

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: April 7, 2020, County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Tammy Eagle Bull, Tom Huston and Michelle Penn; Amber Brannigan, Mark Canney, Emily Deeker and Gill Peace absent.

OTHERS IN ATTENDANCE: Stacey Hageman and David Cary of the Planning Dept.; Ann Post of Baylor Evnen; John Newcomer; and Nate Buss of Olsson Associates.

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

Penn stated that it won't be possible to approve the minutes of the regular meeting held March 3, 2020, since a quorum of members was not present.

ANTELOPE TOWER REDEVELOPMENT:

Members present: Eagle Bull and Penn; Huston declaring a conflict of interest; Brannigan, Canney, Casper and Peace absent.

Nate Buss appeared on behalf of the applicant. He stated that the main changes are along Antelope Valley Parkway. We minimized how many times we connect to the sidewalk, to limit the stairs, railings and protrusions. That allowed us to create more open spaces that both tenants can use. He pointed out some areas where outdoor seating might be located, along with some pockets where bicycle parking is intended. He also showed an ADA (American's with Disabilities Act) connection and access. On the south end, we have enough of a grade change to maintain an ADA access. There is one set of stairs to get to the patio. He pointed out the pedestrian crossings. He showed a 50 percent increase in glass on the west elevation. They changed the kitchen exhaust hood to mimic the kitchen on the Hilton in the Haymarket. It would be more of a louvre than a hood. We believe this blends better on the façade. We would do landscaping. He showed some material color changes. He showed how some of the internal units would be used. The parapet height was increased. It hides the mechanical units. He felt like from a civil engineer standpoint, the west side doesn't look like a back door anymore.

Michelle Penn believes the louvre idea for the hood is a good idea. It looks so much better. She questioned any planned signage. Buss does not know about signage. Eagle Bull asked if it could be different for all tenants, as opposed to a unified look. Buss believes that could be a possibility.

Huston asked if the Downtown Design Standards covers signage. Stacey Hageman replied the standards do not cover signage.

Penn asked about the first floor that faces Antelope Creek. She thinks in some ways she would suggest the applicant doesn't need all the windows. They could be consolidated and perhaps go all the way down to the floor. Eagle Bull noted that the biggest change for her was the door type. Penn agreed. Eagle Bull likes the additional windows, but agreed with Penn. Buss thinks that looking at the floor plan, this could account for a counter height if the space was food service. There is a utility door that is screened. Eagle Bull believes it seems that landscaping will be key on this site. Penn sees an opportunity for the corner to be a coffee shop or something. She thinks this is great. This takes care of activating Antelope Valley. This activates this side. She thinks the applicant addressed all the issues that were raised.

Eagle Bull asked about the height waivers. Buss replied that the height waiver goes to Planning Commission next week.

Penn thanked the applicant for addressing everything the Committee asked for.

2400 Q REDEVELOPMENT:

Members present: Eagle Bull and Penn; Huston declaring a conflict of interest; Brannigan, Canney, Casper and Peace absent.

Ann Post appeared on behalf of the developer. The Committee wanted to see some additional elements on the west façade. This is a twelve-plex apartment building. They are looking for TIF to ensure there is an affordable housing component to this project. The builder and developer is associated with Hepburn Properties, who own other properties on this block. They have been invested in this area for a long time. They were looking at durable, low maintenance materials for the building. They want this to look good for decades to come. She showed the updated version of the west elevation. The materials will be brick and cement board that will be painted green. She supplied some samples of the materials. An element has been added on the side to break up the expanse and provide some more detail and relief to the façade. The Committee wanted to make sure the building was accessible. The front stairs were changed to an ADA ramp, along with a handicap parking spot that was added.

Penn wondered about the other elevations. Post showed the south elevation. There were no changes to the other elevations. Penn asked about the band shown under the eave. John Newcomer responded that it is proposed to be a glazed accent tile. It takes the place of a frieze board. Penn asked about the color. Newcomer was thinking more of a tan color. Penn sees some mechanical units. Newcomer stated they will be self-contained PTAC units for the apartments. Penn asked if they will be painted. Newcomer noted they come in a variety of colors. He would prefer the baked on, factory finish that blends with the brick. Penn would suggest the brick color as well.

Eagle Bull asked about the west elevation above the doors. Newcomer noted it is a canopy that projects out about 36 inches. It would be a metal finish. There is a back door but it is mostly egress. We are not promoting that as an entrance.

Huston congratulated the applicant. It is hard to build affordable housing. He is pleased to see this.

Penn noted this is for recommendations for the materials. No vote is needed.

Eagle Bull likes the changes. The colors and materials take this up a notch. Penn agreed. Putting color helps the design be more expressive. She thinks everything was addressed that the Committee previously talked about. We need affordable housing really bad, and the fact that this looks beautiful is wonderful. She is supportive of this project. Eagle Bull agreed.

STAFF REPORT:

- Enhancements to Tower Square

Hageman stated that this is a project of Collin Christopher of the Planning Dept. The furniture is aging and needs maintained. They are ordering new furniture. They will be identical to the tables and chairs that are currently being used. They are adding 8 tables and 24 chairs. That will bring the total to 12 tables and 40 chairs. They are adding 6 lounge chairs to be located along the blue tile wall. Parks & Recreation has recommended that they be gray in color to match the chairs. They are also adding 3 of the standalone umbrellas with the white fabric. They will be either be freestanding with a heavy base plate, or surface mounted. They are likely to remain on the space year round. For the off season, the umbrellas will be lowered with a cover. She showed some images of the furniture. She noted that Committee member Mark Canney could not attend the meeting today, but provided his comments: "I support the Parks Department to make the appropriate decision for the site furnishings. They manage the space and understand the delicate balance of aesthetics with use. I look forward to seeing the lounge as that is a new direction for site furnishings locally and excited to see how it performs in public spaces".

Eagle Bull believes the umbrellas will be friendlier to the space.

Penn thinks more colors would be nice. Gray seems neutral for everything. She is excited, but she wondered if the space could be more engaging.

- Mayor's Art Awards

Hageman stated this has been postponed to potentially in the fall.

There being no further business, the meeting was adjourned at 3:35 p.m.