

## MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Wednesday, January 9, 2013, 3:00 p.m., Room 214, County/City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Peter Hind, Gill Peace, Michelle Penn and Michele Tilley. JoAnne Kissel, Scott Sullivan and Mary Anne Wells absent.

OTHERS IN ATTENDANCE: Kurt Cisar and Curt Witzenburg (Holland Basham Architects); Dominic Vaccaro (America First Real Estate Group); Jordan Pascale (Journal Star); Dallas McGee and 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

The meeting was called to order at 3:03 p.m. The Nebraska Open Meetings Act was acknowledged.

### **Adoption of meeting record from the UDC meetings of December 12, 2012**

Hind moved approval of the meeting record of December 12, 2012, seconded by Tilley. Motion carried 4-0; Hind, Peace, Penn and Tilley voting 'yes'; Kissel, Sullivan and Wells absent.

### **Review of design progress, 18<sup>th</sup> & Q parking/housing project (Urban Development Dept.)**

Vaccaro updated the Committee on the parking and housing project at 18<sup>th</sup> & Q Street. He stated that one of the primary points of egress will be at the northwest corner. They received good feedback that successful buildings have a gathering place to activate the streetscape. They are hoping to start construction in March with completion in the fall of 2014.

Cisar stated that they having been working with a landscape architect firm to work through the streetscape and landscape enhancement along R Street, Antelope Valley and Q Street. They had a simple pathway wrapping three sides of the building. On the northeast corner, they are continuing to work on the plaza. They have played down the plaza because they are focusing more on the southeast corner. They want to create a pedestrian level of architecture at the base of the stairwell. They initially had a serpentine walk on the east side but have made it a straight path now.

He stated that they wanted to integrate a more urban feel. They want it to be more attached to the building, so they chose right angles to connect to the building form on the facade. They also want to look at student life and the variety of uses for students. On the northwest corner, they created a plaza. They want to accommodate short-term parking on this side. It is adjacent to the leasing office so they will have some benches and a planter. They also want to include art to help connect the spaces. The northeast plaza has been toned down. They also want to incorporate some art. The streetscape is an extension of the building. There are linear plantings to guide your eye along. The southeast corner is smaller in scale, but there are opportunities for benches and artwork. Along Q Street, there is a

pathway with little nooks that provide opportunities for seating. They want to create a strong pedestrian environment.

Zimmer asked about the value of the canopy. Vaccaro stated that the primary intent is to break up the facade, but it will not protect people from the elements. Cisar added that they have retained the canopy for scale purposes. Peace asked that they consider using the same features from the south side on the east side. He would like to see a 9 foot separation from the parkway as that will feel more comfortable as a pedestrian on that street.

Hind commented that there is no thoroughfare on the northwest corner. Matt stated that this is the first draft and they can look at that further. Peace suggested moving the plantings to direct people to the pedestrian walkway. Zimmer commented that having a more of a linear pathway for a pedestrian thoroughfare would strengthen the plan.

Hind suggested using the canopy shades in more strategic locations at specific nodes where people are going to sit and linger. We could see people congregate at those points.

Cisar then reviewed the exterior of the building. They changed the northwest corner to include more brick. The changes make it more of an entrance experience. They are looking at ways to activate the Q Street facade. It is more of the urban edge of the building. The overall scale is fairly large, and they are looking at ways to provide some interest on the facade. They are looking at taking the brick off the south face and have a perforated metal panel. This will allow them to light the facade at night. They are looking at a linear lighting system. Vaccaro stated that most of the traffic will be drive-by traffic, so they want to focus their attention on that. Cisar stated that another option is to apply the metal panel in strips around the building, and they will illuminate the panels. This is intended to be an artistic installation and the light will change very slowly and gradually. This look does not enhance the facade during the day, so they are looking at options that will enhance the facade at day and night.

Hind stated that he appreciates the first option, because it does not read as a parking garage with housing on the top. He is not sure if he likes it on just one side. Tilley stated that it would be good to have the design echoed throughout the building.

Peace asked about the timeline for the construction documents. Vaccaro stated that the redevelopment agreement is in progress, and they need to have the construction documents completed by the end of the month. Zimmer noted that they will need a formal vote at the February meeting prior to taking it to the City Council.

#### **Update, Enersen Urban Design Award**

Zimmer informed the Committee that he is working on the panel members for the Enersen Award, and he will have it ready for next month's meeting.

#### **Staff report/misc: 2012 Annual Report**

Zimmer commented that the 2012 Annual Report has been completed.

Penn commented on Nancy Hick's article on design standards and stated that design standards are very important. She asked if the Urban Design Committee will be involved in this process. Krout stated that

they are exploring design standards and looking at a package of standards. They will be bringing this to the Urban Design Committee early in the process.

There being no further business, the meeting was adjourned at 4:28 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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