

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

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

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

OTHERS IN ATTENDANCE: Ken Semler (Night Before Lounge); Gary Bohaty (Beacon Lounge); Josh Hallert (The Alley); Mark Hunzeker (Baylor Evnen Law Firm); Carl Groesbeck (Argent Group/Campus Acquisitions); Jonah Busick (Shepley Bullfinch Architects); Justin Hernandez (NGC); Matt Olberding (Journal Star); Dallas McGee, Hallie Salem (Urban Development); Marvin Krout, Stacey Hageman & Michele Abendroth (Planning Department)

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

JoAnne Kissel called the meeting to order at 3:02 p.m. The Nebraska Open Meetings Act was acknowledged.

Adoption of meeting record from the UDC meeting of August 14 and September 11, 2013

Penn moved approval of the meeting records from the UDC meetings of August 14 and September 11, 2013, seconded by Wells. Motion carried 4-0. Hind, Kissel, Penn and Wells voting 'yes'; Peace, Sullivan and Tilley absent.

"Block 68" (former "Gold's parking block", 10th-11th, M-N Sts.) project introduction (Urban Development Dept. & Argent Group)

Groesbeck stated that this is a joint venture to develop Block 68 for mixed use with retail on the first floor and student housing on the upper floors. Parking would be on the first floor and the basement. They are in the schematic phase of the project to discuss the urban setting of this building.

Busick stated that they are at the initial design phase and are here to get input. The approach is starting with the streetscape and working inwards. They are looking at how this building can engage the public. They are working with the future bikeway on N Street. They have lined up a number of retail spaces along N Street. They are looking at a linear park with outdoor seating. They want to dissolve the building corners so it promotes activity in the corners. They are promoting sustainability and have indoor bicycle parking. There is a secondary lobby entrance for residents. They are looking at access north off the bikeway. They have separated the retail and private parking. On the second level, they are looking at a courtyard design for the building. They have created private amenities. They have a city deck with a green roof idea. There will be a fitness area and a game room for residents' use. Along the south side, there is an active amenity space with a pool and spa. They are trying to mask the edges with

green space. They are trying to create transparent corners. They have balconies on the corners. The materials are a transition between downtown and Haymarket. They are looking at a brick facade with metal panels.

Groesbeck stated that they hope the street presence is an active retail presence. They are trying to segment portions of the building. They want the general feeling of verticality and they want to break up the facades. They want verticality to the landscaping as well.

Krout asked about the parking. Groesbeck stated that right now there are 238 parking spaces. They know they will need to remove some spaces for mechanical equipment.

Krout asked for a description of the other sides of the building. Groesbeck stated that the south side will be glass retail. The garage will have a finished look.

Wells stated that she likes how they have put a lot of thought into the outdoor space as that is very important for students. She suggested removing the access on to N Street. Groesbeck stated they understand that is a concern and they will work with their landscape architect on that. They believe that access is critical for the retail.

Krout asked if the apartments will be four bedrooms with a common area. Groesbeck stated that there will be 4-, 3- and 2-bedroom apartments. He noted that it will be primarily for students.

Kissel asked what kind of retail they expect. Busick stated that it is typically coffee shops, juice bars, pizza restaurants, cafes, and not typically bars.

Salem stated that staff encouraged them to bring the project to the Urban Design Committee early in the process, and they felt it was appropriate to bring it in before it goes to City Council.

Hind asked the mid-block crossings. Groesbeck stated that they believe mid-block crosswalks are very effective. Hind stated that if it moved to the corner, the corners become important. He would encourage them to look at the corners and nodes where all the pieces come together. Another comment is that it scares him when he hears that a building is a blend of different areas. We have a rich mix of architecture in Lincoln with a lot of history but he encouraged them to look at the scale, proportion and materiality of the design.

Kissel stated that she likes what they are doing to activate the second floor so that it is not a dead space. That is especially important on the N Street side if you do not do retail. They would love to see retail there, but understand why they are keeping their options open.

Penn stated that they will be interested in the streetscape on N Street. She is not sure how the columns will work with the pedestrians walking there.

Sidewalk café for Beacon Lounge, 311 S. 11th Street

Bohaty stated that the application is for a sidewalk café that is 27' x 12'. There will be 3 hightop tables and 12 chairs. There will be two benches along the building. The rail will be a 4.5' wrought iron fence. He stated that there no trees on the site, but there are holes for trees. Salem stated that they have

talked with DLA about making the holes larger to accommodate tree plantings. Bohaty noted that there is not a gate from the fence, and that has been approved by the fire marshal.

Salem encouraged them to make sure there are plenty of trash receptacles for trash and cigarette butts.

The Committee was supportive of the design.

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

Staff report/miscellaneous: update on 11th & N bus stop area, etc.

There being no further business, the meeting was adjourned at 4:13 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\131009.docx