

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND Tuesday, June 4, 2024, 3:00 p.m., County-City Building, City

PLACE OF MEETING: Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Jill Grasso, Emily Deeker, Frank Ordia, Gill Peace and Michelle Penn; Tom Huston absent.

OTHERS IN ATTENDANCE: Arvind Gopalakrishnan, Paul Barnes, Collin Christopher and Jennifer McDonald of the Planning Department; Ben Kunz of Hoppe Development, John Conner from APMA and other interested parties.

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

Penn then called for a motion approving the minutes of the regular meeting held May 7, 2024. Motion for approval was made by Canney, seconded by Grasso and carried 6-0: Canney, Grasso, Deeker, Ordia, Peace and Penn voting 'yes'; Huston absent.

MIXED-USE REDISENTIAL BUILDING AT 1000 S. 13TH STREET: June 4, 2024

Members present: Canney, Deeker, Grasso, Ordia, Peace and Penn; Huston absent.

Arvind Gopalakrishnan, Planning Department, 555 S 10th Street, Lincoln, NE stated that this is part of the South of downtown Planned Unit Development (PUD). Preliminary advice was received from the committee at the October 3rd, 2024, meeting. Gopalakrishnan stated that the project will include a public pocket plaza with a food truck, mobile clinic infrastructure, linear park and community room available to neighbors. There will also be screening of the parking areas. The ground floor will include commercial space, building lobby and neighborhood community room. Since the development is seeking TIF assistance from the city, the Urban Design Committee is being asked to review and offer advice. Gopalakrishnan stated that the proposed design is not in conformance with the Neighborhood Design Standards due to its scale in relation to its neighbors. The planning department acknowledges the deliberate incorporation of certain neighborhood elements in the design.

Ben Kunz, Hoppe Development, 5631 S. 48th Street, Lincoln, NE came forward and stated that they are excited about this project. Kunz stated that there was a lot of extra detail that has been added to the design due to the community.

John Connor, Alley Poyner Macchietto Architecture, 1516 Cumming Street, Omaha, NE came forward and stated that there is a bridge that straddles the alley way for services of garbage and future utility maintenance. The design of the building incorporates some of the architectural elements that picked up some of the cues of the neighborhood. Connor stated that the clinic on the ground floor is currently in the neighborhood and will be moving into the ground floor space. There is also a park element that will have some art collaborations included. Connor stated that the materials were picked to coincide with the Urban Design Guidelines. The parking will be screened with brick up to the bottom of the headlights and then a metal panel infill above that to about 40%. The building is connected as a one elevator building and will be accessible from all floors. This will also be affordable within the community.

Peace asked what is different from today's presentation than from what was previously presented. Connor stated that there has been more details around the brick and more thought into the public focus elements.

Ordia asked if the screening was for the art component assembly. Connor stated that the art component is in two locations for the screening. There will be an outreach session with the community to see what their stories are and incorporate that into the architecture. Ordia asked if it would be able to be changed. Connor stated that they do not know to what extent it will be changed.

Grasso asked if this is the intent of a permanent art exhibit or will be switched out. Connor stated it is permanent to the building.

Peace asked if there were roof lines from the previous presentation. Connor stated that there was but not with as much definition. The intention was to break down and add more residential character and scale without coping residential roof line. Peace stated if there was a question of variation or potential continuous screening, he would choose potential screening. Connor stated that there will be 125 apartments.

Canney asked if the site plan was to have landscape developed. Gopalkrishnan stated yes. Canney stated about adding some type of protective measurement be in place around the plaza area. Connor stated that the plaza surface would be different colored concrete. Canney stated that some type of deterrent would be great. Deeker stated maybe off setting it to make it a little different and distinguish.

Grasso asked where the details of the parapet and wall are located. Connor stated that the detailing is above the windows, store front and by the first floor of the clinic area.

Grasso asked about the brick area in front of the parking garage and if it carries to another area and if the alley is mesh or steel opening or solid. Connor stated that some of the plaster and brick will be pulled around the corner of the ally way with art and it will be solid.

Deeker stated that there were two different plans for parking. Is there open parking and parking stalls? Connor stated that the parking is open air and a screen from the street. The south lot is under the building and the north lot is partially under the building. It is a continuous parking area.

Grasso asked if there is a fence along the east elevation. Connor stated that there will be fencing on the property line between the adjacent building and the parking lot. Kunz stated that they are pricing an aluminum black Picket and a black chain link fencing. The intent of the fence is for security purposes at a 6-foot height.

Peace asked where they are in terms of construction. Kunz stated that they are in the receiving of bid phase and 100% construction in July.

Peace asked if they are set on the dark colored vinyl windows. Kunz stated that they would prefer fiberglass but will need to see where the final pricing will come in at. Peace stated that it is good that they are open to the fiberglass design of the windows.

Deeker mentioned that the streetscape and the landscape will be presented later to the committee but has bike parking been considered. Kunz stated that bike parking will be inside the secured parking lot and in the building. There will also be a public bike rack.

Canney mentioned a possible water source to clean the dog park or messes that could happen to have water to hose off the area and keep clean.

Connor stated that a pickle ball court is on the 2nd floor for the residents. There will also be a ping pong table on the main level. Kunz stated that it has been decided to eliminate the ping pong table due to logistics.

Penn asked if the apartments are affordable housing. Kunz stated that 100% of them are affordable housing.

Ordia asked what metrics were used to define affordable housing. Kunz stated that they have a Low-Income Housing Tax Credit (LIHTC) award where 100% of the units are at 60% income or below. Kunz stated that they are also currently working with other organizations to add some lending to take it to the 50% AMI level which is close to the section 8 housing standards that Lincoln Housing Authority administers. This will make it work more easily with the voucher program at 50% AMI. The compliance period is 45 years, a long-term commitment.

ACTION:

Ordia moved approval, seconded by Peace.

Motion for approval carried 6-0: Canney, Deeker, Grasso, Ordia, Peace and Penn voting 'yes'; Huston absent.

MISCELLANEOUS:

Gopalakrishnan requested from the committee to move the July 2nd Urban Design Meeting to July 9th. The committee agrees to move the meeting to July 9th, 2024.

There being no further business, the meeting was adjourned at 3:45 p.m.