

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

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

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

OTHERS IN ATTENDANCE: Jeff Rawlinson and Jeff Broman (Nebraska Game & Parks); Dick Bergt, John Hathaway and David Wiebe (Architectural Design Associates); Rich Grundman (ISCO); Fred Hoppe (Hoppe Homes, Hoppe Bros.); John Badami and Daniel Siedhoff (DLR Group); Jordan Pascale (Journal Star); JJ Yost (Parks & Recreation); Wynn Hjermstad (Urban Development); Marvin Krout, Ed Zimmer, Stacey Hageman & Michele Abendroth (Planning Department)

STATED PURPOSE OF MEETING: Regular Meeting of the Urban Design Committee

Michelle Penn called the meeting to order at 3:07 p.m. The Nebraska Open Meetings Act was acknowledged.

Adoption of meeting records from the UDC meetings of February 13 and 28, 2013

Peace moved approval of the meeting records of February 13 and 28, 2013, seconded by Wells. Motion carried 4-0; Peace, Penn, Sullivan and Wells voting 'yes'; Hind, Kissel and Tilley absent. Tilley arrived shortly after the vote.

Introduction to and preliminary review of mixed-use project at South 21st Street (N to L Streets) and at Antelope Valley Parkway, K to L Streets (Urban Development Dept./Hoppe Homes)

Hoppe stated that this project is for the redevelopment of 21st Street from K to L Streets. At 21st and N, they are proposing to put in a commercial building with retail or service on the first floor, with it probably being a restaurant. On the second and third floors, they are proposing apartments. South of that, they are planning rowhouses. At 21st and L Street, they are proposing a historic reuse of the LT&T warehouse building. They want to carry the historic theme of this building throughout the project. Last, they are proposing a grocery store essentially from 19th to 20th from K to L Street.

Badami stated that this site has a lot of history in Lincoln. The Lincoln Telephone and Telegraph Warehouse provides the context for the design. Siedhoff stated that they tried to take cues from the building without replicating it. It has nice brickwork, and they started to bring that throughout the design. They want to bring back the vertical elements and bring in fenestration. The N Street building will have good visibility from O Street. From N Street, they want to activate Union Plaza Park. With the residential, they tried to bring in an amenity that is not available in Lincoln right now. They want to use

the verticality but keep the scale down. They want to bring in outdoor space by having terraces and rooftop decks that are private. Badami stated that they are calling the project The Exchange at Antelope Valley.

Sullivan asked if they considered maintaining the vista coming from the west to have a view to the poolhouse. Siedhoff stated that the reason for the curved road is that there is a huge sewer and the road traces that easement. Wells commented that the view from L St. (westbound) to the existing Telephone Building is blocked.

Tilley commented that she thinks the design is beautiful and will be a great addition to the City.

Sullivan commented that he likes the idea that there is a restaurant. He wondered if there is a configuration to avoid putting parking stalls up against the waterway and align more townhouses along that side. Hoppe expressed interest in that idea. Sullivan suggested that it would be great to get as much fenestration as possible in the grocery store.

Wells asked about the bike path. Siedhoff stated that they see this is an opportunity to serve the bike community.

Hoppe stated that there is a mix of housing types. There is low-income rental property, market-rate rentals and market-rate for sale.

Peace commented that the design has a lot of brick in an attempt to honor the brick of the Telephone building. If the budget does not allow for that much brick in the design, he believes that would still honor the historic reference as much. Siedhoff stated that this building has two great facades. They tried to create the new N St. building as complementary, so the new and old buildings are bookends to the project.

Hind stated that he would support more density in this area. Siedhoff stated that there is a need to accommodate two-vehicle families, and they tried to balance that with the design.

Wells stated that she likes the design of the buildings, but asked how each unit is different from the other. Hoppe stated that the contour will change from unit to unit as well as the brick.

Wells asked them to consider trash placement as well so that it doesn't impact the lanes serving the townhouses.

Sullivan stated that the design of the grocery store is very important to him.

Zimmer stated that the grocery store will need to meet the Downtown Design Standards. If there is need for any waivers, the UDC will be the review board, along with providing general design review for the redevelopment project. He said Historic Preservation Commission will also have input because of the historic LT&T warehouse and the proximity to the Muny (Poolhouse) Building, which the Parks Department will continue to utilize.

Indoor shooting sports range: proposal for Boosalis Park (Lincoln Parks & Recreation Dept./ADA/Nebr. Game & Parks Commission)

Yost stated that over the last 5-10 years, they have developed the Boosalis Park north of 48th and Superior. Parks Dept. and Game & Parks Commission have a mutual interest in developing an indoor shooting facility. The Games and Parks Commission has an avenue for funding for this project. The

Parks and Recreation Department owns the property. They have hired an architectural firm, Architectural Design Associates (ADA), to develop the plans. They would like to go out for bids on the project in the next month with construction this summer or early fall.

Bergt of ADA stated that they have an aggressive program with an aggressive budget. The building is a fabricated metal building. It is tan in color with a darker beltline. They are not going to extend 44th Street. There will be a new parking lot north of 44th and Superior, which will be screened with a berm and plantings. The fabricated building will have three classrooms, an archery range, a kitchenette, Games and Parks offices, and restrooms. There will also be a new range and new fenced storage.

Wiebe of ADA stated that they are screening the parking lot with lots of trees in an attempt to screen the building as well. They are constrained by the floodplain as well so they could not have the front door near the parking lot.

Penn asked about the budget. Broman of Game & Parks stated that they have a defined amount of money on this project. They may possibly receive outside funding so they could do some modifications on the design. Rawlinson of Game & Parks stated that there is federal, state and local funding on this project. There are many constraints on the budget.

Wells suggested that they continue the berm or plantings along the south curve of the drive so that the screening is more complete.

Grundman of the neighboring ISCO facility stated that ISCO's only concern is the pedestrian crossing at Superior Street.

Peace suggested that a sign to let the public know the building is there would be very helpful and could be an attractive feature. He said he realized the budget dictated the metal building and suggested considering using a green screen on the south side if the goal is to hide the building. He asked the team to consider not using the painted beltline as he feels it stands out more, that one expects a change of texture or material at a beltline, not just paint color. He also suggested stepping out the entrance 5 or 6 feet as a vestibule so people know it is an entrance, visible from the parking area, especially if it can have glazing and be illuminated at night.

Penn commented that she hopes they can find more money to improve the building as the design is very lackluster.

Sullivan moved to approve the design with the suggested architectural changes made by Peace and landscape suggestions by Wells; it was seconded by Tilley. Motion carried 5-0; Peace, Penn, Sullivan, Tilley and Wells voting 'yes'; Hind and Kissel absent.

Invitation to meet jointly with Historic Preservation Commission April 18th, 1:30 p.m., Room 214, to discuss improvements to former Track 1 & Track 2 area west of Lincoln Station, at request of Mayor Beutler.

Zimmer stated that the Mayor has requested a joint meeting of the Urban Design Committee and the Historic Preservation Commission on April 18 at 1:30 to discuss improvements to the area west of Lincoln Station.

Staff report/misc.: Letter from Mayor to JoAnne Kissel, etc.

Zimmer stated that he included in the packet the letter Mayor Beutler wrote to Kissel following the last Committee meeting on Project Oscar. Krout added that he and Zimmer met with Kissel regarding the review process.

There being no further business, the meeting was adjourned at 4:33 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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