

## MEETING RECORD

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	Wednesday, May 7, 2008 3:00 p.m., Room 206, County-City Building, 2 <sup>nd</sup> Floor, 555 South 10 <sup>th</sup> Street, Lincoln, Nebraska
<b>MEMBERS IN ATTENDANCE:</b>	Margaret Berry, Gordon Scholz, Scott Sullivan and Mary Anne Wells. Mike Eckert and JoAnne Kissel absent.
<b>OTHERS IN ATTENDANCE:</b>	John Sinclair, Michael Penn, Mark Jobman (Sinclair Hille); J.J. Yost and Mark Canney (Parks & Recreation); Cory Matteson (Lincoln Journal Star); Ed Zimmer and Michele Abendroth (Planning Department.)
<b>STATED PURPOSE OF MEETING:</b>	Regular Meeting of the Urban Design Committee

Chair Scott Sullivan called the meeting to order at 3:03 p.m.

### **Approval of meeting notes of March 5 and April 2, 2008**

Scholz moved approval of the March 5 and April 2, 2008 meeting minutes, seconded by Berry. Motion carried 4-0. Berry, Scholz, Sullivan and Wells voting 'yes'; Eckert and Kissel absent.

### **Design Framework for West Haymarket Redevelopment Area**

John Sinclair began a PowerPoint presentation on the design framework for the West Haymarket project. He stated that it is important to understand how this fits into the bigger picture. Even though this is the first task, it is part of an integrated effort. These are the values that would be presented to the unified design team and will eventually become a chapter in the integrated design plan. They are also presenting this design framework to the West Haymarket Action Team next week.

Michael Penn and Mark Jobman then presented the five community values. From the values, that will lead to a set of goals. From there, best practices will be identified.

Jobman stated that the first value is Respect for History. They want to respect the character of the Haymarket, but not copy the existing buildings. The goals for this value are to connect people to the history, protect the character of the Haymarket District and encourage new construction to be authentic in its character.

Zimmer suggested the addition of a best practice stating that increased pedestrian traffic in the Haymarket is desirable but routing vehicular traffic for West Haymarket through the historic district is not.

Penn stated that the next value is Urban Experience. They want to create a rich and vibrant area that will support continual economic growth. The goals are to establish a vibrant pedestrian environment within the street right-of-way, integrate a variety of transportation choices, and promote diversity of use, and promote the use of on-street parking.

Committee members suggested the addition of a best practice regarding density being somewhere between the density in the Haymarket and core downtown.

Scholz asked about the zoning of the area. Zimmer stated that this district will probably have its own subset of design standards of the B4 district.

Jobman addressed the next value which is Human Comfort. They want to create a place where people feel physically and psychologically comfortable. The goals are to humanize the streets, create easily understood way-finding systems, ensure public safety and design places responsive to local climate.

Zimmer suggested the addition of a best practice addressing personal safety not related to pedestrian-vehicular conflicts which is currently addressed.

Wells suggested adding a best practice to allow for smaller green spaces and more walkable areas.

Penn stated that the next value is Environmental Stewardship. This value suggests a commitment to longevity and to sustaining human activity and preserving the integrity of the natural environment. The goals are to use LEED standards for Neighborhood Development as a benchmark, protect environmental resources, and promote green building practices.

The last value is community ownership. They envision a space which embraces all generations, is a home to families and a truly public space. The goals are to ensure a variety of outdoor and indoor public spaces, integrate civic art, and stimulate activities for diverse demographic groups.

Sullivan asked committee members to email any further comments to Zimmer by the end of next week.

#### **Parking Lot Landscape Design, Lewis Ballfields, Capitol Parkway at J Street**

J. J. Yost of Parks & Rec. Dept. stated that they were here last fall with the design of the parking lot at Lewis Field. At that time, they had not designed a landscape plan and primarily the screening along Capitol Parkway. They have since come up with a landscape plan for the Committee's review. There is currently a parking lot on the north side of Lewis Fields which will be taken out. There is additional parking on the south side of the fields along J Street. Public Works would like to remove the curb cut off of J Street. They have designed a new parking lot that will take access off Capitol Parkway. There will be no J Street access. In order to make the parking lot count work, they have eliminated one of the five ballfields. They are taking a "green" approach to the parking lot design.

Canney stated that they are screening the west side of the parking lot with ornamental grasses and filling in with low growing shrubs. They are introducing spruces throughout the site. They are also using filberts, oak trees and pear trees. They tried to use plantings that are as low maintenance and drought resistant as possible.

Sullivan suggested adding movement or a wave into the linear row of trees. Committee members in general were pleased with the design.

Wells made a motion to approve the project, seconded by Scholz. Motion carried 4-0. Berry, Scholz, Sullivan and Wells voting 'yes'; Eckert and Kissel absent.

#### **Gallup Building Expansion, North 11<sup>th</sup> and P Streets**

Zimmer stated that the Gallup project is proposing to build a new structure of 2 or 3 floors. It would be an Urban Development assisted project. He will bring the project forward at a future meeting.

#### **Sidewalk Café: Marz Bar at 1140 O Street**

Zimmer stated that Marz Bar is expanding to 11 & O Streets. The owner is proposing to use furniture similar to The Dish and a fence with some varicolored circles incorporated objects in it. Committee members suggested using a various metals or finishes as the discs in the railing—not painted or bright colors.

Berry moved approval of the project, seconded by Scholz. Motion carried 4-0. Berry, Scholz, Sullivan and Wells voting 'yes'; Eckert and Kissel absent.

**Sidewalk Café: Holyland Cuisine at 1311 O Street**

Holyland Cuisine is proposing a sidewalk cafe at 13 & O Streets. However, they are not ready to proceed at this time.

**Staff report: Update on Downtown Design Standards and Antelope Valley Opportunity district zoning**

Zimmer informed the members that the Downtown Design Standards are scheduled for Planning Commission review in June. They will be brought to the Urban Design Committee for review in June as well. One issue that does not have consensus yet is whether Antelope Valley should have parking standards. Downtown Lincoln Association is also questioning the standard of masonry being the dominant material on the lower portion of the building.

Zimmer noted that Michelle Penn has been appointed to the Urban Design Committee.

The meeting was adjourned at 4:43 p.m.