

MEETING RECORD

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| NAME OF GROUP: | URBAN DESIGN COMMITTEE |
| DATE, TIME AND PLACE OF MEETING: | July 11, 2017, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 th Street, Lincoln, NE. |
| MEMBERS IN ATTENDANCE: | Emily Casper, Tammy Eagle Bull, Tom Huston, JoAnne Kissel, Michelle Penn and Michele Tilley; (Gill Peace absent). |
| OTHERS IN ATTENDANCE: | Stacey Hageman and Teresa McKinstry of the Planning Department; Hallie Salem and Dallas McGee of Urban Development; Nate Buss and Sara Jensen of Olsson Associates; John Nicolich and Jeff Smetana of Newman Development Group; Ingrid Marrone of WDG Architecture; and Matt Olberding with the Lincoln Journal Star. |

Chair Michelle Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn then requested a motion approving the minutes of the regular meeting held June 6, 2017. Motion for approval made by Kissel, seconded by Huston and carried 5-0: Casper, Huston, Kissel, Penn and Tilley voting 'yes'; Eagle Bull absent at time of vote; Peace absent.

CITY CENTRE REDEVELOPMENT

Members present: Casper, Eagle Bull, Huston, Kissel, Penn and Tilley; Peace absent.

Huston declared a conflict of interest as he is representing City Centre Lincoln. This item was on the agenda last month. Elevation drawings were presented. Bob Keane was here last month. Ingrid Marrone from WDG Architects is here this month to speak to colors and materials. Streetscaping and landscaping will also be addressed.

- Proposed Building Materials

Ingrid Marrone stated that she sees this as a gateway to the city. There is a tower-like presence to the corner element. There is a bay that projects over the sidewalk. There is a light gray metal panel at the top. The main material is a cementitious product. The base at street level is an architectural block. There are three metal panel colors. The primary color is the darker gray which is the window color. There are white vertical accents in the windows. The decorative accents are light silver. The canopies and decorative elements are the lighter silver. The brick will be 24 x 4 and they will be laid out in thirds. It will have a sheen to it. The lower level panels are 16 x 8. There were questions on the windows at the last meeting. They are looking at their whole energy model. The retail doors will be set back at the base to allow for the doors opening.

Penn sees that the glass on the retail portion will be clear. She inquired if it will be clear for the upper stories. Marrone replied that they are investigating a better solar product for the upper floors.

Hallie Salem pointed out that the brick is the same product that was used on the Hudl building.

Marrone continued that the south side will have a glass canopy that projects out. It will be the office entrance.

Kissel questioned if the deeper canopy only occurs on this side. Marrone responded that the canopy at the residential entrance on the other side will be a little deeper as well.

Huston noted that last month, Peace commented about a canopy. Kissel noted that on a football Saturday, a canopy over the sidewalk would be nice as this area gets quite busy. Marrone stated that the first floor windows will be under cover.

Marrone continued that dimensionally, she doesn't think anything has changed. Huston remembers the canopy and solar glass was what the committee wanted addressed last month.

Salem asked if there were any comments on the materials. Penn asked about seams. Marrone stated it will be open with black structure behind it so the seams shouldn't be visible.

ACTION:

Stacey Hageman explained that the proposed base material cannot be approved administratively according to the Downtown Design Standards, but may be approved by the Committee.

Tilley moved approval of the design and products as proposed, seconded by Kissel.

Penn believes the important thing is that it is durable.

Motion carried 5-0: Casper, Eagle Bull, Kissel, Peace and Tilley voting 'yes'; Huston abstaining; Peace absent.

- Streetscape

Nate Buss presented a site location map. The proposal is to build a streetscape within the existing conditions. They are not proposing to shift the existing curb along P Street. The building is sitting within an L-shaped site. The existing east access is an exit for the Market Place Parking Garage. They are proposing a second access on Q Street, relocating it from the alley. This will force car movements onto Q Street and away from the alley. A bump-out will be added at the intersection and the existing parking stalls on Q Street will be eliminated. That area will become the residential drop off. Those stalls are infrequently used according to Wayne Mixdorf with Urban Development, Parking Facilities. Q Street will be a zero degree curb, perhaps with bollards and/or different colored pavers. The 9th Street curb line is proposed to stay as is. The dock will be removed which will gain about 18 feet of

sidewalk space that could be filled with outdoor seating. Benches would be alternated along the façade. Bike racks could potentially be installed as well. The residential plan is to have bike rack storage in the garage. The 9th Street curb will be kept as is, with a bump-out on P Street. They are proposing deck-type areas similar to farther east on P Street. The existing trees on P Street are pretty tight. The proposal is to remove them and install new trees. There is an existing bank on the corner that will remain. The existing driveway off 9th Street will be closed and the planting bed extended to the north.

Kissel inquired about the location of the benches. Buss replied they have lined them up with doors. He is not sure of the exact bench style yet.

Tilley asked if any bike racks will be located in the garage. She would suggest some on street level or the benches would turn into a place for someone to tie up their bike. Buss stated they are still looking at bike rack placement. Casper agrees with Tilley. She also thinks the benches should be offset from the doors and racks, or there is too much going on in one place.

Kissel thinks it is something to consider that the benches be carefully located. Salem added that outdoor dining is also being considered. Enough room should be available to include it. Kissel noted that outdoor dining would most likely require fencing.

Buss noted they haven't shown bike racks on their plans, but it makes sense to keep them. Casper would like to see everything tied together. She believes this would be a good bike share location.

Tilley is still concerned about the 9th and Q Street corner. She personally knows two people who have been hit at this intersection. She likes the development that is happening but is very concerned about the issue. Casper believes a bump-out will help. She cautioned the developer to make sure the amenities aren't so tall that you can't see the pedestrians. Tilley added that perhaps a no left turn on red would help.

Tilley left the meeting.

Salem commented that it could be a delayed signal. A lot of it has to do with traffic on 9th Street. It is a matter of prioritizing.

Casper feels like there is a lot going on at the north entrance. She would suggest the design be simplified. She realizes the developer is aiming towards high end residential. Two paver colors and colored concrete are being proposed. There is a lot happening here. She is not sure what the City would think of colored concrete. There are also bollards being proposed. This is a building that has several different material choices and several different materials on the ground. The building is an entry feature to the City. The ground planting should enhance the building. John Nicolich noted that one of the proposed concrete materials will only be scored differently. It is not a completely different material as it may appear on the drawings.

Buss continued that there will be a bump-out on 9th and P Street. The existing parking stalls will be maintained. The existing trees will be removed and new trees are proposed. There was discussion

about how to put in a little landscaping since this is a tight corridor. The tightest space shown for a pedestrian walkway is 9 feet wide. All the design intent is to pull elements from east of 11th Street into this block.

Casper wondered if silva cells will be here. Buss believes they could be done here with the new trees. Casper questioned the trees on the north. Buss believes the north side lends itself better to silva cells.

Kissel wanted more information on the planting beds. Sara Jensen replied they will be about four feet wide and six feet long. Buss added that the limestone benches aren't shown on P Street. There is a constraint on the size.

Buss continued that the rest of P Street will have the entrance to the bank, a drive in and out for parking, and concrete planters will be placed to keep pedestrians away from the drive aisles. They want to do some kind of paver to delineate the spaces. There is a constraint on the size. Across the street in front of Embassy Suites, they have the option of keeping the trees or replacing them. Jensen stated that if the existing trees are kept, the same root mass of the trees would have to be maintained. Buss added these modifications to the center island could be done and the proposal defines the pedestrian corridor more.

Eagle Bull asked if the question is to keep the trees or move the curb. Buss replied that it is more or less keeping the curb where it is. Eagle Bull pointed out the area between the planter bed and street. She has seen visually impaired people get stuck in that area. It isn't clear how to get out. It is something to keep in mind.

Buss continued that planting new trees gives the opportunity for silva cells, bike racks and pavers around the tree well. He has sent the designs to Clark Enersen for review, as the City's representative that designed the P Street Retail Corridor, and have received some comments from them.

Casper asked if Clark Enersen is part of this project. Salem replied that the City asked them to take a look at this. Casper wondered who makes the decision on the existing trees. Jensen stated there are a number of smaller trees in front of the City Centre project. Casper wondered if anything is being gained by taking out larger trees that offer shade. Salem stated that Parks & Recreation will be consulted on the trees.

Buss stated that they also wanted to show what could be done to improve the pedestrian experience on the other blocks. They are doing a little of what was done on 9th and N Streets. They reduced the center island and pushed the curb out. He pointed out other areas for potential bump-outs. More information is needed from Public Works & Utilities. The 10th and P Street corner could benefit from shortening the pedestrian crossing across P Street. Salem has asked for cost estimates. Huston noted it is always a balancing act between keeping traffic moving and pedestrian safety. He thinks there are easier fixes for the corners of the blocks.

Casper acknowledged there is a lot of traffic at this block.

Kissel questioned how much the street will be narrowed. Buss replied there will be no reduction on 9th Street. There is the potential to reduce it by one lane, twelve feet. The 10th Street crossing is a little harder. Bump-outs reduce it by seven to eight feet. The biggest change is getting pedestrians to not walk into the drop-off lane in front of Embassy Suites. They need to define the median and the crossing.

Casper thinks this is a huge job and will be a really nice improvement. She complimented everyone on a good job.

ACTION:

Casper moved approval of the overall landscaping project as presented, with consideration to be given to comments regarding less complex materials, seconded by Kissel and carried 4-0: Casper, Eagle Bull, Kissel and Penn voting 'yes'; Huston abstaining; Peace and Tilley absent.

Penn noted that another motion is required for Embassy Suites. She wondered about the trees. Eagle Bull noted that it depends on the health of the trees whether they can be saved or must be removed.

Kissel moved that both plans presented for Embassy Suites are acceptable, but the preference is to save the trees that they can, seconded by Casper. Motion carried 4-0: Casper, Eagle Bull, Kissel and Penn voting 'yes'; Huston abstaining; Peace and Tilley absent.

Casper noted the Commission's support of pedestrian safety.

STAFF REPORT AND MISCELLANEOUS:

Hageman informed the committee about the Upstream Art project. Submittals were requested. Selections were made at the end of June and will be painted next week. Ten locations were identified. Hageman sat on the selection committee. She tried to select simple, clean designs for sensitive locations. They will be painted very soon.

Kissel wanted to know if they will be permanent. Hageman replied they will stay three to five years. She doesn't know exactly how long these will last. There might be some touchups involved. The designs range. A Girl Scout troop is doing one in front of the Children's Museum. Designs are generally of animals, water and fish. They all relate to 'only rain in the drain.'

There being no further business, the meeting was adjourned at 4:20 p.m.