

## 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, December 6, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

**MEMBERS IN ATTENDANCE:** Mark Canney, Emily Deeker, Peter Hind, Gil Peace and Michelle Penn; (Jill Grasso and Tom Huston absent).

**OTHERS IN ATTENDANCE:** Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Department; David Wiebe of Architectural Design Associates; Josh Neill of PrimeSites; and other interested parties.

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

Penn called for a motion approving the minutes of the regular meeting held November 1, 2022. Motion for approval made by Hind, seconded by Canney and carried 5-0: Canney, Deeker, Hind, Peace and Penn voting 'yes'; Grasso and Huston absent.

### **ANTELOPE TOWER REDEVELOPMENT:**

**December 6, 2022**

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

Collin Christopher stated he is filling in as the staff person for this committee until a vacant position is filled within the Planning Dept. This project has been before this committee a few times over the last few years. In June of this year, the committee reviewed the proposal for the enclosed patio. It was approved subject to final design review. The applicant is working on obtaining their building permit, thus requiring them to come back for that final review.

Josh Neill submitted the drawings for final design review. Some changes were made.

David Wiebe stated that the site plan is mostly the same. Prior comments from this committee were to make the enclosure structure stand out a little more. They added more structured trellis elements around the walk-in cooler that is outside, and provided some roof overhangs. He

pointed out the structures on the drawing. The tenant's logo will be on the cooler. They also added some trellis elements for vines to propagate between the openings of the buildings to soften the edges a little.

Hind asked about what appears to be an electrical box on the drawing. Wiebe stated that a very large electrical panel had to be located on the building. It was overhanging a little. They provided a little enclosure around it.

Peace would like some information on the outdoor dining. He was absent when this was presented earlier this year. Wiebe stated that the outdoor dining is enclosed on the west side. The doors can be rolled up. There is a walk-in cooler on the back side for kitchen needs. They extended the frame for the outdoor dining to include the cooler.

Penn asked for more information about the cooler. Wiebe noted that the previous plan just had the cooler without a frame around it. This has a little more detail. Neill believes this design is more cohesive and softens the look. Wiebe pointed out where the exhaust for the kitchen comes out above.

Peace asked if the louvre above the door is part of the kitchen exhaust. Wiebe replied yes. They had to stay away from operable windows. The only window that is not operable was above this. Neill noted this was the only place they could make it work. Peace asked if the material will be brick at the bottom. Wiebe replied yes. The belt line is about two to three feet high. Peace questioned if the landscaping shown is a placeholder or if it correlates to the landscaping plan. Wiebe stated it is an approximation of the landscape plan that came with the building permit.

Hind thanked the applicant for the updates and making this look like one building. He believes they did a great job of making the scale work and hiding the cooler as best as they could.

Deeker had a question about the cooler with a graphic on it. She liked being able to see the graphic. The trellis is now in front of the cooler. It might take away from it. She thinks the rhythm of the trellis doesn't follow the rhythm of the building. She likes the painted graphic. It adds some color and interest.

Penn drives by this every day and thinks a lot of vehicular traffic is what will see this. She is excited for this. What was previously reviewed was flatter than what this looks like. She believes this will really help the architecture of the building. Deeker thinks it adds an interesting urban element.

Hind would suggest removing the two middle pieces from in front of the cooler so you can see the graphic. Canney agreed. It would make an interesting piece.

Deeker would like to see the colorful graphic as well. She would also suggest taking out the two poles for vines in front of the graphic.

Wiebe will take their suggestion under advisement.

Deeker noted it would keep the architectural element, but add some color.

Peace noted the vines would eventually cover the graphic and it would not be visible anymore.

**ACTION:**

Hind moved approval with the recommendation to remove the two middle pieces and the vines from in front of the cooler, seconded by Canney and carried 5-0: Canney, Deeker, Hind, Peace and Penn voting 'yes'; Grasso and Huston absent.

**STAFF REPORT AND MISCELLANEOUS:**

Christopher stated that the next meeting will be on January 3, 2023. He should have the annual report ready for review at that time.

There being no further business, the meeting was adjourned at 3:20 p.m.