

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **April 7, 2020**, at **3:00 p.m.** in **Council Chambers** on the 1st floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

AGENDA

1. Approval of UDC meeting record of March 3, 2020.

DISCUSS AND ADVISE

2. Antelope Tower Redevelopment
– UDR20010
3. 2400 Q Redevelopment
– UDR20012

DISCUSSION

4. Staff Report & misc.
– Tower Square updates

Urban Design Committee's agendas may be accessed on the Internet at
<http://lincoln.ne.gov/city/plan/boards>

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of April 7, 2020

DATE: March 31, 2020

ITEM 2: Antelope Tower Redevelopment

Last month the Committee reviewed a mixed-use building at Antelope Valley Parkway, K to L Streets. UDC recommended approval of the Special Permit to increase the allowable height. The Committee asked the developer to return with modifications, particularly to the façade facing Antelope Valley Parkway. This project is returning for your review and advice regarding the use of tax increment financing (TIF).



1. Initial proposal, looking northeast

The site now includes a sidewalk area along the Antelope Valley Parkway façade. Revised plans are attached. Again, Downtown Design Standards apply to this project. Last month the Committee considered the following standards which stipulate transparency should be provided “*between four and nine feet above the sidewalk,*” and “*buildings shall have at least one principal entrance that faces the street.*”

ITEM 3: 2400 Q Street Redevelopment

UDC reviewed a proposed three-story twelve-plex at 24th & Q Streets last month. This is a TIF project seeking your review and advice considering the Neighborhood Design Standards. Color elevations of the revised design are attached.



2. Initial street facade elevations

The Committee's March discussion considered the following Neighborhood Design Standard which addresses long facades along the street:

The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln's established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

ITEM 4: Tower Square updates

The Committee's advice is being sought on proposed furniture changes at Tower Square, which are detailed in the attached document.

Antelope Tower



Items we are addressing today:

1. Antelope Valley Front Door and pedestrian access
2. Streetscape
3. The Kitchen exhaust on the SW corner

Site Plan

1. Note Front Door entry
2. Note Antelope Valley pedestrian access
3. Note View in and out of the Downtown Area
4. Note end of Antelope Valley Parkway

Antelope Tower

West View – ‘K’ Street



Antelope Tower



The kitchen exhaust vent sight line from Antelope Valley Parkway and 'K Street'. It would be similar to the Hilton kitchen in 'The Haymarket'.



Antelope Tower

East View – 'L' Street



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Floor Plan

1. Note the Front Door Access on Antelope Valley Parkway.
2. Note the bubble diagram of tenants using West and East doors.

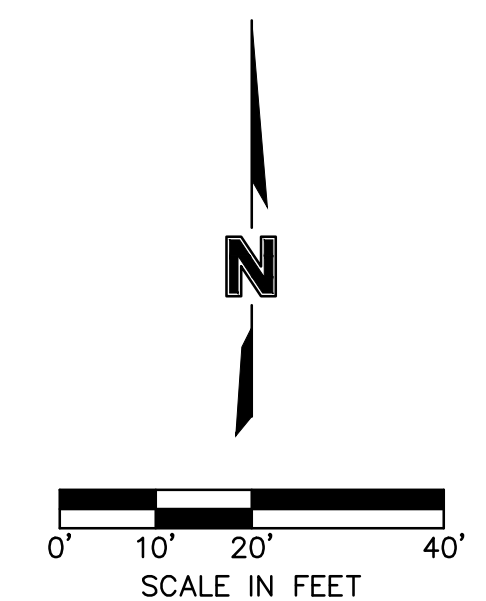
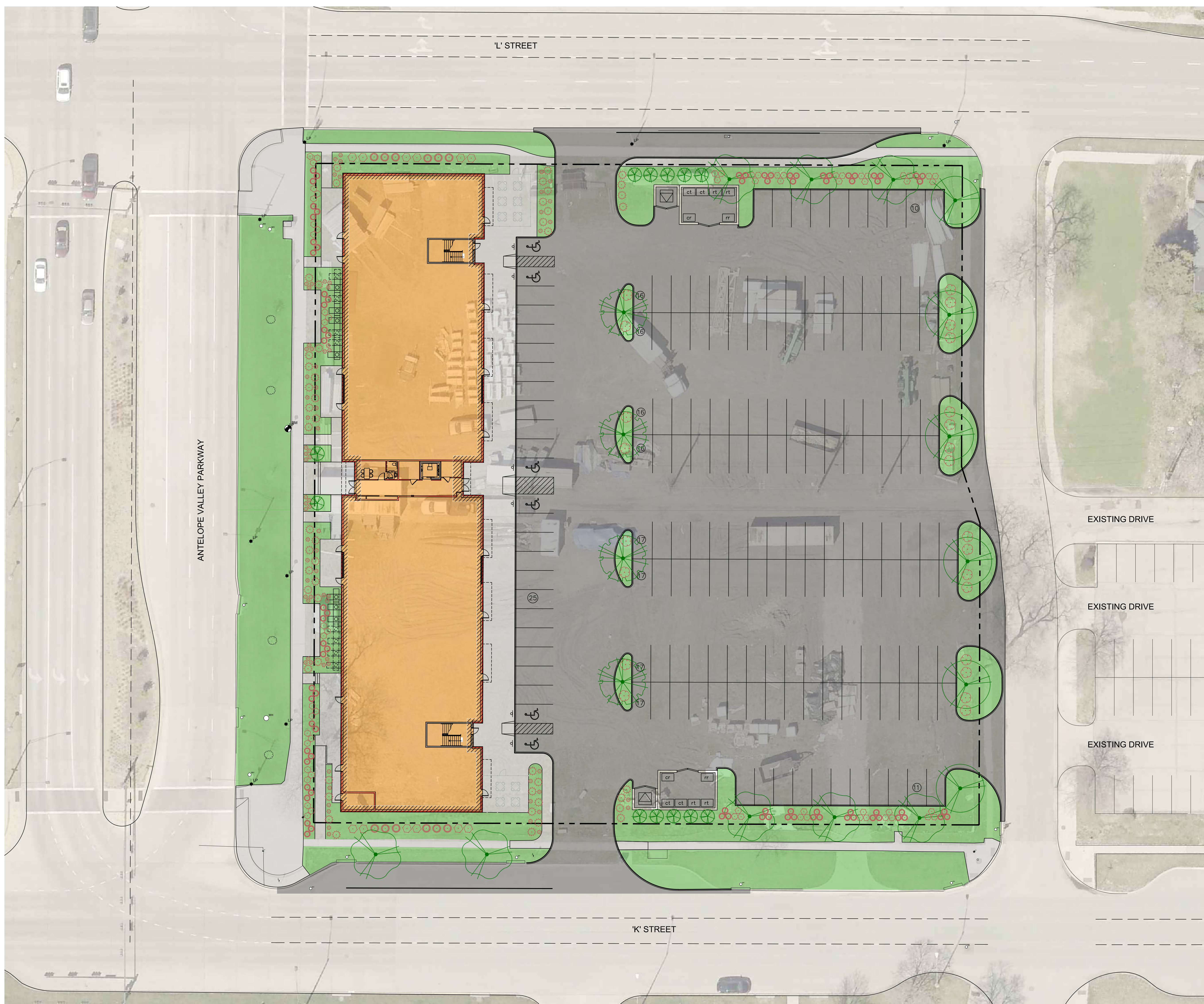
Antelope Tower

Questions?



Thank you!





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ANTELOPE MIXED USE BUILDING
WJS, LLC
Antelope Valley Pkw & K Street
Lincoln, Nebraska
SITE PLAN

Date Started:
08-22-2019

SCHEMATIC PLAN
PROGRESS SET

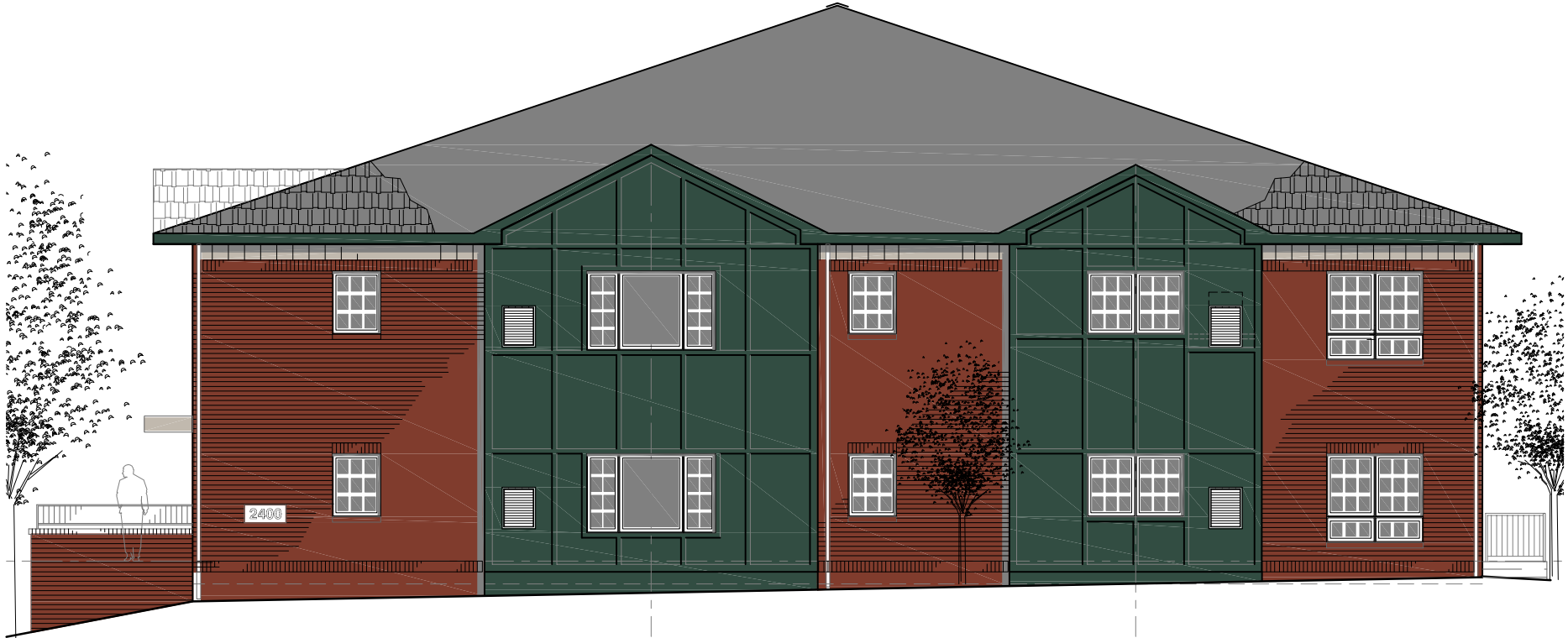
Preliminary
not for
construction

17-171

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SOUTH ELEVATION - Q STREET

SCALE: 3/16" = 1' - 0"

**HEPBURN APARTMENTS
2400 Q STREET**



WEST ELEVATION - 24TH STREET

SCALE: 3/16" = 1' - 0"

HEPBURN APARTMENTS
2400 Q STREET



TOWER SQUARE ENHANCEMENTS

Below is an image showing the original tables and chairs specified in Tower Square. Both have since been replaced with higher quality, but similar style products.



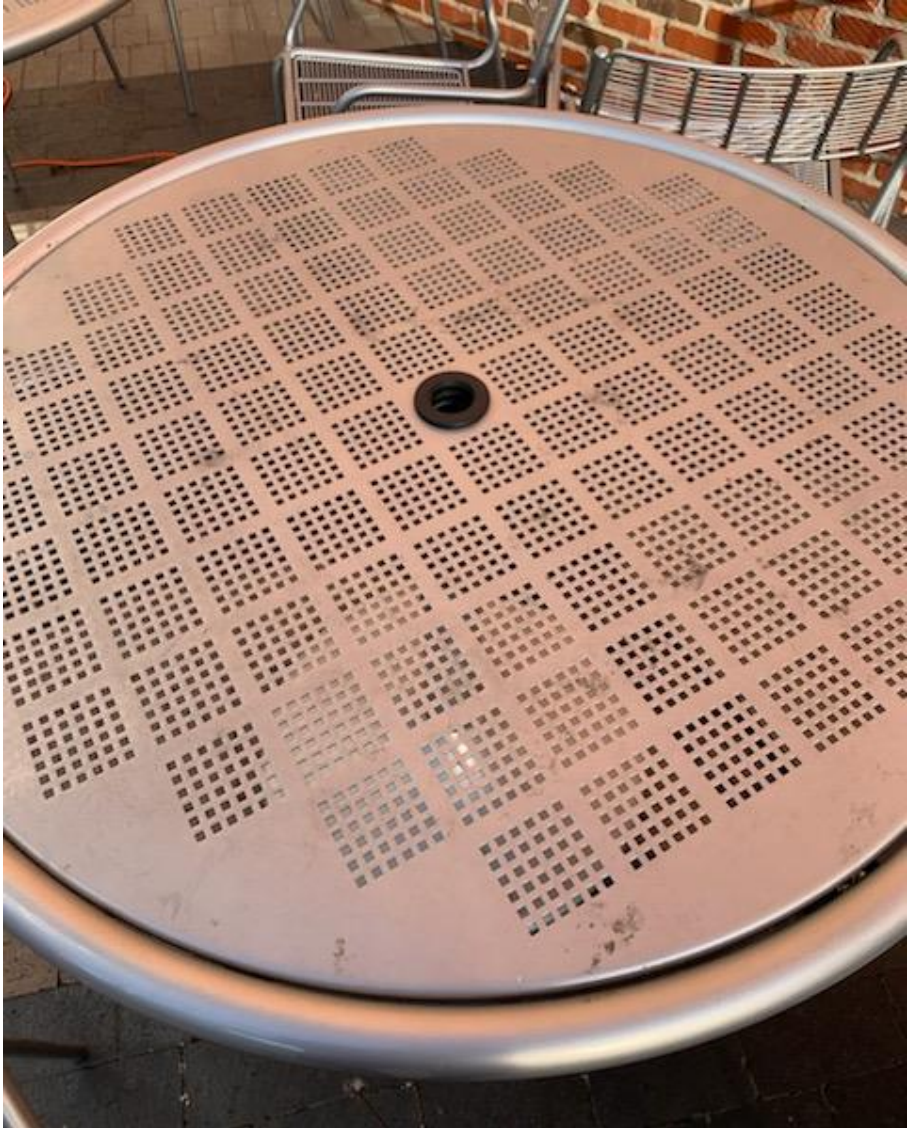
Tower Square | Original Tables and Chairs

Below is an image showing the original umbrellas. They have generally not held up especially well in windy conditions and limit the maneuverability of the tables.



Tower Square | Original Umbrellas

Below is an image showing the current tables and chairs. They have held up better than the original furniture thus far, but there are too few of them. Over time, the perforated tabletops will need to be repaired/replaced to address damage to the powdercoating.

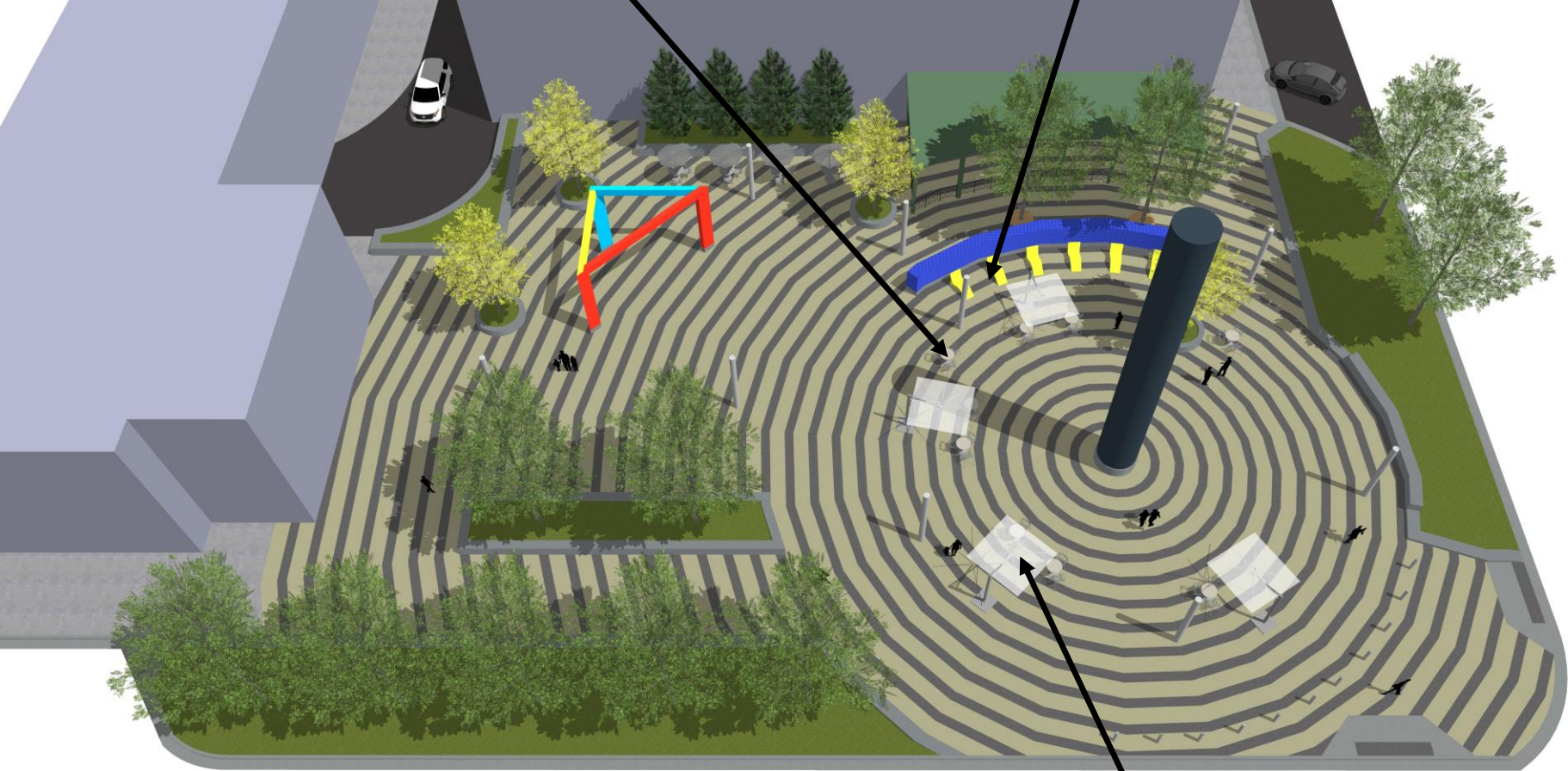


Tower Square | Current Tables and Chairs

Below is a rendering showing the addition of new furniture, including new tables and chairs, loungers, and freestanding umbrellas. These additions would represent the first phase of enhancements to the plaza.

8 to 9 new bistro tables and 24 to 27 new chairs

6 new loungers



3 to 4 new freestanding umbrella structures

Tower Square Enhancements

The new chairs will be identical to the existing. The tables will have identical bases to the existing, but will include an alternative tabletop material. The tabletop will be made of solid, acrylic resin, which is resistant to scratching, staining, cracking, or fading from the sun. When staining or scratching does occur, the surface can be sanded down without losing its color finish. These tabletops offer more of a bistro style aesthetic than the existing, while also possessing some potential maintenance advantages.



Solid, acrylic resin top, neutral color TBD.

Solid Surface Marneaux®



blue



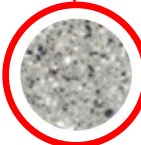
calgary



celery



jade



mist



pueblo

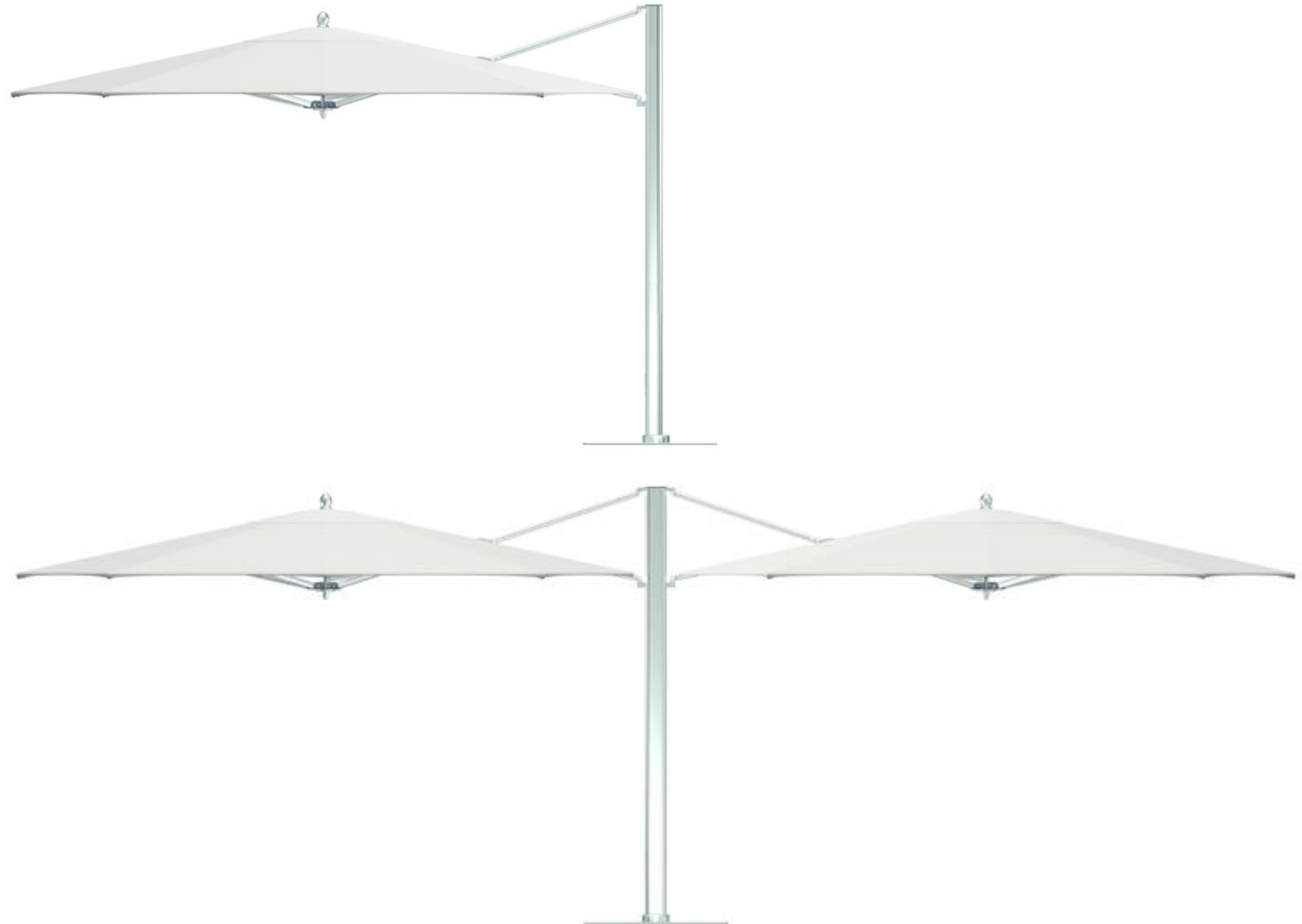
Tower Square | Proposed Tables and Chairs

The Chill Loungers will be a new feature of Tower Square. They will be a seasonal addition that will be located near the blue tile wall. The loungers could have a bolder color choice that matches the stage colors, or a neutral grey that matches the paving and tables and chairs. The loungers will need to be more closely monitored than the tables and chairs to ensure they are not being used for sleeping, but they should encourage increased use and socialization within Tower Square.



Tower Square | Proposed Loungers

The existing umbrellas are anchored to the tables, which somewhat limits the mobility of both the table and the umbrella. For a space like Tower Square, limited mobility of the site furniture is an issue. Maybe more importantly, the existing umbrellas have not proven to be especially sturdy or sufficient in providing shade relief. What is being proposed is a standalone, freestanding umbrella that frees up the tables and allows them to more easily migrate throughout the space as needed. This product is larger in size than traditional table umbrellas and has become the industry standard when it comes to withstanding windy conditions. They are not offered in a range of colors like the original umbrellas, but the classic white canvass should not distract from the design of the space.



Tower Square | Proposed Umbrellas



Tower Square | Proposed Umbrellas