

## MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Wednesday, February 12, 2014, 3:00 p.m., Room 214, County/City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

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

OTHERS IN ATTENDANCE: Laura Brodersen & Josh Berger (Tetrad Property Group); Trevor Hoiland (Blackbird); Doug Halvas & Todd Lorenz (Olsson Associates); Matt Metcalf (Davis Design) Brett West (WRK); Kevin Abourezk (Lincoln Journal Star); Hallie Salem (Urban Development); Ed Zimmer, Stacey Hageman & Michele Abendroth (Planning Department)

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

Chair JoAnne Kissel called the meeting to order at 3:00 p.m. The Nebraska Open Meetings Act was acknowledged.

### **Adoption of meeting record of UDC meeting of January 8, 2014; receive notes on subcommittee meeting of January 26, 2014.**

Sullivan moved approval of the UDC meeting record of January 8, 2014, seconded by Peace. Motion carried 4-0. Kissel, Peace, Sullivan and Tilley voting 'yes'; Penn and Wells absent.

### **Olsson Building (Project Oscar) entryway lobby/courtyard**

Berger stated that they have been through several iterations on the entryway lobby and courtyard for Project Oscar and they are here to get input today.

Hoiland stated that they are going to review the process for how they developed the entire building. They looked at the orientation of the building with the sun and the two main streets, and they started to carve out the building as if from the clay. They took the four stories down to two stories so there are 2 back to back 'L' shapes. They also moved the people spaces to the north. On the ground level, they like the idea of eroding that corner away so you have a foreground to the street and you can see the district. The panels on the top three floors are Taktl exterior building panels, so there is a lot of visual texture to the building. It is a lighter tan tone. For the plaza design, they took the notion of a terrain with the general rolling hill of the landscape, and they wanted to bring that into the design.

Halvas stated that he looked at what would happen on the outside of the property line. The streetscape of Canopy Street has a very definite theme which has already been decided upon. On the east side of the building is concrete with the motif of the railroad track running through it. It is the 10 x 10 grid that keeps coming through.

Hoiland stated that they started to look at contouring. There is a 4' slope on the property. There is a canopy, and the underside of the canopy is 18' clear at the lowest point. There are linear dashes of light that are LED lighting. They have continued to develop and change the plaza space. All the lighting is dimmable. The lighting has some benefit to growing plants as well.

Halvas stated that the material from the concrete to the berm will be black granite cobblestone with moss growing in it. There will be birch trees in the rear courtyard which is open to the sky. All of the landscaping will be irrigated. There will also be concrete made into a pebble shape for seating as well as a fire pit in the courtyard.

Peace commented on the property line. He noted that usually you bring the building up to the property line, and if you don't, there's usually a good reason. He feels the design is a little underwhelming as he sees a lot of brick, not many windows or objects, and it is a little dark. He believes there should be more. He doesn't believe the grid tells a story. Hoiland stated that at the first berm, you start to see that there is something back there in the open courtyard. Brodersen stated that there is an opportunity for people to gather back there, and it is surrounded by vegetation and subtle, but unique, seating areas.

Sullivan stated that because of the acoustics of the space, he doesn't believe there will be live music there. He likes the berms and the seating pieces, but it seems like there should be more to it. He can see people wanting to come out and look out at the people and not wanting to face inward at the building. Brodersen stated that the pebble seating can be arranged to what feels right.

Sullivan stated that we should do whatever is possible to make it a restaurant or coffee shop to liven the space.

Kissel stated that we need to make it feel deliberate so the public knows they can go there. Wayfinding signs will be needed to make it work.

Zimmer commented that we wouldn't see a bench in the pedestrian walkway as it feels intrusive and so he questions the seating "boulders" in the walkway. Perhaps the seat rocks could be in the curb area.

Halvas commented that there is no physical barrier into the space, but there may be a psychological barrier as people won't know if they are allowed to go in the space.

Peace stated that they need to find ways to get people back into the space. Sullivan stated that it is going to depend a lot on the tenants.

Sullivan moved to approve the design with interest in persuasion on the right tenants to make this a people place, seconded by Peace. Motion carried 4-0. Kissel, Peace, Sullivan and Tilley voting 'yes'; Penn and Wells absent.

#### **Hyatt Hotel (Q & Canopy Streets) sidewalk café**

West stated that Hyatt Hotel would like to have a sidewalk café. It will be only for hotel guests. There is full-service food. There is an outdoor fenced area, and the fence is the same as the surrounding area. There will be four tables with four chairs each. The tables are steel with a glass top.

Zimmer stated that more than half the area is private property.

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

**Misc. and staff report: 2014 Enersen Urban Design Award etc.**

**Cube Agreement**

Salem stated that when we developed the Cube agreement, they had discussed in developing that area how the Cube is going to get used and how the signage would work. We weren't quite sure how everything was going to shape out and they wanted to create as much flexibility as possible in the agreement, knowing they would have to later amend the agreement. They have been trying to work out some of the details, and they would like to get input from the Committee today. Salem stated that in the agreement there could be sponsorship of events displayed on the Cube. They wanted to allow for the ownership of the Railyard to be able to find sponsors for artwork and events, because it is in the City's best interest to keep that space active. As they have been learning from WRK how the events and sponsorships have been working, they are looking at ways to make it more flexible.

West stated that this is a financial issue. They pay for all the security and janitorial needs, and it costs \$.5 million per year to keep this going. They have also learned a lot about how they can create sponsorships and events. He presented some designs for the Railyard logo to be placed on the screen. The agreement states that sponsors will run up to five minutes out of every hour.

Tilley stated that one of the selling points of the Cube for her was that it had to be art. Salem stated that 51% of the Cube programming has to be art. West stated that they went through a process to develop the art work. They are also underway for the first commissioned art from Sheldon. Salem stated that the art has slowly been added as it is being created.

The Committee asked for clarification on what changes are being requested. Zimmer stated that one change is to add the logo to the structure around the screen. The other change is that of the five minutes allowed for sponsorships, they can currently just use still images, and they are proposing to add videos.

Tilley asked about the sound and if there is a cutoff time. West stated that isn't being changed. They currently have sound.

Tilley asked if there has been any input from the neighbors. West stated they have not had any complaints. He noted that everything they have leased has been facing the Cube.

Peace moved approval of the proposed changes to the Cube agreement, seconded by Tilley. Motion carried 4-0. Kissel, Peace, Sullivan and Tilley voting 'yes'; Penn and Wells absent.

**Urban Design Committee Meeting Time**

Zimmer stated that the Committee's meeting time sometimes conflicts with Planning Commission meetings, and due to recent staffing changes in the Planning Department, this leaves the Department

understaffed in the office. He requested that we move the Committee meeting to either Tuesday or Thursday. The Committee felt that the first Tuesdays monthly at 3:00 would generally be a good time. Zimmer will send an email to the entire Committee to see if this time will be acceptable.

### **2013 Enersen Urban Design Award**

Zimmer stated that at the special meeting last month, the Committee recommended two projects for the Enersen Urban Design Award. The projects are Fallbrook and Antelope Creek Village. The subcommittee felt that instead of a public project and a private project, perhaps a large and small project and projects that contrast would be better. There were three members at the last meeting, so no formal action was taken, but due to the deadline of the Lincoln Arts Council, the projects were submitted to them.

Peace moved approval of Fallbrook and Antelope Creek Village for the 2013 Enersen Urban Design award, seconded by Sullivan. Motion carried 4-0. Kissel, Peace, Sullivan and Tilley voting 'yes'; Penn and Wells absent.

### **Misc.**

Kissel stated that when a project asks for a variance from the Downtown Design Standards, she feels it would be helpful to have all the information as she believes other departments were grappling with other bigger issues in past projects. Zimmer stated that we can do a better job getting as much information as well as the Planning Commission staff report to the Committee if it is available.

There being no further business, the meeting was adjourned at 4:39 p.m.

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