

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, August 6, 2024, 3:00 p.m., County-City Building, City
PLACE OF MEETING:	Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Mark Canney, Emily Deeker, Jill Grasso, Tom Huston, and Michelle Penn; Frank Ordia and Gill Peace absent.
OTHERS IN ATTENDANCE:	Arvind Gopalakrishnan, Paul Barnes, Collin Christopher and Juan Carrasco of the Planning Department; media and other interested citizens were present.

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 July 9, 2024.

Motion for approval was made by Grasso, seconded by Deeker.

Motion carried 5-0: Canney, Deeker, Grasso, Huston, and Penn voting 'yes'; Peace and Ordia absent.

DOWNTOWN CORRIDORS PHASES 1 DESIGN: **Final Action**

August 6, 2024

Arvind Gopalakrishnan, Planning Department, 555 S 10th Street, Lincoln, NE came forward and stated that Collin Christopher presented this item at the meeting held July 9th 2024. Gopalakrishnan stated that all there is needed for this item is a vote based on last month's presentation. The committee received information on the presentation from July 9th, 2024, prior to this meeting.

Canney stated that there is a lack of storytelling in the presentation that was provided prior to today. Canney is wondering if they can incorporate elements that can make it outstanding and pleasing. The presentation doesn't have to be a literal story just elements that unify that give a sense of space which is important. Canney wants the elements to unify the sense of cultural space within Downtown Lincoln.

ACTION:

A motion was made by Penn to approve this item; seconded by Canney with a recommendation to reference stake holder engagement related to cultural aspects of the City of Lincoln in the Master Plan that was done for Downtown Corridors.

Motion carried 4-0: Canney, Grasso, Huston, and Penn voting 'yes'; Peace and Ordia absent.

Deeker recused herself from voting on this agenda item due to a conflict of interest.

CENTRAL AT SOUTH HAYMARKET
205 S 10th St – Final Action

August 6, 2024

Arvind Gopalakrishnan, Planning Department, 555 S 10th Street, Lincoln, NE came forward and stated that the Annex Group is proposing a 6-story residential building that is 75 feet tall on 205 S. 10th Street with N Street to the north and 9th and 10th Streets to the east and west. The project would consist of 173 affordable housing units targeted towards families with off-site parking currently in negotiation with the City, to be provided in the city garage located on 11th and N Street. The project will have a mix of one, two, three-bedroom units. Gopalakrishnan stated that the project is requesting Tax Increment Financing (TIF) from the City, and as such the Urban Design Committee is to provide an advisory review of the project. The site is in the B-4 zoning district subject to the Downtown Design Standards, based on which, the building design was reviewed on November 7, 2023. City staff and the Urban Design Committee had recommended approval. However, the design team has recently made some changes to the façade due to some changes in the plan. Gopalakrishnan stated that the primary reason the project is being presented today is to review the landscaping and streetscape design. Gopalakrishnan continued by stating that the plan encompasses crucial outdoor elements including sidewalks, landscape beds, tree and plant selection, and their strategic positioning. The integration of these elements into the Downtown Corridors Masterplan is a pivotal aspect of this review. Gopalakrishnan added that the hardscape of the streetscape is a continuation of the Downtown

Corridors plan set, coordinating design intentions with the Planning Department. Gopalakrishnan mentioned that plain gray sidewalk is interconnected by embellished concrete areas with 2'x2' control jointing to mimic tiles. The embellished concrete areas can be found adjacent to some entrances. Gopalakrishnan stated that landscaped corner bump-outs are proposed. The bump-outs are to be used to reduce crosswalk lengths and add protection to the parallel parking row on the east side of 9th Street. Gopalakrishnan mentioned that the 10' wide at-grade planting beds relating to the hardscape contain low-water use trees, shrubs, and perennials. In between the at-grade planting beds tree grate protected openings in the concrete sidewalk contain understory flowering trees. Gopalakrishnan stated that a 3' wide planting bed is proposed between the building and sidewalk. Similar hardscape treatments can be found along N Street and 10th Street apart from widths; 8.5' sidewalk plus a 5' planting bed along N Street. Tenth Street has a 3' wide planting bed between the building and sidewalk with grass proposed between the curb and sidewalk. Gopalakrishnan mentioned that the city staff has been engaged in some discussions with consultants regarding minor modifications to the streetscape design. Gopalakrishnan stated that after a review by the Mayor and the Director of Urban Development there was a concern about the landscape on the northeast corner of 10th Street and part of the building fronting N Street. The design team was asked to incorporate taller plants responding to the façade and scale of the building. Other minor concerns include sodding along 10th Street, which will need to be coordinated with the Downtown Corridors plan. Gopalakrishnan stated that there are new versions of the plantings which have been submitted. Gopalakrishnan asks the committee for their opinion on the 5' wide planting bed along N Street and if it is sufficient or should tree grates be added.

Penn asked if Arvind is asking on behalf of owner

Corey Haselhorst with REGA Engineering, representing Annex Group and BVH Architecture came forward. Haselhorst stated that the Downtown Corridors project was inherited by them. Haselhorst also mentioned that right now there are left unfinished because of the current development phase. Haselhorst continued by stating that they have three streets to work with; 9th, 10th, and N Street which have different special considerations. It has been decided where they'll have planting bed zones, pedestrian zones, additional landscaping, around the building. Ninth street will be the primary entrance to the building. Haselhorst mentioned that there is a 10 feet wide landscape bed and 12 feet of pedestrian sidewalk then three feet landscape bed before the building. Haselhorst mentioned that there is a rhythm of linework assuming pavement differences, which is what is being proposed at this moment.

There is a two-foot grid that would be scored into plain gray pavement which will essentially be the “embellished” concrete which is easier to replace and match in case of repairs. Along N Street they are carrying over what is shown east of the project with the bike path. A break in the landscape is also being proposed with a similar atmosphere just east of Latitude Apartments. There will be parking on the N Street side of the bike lane allowing pedestrians to utilize the curb area to walk towards the secondary entrance of the building. There will be sloped pavement leading to the finished floor elevations located on the 9th Street side of the building. There is a three-foot landscape bed west of the entrance which is deeper east of the entrance to 10th Street. The 10th Street section has an 8.5 feet wide sidewalk and a 3-foot-wide planting bed. Haselhorst stated that they are proposing columnar plant material which will be carried around the N Street side of the building. The plant material will be of low water use except for the grass. The hardscape of the project will have enhanced pavement at all their entrance doors which will all be plain gray in between. Haselhorst stated that they are also proposing benches, bicycle racks, trash receptacles, and tree grades. There isn't a model or manufactured selected for any of the amenities mentioned yet.

Evan Gunn with BVH Architecture stated that there have been some improvements on the building in comparison to what was shown back in November of 2023. There was no change in the character or articulation of the building, rather some improvements. Gunn added that the improvements were not made to cut costs. Gunn mentioned that the changes are essentially exchanging the placement of the windows and balconies with each other, opposite of what was shown back in November of 2023. Gunn added that the courtyard of the building will have seating area in the middle, planting gardens, a dog run, and a playground. There will also be planters to provide a buffer area for some residents' windows which will be facing the courtyard. Gunn stated that they will use the angle of the entry piece coming off of N Street to articulate a pattern in the concrete there.

Canney suggested to have some kind of shade structure like a canopy or a cluster of trees. It would be consistent with what is showcased outside if tree grates are used.

Haselhorst stated that there was a shade study. Agreed on the shade structure to add some sense of scale.

Penn suggested introducing pergolas that should help with the sense of scale.

Grasso stated that they like the way the concrete looks at the entrance instead of bringing in a different material. Grasso added that they like the buffer between the

bike trail and the sidewalk as well as between the building and the sidewalk. As a pedestrian its much nicer than not having a buffer at all.

Deeker stated that while working with the Downtown Corridors Plan there was feedback that the 2x2 is not desired. Suggested to make sure that the City is on board with the 2x2.

Haselhorst stated that since they are using embellished concrete, they are just trying to celebrate the entrances. If it is something different, they can pivot. From a cost and future maintenance perspective, it is reasonable to use embellished concrete.

Canney stated that they want to know what the argument is regarding the 2x2's.

Deeker stated that the 2x2 argument is regarding the styling perspective. Deeker also mentioned maintenance, cost, and longevity regarding the 2x2's. Deeker wants to make sure that what is being proposed matches what the city wants to see.

Haselhorst agrees with Deeker and will get in contact with Collin Christopher to coordinate the embellished pavement and all the amenities.

Deeker confirmed that this project is within the Downtown Corridors Plan and it is wanted that the project is cohesive with the plan.

Penn stated that the building looks more cheerful and brighter than what she last remembered. Penn stated that she thinks the project looks great

Canney asked if there has been coordination with LTU and LAS as to where the light poles will go and how it will affect the tree pattern.

Haselhorst stated that as of right now the information is surveyed and they have coordinated with LTU and LAS about the light poles though the spacing of them has not yet been determined. The tree pattern has been laid out so that they are not right next to a light pole though some adjustments will arise depending on underground utilities found.

Deeker asked to go back to the N Street and look at the split that the City Planning suggested removing. Deeker continued by asking Haselhorst if they have considered the one along N Street with tree grates. Canney asked Haselhorst if it has been

suggested to make the planting bed bigger since 3 feet is small, and it'll be difficult to keep the greenery alive.

Haselhorst stated that they have not gotten any suggestions yet but that he likes the landscape beds because they keep the pedestrians away from the bike lane. Tree grates are preferred though they can be quite expensive.

Canney stated that the question here is pedestrian experience and to have the best information presented so that the best choice is made. Continued that sometimes small planting beds are less successful. Having some separation from the bike lane to pedestrian is valuable. Canney continued by mentioning that if there is concern about trees and growth, they can look in to adding columnar trees which are typically small and can survive in a small planting bed. The trees wouldn't provide any shade or canopy structure, but they will provide rhythm and seasonal interest.

Cory stated that they are removing four Honey Locust trees, so the trees are doing well in the 6x6 cutouts.

ACTION:

Motion for approval was made by Huston, seconded by Canney.

Motion carried 4-0: Canney, Grasso, Huston, and Penn voting 'yes'; Deeker declared a conflict of interest; Peace and Ordia absent.

MISCELLANEOUS:

It was suggested that the September 3rd moves to September 10th to avoid conflict with the Labor Day Holiday.

There being no further business, the meeting was adjourned at 3:50 p.m.