separate the space.

Landis noted that recently we had a conversation with Public Works, and the design has gone forward with a different set of assumptions. Public Works was concerned about the length of the de-acceleration lane on the corner of 10th & M, and they suggested that the bump out come back in, so they can have a 150' decel lane. On 10th Street, they can either have it as shown in the design or with a loading zone for a modest-sized truck. Brooks stated that on the southern corner, they would remove the vegetative planting area, and they would likely lose the whole planting area, and they would have to use a vertical planting element. On the northern section, they looked at a couple options. One is a bump back in with a flush condition with the road where the loading zone would be. The other option is to have a rolled curb system where the trucks would roll on to the curb for unloading underneath the tree which would maintain the large sidewalk cross-section. They would lose either one or two trees on the north end and potentially all the trees on the south end. Salem stated that they think they can accommodate a 140' decel lane, but they would lose the trees. They would also need a waiver.

Peace asked why they chose 10th Street for the loading zone. Groesbeck stated that it is the only spot where we are doing the least interference with the retail. They like the idea of a rollup curb. They like trees because they slow up traffic and make it more aware that something new and exciting is happening. The loading zone is important because the retail tenants will be insistent that they have something.

Tilley stated that she feels there needs to be a fence between the bike lane and the tables.

Penn asked if they see the 10th St. loading area a place where the students can load and unload.

Groesbeck stated that students will be precluded from using it. That is why they prefer the rollup curb.

The Committee would like to maintain as many trees as possible on 10th Street. Salem stated they will forward that advice.

Tilley moved to approve the design with the preference to keep as many trees as possible on 10th Street and to explore the idea of the rollup curb, seconded by Penn. Motion carried 4-0. Kissel, Peace, Penn and Tilley voting 'yes'; Sullivan and Wells absent.

Next, Brooks reviewed the development of the rooftop decks. They looked at the interior uses on the edge. They categorized it based on amenities and finishes. The pool deck is the “see and be seen” area, and there is a cook-and-eat area and a large workout area. They want to push the pool up against the edge and create a lush green planting that cascades over the building. The middle deck is the social arena. There are bar-top tables, a fire pit, a study circle, moveable furniture and a game court. The city deck is the social atmosphere at night. They did a solar analysis, and they noticed that the sun is so variable across the two decks that the idea of flexibility is very important.

Penn stated that she has had concerns about the solar and is glad they are doing some solar studies.

Kissel stated that she is trying to figure out how much of the social areas are visible to the public as they drive by. Brooks stated that the south deck is the lush green edge where you can’t go right up to the edge. On the north side, they are pulling people right up to the edge so people can see down to the street, and there becomes an interaction from the street to the deck.

Peace stated that it looks great. He is not convinced that it has a lot of urban design input.

Salem asked what the committee would like to see again. Zimmer stated that if the design changes significantly, then the committee would like to see it again. If the roof feature needs a Downtown Design Standards waiver, this is the body that can do that.

“Lincoln Exchange” redevelopment, 21st St. N-L (Urban Development Department & Hoppe Brothers)

Siedhoff stated that there were concerns about the pedestrian experience on the corner of 21st and N Street at the last meeting. Because of the grade change, they want to raise the plaza space to incorporate the coffee shop element to have a sense of privacy and keep the great views open. They are moving the sidewalk into their property. There is a canopy and a sense of bringing people into the retail space. It provides an opportunity to invite people into the zone and stay there. They want to cater to the rowhouses and the residential urban environment. There is a 10 foot bike lane, but they would like to make it 12 feet. There is a commercial opportunity and a residential opportunity, and they want to merge the two.

Peace stated that he likes the design. He asked if there is separation between the sidewalk and the bike lane. Siedhoff stated that there will be a wall planter there.

Kissel stated that she feels it would be great to incorporate variety into the design. It is important to have opportunity for people to personalize their homes.

Penn stated that there is a lot of brick on the design, and if pricing changes the design, then she would like to see it again.

Hartley Flats redevelopment, southeast corner 27th & S Streets (Urban Development Dept.)

Johnson stated that they have some modifications to address the concerns raised at the last meeting. They talked about changing the sidewalks on 27th Street. They are proposing to leave it the way they had it. They are going to add a 2’ decorative railing. They are also going to put in their private sidewalk that leads up to the units. Another concern was to make a statement as to how to get into the building

at the north end. They did a brick pier with a flat canopy to represent the north entry which is the main entrance to the upper apartments. There was also concern with the vines and the location of the door. They would like to see the door stay behind the screen. They want the tenants to be able to have their screen door open without having it exposed to 27th street. They are pulling it off the deck below and off the ground. They are also not going to do the vines. They want to do some taller grasses across the front. They are proposing a 24" open fence. They are also doing unit markers on the red panels and adding Hartley Flats signage on the upper part of the building.

Zimmer asked about the dark gray on the plan. Siedhoff stated that the dark gray will be pavers to delineate the architectural moments and soften it.

Kissel stated that she appreciates that they considered the committee's advice.

Penn stated that she is glad to see the entrances delineated and signage on the front.

Piedmont Center Redevelopment Project (Urban Development Dept.)

Castillo stated that Piedmont Center was declared blighted in October of this year. They are working with the developer on the redevelopment agreement. Joy stated that they are turning a mediocre facility into an enhanced area. They are trying to bring the shopping center back to what it was and become a focal point. They want to have a boulevard with stamped concrete patios and seating in the north portion of the parking lot. Landscaping and vegetation will be used to enhance the streetscape. An accessible sidewalk will wrap the building. The 50th Street neighborhood views of the rear will be screened and well maintained. They are proposing stucco with a sprayed medium texture on the entry points of the building with a cultured stone on the bottom. Fencing with a prairie grass graphic and stone pillars will identify the eating areas and screen the parking lot. The lighting fixtures will help create that boutique feel and will have seasonal banners and hanging baskets. Currently, the developer has increased the occupancy by 60% and created 50+ jobs.

Castillo stated that TIF funds will be \$750,000. The majority of it is going toward façade improvements and the public way.

Kissel stated that she is glad they are exceeding the screening requirements on the back of the building as that is not a pleasant area for the neighbors.

Peace stated that this is a great project and very needed. He asked if they looked at designing the building like it was when it was built in 1956 and make it mid-century modern. Joy stated that they are going to try to expose as much of the limestone as they can, but the investor group gravitated away from emphasizing the original design features and toward this look with the stuccoed entrance features and cultured stone.

Peace stated that he believes they could have more effect by putting the money from the "boulevard" into larger planting areas. Kissel stated that she agrees as she doesn't think that the boulevard elevate the design very much. She feels there might be a more elegant solution that wouldn't result in a loss of parking. It seems there should be more purpose. Penn stated that she was thinking there should be more trees. She also thinks it would be good to bring down the lighting to more ornamental lighting.

Castillo stated that the redevelopment plan went to the Planning Commission today. They are working on the redevelopment agreement with the developer, and that will go to City Council in January.

Peace stated that since a lot of the TIF money is going to façade improvements, it would be nice if the façade was based on the time it was built. He understands that they have to balance what the owner and developer want.

Penn stated that there is an opportunity for design on the site improvement and landscaping. It is an opportunity to do something great. The design proposed looks as if you could move it to South Pointe, and it would fit in there.

Joy stated that the developer wants the area to be a boutique feel where you go and buy flowers, have coffee and talk to your neighbor and then walk home. She said they can revisit these things with the developer again. Zimmer wonder if the developer is missing their goal. If it stood out more from other strip centers, they might be hitting the Piedmont boutique better.

The committee requested that they see the project at the next meeting.

Hunzeker stated that the budget is tight on this building. He personally likes the idea of bringing it back to the '60s feel, but he hasn't been involved in those discussions. He thinks it would be more expensive to do that.

Misc., staff report: 2014 Enersen Urban Design Awards, etc.

Members discussed the Enersen Urban Design process and reviewed a proposal by Kissel and encouraged pursuing it further.

There being no further business, the meeting was adjourned at 5:20 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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