

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: January 7, 2020, Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Amber Brannigan, Mark Canney, Tammy Eagle Bull, Tom Huston, Gill Peace and Michelle Penn; (Emily Deeker absent).

OTHERS IN ATTENDANCE: David Cary, Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dan Marvin, Dallas McGee and Ernie Castillo of Urban Development; Abby Littrell of City Attorney's office; Trent Reed of Reed Design Architects; Justin Crawford with Access Development; David Levy of BairdHolm Attorneys; Ann Post of Baylor Evnen Law Firm; Mike Lang of Speedway Properties; Matt Olberding of Lincoln Journal Star; and via telephone - Carter Page and Paige Prechter of Campion Development; and Alex Deshotels of Grace Hebert Curtis Architects.

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn introduced Mark Canney as the newest member of the Urban Design Committee. Canney introduced himself and stated that he is a lifelong resident of Lincoln. He worked at Parks and Recreation for the past 18 years. He recently joined Olsson Studio.

The members introduced themselves.

SKATE ZONE REDEVELOPMENT REVISIONS:

Members present: Brannigan, Canney, Eagle Bull, Peace and Penn; Huston declaring a conflict of interest; Deeker absent.

Trent Reed stated that some revisions were made to the plan that was approved in 2017. The project sat still for a while. During that time we had new interest. We made some changes. The drive-thru was deleted. The height of the retail building was lowered. Some materials and colors were changed. It is largely the same approach.

Penn inquired if these are changes to just the small building, or the hotel as well. Reed stated that the hotel is largely unchanged, except with the addition of a floor.

Stacey Hageman stated that the issue is that the plans came in different from what was in the Redevelopment Agreement. This has come before this committee previously. The building is being built differently.

Reed pointed out that the west elevation shown is not current. Justin Crawford pointed out an elevation drawing with windows going down lower. From the street, you will be able to see the glass. They made a change to use spandrel glass. The tenant is Spectrum Cable and the back of their store is all back of the house with secure storage. They are trying to do a structural wall, clad with brick, spandrel glass, the EIFS and materials shown here. The back of the building faces 48th Street.

Peace would like the materials being used highlighted. Reed pointed out longboard, concrete, Nichiha corrugated cement board and a brick blend. Peace asked about the west elevation window frames. Justin Crawford stated it will be hollow metal. They plan to paint them to match the metal frame.

Canney is trying to understand the glass added to the west side. What material will be used? Crawford answered it is called spandrel. You can't see through it. The tint will match the clear glass. It should be consistent through all four sides of the building.

Hageman stated that the applicant originally brought a plan for review that was similar to the original one. The conversation before talked about transparency, even if using some spandrel glass. She felt like what was being built didn't match the intent from before. She wanted to point out the glass on just this side because it was talked about specifically. She gave an update on what was being added to the Redevelopment Agreement. Crawford stated that this was always going to be the back of the house for any tenant. It would probably always have had some kind of film or something. The west side was always going to be the back of the building. In order to make a more secure space for Spectrum, we decided to make a block wall.

Peace believes that spandrel glass facing 48th Street will still show like a blank wall. If this would have been frosted glass or something, it would have been nice. Even with the wall, if there was some way the spandrel glass could still be backlit or something other than complete darkness, it would be nice. Reed pointed out that the top edge of the building will be LED lit. Peace noted that the plan being shown today looks like the building has a slightly lower parapet than what was previously shown. He thinks that some of the rooftop units will be visible. Crawford noted the roof slopes to the middle where the air conditioning units will be. They tried to set them back far enough that they wouldn't show.

Canney questioned if signage is limited to the building or if there will be a monument sign. Crawford replied there is a pole sign on the corner at the 48th Street level.

Penn is unsure of the spandrel glass. She has never detailed it this way before. Eagle Bull and Peace noted they haven't either. Penn is trying to understand if this is genuine. She wanted to know if the windows will be flush with the brick. Reed answered it will be set back a little. Crawford added that the eyebrow that runs around the soffit has metal.

There was a discussion of different types of glass.

Eagle Bull asked about the lighting. Reed stated there will be lights at the doors. At night, the street lighting is bright.

Canney wanted to know where the trash containers would be located. Crawford answered they will be located between this building and the hotel.

Hageman is looking for a decision if this meets the intent of the previously approved design. She is looking for any advice on if it could be made better. These comments are going to the Mayor.

Penn recalls we were hoping to have visual glass on the west side so you could see activity from the street, understanding some of these would need to be spandrel. She believes this committee didn't intend for the whole wall to be spandrel glass. There is no active glass on the west side anymore. She would find that disappointing. The top level at the least, could be visual glass.

Eagle Bull would like to see lighting or something used to keep it lit in the back. Crawford stated they can look at options and see about putting lighting behind the glass. Peace can't think of any other real solution. Perhaps they could look at what kind of spandrel glass is out there. Perhaps different glass or colors could be used so it isn't just a wall of the same.

Huston noted that procedurally, the Redevelopment Agreement needs to be amended. He would suggest coming back in February.

Canney thinks there may be some landscaping that could be done to camouflage the windows.

Crawford stated that the building turnover date is February 5, 2020 to Spectrum. Hageman noted that the next meeting of Urban Design Committee is February 4, 2020.

Abby Littrell noted that this would be for an amendment to the Redevelopment Agreement. Input from Urban Design Committee is being asked for. This is feedback to the mayor.

ACTION:

Peace made a motion for approval with a recommendation that the applicant look at options to light the glass on 48th Street, and the landscaping plan/design to be brought back for further review, seconded by Brannigan and carried 5-0: Brannigan, Canney, Eagle Bull, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Deeker absent.

CAMPION REDEVELOPMENT REVISIONS:

Members present: Brannigan, Canney, Eagle Bull, Huston, Peace and Penn; Deeker absent.

Ernie Castillo stated that since Urban Design Committee last saw the design, there have been some changes. David Levy is the applicant's attorney from Omaha. Carter Page and Paige Prechter of Campion Development, and Alex Deshotels of Grace Hebert Curtis Architects called in to take us through the rendering. The Mayor has not yet seen this.

Hageman pointed out that the alley will remain. They will not be vacating the alley anymore.

Carter Page stated that the townhomes along 9th Street were eliminated. More two, three and four bedroom units were added. The 'M' Street streetscape will be landscaped in accordance with the master plan. Some units will be walk-up. The entry was moved from 9th Street to 'M' Street. The 9th Street streetscape uses similar dimensions. One comment previously was that the building was flat and without undulation. This committee thought that the first two floors weren't particularly appealing. They changed that and centered the windows to line up with the ones above. They also pushed back part of the façade in certain areas. They changed the color. The entrance along 'N' Street is set back to make it more prominent. The first two floors along 9th Street were designed to look like units.

Paige Prechter stated they wanted to preserve the concept of street activity. They couldn't place units on 9th Street. They were moved to 10th Street. They also took to heart the notion of undulation and glazed facades. They looked at landscaping with a residential feel. These are the notions of what was embedded in the design. More units were added on 'M' Street.

Huston inquired how the units on 9th Street are accessed. Alex Deshotels replied they will enter on 'M' Street. They have had discussions on entering from 10th Street. There was a discussion of the elevation.

Canney asked about the signage. Campion has a font and a logo. What is shown on the building looks like overscale Arial font. He wondered if that has been determined. It seems a little over powering. Page replied that font is just part of the software.

There was a discussion regarding the windows.

Penn questioned if the building façade colored areas shown are red or orange. Page replied red. Brannigan inquired how the applicant thinks this fits into the other buildings in the area. She believes the red is going to stand out. Penn appreciates the design. It looks different from what we have seen before. It has a little modern flair to it. She likes it. It has a little more uniqueness. Huston thinks the changes made have improved the design.

Brannigan wanted to know what the lighting will look like. Deshotels would think the first two floors would be more pedestrian lighting. They haven't given a whole lot of thought to the lighting yet. Perhaps they could accentuate the undulation.

Brannigan believes the applicant took the previous recommendations from this committee and molded them into the design.

Peace commented that the 10th Street units will be potentially three to four feet below the street level. With the width of the sidewalk, he questioned if it would even be worth it to create a light well and force pedestrians closer to the street. Huston doesn't think the sacrifice of the street would be worth it.

Peace noted that a potential solution could be to step up the floor plates to match the sidewalk. Then, they aren't ADA accessible to the hallway. Deshotels stated the solution wasn't obvious on this one. Peace noted the applicant could potentially ramp up the internal hallway. The Committee members all agreed there was no support to cut into the sidewalk to create a light well. They would like the applicant to examine the grade of units bordering 10th Street that face east.

Eagle Bull and Penn prefer to keep the parapet continuous, rather than stop with the recesses. Peace agreed.

Peace noted that it looks like double soldier band at the top where it meets brick. The rest of it looks like straight brick. He believes there are opportunities to do some banding at the top of the second floor. There is an opportunity to be more expressive, even things like treating mortar joints differently. He would like to see the applicant explore detailing it correctly and getting more creative.

Brannigan noted what appears to be bars on the first floor windows. Eagle Bull thinks a screen would be a better option than bars.

ACTION:

Huston moved to approve the design as shown with the following modifications: maintain a continuous line with the parapet, consider brick detailing on the first floor along openings, review the 10th Street streetscape, explore metal screen designs in the first floor garage openings, look at more distinguishable signage and explore lighting options, seconded by Peace and carried 6-0: Brannigan, Canney, Eagle Bull, Huston, Peace and Penn voting 'yes'; Deeker absent.

OTHER:

* CANOPY PARK REDEVELOPMENT UPDATE:

Hageman pointed out that minor changes have been made. The applicant is still planning to do affordable units. The building will look more like the others. The balconies were previously Juliet balconies. She now believes they are small, actual balconies. The fence line was moved a little forward. They are hoping to put a pool in the area.

Peace inquired where this is in the process. Eagle Bull is not sure. She believes the design is close to being finished. Mike Lang stated that the Redevelopment Agreement needs to be amended. When

our partner decided to drop out of the project, it slowed everything down. We are planning on closing on the property around the end of February.

Dallas McGee pointed out that the Redevelopment Agreement goes to City Council next Monday.

Brannigan asked how many units this will be and how big the pool will be. McGee responded 254 units.

Peace can't remember, but he believes the last time we reviewed this, the parking structure was a separate project. Hageman noted that will still move forward. It will be a City garage.

Penn loves pools. She thinks it creates an active environment. It would be a great opportunity. Huston pointed out there is a park across the street. It is great to see that kind of activity in this area.

* ENERSEN URBAN DESIGN AWARD:

Hageman stated that the Larry Enersen Urban Design Award jury met on November 12, 2019 to review the potential projects and make a recommendation for the 2020 recipient. Two projects were selected by the jury.

Huston stated that in years past, there was a private project and a public project chosen for the award. It made sense to do that this year.

The Committee accepted the jury's recommended award recipients.

There being no further business, the meeting was adjourned at 4:35 p.m.