

# URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, February 03, 2025**, at **3:00 p.m.** in the County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska in **City Council Chambers** on the 1<sup>st</sup> floor. For more information, contact the Planning Department at 402-441-7491.

## AGENDA

1. Approval of UDC meeting record of [November 04, 2025](#).

## ADVISE

2. [University Square Parking Garage Façade Improvements- UDR26005](#)  
–*Advisory Review & Final Action*
3. [UDC 2025 Annual Report](#) – *Final Action*

*Urban Design Committee's agendas may be accessed on the Internet at*  
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

## 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.

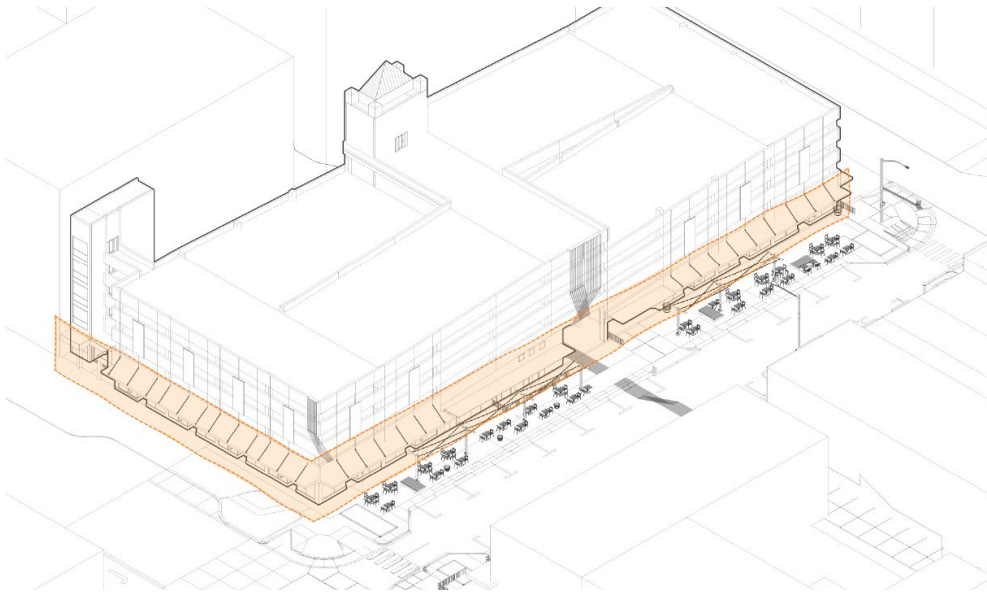
## URBAN DESIGN COMMITTEE

APPLICATION NUMBER	Urban Design Record #UDR26005
APPLICATION TYPE	Advisory review
ADDRESS/LOCATION	University Square Parking Garage Façade Improvements (101 N 14 <sup>th</sup> St)
HEARING DATE	February 03, 2025
ADDITIONAL MEETINGS	-
APPLICANT	Cole Wycoff, <a href="mailto:Cole.Wycoff@hdrinc.com">Cole.Wycoff@hdrinc.com</a>
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, <a href="mailto:agopalakrishnan@lincoln.ne.gov">agopalakrishnan@lincoln.ne.gov</a>

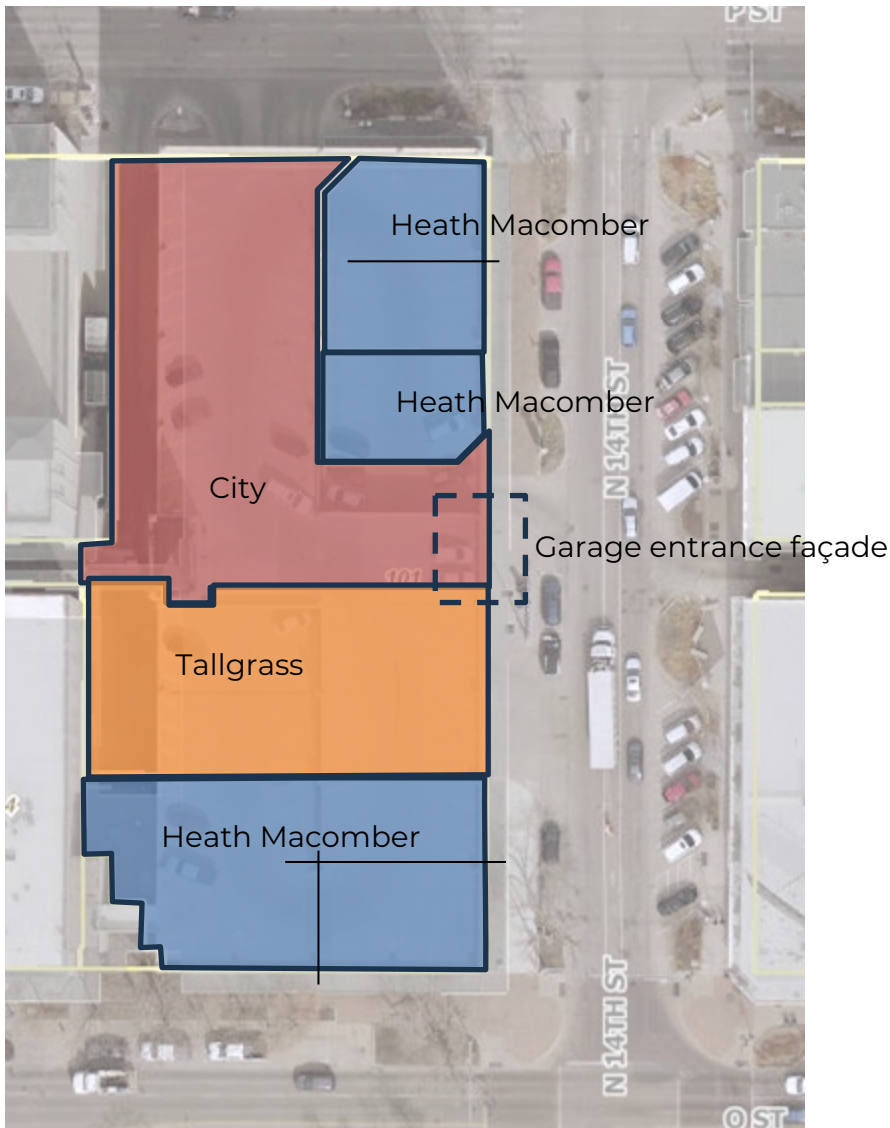
### RECOMMENDATION: CONDITIONAL APPROVAL

#### Background

Located at the northwest corner of 14th and O Streets within the Music District, this project proposes a comprehensive series of façade and architectural improvements to the University Square Parking Garage. Unlike the previously reviewed infill development on [October 2<sup>nd</sup>, 2025](#), which focused on a single ground-floor commercial unit owned by Tallgrass Development, this proposal addresses the exterior treatment of the entire parking garage.



The University Garage includes five parcels on the first floor of the building fronting 14th Street, in addition to the entry and exit driveways. City staff are working closely with all property owners and the design team to ensure that all proposed façade improvements result in a cohesive and unified building appearance.



### Summary of Request

The proposed scope includes material upgrades to existing ground-floor retail façades (excluding the Tallgrass tenant space), enhancements to canopies and signage along all street-facing elevations, façade lighting enhancements on the upper garage levels, and a redesigned central pedestrian entrance on 14th Street. (Complete presentation included in the attachments)

Together, these interventions are intended to strengthen the garage’s visual presence, improve pedestrian experience, and better integrate the structure into the surrounding Music District context.

At the ground floor, existing retail façades are proposed to be re-facaded, with primary materials replaced by a cast stone rainscreen system to provide a durable and cohesive architectural expression. Existing canopies above retail frontages will be renovated to incorporate new signage and additional lighting enhancements. Collectively, these improvements are intended to unify the appearance of all the storefronts while allowing for tenant-specific identity through signage.



City staff are coordinating with Heath Macomber, Tallgrass, and HDR to ensure consistency in materials, colors, signage, and façade treatments across the entire building. While the Tallgrass storefront is excluded from this application, future improvements to that space are expected to follow a similar design language, subject to tenant needs. Although the proposed improvements will complement the planned streetscape enhancements along 14th Street, this project is limited to façade, lighting, and signage upgrades only. City staff and the design team have determined that these improvements will not impact the [Project O Street](#) construction timeline, as no new footings or construction within the public right-of-way are required.

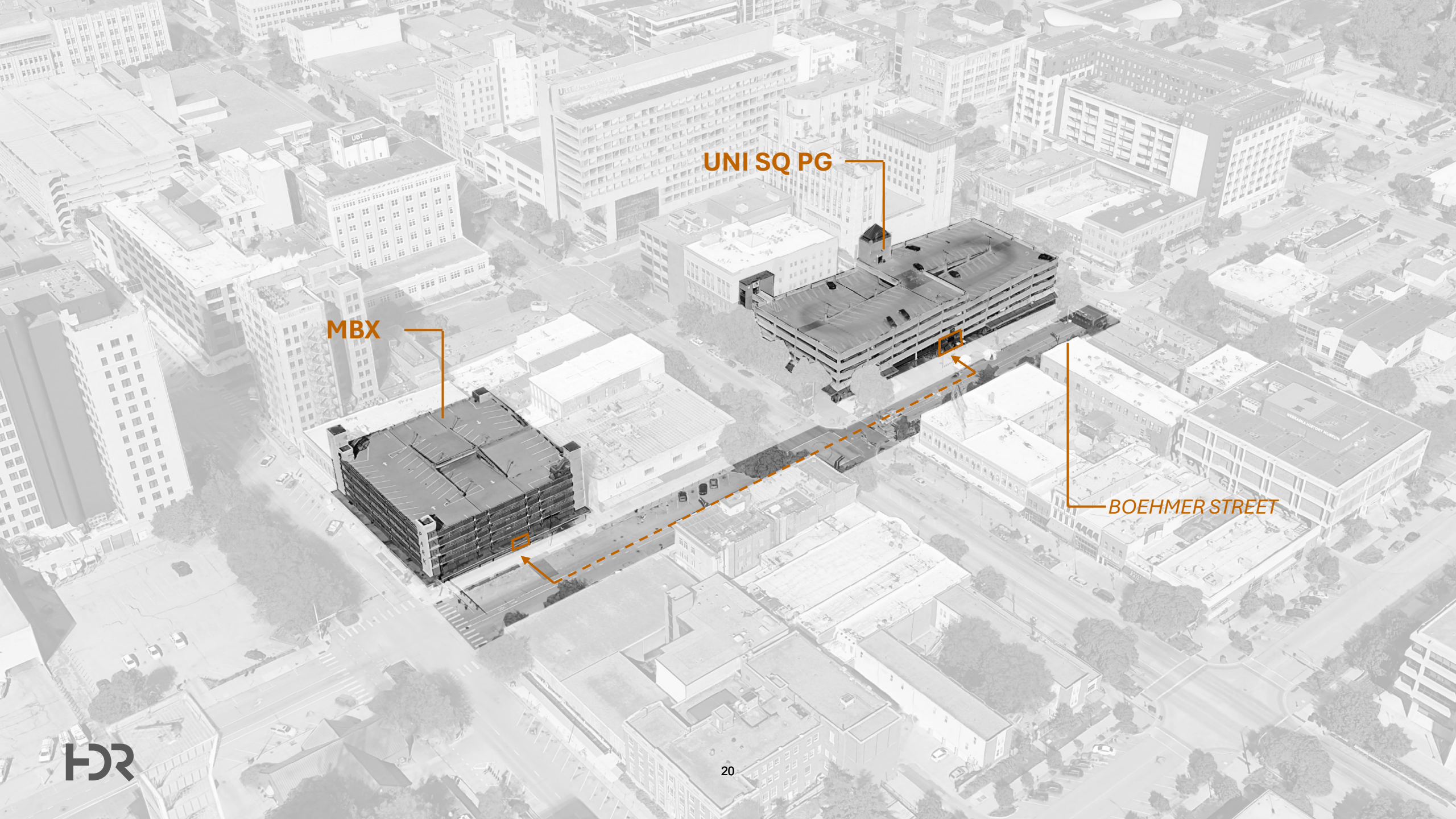
The purpose of this proposal is to obtain Urban Design Committee review and final approval of the overall façade concept, as the project involves both public and private funding. At this stage, staff are requesting final action on the following items:

- Selection of façade materials and color palette
- Façade and architectural lighting design
- Canopy and signage improvements
- The overall design approach for the parking garage and its interaction with the streetscape.



# University Square Garage



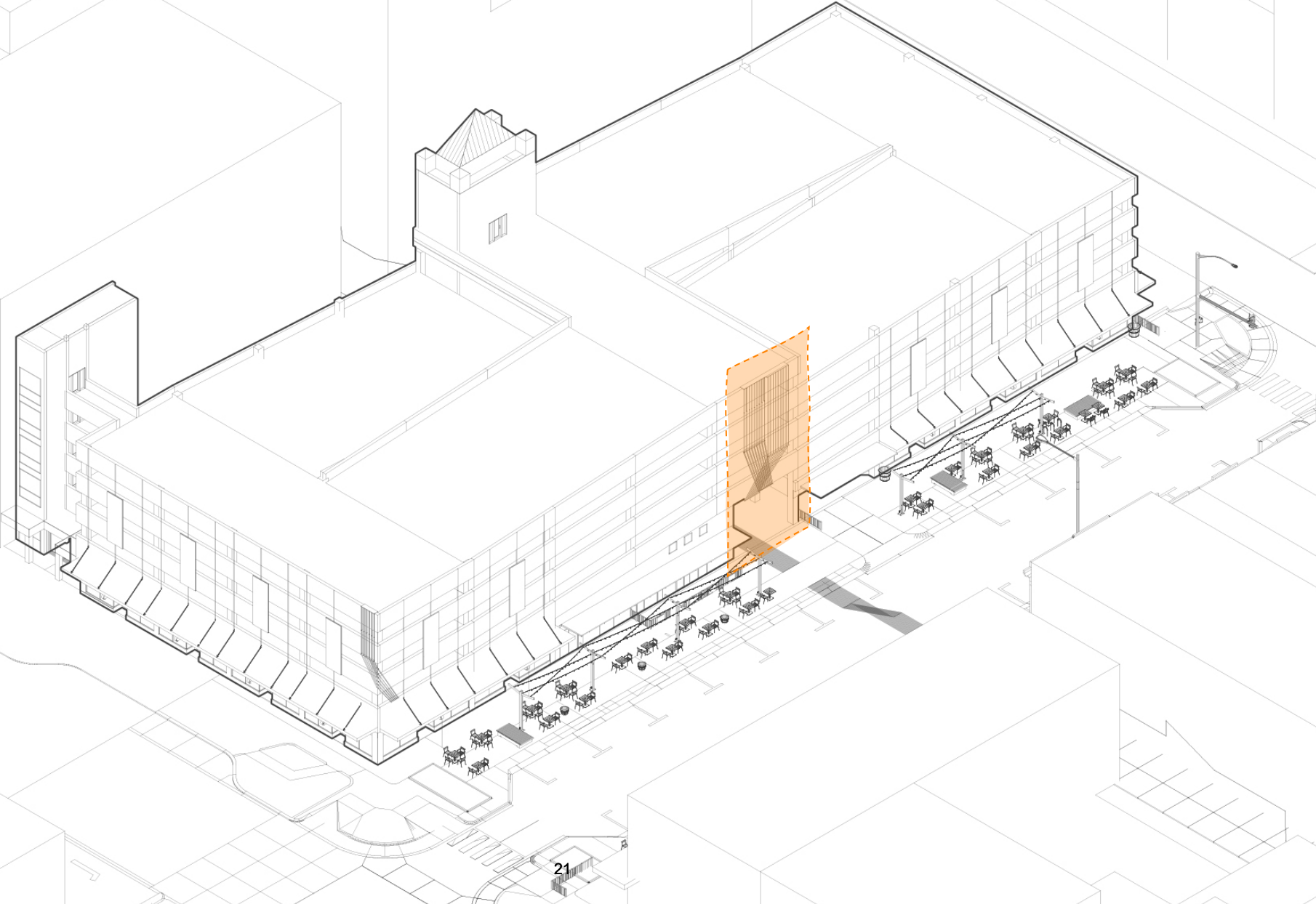


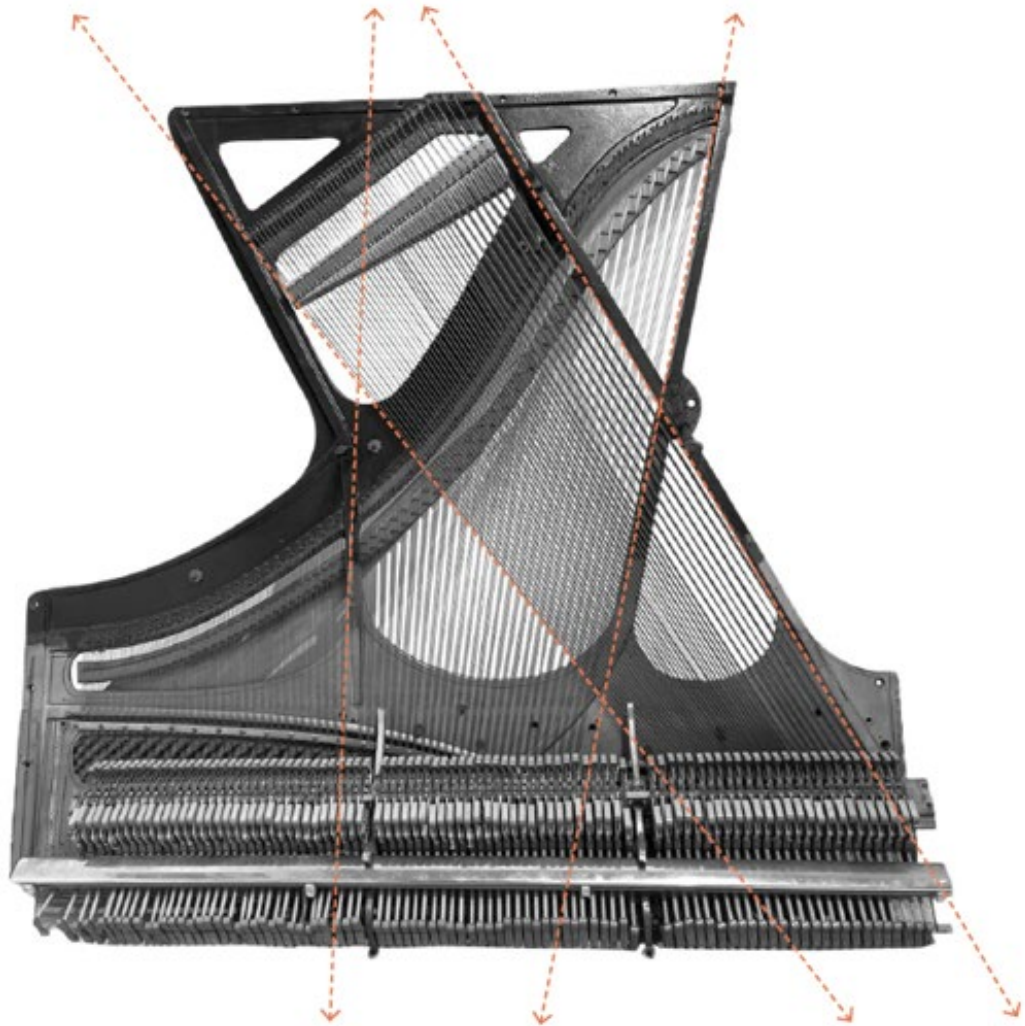
UNI SQ PG

MBX

BOEHMER STREET

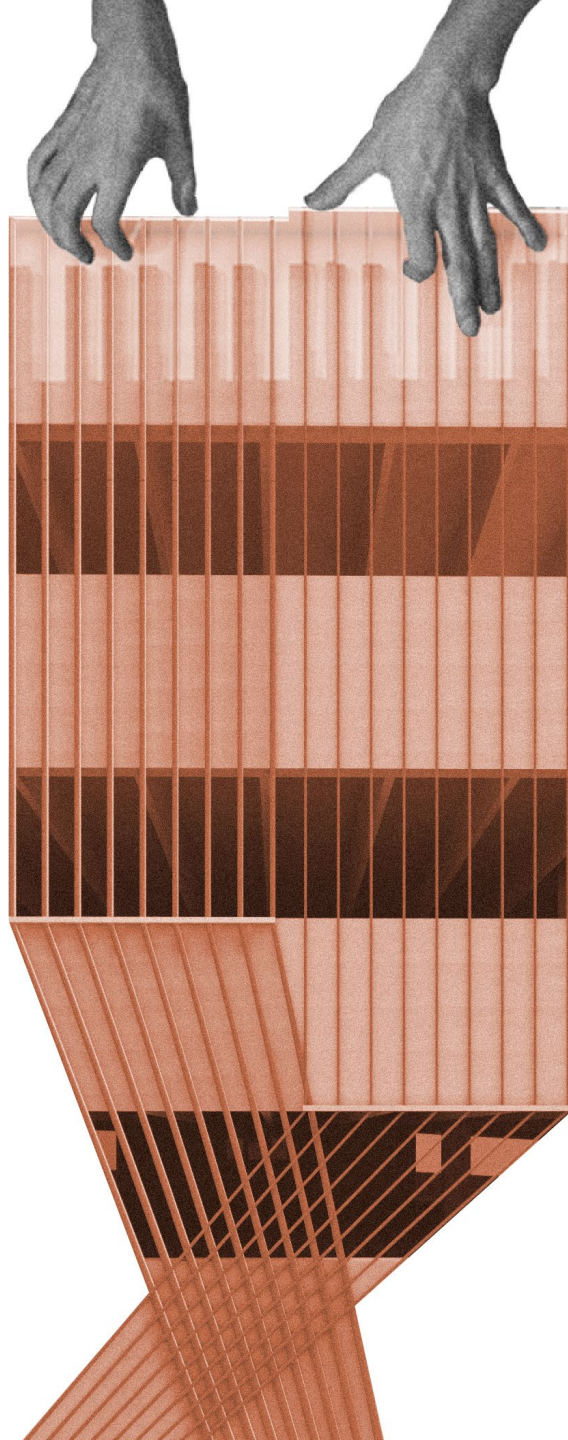
# Garage Entrance





BUILDING AS INSTRUMENT: DECONSTRUCTED PIANO

PIANO INNARDS AND KEYS SCULPTURAL ART BY UNKNOWN ARTIST  
PHOTOGRAPHY BY ISTDIBS







# Color Identity

INITIAL PINK

ORANGE ALTERNATE

BRAND COLORS

Pantone 7515 C Hex: #E67E22	Pantone 625 C Hex: #F08080	Pantone 554 C Hex: #2ECC71	Pantone 5477 C Hex: #2E8B57
C 75 15 M 20 05 Y 28 07 K 1 1	C 0 0 M 48 01 Y 18 05 K 0 0	C 48 100 M 2 0 0 Y 50 00 K 0 0	C 75 00 M 48 00 Y 58 00 K 29 00



# Lighting Elements



## Interior Conditions

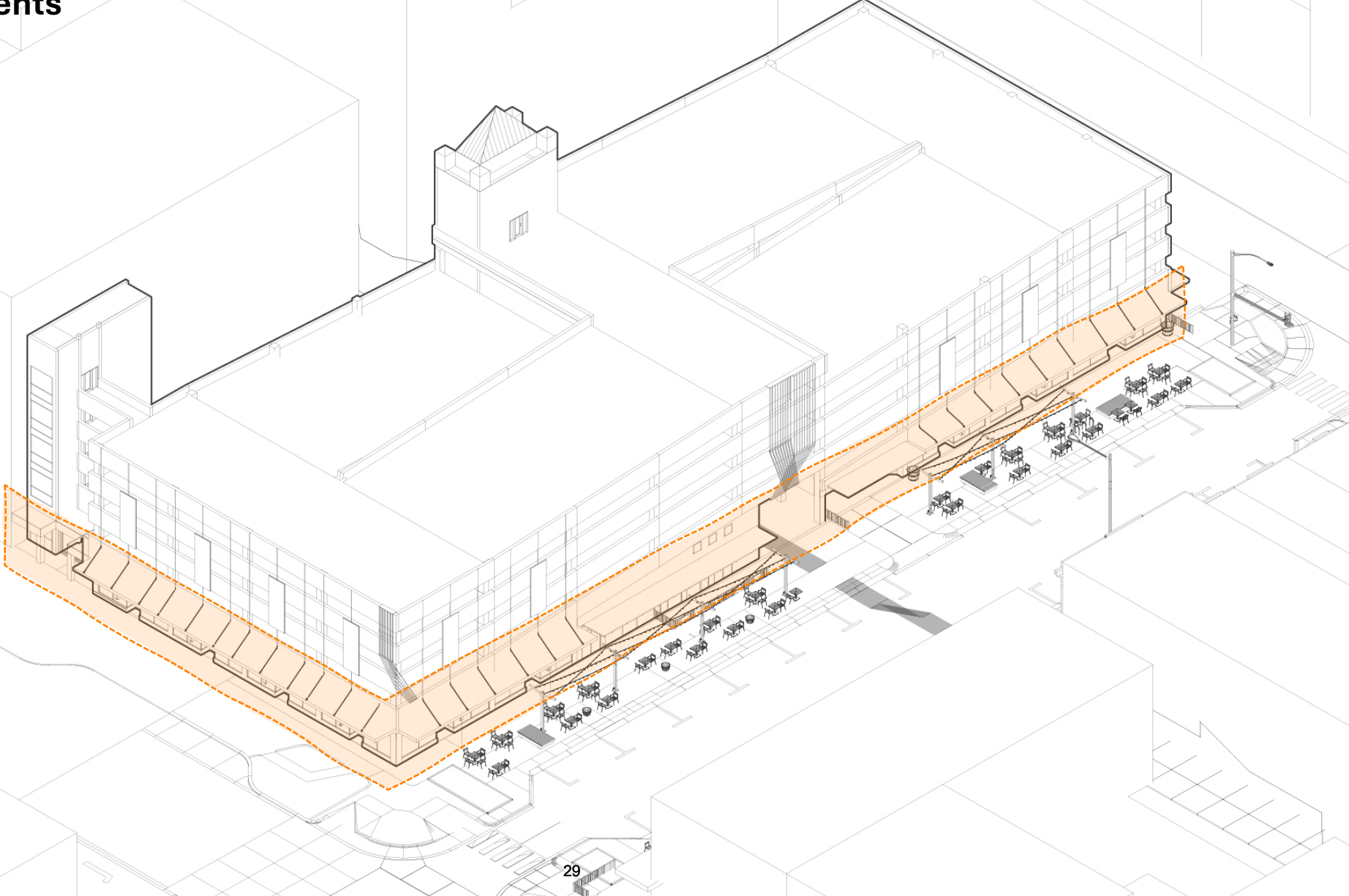
INTERACTIVE AUDITORY  
EXPERIENCE CONCEPT (IN  
DEVELOPMENT)

WALL SURFACE EARMARKED FOR  
FUTURE ART/GRAPHIC  
INSTALLATION

VISUALLY DYNAMIC  
SURFACE APPLIED GRAPHIC



# Façade Improvements





# Garage Signage



Strand Lighting Corner Signage

# Canopy Revitalization Concepts

STREET FACING



CANOPY MOUNTED



# Canopy Revitalization Concepts



# Retail Façade Improvements



# 14<sup>th</sup> Street Planned Improvements

(Developed by Olsson Engineering)



MOVABLE DINING FURNITURE



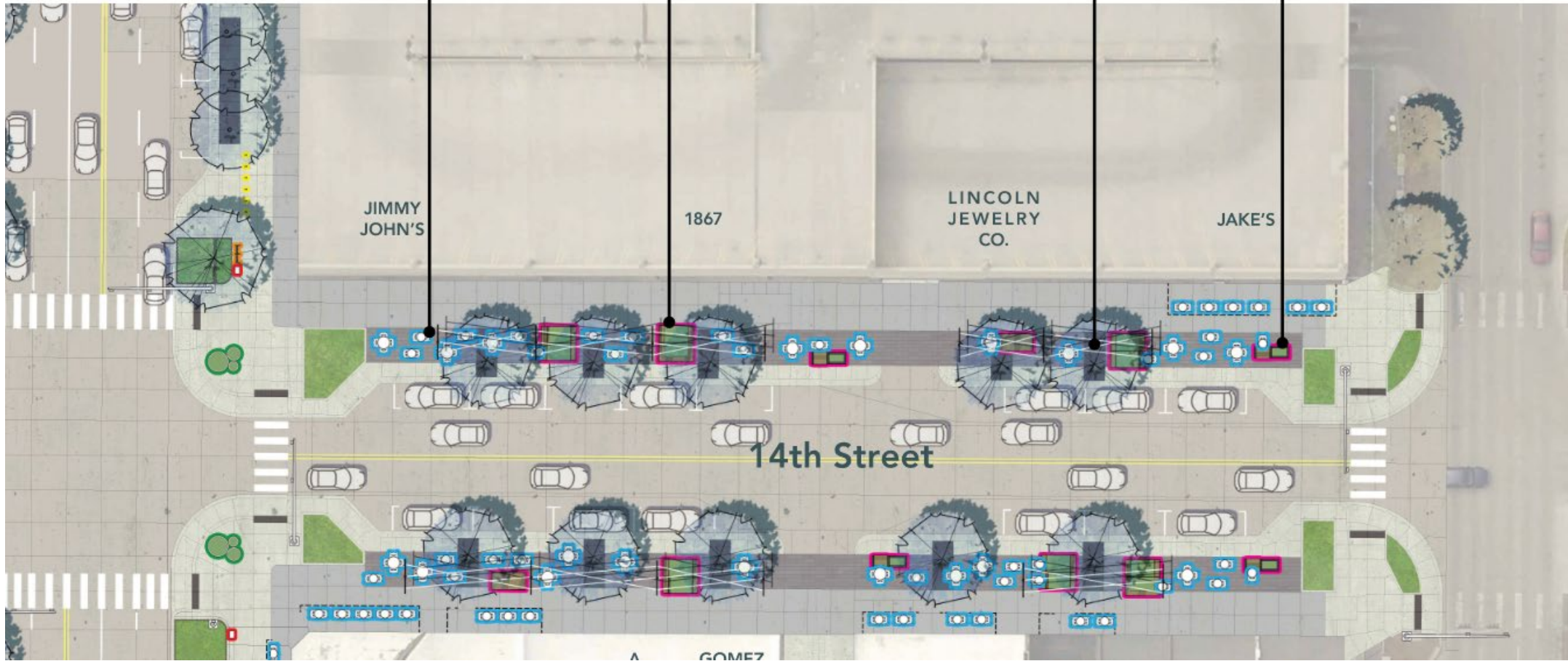
MOVABLE BENCH AND PLANTER MODULES



TREE GRATE / WELL

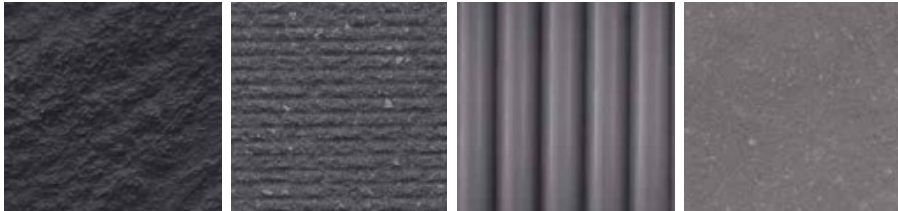


MOVABLE PLANTER BENCH



# Retail Façade Improvements

Cast Stone Rainscreen Basis of Design



Texture Variations



North Elevation



East Elevation



South Elevation





Annual Report | Urban Design Committee

# UDC 2025



# URBAN DESIGN COMMITTEE

## COMMITTEE MEMBERS

Michelle Penn, Chair  
Gill Peace, Vice-Chair  
Emily Deeker  
Jill Grasso  
Tom Huston  
Mark Canney  
Michael Harpster

## PLANNING DEPARTMENT STAFF

Arvind Gopalakrishnan  
Paul Barnes  
Collin Christopher  
Kristi Merfeld  
Juan Carrasco

## APPROVED

The Urban Design Committee approved this Annual Report on February 3rd, 2025.

## PHOTO & IMAGE CREDITS

Cover Image and inside Cover Image: Planning Staff  
All other project photos, images or illustrations were provided by applicants that appeared before the Urban Design

# Background

The Urban Design Committee was established by ordinance in 1981 to advise city government on enhancing the physical environment of our city to increase enjoyment of living in and visiting Lincoln. Per Section 4.36 of the Lincoln Municipal Code, the Committee is to consist of seven appointed citizen members serving three-year terms. The Committee meets as necessary on the first Tuesday of the month at 3 p.m. in the Council Chambers.

The Urban Design Committee member roster in 2025 included Michelle Penn (chair), Gill Peace (vice-chair), Emily Deeker, Jill Grasso, Tom Huston, Mark Canney, and Michael Harpster. The Committee was staffed by Arvind Gopalakrishnan and Collin Christopher, with support from Juan Carrasco, Kristi Merfeld, and Paul Barnes.

The committee advises the Mayor, City Council, Planning Commission, city boards, city departments, and other public agencies in matters relating to urban design, visual relationships, architectural design, and aesthetics. Reviews are generally limited to projects sponsored, initiated, or financed by the City (public projects); projects in which the City will make some financial contribution (public/private projects); and projects located on City right-of-way or other City property (private projects).

## Project Review Summary

In 2025, the Urban Design Committee reviewed 7 unique projects, with some receiving multiple reviews. Those 7 consisted of 1 TIF project, 3 city-led projects, 1 sidewalk cafe application, and 2 private projects.

# 7

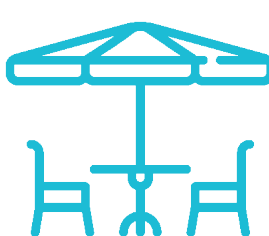
**UNIQUE PROJECTS**



**1**  
**TIF PROJECTS**



**3**  
**CITY PROJECTS**



**1**  
**SIDEWALK CAFE**



**2**  
**PRIVATE PROJECTS**



## TIF Project Reviews

The Urban Design Committee provided an advisory review for a project requesting Tax Increment Financing (TIF).

### Amendment to the South Folsom Redevelopment Plan

*S Folsom St and W Pioneers Blvd*



Review Date(s): June

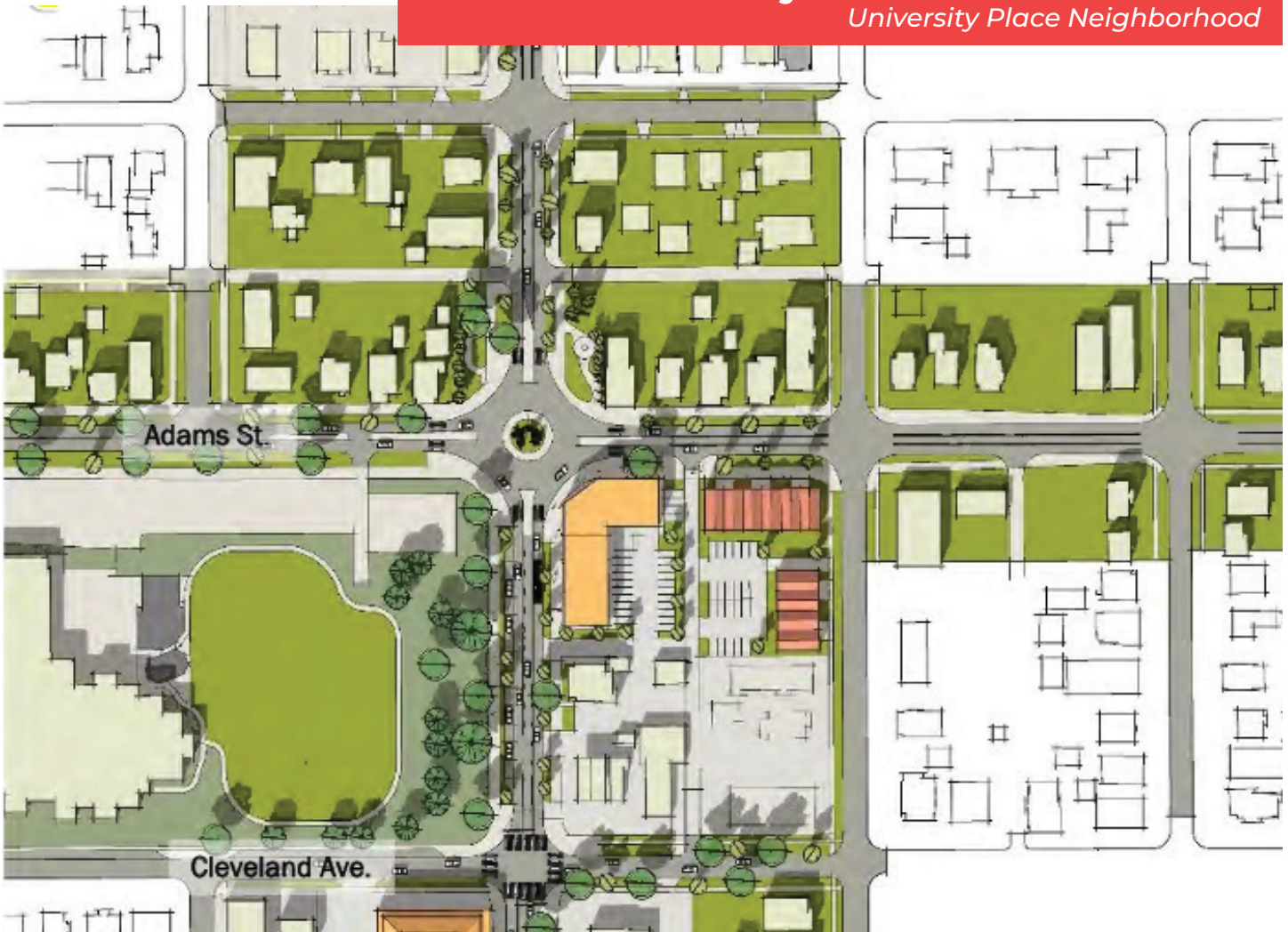
The Foxtail Meadows Redevelopment, previously recommended for approval by the Urban Design Committee in October 2022, returned with updates to Phase 1 following completion of initial work. Phase 1c revisions focus on replacing single-family detached homes with attached townhomes, increasing affordability and unit count while remaining consistent with earlier approved designs. Phase 1d includes a minor update to add an accessible unit through a small single-story addition. Design work will also begin on Phases 2 and 3, which will continue the overall design intent with new building types, including multi-story residential buildings, neighborhood amenities, and future commercial and main street elements. The applicants will return to the Committee with future phase updates.





# University Place Sub-Area Plan

*University Place Neighborhood*



Review Date(s): March

The Planning Department presented an update on the University Place Subarea Plan, that commenced in early 2024. The draft plan was released online for public review in February 2025. After several open houses, intercept surveys, neighborhood events, and focus groups. Our outreach received just over 450 comments, and the common concerns were

- traffic calming along N. 48th Street;
- a more diverse mix of businesses in the neighborhood, and;
- Provide more quality housing options.

The Plan's recommendations are organized into three primary projects focused on revitalizing the N. 48th Street corridor and strengthening surrounding residential areas within the neighborhood. The Commercial Corridor project envisions a vibrant, walkable, mixed-use district, featuring a future road reconfiguration, intersection improvements, public art, enhanced parking and event spaces, and identification of redevelopment sites. Historic Preservation efforts focus on local landmark designation and National Register listings to support rehabilitation and reinforce the area's identity as a Creative District. Neighborhood Revitalization strategies include expanding the blight study, creating a new redevelopment plan, and establishing a TIF district to support public improvements, housing and façade rehabilitation, and neighborhood amenities. Together, these initiatives aim to improve safety, walkability, economic vitality, and neighborhood character. The Urban Design Committee commended the quality and comprehensiveness of the Plan.

# Public Building Commission Parking Garage Expansion

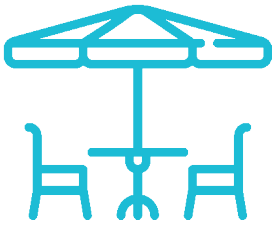
425 S 10th St



Review Date(s): May, June, September

The project at 425 S. 10th Street involves expanding an existing two-level parking structure located north of the City-County Building by adding three levels of precast concrete parking, increasing capacity from 478 to approximately 966 stalls. The project provides a minimum of 915 parking spaces, including public and private parking, accessible stalls, EV charging, and fleet vehicle accommodations. Over a six-month review period, City staff, the design team, and the Urban Design Committee engaged in multiple discussions addressing façade articulation and materials, architectural lighting, vehicular access and circulation, entry and egress organization, signage, landscaping, and the project's relationship with the proposed Project O Street plans. After several rounds of revisions and incorporation of staff and Committee feedback, the Urban Design Committee recommended approval in September.





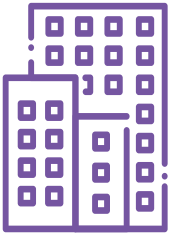
## Sidewalk Cafe Reviews

The Committee provided design review for 1 sidewalk cafe application in the downtown area in 2025.



Review Date(s): March, June, November

Following multiple meetings and design revisions, the applicant, Bison Witches, and their design team returned with an updated proposal for the sidewalk café enclosure at Tower Square. The revised design includes opaque segmented low walls, transparent storefront doors and windows, and roll-down screens, significantly improving transparency, aesthetics, and the café's connection to Tower Square. City staff noted that the proposal is a substantial improvement over the existing condition and complements both the restaurant and the surrounding public space. The Urban Design Committee provided input on wall color, shade selection and the impact of extreme weather, and the installation of new columns and low walls on existing pavers. Given the café's location within a city-owned park and the importance of maintaining visibility, the Committee and staff reviewed multiple shade options and ultimately recommended approval of a shade with 5% openness.



## Private projects impacting City ROW

The Committee provided design review for 2 private projects in the downtown area.

### Relocation of Gas Meters

*Walgreens at 13th and O St.*



Review Date(s): October

Black Hills Energy proposed relocating gas meters from inside buildings to exterior locations along O Street to improve safety and emergency access, with an initial focus on sites near Walgreens at 13th and O Street and Abloom on O Street. As similar relocations are expected throughout Downtown, coordination with the City is critical, particularly in relation to Project O Street streetscape improvements. City staff and the Urban Design Committee reviewed three equipment placement options and recommended Option 3, which keeps meters inside the building while locating regulators and risers outside. The Committee also discussed broader standards and strategies to minimize visual and pedestrian impacts in high-traffic areas, including the addition of ADA-compliant kick plates. The Urban Design Committee recommended approval. The design was praised for its consistency and its potential to transform the area and was approved by the committee.

# Tallgrass Development Facade Improvement

University Square Parking Garage - 101 N 14th St.



Architect  
Passive Studio Architects, Inc.  
1000 Filbert Hwy, Suite B  
Chicago, IL 60642  
312.277.1838  
www.passivestudioarch.com



Review Date(s): October

The Tallgrass facade project is an urban infill façade improvement located on the former bank drive-thru site at street level of the University Parking Garage along 14th Street between O and P Streets. The proposal introduces a 4,600-square-foot storefront designed to activate the sidewalk with outdoor dining and window shopping, contributing to the vibrancy of the downtown Music District anchored by the Zoo Bar. The applicant sought preliminary feedback on façade materials, colors, and streetscape interaction, along with approval to proceed with a façade design while allowing flexibility for refinement to align with Music District’s construction schedule in March 2026. City staff continue to work with the design team to refine the façade elements, and to coordinate material selections across all commercial units within the building to ensure cohesion. This includes consideration of pedestrian and vehicular access to the parking garage, the visual impact of each storefront, and the relationship of the facades with each other and to the overall streetscape. Our collective aim is to balance consistency across the building with thoughtful differentiation, ensuring that the overall design contributes positively to the streetscape. The design team for Tallgrass and other commercial units will return in 2026 with updated designs.

**URBAN  
DESIGN  
COMMITTEE**  
2025 ANNUAL REPORT