

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	Tuesday, October 7, 2025, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN	Emily Deeker, Jill Grasso, Michael Harpster, Tom Huston, Gill Peace and Michelle Penn. Mark Canney absent.
ATTENDANCE:	
OTHERS IN	Arvind Gopalakrishnan, Paul Barnes, Collin Christopher and Kristi Merfeld of the Planning Department; Chris Mccoy Black Hills Energy; Hallie Salem Urban Development Department; and other interested parties.
ATTENDANCE:	

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

Penn said the Urban Design Committee items on the agenda are final action.

Penn then called for the approval of the minutes for the regular meetings held on September 2, 2025.

Motion for approval of the minutes made by Huston, seconded by Grasso and approved 5-0: Grasso, Harpster, Huston, Peace and Penn voting "yes". Deeker abstain. Canney absent.

ADVISE AND FINAL ACTION:

UDR25099 Relocation of Gas Meters at Walgreens- 13th & O Street

Public Hearing**October 7, 2025**

Members present: Deeker, Grasso, Harpster, Huston, Peace and Penn. Canney absent.

Arvind Gopalakrishnan, Planning Department, 555 S 10th Street Ste 213, Lincoln, NE came forward and stated that Black Hills Energy is proposing to relocate gas meters from inside the building to outside the building on O Street. There are 2 locations under consideration today. The first one is Walgreens at 13th and O Street, and the second is in front of Abloom on the South side of O Street. The details of the second location has just been received today. The goal with this project is to improve safety and access during emergencies, since Black Hills Energy has to rely on property owners to have access after business hours. The gas meters will extend across the downtown and other mixed-use and older commercial districts. Coordination with the city is key, especially with the upcoming street improvement projects. Three different options have been provided. One is that the gas meter relocation is outside Walgreens with no screen. Second is the meter is outside with a perforated screen on the front and open on the sides. The third option is that the meter is inside the building with the regulator and riser outside, which is not covered. Gopalakrishnan commented that staff support the third option more than the other two. It has minimal visual impact on the streetscape since it doesn't have multiple exposed meters outside the building.

The other location using Abloom is a similar improvement. The first option is with the riser and regulator on the outside of the building, and the meter would stay inside. The other option is the riser and regulator with the pipe going up the wall to the alley, where the meters would be located. This is right outside Abloom. There are no standards for utilities at the street level in downtown. We would like the opinions of this committee and how we could reduce the physical and visual impact on streetscapes in mixed-use and commercial districts. We have come up with some measures and one is to reduce the amount of exposed equipment, which is why the 3rd option is preferred. Then suggesting that the equipment is painted to match the building façade or exploring public art treatments to integrate it visually and add some interest to the pedestrian environment. The 4th option is considering the screening treatment, which is one of the improvements. We provided Black Hills with the GIS shape files of sensitive areas that require additional review. They are also receiving notice when permits are requested for work done on a yearly basis. These could all be different from each other, since location would vary, if there is an alley or not, and exactly where the meter is located at in the building. We are asking for advice

on all options. Specifically looking at option 3 and if you agree with this option, having less impact on the streetscape. Is there any consideration of general standards moving forward on how to treat these. Is there anything specific that should be looked at or additional strategies? We have representatives from Black Hills Energy, if additional information is needed. Collin Christopher has also been working with Black Hills Energy closely.

Peace asked what about project O Street. What in particular is causing the issue of reviewing this very topic. Is it convenience or is there something about the project that requires this review?

Collin Christopher, Planning Department 555 South 10th Street, Lincoln, NE stated that there is nothing specific about project O Street. Black Hills would like to get these meters out of basements. We are tearing everything up, so now is the time to do it. We certainly don't want to do all of these improvements and then come back in three or four years down the road and tear up a bunch of the concrete. Christopher said Black Hills Energy would have the answer, but to his knowledge their timeline is further out in our project. It is not necessarily coordinated with them yet, but there is an opportunity to do it now, so they are pushing this forward. They have proceeded to try and come up with some solutions, to just avoid future conflicts and damage to the improved sidewalks.

Peace commented that it seems that a lot of the buildings have gas meters inside in this area. How did these two come up or will the rest along O Street come up at some point?

Christopher replied that these are coming up because we are ahead of major construction starting in Spring 2026. It is under contract to repair the two alleys South of O Street from 13th Street to Centennial Mall. Behind Eagle Parking Garage, Bourbon and behind the library. Those two alleys are also getting reconstructed. There was a lot of thought put into this. Can we move these meters to the alley and have Black Hills Energy come in and do this work ahead of the construction project? They will work in one of the alleys, but not the other. It is thought that there will be more.

Huston asked since there is so much stuff already in the back of the store or retail buildings, why these uses could not also be in the alley?

Christopher stated that with Abloom specifically, there is just no room behind the building and that is what we are running into. If they can be put in the alley, that will

always be the preference from the city side. There are some scenarios where there is no option. One of the alleys that is being worked on now is just so full of utilities, including a large LES utility bank. If that is an option we will do it. If not then we have to get a little creative and that is what is seen here with risers running up and over.

Huston asked if this one is on 13th and O Street.

Christopher said it is the roof.

Huston responded that it is extended pretty far South rather than directly facing the street. Huston said that he had no preference on the camouflaging of the equipment.

Harpster stated that the one on Walgreens is close to the alley, but not an easy fit to turn it around the corner. The visual simplicity of option three makes a lot of sense. If they are able to paint the equipment to match the other facades, especially in this case there is a black band across the bottom. It seems pretty easy to strike the same data line. It is not right at the corner of 13th Street and is closer to the alley right of way. This option seems to be a pretty straightforward approach.

Grasso asked if the gas meter will have 2 bollards in front of it, as it looks in both of the images?

Chris McCoy, Black Hills Energy, 1731 WindHoek came forward and stated that when this was presented in the city meeting with Liz, it was requested to have bollards placed around any structure, that is put on the façade of any building. It was also requested to add kick plates on the bottom for ADA purposes. If someone was walking with a walking stick, they would hit the bottom of the structure and know that something was there. The proposal of regulators and risers is taking the pipeline above to the roof and back to the alleyway. They would come back down and mount the meters on the wall in the alleyway, and then pipe all those meters to feed all of the businesses on the block.

Peace commented is this because the alley South of O Street is just too clogged.

McCoy responded that Shane Dostal and Hallie walked this area with us. Shane was on board with the only way this could be done right is to ask everyone to vacate the buildings. Everyone would need to be notified that there is a spot for their utility and lay the new pipe in the alleyway.

Peace replied that the buildings between Walgreens and Abloom, the same thing is going to happen.

McCoy agreed yes, that is right and the Ramen Noodle business doesn't have a basement in the building. They just have a closet where the current meters are today. The riser that comes off the main feeds the building and the meters that are currently there today. The only thing that would be added is the regulator. It would be taken out of the closet and bring it to the outside next to it. If the two meters were left inside, then the Abloom building would be the same thing. The other proposal of this picture is to go up over the roof back to the alley. We still wanted to get to this stage first and see if there was going to be an approval on this project. The business owners will need to be contacted to make sure they are working on attaching these meters to the wall in the rear of these buildings.

Grasso confirmed that then potentially all those business along here will have meters in front.

McCoy stated that they will all be grouped together. The meters will all be banked in one location and then pipe from that one location back. Black Hills will have a plumber do all the piping from the meter bank to the designated location in the alley to businesses.

Gopalakrishnan asked if there would be multiple risers or just one?

McCoy responded that what you see, is what it will look like.

Gopalakrishnan commented this will be for all these businesses included.

McCoy said it will go back to the alley and there will be up to 10 meters hanging on a wall together off the ground. This will prevent them from getting buried in snow or other things. We also want the regulators outside, so they regulate the pressure out of the vent and do not over-pressurize. As mentioned before, safety is the biggest reason we are trying to get these outside. In the middle of the night when someone gets called out for a gas smell, it is hard to get access into these buildings from every individual owner. If there is one isolated location, the fire department could find it and shut off the valve for all the businesses. The way it set up today is that they have to go into each basement and shut off a valve for each meter.

Peace asked if the primary service has to be buried?

McCoy answered, no.

Peace responded, is the building phase along the alley, an option with less piping and going over the roof? Was that considered?

McCoy agreed that yes, that was considered and every situation as far as purchasing easements from the building owners to anything that we could think of. It was also looked at drilling through the basement and not going over rooftops were all things that have been worked on for 3-4 months. This is the best scenario.

Penn responded by asking for an explanation where the location of the bollards would be. It appears to be set off the Walgreen's face of the building by a foot.

McCoy commented that the measurement would be about 18 inches from the wall. The bollards would stick out no farther than 18 inches from the Walgreens wall. Anything can be done as far as the paint scheme of the bollards, meters, riser and regulator.

Penn replied that Liz had a good point about the ADA and this is one of Penn's concerns as well.

McCoy stated that they would just be squared off.

Penn responded to the side.

McCoy said yes, it will be coming out of the wall to the bollards and then in front of the bollard. In between there will be a 3 inch plate located.

Penn asked if that was high enough, and suggesting that it is not high enough and would need to look at the ADA to make sure.

McCoy commented that it can fit wherever there is 6 inches and they do have 6 -12 inches. On the Walgreens building, the reason it is coming so far North is because out in the alley, LES has a vault right there. It is the preference to be right there on the back corner, but since a vault is there and a one-way sign it has to go up a little farther North and up out of the ground.

Grasso asked that if these are painted and as they wear with age, who maintains them and makes sure they stay nice?

McCoy stated that Black Hills Energy will paint its meter gray and the business owner would take care of maintaining it. That is how it is done in other areas outside of downtown.

Grasso replied that the minimal amount of infrastructure and maintenance needed would be the most functional. The mechanical piece that all buildings have that are stainless and attached to the building. They look good for awhile and then no one takes care of them. Stainless or galvanized bollards would be best for longevity. It seems like the minimal amount of stuff that is out there, needing to be maintained would be better. Option 3 is going to be the most minimal, if the materials of bollards are considered.

McCoy stated they could maintain the bollards. It would not be a good idea to paint the meter a color that is not agreed upon. It would need to be OK with the city and the owner, since it would be mounted to the building.

Grasso responded that it is a concern that down the line, someone who owns the storefront thinks it is OK to change the color to their liking.

McCoy said it would still be the equipment of Black Hills Energy and they would need approval to change the color. They could not take it upon themselves to change it.

Harpster asked if there any reason that the equipment needs to be at the face of the building or can it be pulled in further into the right of way into the planted area. The meters would all be there and have more landscaping screening and less concerns with ADA and it isn't on the face of the building. There are several similar plantings along O Street.

McCoy responded that the concern is that digging along the roots of the tree to the root of the tree, the gas main goes through the landscape. To prevent the digging in the root ball, there is a plan to break out and attach the main at that point without having to dig around the tree. If the tree is coming out, then it is not an issue. The riser could be placed there.

Decker confirmed that it will still need to go up and over the building.

McCoy stated they will come underneath the sidewalk and then up the façade of the building to get to the back.

Huston commented that the pipe would run on the building.

McCoy said yes, the problem is there is nowhere in the alley for the pipe to be laid. We would prefer it to be laid underground in the alleyway. We have walked the alley with LES and their vaults take up half of the alley. The other half is taken up with fiber vault and there is not room for anybody else.

Peace replied a riser can be located in the landscaped area but the bollards will still be needed to minimize the amount of mechanical and other instructions.

McCoy stated that the risers would still want to be protected.

Penn asked what kind of rating would be on the bollards? Would they be able to handle a car running into them?

McCoy responded that they would be made of concrete to avoid running into them.

Huston asked if they were ready for a motion?

Peace mentioned the idea Michael Harpster had about getting them in the landscaping nodes. There could be some merit to getting it out of the sidewalk and not having to worry about the ADA. If advice is being considered, this could be a pretty good idea. Peace stated he did not know enough about planting to know if the tree would stay or not. However, if the shape of the planting node is going to be bigger in the future it would give more room to avoid the root ball. This could be a really good idea.

McCoy commented that he would suggest a little more mechanical to it, because it is coming out of ground and elbow and then going to elbow back into ground. This would require a small 2 or 4 inch pipe determining what size will be needed based on the loads of the building. We would need to know the amount of gas from the street to the alley. There is a direct individual service line that we are now feeding up to 10 meters with one line to get the gas. Just want to make aware that it would be a little bigger than what is being proposed with just the regular and the one riser going up the wall.

Peace questioned how big the pipe is. Is the maximum 3 inches?

McCoy responded that the maximum is 4 inches. Bushes or greenery could be planted around it, but we still want to be able to maintain it and do any work that would be needed to be done. The bigger question is if we can dig around the roots of the tree without disturbing it.

Peace asked if they dig or bore?

McCoy replied that they dig and connect to the line.

Penn agreed that they need to connect to the line.

McCoy also said with that location they dig around the tree and remove the sidewalk from the building to the green space and then dig a trench and put in a layer of pipe.

Grasso responded with the wall there would still be a pipe coming out to the next building regardless.

McCoy answered the only difference would be that there would not have any bollards that would stick out from a little farther away.

Peace commented the wall of the planting nodes don't have to have bollards. They can be boulders or benches.

McCoy agreed that is correct.

Peace stated there can be a variety of ways to protect it the vent.

McCoy replied, we can't have snow hitting this, so we would need to protect the wall with bollards or something. Not sure if you would be gaining much. If the structure is protruding above ground and someone buries it with snow. It would put pressure against it and break it. The wall acts like a protection to the material as well.

Grasso commented they can't go on the roof.

McCoy replied no, we wish it could be on the roof, but it can't.

Huston asked what is the schedule that we are talking about?

McCoy responded that if this is approved and we get approval from the owners of those buildings in the alleyways where it is cutout. The reason we can't go into the alley, is there is not enough space with garbage trucks and delivery trucks. We do not want the meters broken or hit while driving down the alley. They are very tight and there are cutouts back there and that is where we plan to hang those meters away from delivery trucks or garbage trucks. If this method is approved there will not be any alley work or any excavation to be done in the alley itself.

Christopher stated that there are 2 alleys being worked on now. This alley will probably start on Monday October 13th. Like Chris said work doesn't have to begin in this alley. The other alley will be November 1, so there is a little time but not much. If they are going to do work ahead of our work, then we have 3 weeks or so. The big push is to get this all done before the first week of December when the weather turns and there is a lot of unpredictability.

Huston replied that the schedule is relevant to the motion. A motion being considered would be to support option number 3 as a design consideration. Along with the request that Black Hills Energy to examine the landscaped area as a possible alternative to locating adjacent to the building wall of Walgreens along 13th Street. The big question is can they do that in a week. It is doubtful that can happen in a week. My motion is still a good motion.

Peace mentioned he likes the motion.

Penn replies does this sets a precedent.

Huston responded that this is the first offer, but we should also be subscribing to the best practices. If there are better ideas in the future, we are not bound by precedent forever.

Deeker said there is not the option to put in a landscape area adjacent. Along O Street as they are being changed.

Grasso agreed that is true. There are just some concerns.

Deeker commented you will not be able to put landscape in front of Abloom either.

Grasso said that people would wrap their bike chain around it or lean up against it.

McCoy also stated people would put their cigarettes out on it also.

Deeker replied that there are all sorts of things along this sidewalk to cause issues.

Christopher commented, worst case scenario, we are suggesting that this is the best of these options and if we can find another way, we will.

Huston replied to the extent we have to include the risers in the public right of way, this is our current option

Christopher responded that although we are designing the new O Street streetscape to be fully ADA accessible, there are still going to be several sidewalk cafes along the building fronts. When you look at where the ADA ramps are lined up, people are moving right now anyway. They will be several feet from the building, so this won't be in line with how most people move along O Street.

Penn commented that instead of painting, it should be stainless steel. It is a focus and then disappears into the background. It won't have to be painted and is just part of the functionality of the building.

Grasso agreed that anytime something is painted to match the building does not work. It is great in theory but should be the most functional, durable and easy to maintain.

McCoy stated they could make that work.

Penn stated that we are getting a motion, to go with option 3 and have no painting and use stainless steel material.

Huston recommended a motion with option 3 to the extent that risers need to be located in the public right away, when stainless materials and low maintenance can be in examination and can ever be put in the landscape.

Tom started the motion and Penn seconded it.

Penn asked for anymore discussion.

Motion approved 6-0; Deeker, Grasso, Harpster, Huston, Peace and Penn voted, "yes" Canney absent.

ADVISE AND FINAL ACTION:

UDR25088 Tallgrass Development Façade Improvement- University Parking Garage Building

Public Hearing

October 7, 2025

Arvind Gopalakrishnan, Planning Department, 555 S 10th Street Ste 213, Lincoln, NE came forward and stated that this proposal is for a façade improvement on a former bank drive thru located at the street level, in the University Parking Garage. The parking garage is along the West side of 14th Street between O and P. As part of the music district, our goal is to transform the underused sidewalk and streetscape into a vibrant and pedestrian friendly environment. It aims to add vibrancy to the music district and to introduce a store front. This would encourage outdoor dining and window shopping and bring more people in to enhance the liveliness of the garage. There are five commercial units on the first floor facing 14th Street. City staff have been working closely with the building owners and design teams to make sure that all façade improvements are cohesive and aligns with the overall aesthetic of the building. Today's main request is Tallgrass seeking feedback on the proposed façade design. Focusing on materials color choices and how the design interacts with the streetscape. Most importantly asking for a preliminary approval of façade designs, so that they can move forward with the construction plans to align with the music district's construction schedule and lay their foundation. Gopalakrishnan asked Gill Peace to speak about this proposal.

Gill Peace, Peace Studio Architects; said he submitted plans and Arvind did a nice job presenting them. He is happy to answer any questions.

Gopalakrishnan proceeded to discuss the proposal that was received from P Studio. It includes a grayslake material extending across both the main floor and the mezzanine level. This is visually connecting the 2 stories. City staff are working with architects to refine the design and try and explore, if there are any lighter treatments for the upper level. By removing the glass panel above the slate and coordinating façade improvements across the commercial units in the building will ensure a more cohesive look. These include businesses like Jimmy John's, 867 Bar and Jake's Cigar. Also the city owned entrance to the parking garage and these 2 bays are city owned. The commercial bases are privately owned. The owner is not here today. There are

also commercial units on the other side of the entry and these 2 units. The main request today is that of Tallgrass to make sure all of these are cohesive. We have put together some options to blend in with the designs, and to see what goes well together. We are also looking at some signage and façade treatments for the other buildings. Some options include blending the top and making it a little lighter, so it blends with the parking garage building. Also making the signage pop against the building, since there is none at the moment. There is not much about the building that really pops at all. Through the design for Tallgrass on the ground floor adding windows to the mezzanine level, will try and invite some more attention and people. This diagram shows the ownership of the units currently and today just this unit. It is being considered to bring some more design strategies like neon and illuminated signage inspired by active music streets. From places like Broadway Street in Nashville or Bourbon Street in New Orleans. Public street and public art opportunities around the canopies create visual interest. Beyond the ground floor the look would be to have materials and textures for the storefronts while maintaining a complementary palette with the buildings across the street. Having a variety of materials and colors, adds to the look at the street. However since this building is one whole building, everything from the ground floor and above is just one continuous structure. This makes it difficult to add these different materials and different colors. We would like the opinion of the committee, to the approach of material colors and signage to Tallgrass and the other parts of the building. Specifically should it be a priority to have a uniform brick treatment or encourage more variety and artistic expression.

Gopalakrishnan displayed that the first option would make everything red brick except the University garage entrance that the city is working on with HDR. The other option would be off white brick that blends with the top of the building and another was a mixed brick at each bay. They would either have red brick and then white, that would complement each other. Gopalakrishnan proceeded to say that there are 3 options available to choose from. One is the ground floor that pops out with red brick, but blends with the Tallgrass design. The white brick blends with it really well. The next is the Tallgrass design of making it more interesting with signage and other art features. Otherwise it will look like an off white plain building. This design is a very conceptual design from HDR for the university. The garage entrance is not finalized yet, but as we move forward the design would take all of these into consideration. This includes a mezzanine level balcony for public use along 14th Street. It would have string like LED lighting elements that would extend from the balcony to the top of the building for both illumination and aesthetic enhancement. As part of the overall design it is also being considered to use the idea of enhancement. Using the continuous canopy to add more contemporary treatments so the building has a bulky canopy running all over with a break here and there. The Tallgrass design has a very

contemporary canopy. We would like your input on if there is any merit to continue the same thing or go ahead with what is proposed. The balcony would be somewhere here and the lighting features would be above this. All of these are included in the renders to get an idea of all the designs that were submitted. The key points from today most importantly is the Tallgrass façade design that is required. We are also asking for more focus and a vote today, to go ahead with the laying of the foundation. This is the proposed approach for materials, colors and transparency generally supported and if approved the direction to proceed with construction drawings for their façade. The blade signs and lit up signs complement the toned down building and also enhances the continuous canopy so those are under exploration right now. We have Gill, Collin, Hallie and Dan who have been working closely on this project to answer any questions.

Huston replied that this is first project he worked on in late 1980's. This space has been underutilized for 20 years. If there is anything we can do to incorporate into the music district, it should be taken advantage of now. Huston stated that he was on the master plan committee several years ago and whether this is differentiating it from the rest of the building it make sense to him. These are the design experts, back when he was a lawyer, this was his first project.

Grasso asked if there are plans for the whole façade? Is that developer on board?

Gopalakrishnan said they are willing to do anything the makes the building look better. Tallgrass design is the most developed at this point. The HDR's conceptual development and then the other owner is willing to make it look better with some additional signage. No one really wants the continuous green band and the existing signage, so they're all on board with improving that.

Hallie Salem, Urban Development, 555 So. 10th Street, responded that Heath Macomber was preparing to do some of these improvements, maybe not to the extent that has been discussed recently, but doing some façade work. The façade is very tired and has some cracks and broken cladding to it right now. He has been interested and wanted to do something this fall and we coordinated together to look at some improvements with his plan. It was originally planned to do some brick or other masonry cladding to the building.

Gopalakrishnan replied that there was one submitted that was very close to this with red brick. We just used some other software to explore it a little more.

Peace suggested showing the members the street view with the existing 2 tone granite or whatever it is. The columns and the beltline are a big part of what is currently needing attention. This is where the masonry that Arvind talked about is proposed.

Grasso requested more information about the slate, glass and the modern materials.

Peace said these images being seen used by the team when they got the property 10 years ago. These were brought up to the Tallgrass development team and that started the concept design. The adjacent properties are now looking like they will get redeveloped. The property to the right is where you can see, where we had the place holder for the arch. The HDR project is proposed there and then to the left wall and at the opposite end of the block to the North is where the façade improvement will be. As we further develop our design along, we will work with reacting to the adjacent properties as their plans firm up. Maybe that isn't the right word for that. Is the brick red or buff and the recommendations will help the reaction to explain what we are looking for and what is going to take place. A piece of storefront along that block will really catch your eye, to it in a way that doesn't happen now on that block. Another item that has been talked about and is worth getting the members thoughts is the view that Arvind has always proposed.

Something more detailed than the rectangular canopy would be tapered steel laminated glass. This is definitely one of the questions that has been asked before. Peace said he knew the answer that he would like to see, but would like to get the thoughts of the committee. Should the contrast on the canopy of the building, not be steel and laminated glass. Or should it be something more rectangular like the adjacent properties. Another item that had been proposed in the past, that can be seen on the rendering is the very upper band. Does it do enough justice to the building. It was intended to be a perforated metal. It looked nice when Arvind showed a photo of it. Wasn't it Beale Street in New Orleans or Memphis, or Nashville.

Peace stated that the reason for the glass canopy with the perforated metal top is so that the building could go through the night and day transformation. During the day the background materials could be seen on both the canopy and metal. At night the specialty lighting can show through the glass. The perforated metal up top could have patterns, colors or lights. This would be in a different way but a similar theme to the pictures that are being displayed.

Penn commented that she is in an interesting position because she was unsure of the items on the agenda today. Cole Wykoff could have attended who is the design principle of this and she is the project manager. There needs to be consistency on the

block and that is the struggle right now. Gill was number one in place on this and then HDR worked on this and now we have all these different parties working on it. So does it all go together, or does it look like a collage that is going together or all smashed together. It looks like a Pinterest mess we are all trying to resolve, from her point of view. Penn would like to see it resolved and look like a thoughtful progression. We want the members informed that there are 3 parties, who have been working on this alone and now trying to do it all together. We are struggling here with this project.

Huston asked if it could be considered that the East side of North 14th Street to be consistent with the different façade treatments, which are there on page 16 of the agenda.

Huston commented that he liked the inconsistency. Can we mirror the West side? In context of the site, that makes a lot of sense.

Peace responded, to Tom's comment that the messy mix is what is felt to be appropriate now. There is a 300 foot parking garage that is towering above this messy mix, so finding the right balance is the real trick. The perspective of having a 300 foot long building at the storefront is not going to be appropriate for the downtown environment, to achieve the look of New Orleans or Memphis. Even if this is done in a different way.

Deeker responded that even if you call it a messy mix, there is still the eclectic street front across the street on 14th Street. The Zoo Bar poster still has the same flavor, so how is it done to get Tallgrass the final action. If Tallgrass is given the ok, then it is up to everyone else to make it look good together. A collage could look amazing or not. So if this is truly a final action and we give Tallgrass the ok, then what does it do for everyone else?

Peace noted that one thing that was not brought up is the final action on this item. The team was looking for advice and input at this point. As we move forward it gets real complicated and Arvind and the team have not said what we want approval on right now. It is the approval of the design development of the storefront to put in our footings before the streetscape gets put together. Tallgrass is not planning to build the entire building now, just enough of the storefront so that utilities and footings are placed, if the design should change dramatically or be revised with the neighboring projects. This would be far enough along to have a more concrete palette to respond to. The team is really wanting general advise and approval, so we can get started on

the utility connections and the footings. This would prevent it from being ripped up right after the streetscape and sidewalk is expanded and improved.

Huston replied this should work and is there a motion subject to the final design coming back to the committee.

Gopalakrishnan said that is part of the request.

Penn asked, do we want comments on this design.

Peace stated of course we do. That is the bigger part of the idea that our team can get going on the underground utilities and footings to support that.

Huston commented that the Tallgrass façade portion of the entirety façade of 14th Street exposure is maybe 10%.

Peace responded that the diagram that Arvind composed gives a little more than what we really have, but it can be seen proportionately that it is not a big space.

Penn agreed that in my mind it is going to be a focal point, but in the city plan, it is not seen as a focal point. It will be, because it is going to be noticeable.

Peace added Arvind is showing the framework for the HDR project, that does have the height and volume. To have a mezzanine level and the project from 10 years ago and what is being presented today, there could be a mezzanine and where the 3 upper windows are seen. The advice on this could be that as the structure of the parking slopes down there is less and less room as you go South. At the corner of the 3 windows, there is a possible mezzanine that has not been talked about. Peace went on to say the developer would be interested in sidewalk activated businesses on 14th Street, having sidewalk dining and seeing those images is going to be a big part of the project. This is different from HDR portion, which makes it remain a pedestrian walkway. One of the things that is being seen on the images is the streetscape is not that different, but is it was all in place before the team had the streetscape. This varies because the sidewalk area might be a little wider that was being presented. The team did not go back and revise all of the modeling to reflect that.

Penn questioned is this surrendering or rendering.

Peace commented that that there is one more kind in the total package. One type is giving the perspective from across the street. It is the street level and then trying to show the 3rd one and the sidewalk. These details that were mentioned differentiate with the canopy and the white laminated glass canopy that we would like to glow at night to create a nice environment in the sidewalk.

Gopalakrishnan replied that one thing that was discussed is bringing the signage down to the canopy level to add more light and some backlit features.

Peace responded, another view that was received right before the meeting, that could be confusing to everyone is show more of a blade sign effect. This is where the image says the creative word signage on the building façade. It would show blade signs and then some kind of wayfinding signage that hangs under the canopy. This goes back to the music districts that have those type of images as has been shown in the report.

Harpster stated, that one idea to offer is to look at the entire elevation along 14th Street. It seems like if there is a way to keep the datum line of the canopy established within in each bay. The HDR proposal is almost doing that with the mezzanine approach. The project Peace is proposing still has that.

Peace stated that it was important to hold that datum in line and normally it might want to be put a little higher for different reasons. This existing goal was going to differentiate it in materials and treatment but to hold that line steady is what we felt was important.

Harpster commented, that this is the key piece and the continuous parking garage across the top. It seems successful in the color and tone, to be more neutral in color with the parking garage. The street line is where you get more variation in material. If you have the canopy up above, it gives more freedom.

Penn commented this is along the same lines, to what Peace said and that it was mesh initially and some lights were added. At night the lights are shining through so there is some transparency. This could be really neat and liven up the street, but she is not liking how the slate feels. Another trendy material that is being seen right now and the rendering looks very much like a façade. If the concept could be raised above that datum line, that is not a bad idea. Penn is not sure that it is reflected, like it was said.

Peace replied by saying the material we had in mind is not slate, but it may say that in the drawings. Hopefully that is not the case. The material is a natural thermal phase granite. This was like a similar product that was used on the face of the Kindler. This rendering program is partially AI, so it makes some decisions on its own. It would not know that the material that was used on the Kindler is not quite that dark. We were trying to show that we wanted a shade on shade, which happens with natural materials. The rendering program shows the tone of shades but probably doesn't show the actual color as nicely as the other project.

Penn asked is it as panelized. I do not know.

Peace responded that this approach allows us to use natural material to get the optimum yield when it is taken out of the ground. The pattern is actually intended and very comparable to the pieces. Small sections are panelized and made into smaller sections. There are some larger courses because it is a natural material that we are trying to get both a good look and an optimized yield. How it looks in the end depends on the material itself. What is being shown, is very much what is intended.

Deeker questioned what is the material down low like on the verticals between the glass forefront?

Peace stated that it is a lighter stone that is a very light cream in color. This could be the material above the datum line 2 when this design was completed 10 years ago. We don't want to differentiate this building, but like it was said earlier now things are. We can react to them more on the images now than when we did not have that benefit before. It is still being worked on the benefit of what will happen at the pedestrian entry and the storefronts that surround the rest of the block.

Deeker said to make a motion to like the design intent.

Penn commented that to progress the approval needs to be the footings.

Peace would like to take the recommendations and go back and be ready to respond as those projects develop further. The big picture wanted is this a reasonable outline to approach this storefront design, so it can be moved forward with the footings foundations and façade wall. If so, what is the timeline to have those footings in before the new streetscape comes.

Penn said from the datum line down.

Peace replied that they would take whatever advice was offered, but the main thing is the datum line down that barley affects the footings. If the portion of the building that goes above the datum line is 2 feet or 10 feet, in this instance it is thought to be 23 feet. That can be helpful to see above the sidewalk is where the perforated metal starts. If the approval is the datum line down, then that is all we need to get confidence that the utilities and footings can go forward.

Huston offered a motion to recommend approval with due consideration to a consistent datum line of the canopy that is the right structure.

Grasso commented that she is not opposed to the upper portion, but does not feel it is quite there yet. This building was built in 1988 and will be around for a long time. Grasso asked if the wording sounds right for this motion.

Huston wanted to make sure, because this is the first step and there will be multiple steps involved.

Peace responded that they would like it even if it wasn't a formal notion. Any thoughts or recommendations?

Huston said his least favorite was the red brick.

Peace stated that he thought that was a good note for the team. For the project the idea should be to consider a simplified canopy that doesn't have to have steel and laminated glass. The developer would like a simple design. It was mentioned that Jill had talked about perforated metal being used. It was not sure that it was mentioned too much, but again those are above the datum and we were looking for input and thoughts on that.

Hallie replied that it was be looked at to hiring a design firm. They would help design the remainder of the garage and work with P Studio Architects. Combining this design is to address the canopies above and looking at potential lighting and other improvements as suggested.

Huston commented that this is with consideration of being in the music district.

Hallie said "yes".

Huston responded that we get one chance, I think. Do we have a motion?

Penn stated was that going to be a motion? Jill had presented the motion was there a second?

Huston mentioned he would second the motion.

Gopalakrishnan asked if the motion would also include if they want to see something above the canopy at all and should it be blended with the building. There is something above the canopy that the foundation changes.

Peace commented that he did not think so. The image that is being shown with the building is here and the color is almost exactly matched to the precast. To get out mezzanine level to work, the building does need to come up to some point. That is the bottom of the existing precast beam that comes across there and is drawn right there.

Gopalakrishnan replied under what circumstances would you have to change the foundation?

Peace stated that the structural engineer is going to size the footings in a way that weather it goes up 12 or 16 feet isn't going to make much difference. Once we get to something much higher than 20 it would affect the footings. At those heights, it would not make it material difference.

Penn said yes, she would confirm that.

Grasso responded that she is not opposed to something above the datum line. However, more thought needs to go into this and part of this is what is going on adjacent to it. We need to vote on this as a final or is there more input wanted on the rest of the building as well. Would it be before going into design, because the advisory review is what is needed.

Gopalakrishnan said this doesn't have to be rushed on the design input of the other buildings. Once there is an updated version and what is happening here, the design will make more sense to them. By that time a design firm looks at the other parts of the building, it would make more sense to look at all of this one. Right now. it was an experiment to look at the red brick. It was thought to try it on the building or change

it a little bit or completely. How do we achieve a cohesive building with Gill and HR's proposal.

Hallie commented that we can tell the hired firm to give us all of their thoughts and suggestions or we could give them some additional direction. If there was a strong sense of direction that we would like to provide to them. Hallie proceeded to say she heard lighting and activity but also consistency in materials and or color. Is there more desire to see more consistency in terms of color palette or more consistency in terms of materials. The preference would be to see what the selected architect has in terms of suggestions for the rest of the garage.

Deeker replied she heard 2 people say consistency and other say they like the other side of the block which is inconsistent. The datum line is the one to hold.

Paul Barnes, Planning Department, 555 So 10th Street Ste 213, Lincoln, Ne came forward and stated to go forward with the motion you have and take the vote. If you want to discuss any of the other questions or topics, that is up to you. We can talk about the consistency or messy mix.

Penn responded that it sounds like we should go ahead and take a vote on the Tallgrass improvements, so that Gill can move forward with footings and sizing. I think we all agree on that. Jill you made the motion. Is there a second on that motion?

Huston made a second to the motion.

Penn said Tom made the second motion, any more discussions?

Grasso motioned for approval and Huston seconded; Motion was carried 5-0. Deeker, Grasso, Harpster, Huston, and Penn voting "yes"; Peace abstained; Canney absent

Penn commented that the motion carries and are there anymore advisory review comments to make.

Grasso responded that we want to clarify consistency vs inconsistency.

Gopalakrishnan added, a few things that we were wondering about is the consistency or the messy mix maintaining the canopy line or the same one or a different canopy. Adding new features by bringing signage down to the canopy level, but with different types of signage. Use some on the canopy and under the canopy as blade signs. Are

we ok with these things or do we want to explore some kind of art or sculpture above the canopy or on the building. None of these are finalized and there are no specific ideas. Any thoughts on these would be appreciated.

Deeker replied that someone made a comment about this huge block of a building of a parking garage. Maybe delineating some of the storefronts a little bit and creating some different scenarios might help break this up a bit. Ground level especially, when you want to start talking about wanting to add outdoor seating areas and a livelier area. There are different things that can be done to break it up. The whole block does not have to be consistent, even though it should tie in together. Gill takes the lead because he knows it and everyone else can follow suit, to make sure what they are doing looks well together. It does not need to match or be exactly the same things or even be contemporary. It just needs to work well. Anything with the bottom line and the green band around the entire building right now is tired. If it had a little undulation, it would create a more visual interest and break it up. Those are things in her opinion she would look at if it was her project. She asked Tom if the little red bricks were bad?

Huston stated that he was just ranking the 3 choices.

Grasso commented that Honest Abe's is red brick, but is more of a brown brick. This has turned to muted tones.

Grasso commented it would be nice to look downtown and see what people have done. Property owners wanted to make their building look better. They need a design intent.

Penn said it is important to have a design to follow. There is a little bit of design intent for the whole block. It doesn't have to go together but has to mesh together.

Grasso replied that Gill made the comment about the Kindler project that was already there and now you have a whole building now with different owners. If they are going to do this together and it needs to be looked at together. When you have something look at the context around. You have a big building and there is not any context yet.

Penn responded that this is just one side of street so far. We haven't really talked about O Street and what will potentially happen there.

Gopalakrishnan said they add this brick because it it already there. It looks pretty decent. It was already there so we just went off of this.

Grasso replied it will be nice to get that corner fixed up

Penn stated if there are no more comments, then that is it for the advisory review and we do not need to take a vote.

Gopalakrishnan commented that it will come back to you once it is developed further.

UPDATES:

There were no updates for the committee.

ACTION:

There was no further discussion on this item and no further business to discuss, so the meeting was adjourned at 4:26 pm.