

## MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Wednesday, February 13, 2013, 3:00 p.m., Room 214, County/City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

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

OTHERS IN ATTENDANCE: Kurt Cisar and Curt Witzenburg (Holland Basham Architects); Dominic Vaccaro (America First Real Estate Group); Dave Ciaccio (Vireo); Jon Baack (AFREG); Dennis Scheer (The Clark Enersen Partners); 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 3:01 p.m. The Nebraska Open Meetings Act was acknowledged.

### **Adoption of meeting record from the UDC meetings of January 9, 2013**

Hind moved approval of the meeting record of January 9, 2013, seconded by Tilley. Motion carried 7-0; Hind, Kissel, Peace, Penn, Tilley, Sullivan and Wells voting 'yes'.

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

Witzenburg stated that the design team has been meeting with the city and university trying to understand the project on a larger scale. As this project fits within the University Master Plan, it reinforces what the city and university are trying to accomplish and create a nice edge.

Cisar stated that the primarily the focus has been the streetscape. The focus has been how to tie that into the overall architecture. They have looked at the sunshades and the placement of them in relation to the hardscape. The sunshades will only be in locations where there is seating.

Ciaccio reviewed the landscape plan. He stated that the design takes its cues from the lines of the buildings. Vaccaro stated that in some of the earlier concepts, the sidewalk took a significant jog along the building, and the comments they heard were that people would be cutting across the grass. So they put pavers in that location and there is a straight paved path.

Penn asked about the bike parking. Cisar stated that there is bike parking on the north side and southeast corner.

Wells commented that the street trees along the parkway have a combination of four or five shade trees, and she recommended looking at what is out there and adding a little more variety.

Kissel asked about the mechanical equipment and the architectural changes in that area. Witzenburg stated that they are working through placement of art, and they have not advanced the concept any further yet. Cisar stated that they talked about creating a taller wall, but there is a barrier as to how high that wall can go and still allow access for lifting the mechanical equipment behind it. The scale is consistent and the lines still connect architecturally. Zimmer stated that the selection of the art will go through LPPAD. The developers would have input into the selection. It does come to the Urban Design Committee for public review after that selection process.

Tilley asked about the lights on the south side. Viccaro stated that they studied the more aggressive lighting concepts and they looked at potentially changing the whole façade on the south side. There has been a general preference to stick with the current design.

Curt stated that the north side is the main entrance to the building. There are bike racks, hardscape and the seating area. On the northeast corner where the plaza is located, there is a slight grade change, so there are retaining walls. There are planters to help with the scale. On the east side, there is a stairwell. On the southeast corner, there are planters and areas for artwork. There is also seating and bike racks. There is concrete and brick on to help delineate the areas. As we move westward, this is just a through point to the west.

Wells commented that the southeast corner should tie into Antelope Valley as it is important to make it consistent throughout the whole project. Sullivan commented that the southeast corner seems tight and is surprised that it does not open up more for circulation. Witzenburg stated that they can look at that further.

Salem asked for further input from the Committee on the façade, particularly the sunshades and the fins. Sullivan stated that he likes everything above the street level, but asked if we have addressed the street level. Zimmer stated that he believes the strategic placement of the canopies creates little alcoves and makes those areas more inviting. Hind stated that he applauds the goals, and he believes the type is perfect, but he feels it still reads as a parking lot but with housing on top of it, and that seems strange. Salem asked if the design would be acceptable if the fins were removed. Sullivan stated that he believes there is still enough variety of forms without the fins.

Sullivan moved that the committee likes the direction but would like the design team to look at the context of Antelope Valley and circulation especially at the corner with a strong preference for the sunshades to remain in the design; it was seconded by Tilley. Motion carried 7-0; Hind, Kissel, Peace, Penn, Tilley, Sullivan and Wells voting 'yes'.

### **Review of Retail Corridor (P St.) project (Urban Development, Design Team/The Clark Enersen Partners)**

McGee stated that they are here to present the plan for P Street. He noted that they have looked at traffic lanes and width, minimizing parking losses, and sidewalks.

Scheer stated that one of the first things they had to deal with was how the P Street design would relate to Civic Plaza. They concluded that there were good things happening on Civic Plaza and they want to take that throughout P Street. The framework is set on increasing the pedestrian areas at the intersections. They are not reducing the number of traffic lanes but they are reducing the width. From 11<sup>th</sup>-12<sup>th</sup> Street, the bumpouts at the intersections occur, and they gain some parking spaces.

Everything on the north side is diagonal parking, and the south side is parallel parking. All the curb water and sidewalk water will flow into the bioretention centers. Most of the existing small trees can be relocated. Where there is an existing tree, they will add a suspended deck system, which is public space. There are several new trees, which will be planted in a silva cell environment. The area in front of the theater will have a different treatment. They are trying to mimic the theater reels that are there.

From 12<sup>th</sup>-13<sup>th</sup> Street, the rhythm of the design continues with the bioretention cells. At Civic Plaza, there is a large bioretention area. They are planning to add another seat wall. From 14<sup>th</sup> Street-Centennial Mall, there are trees that will expand the planting areas. On 14<sup>th</sup> Street, they are not doing a lot on the west side because someday there will be a bicycle track. On the east side, there is a bus drop-off. They are moving the bus stop to the north side of the intersection. They will gain additional diagonal parking.

They are trying to use bright, vibrant colors in the design. They are using limestone as a natural seat material. The lights will have a banner and planters.

Scheer explained that they are currently in design development and should be in construction documents in the next month. Construction should begin in the next couple months.

Kissel asked if the design has been approved by Public Works. Scheer stated that Public Works has seen the design and are supportive of it.

Hind asked if there is a possibility of a bike lane on P Street. Scheer stated that they want bicyclist activity but at this point, they will not paint the lanes, as it would be a shared lane and that's already the law and the practice.

Scheer added that 14<sup>th</sup> Street is going to become a major element on the UNL campus. They have had meetings about how that extends into downtown.

Penn stated that she really likes the design, and she is excited for the project. Wells stated that she likes the corner treatment especially the benches which face the people and not the cars. Hind stated that he thinks the design is fantastic.

Penn moved approval of the design, seconded by Hind. Motion carried 7-0; Hind, Kissel, Peace, Penn, Tilley, Sullivan and Wells voting 'yes'.

### **Enersen Urban Design Award**

Zimmer stated that he has interviewed Gordon Scholz and John Sinclair about suggestions for the Urban Design Award. Scholz identified a watch list of projects including the LPS site, Civic Plaza, P Street renovation, NeighborWorks housing, Courtyard Marriott hotel, Barry's, and Fallbrook. But Scholz felt that there was not a project far enough along for consideration this year. Sinclair identified the Wesleyan student housing and Fallbrook as candidates for the award. Zimmer feels that Fallbrook is a consideration as this project is being implemented with their original plan. He also noted that there have been years where a project has not been selected.

The Committee requested that Zimmer prepare a presentation for Fallbrook for the Committee's review at its next meeting, or they may submit other nominations for consideration.

**Staff report/misc.**

Zimmer stated that there are pending items that need review by the Historic Preservation Commission and Urban Design Committee and asked for their attendance at the next HPC meeting at 1:45 p.m. on February 21.

There being no further business, the meeting was adjourned at 5:12 p.m.

**\*\*Please note that these minutes will not be formally approved until the next meeting of the Urban Design Committee. \*\***

---

*Q:\UDC\MINUTES\2013\130213.docx*