

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **February 2, 2021**, at **3:00 p.m.** in **City 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 [January 5, 2021](#).

DISCUSS AND ADVISE

2. [Center Park Garage Streetscape](#)
– UDR21005
3. [The Post Lofts Entry](#)
– UDR21006
4. a. TIF Discussion, Urban Development Department

b. [1645 Washington Redevelopment](#)
– UDR20070

c. [Wyuka Housing Redevelopment](#)
– UDR20071

STAFF REPORT & MISC.

5. 2020 Annual Report

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.

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: January 5, 2021, County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Tammy Eagle Bull, Peter Hind, Tom Huston, Gil Peace and Michelle Penn; (Emily Deeker absent).

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Tim Gergen and Kelsey Moline of Clark Enersen Partners; David Wiebe of Architectural Design Associates; Emily Anderson; Fred Hoppe; Jeri Schlickbernd with DVG Realty and Matt Olberding from Lincoln Journal Star appeared in person.
Steve Henrichsen of the Planning Dept.; Dan Marvin, Dallas McGee, Hallie Salem and Ernie Castillo with Urban Development Dept.; Michael Sands; Justin Hernandez; Ray Plumb; and Jake Hoppe appeared online via © Zoom Video Communications; and other interested citizens.

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

Penn then called for a motion approving the minutes of the regular meeting held October 6, 2020. Motion for approval made by Eagle Bull, seconded by Hind and carried 5-0: Canney, Eagle Bull, Hind, Peace and Penn voting 'yes'; Huston absent at time of vote; Deeker absent.

TERMINAL BUILDING STREETScape:

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

Stacey Hageman stated that the Terminal Building was reviewed by the Historic Preservation Commission since this building is in the National Register. The streetscape involved more urban design matters, so it is here for review.

Tim Gergen with Clark Enersen appeared on behalf of the owners. They are using Tax Increment Financing (TIF) for the streetscape portion of this project.

Kelsey Moline showed the site plan. She pointed out the proposed landscaping, they are proposing a similar palette to what they have previously used for this area. She showed the proposed street trees. A portion of the landscape bed is shaded by the canopy, so they are thinking of something like a Hosta or

other shade plants. They are proposing an accent tree such as a crabapple. She showed a few views of what 10th St. and N Street could look like. 4 x 8 concrete pavers are proposed. They will use self-watering planters. They are also proposing a screening panel to screen the existing parking lot. This would be thinner than a concrete wall. They are considering something along the lines of a perforated metal panel. She believes this still provides good sight lines. A panel could also define the outdoor dining area.

Hind would like the height of the screens clarified. Gergen doesn't believe that has been set yet, but they would need to be at least 36 inches tall.

Eagle Bull inquired if the screen proposed for the parking would be similar to the proposed fencing around the dining area. Moline would propose the same or similar panel.

Canney is an advocate of crabapples. He has concerns about low branching and the fruit drawing birds. This might impact birds. There might be an alternative that would be better for cars. Moline stated that another possibility would be a Japanese lilac tree. Canney believes that would be a good choice.

Penn would like the applicant to speak to the use of TIF. Gergen stated that the street in front is dilapidated and needs some help. This has been missing since the inception of the Terminal Building. Penn asked if there will be any benches. Gergen responded that no seating is proposed. We have the civic park right across the street. We are trying to utilize that area for seating capacities.

Canney inquired about trash receptacle locations. Gergen stated they haven't gotten to that level of detail yet. Trash receptacles and bike racks would be part of the streetscape review.

Hind can see the scale. He wondered if there is somewhere that a pedestrian doesn't have to walk in the public way. Moline inquired if he was thinking about a break mid-point. Hind replied yes. He is thinking about someone in a wheelchair. Gergen stated they can take a look at that.

Hind is concerned with lighting and how the parking lot lighting will happen. Gergen stated they haven't gotten to that part yet. He doesn't believe there is currently any lighting there.

Eagle Bull questioned pedestrian access. She inquired where people in the parking lot would enter the Terminal Building. Gergen stated there is a door in the alley. They haven't worked with the architect yet on the design but would anticipate improving it.

Hind noted the proposed plan is showing pavers. He would recommend speaking with the City regarding the TIF agreement and including a standard repair clause in the maintenance agreement. He would like to see any damaged pavers replaced with the same material. Moline responded that is a good point.

Canney would suggest they look at something custom made and look at the exterior detail to try to mimic or compliment something on the building.

Penn asked about the 'O' Street view and wondered if there is seating. Gergen stated there could be a possible outdoor dining area. Some panels are proposed for the parking lot. If this is a restaurant with outdoor dining, that would come before this committee again.

ACTION:

Canney moved approval of the proposed streetscape as presented, seconded by Peace and carried 6-0: Canney, Eagle Bull, Hind, Huston, Peace and Penn voting 'yes'; Deeker absent.

REVOLUTION WRAPS REDEVELOPMENT

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

David Wiebe with Architectural Design Associates appeared. He stated that the site on Cornhusker Highway is redeveloped. TIF funds are being requested mainly because of the flood plain. This lot has been undeveloped for a long time. He guesses mainly because of the floodplain issues. The building is backed into the corner. They will be required to raise the floor level several feet. This additional cost and expense is something they hope to have assistance with. He pointed out the preliminary site plan. They are working on a building size that will work for Revolution Wraps. They will have autos inside. They are still deciding on the building colors. They want to keep the building as simple as possible. They believe this will align with other buildings on Cornhusker Highway.

Hind stated that it looks to him like there is a retaining wall on the east that is separated from the building. Wiebe responded that floodplain regulations don't allow them to line them up. There is essentially a ring around the building. Ramps have to be incorporated into that. There would be a four to five foot area outside the building that is elevated. Hind questioned if there would be a railing or something along there. Wiebe responded they haven't gotten that far on the design yet. He believes some greenspace would be a benefit.

Penn questioned a particular door on the rendering. Wiebe noted that would be an exit door. Penn pointed out that it appears to be about a five foot drop. Wiebe stated it is four feet. The high point is at the southwest corner. The layout and location of the stairs are somewhat in flux at this point. The floor plan hasn't been developed yet.

Peace asked if this will be a metal building or tilt up. Wiebe responded it will be a metal building. The panels are built out. They are hoping to get some relief with parapets and different colors. The roof will be a single slope from north to south.

Canney has a question on access in and out. It appears some large garages and ramps are needed. He inquired what types of trucks and vehicular activity there will be. He sees an extended concrete pad. Wiebe responded that the existing drive is shared with the west property coming off Cornhusker Highway. The drive at the northeast corner is being abandoned at the request of the City. He pointed out a common access easement. Occasionally, semi-trucks are brought in for the trailers to be wrapped. This is limited, maybe one truck every other month. There is space inside for several cars. They do not anticipate this site having a lot of traffic. Cars come in, stay for a few days and then they leave.

Huston pointed out that this property is down the street from PCE. They had the same request.

ACTION:

Huston moved approval of the site plan and building as proposed, and the use of TIF, seconded by Canney.

Hageman stated that this will be a TIF project. Advice on the design and the use of public money is being requested.

Penn has been to this business before. They do some amazing stuff. She is sorry the applicant can't do something on the exterior with their wraps. She would encourage finding a way to incorporate something and showcase the work they do. Wiebe stated there has been discussions about panel types.

Hind would encourage resolving the conflicts between the ramps, retaining walls and parking. He sees an opportunity to design something.

Peace concurred with Penn and Hind on their previous comments. On the north side, it seems like the applicant is missing an opportunity to bring the higher parapet all the way across. This would give space to show off their product and spruce up the area. He would take the wall and turn it into an opportunity for a raised planter or something. He sees opportunities to take this one step further.

Penn believes this business has a really great design team. She would like to see it reflected on the outside as well.

Motion carried 6-0: Canney, Eagle Bull, Hind, Huston, Peace and Penn voting 'yes'; Deeker absent.

1645 WASHINGTON

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

Michael Sands appeared via Zoom. He is an attorney in Omaha. He showed an elevation of the property. This is a rehab. As a rehab project, it will not change the character of the neighborhood or use. It will be a multi-family dwelling. It is in a fairly dilapidated state. There will be a number of façade enhancements.

Penn understands this is not a historic area. Hageman stated this is a redevelopment project, so public money is being used. This is unique in that it is sort of in the South of Downtown area.

Sands stated they are applying for TIF money. It will be low and moderate income housing.

Peace inquired about the history of the building. The windows appear different. Hageman doesn't know why the windows are different and why it looks different.

Jeri Schlickbernd stated that this was acquired a few years ago and there was water damage throughout the building. Some windows had to be replaced so the building would be sealed. Peace asked if the

windows will stay. Ray Plumb stated that he is a contractor and all the windows have been replaced with egress size. There are frames in around the larger window and standard casement was used.

Huston understands this is being repurposed for eight additional housing units. Anything we can do to enhance the exterior, he would support.

Canney sees this is set up for occupancy by twelve people. He questioned if the infrastructure is satisfactory to support this. Sands responded that they should have all the hookups and everything available. Dan Marvin added that the back is being paved for parking.

Hind inquired if the TIF funds will pay for siding, fascia, gutters, downspouts and the roof. Huston believes they are eligible for building enhancements. Sands stated that they already have plenty of TIF eligible expenses. They will probably allocate TIF funds to go towards other things that are more resolute. Hind is having a difficult time with the size of the replacement windows that have already happened. It would have been nice to see the character of the house somewhat preserved. Sands believes there were a lot of undertakings that needed to happen to preserve the inside of the house. It is not a historical building and it is obviously in a considerable state of disrepair. They met with the Near South Neighborhood Association and they were very happy to have someone take on this building. Schlickbernd noted that these newer windows are on the sides of the building with trees and fairly close to the neighboring properties. She doesn't believe you will see much of these windows. They met with the neighborhood association and they were very excited about their rehab.

Peace knows this is not an easy project. He understands the windows are done. He wishes the original size could have been used. He would love to see an alternative to the vinyl siding. That would be a shame on this building. He would urge them to look at a Hardie board material that would last and preserve the look of the home. He would encourage keeping the narrow reveal. The nice part of the home is the old mitered corners. He would love to see the TIF money get raised to preserve the exterior. He has a hard time with any city funding going towards a house with vinyl siding. This is a part of Lincoln that we are trying to encourage and incentivize. He would like to see the message spread that TIF money can be used for a nice project.

Canney concurred with Hind and Peace on the vinyl siding. He would leave the foundation without paint. Plumb noted the foundation is already painted.

Penn sees that this house has a beautiful front porch. Schlickbernd noted they are not changing the architecture. They will remain. This is the first someone has mentioned not using vinyl siding. They have restored about 300 properties between Omaha and Lincoln and they are definitely open to suggestions.

Hind would suggest a motion with the suggestion that the applicant investigate a product for the siding as something other than vinyl and not painting the foundation. At the very least he would like to see a stipulation that the front of the building facing a public street is restored and not covered with vinyl.

Plumb stated that the front porch is built over the basement bedroom. The flooring on the porches have to be waterproofed and enclosed to prevent water from going into the basement.

Hind would like to see this project come back with drawings and elevations. Closing in the porch would be a massive change to the appearance of the front of the house.

Sands doesn't really want to hire an architect for further drawings. His client is already stretched thin. Penn noted that no elevations have been provided of what this will look like. Sands stated she was correct. They have not hired an architect. Plumb added this is not a full gutting project. Penn believes the expectation is that TIF money will be used. That is part of the Urban Design Committee inquiring what the money will be used for. She believes the front is an important part of the building. You don't have to hire an architect to do the elevations. She doesn't have any idea what this will look like when it is done. She agrees with Hind. She would like to see something more.

Huston disagreed. We have never had something match up with TIF dollars. We don't negotiate the redevelopment agreement. Penn disagrees that the windows on the side are the best use of the TIF money. Hind doesn't know how we can vote on this. We don't know what the final design will be. Huston is guessing they have time to come back in February and show a little more detail. Hind noted this could be drawn a number of different ways. You enclose the porches and the character of this building is changed forever. That would change it dramatically.

Sands stated they submitted their proposal to the City and were told it would be sufficient.

Huston believes some additional design information at the February meeting would be helpful.

ACTION:

Huston moved for a one month deferral, seconded by Hind.

Peace stated it sounds like there is a plan to enclose the porch. He would encourage looking at a way to save the porches.

Motion carried 6-0: Canney, Eagle Bull, Hind, Huston, Peace and Penn voting 'yes'; Deeker absent.

WYUKA HOUSING REDEVELOPMENT

Members present: Canney, Eagle Bull, Hind, Peace and Penn; Huston declared a conflict of interest; Deeker absent.

Emily Anderson stated this is a project with Hoppe Homes. Clark Enersen is the civil engineer. This is proposed for up to 106 housing units on eight acres of land. They wanted this committee to look at the overall concept. There is an existing road that connects from the cemetery to the neighborhood. They felt this was important to keep for walking and connectivity. In addition to the clubhouse, there will be a playground and community garden. Many of the early houses in the existing neighborhood are on lots that are 40 feet wide. They are trying to keep this with the buildings. She showed some drawings. The roofs will be gabled. Two to three will be clad in brick. A lot of the houses in the Hartley neighborhood

have porches. She showed a picture of a similar project in Omaha. They are proposing fiber cement panels for the exterior. Two to three units per cluster will be faced in brick. There will be exterior stairs.

Peace would like to know the density if this follows the current zoning. Anderson stated this is zone R-4 Residential. This will be affordable housing with a 25 percent increase for a total of 98 units.

Fred Hoppe believes it is critical to understand the financing. They are moving forward with a 4% bond from a housing tax credit. They are going to NIFA (Nebraska Investment Financing Authority) for affordable housing. When you do that, the cost of doing bonds requires a certain density. That minimum number is about 100. They are trying to create a line of units that have a density to make a low income housing tax credit project work, but still has a feel with the neighborhood. They also want a porousness and something that transitions from Hartley Neighborhood into the cemetery. This wasn't the easiest site to work with. We will take the historic features and reincorporate them. We have to have a certain density to make this work.

Huston pointed out that Wyuka Cemetery is a state chartered corporation.

Fred Hoppe noted that this site is immediately north of the Wyuka pond. Wyuka will retain the pond. They want a hiking trail that will go by the lake and ties Vine St. and 'O' St. together. This will be 100 percent low income rental property.

Canney noted that the south parking seems to share the street. He inquired if that is a full street that runs through. Anderson responded that is 36th Street. Fred Hoppe stated they are trying to purchase that from the City. 36th St. is only two blocks long from 'Q' St. to 'S' St. We will have to pave 36th St. from 'R' St. to 'S' St. The goal is to not have double circulation in the design of the project. They would rather have green space. There is a proposal in the redevelopment agreement to acquire the right-of-way from the City so we could own the property.

Huston believes the site plan reflects a certain number of off-street parking stalls. Hind pointed out that 'T' St. runs east to west. Fred Hoppe stated that is not intended for access. It will dead end.

Eagle Bull observed that the first level porches all seem to face the parking lot. Anderson stated that had to do with being a good neighbor. It was important to address this urbanistically. That is why they are facing the street. There are balconies to the back side on the 2nd and 3rd floor.

Hind questioned the construction materials being proposed for the covered patios. Anderson replied they would be primarily wood and Hardi board. They have yet to get into the finer details.

Hind thinks the plan is great. He supports the parking strategy. Keeping the green space is important. It will mesh into the park and blend into the neighborhood, as opposed to a stark line between the two. He applauds the effort.

Hageman stated that the applicant is starting very early on this project. There is still a lot of City staff comments to come. We wanted to get some early feedback,

Fred Hoppe stated they are also on a timeline to get to NIFA. They need to make sure they are done by the middle of March 2021.

Huston stated this was anticipated as coming back in February 2021 to Urban Design Committee for further review. We know there will be refinements.

Hind believes the nuance between public access and the components would be really good to present and talk about.

Fred Hoppe stated the plan is to keep the brick roadway pretty much intact as it is. There is an obligation to take the fencing back to Wyuka. They are trying to get replacement of the fence on the line between them.

Hind would like to see the relationship between the private and public clusters and how they are mitigated. Anderson stated they could explore different materials or colors. Fred Hoppe pointed out they are trying to give it a rowhouse feel.

Peace doesn't have a problem with the density. It seems appropriate. He thinks this will be great. The applicant talked about the 36th St. side. He has some reservations about it. He questioned if there has been any pushback. It looks from the site plan that the applicant is looking to put parking on the side of 36th St. He is picturing all the stalls full. For the four homes that front 36th St., that is a lot of cars to look at. Fred Hoppe was looking to break it up to four to five stalls per greenspace.

Peace believes it could be a matter of another five feet on 36th St. You need a little extra space to make the backing up maneuver a little easier.

Huston stated it will probably be a mix of off-street and on-street parking .

Canney noted that 'T' St. connects on the north but stops on the south. It might be worth considering making a connection. He is just recommending that is something they could look at. Perhaps it could be extended for walkability. Huston noted the ownership is complicated.

ACTION:

Hind moved approval of the concept with more detail to come, seconded by Peace.

Penn would like the applicant to come back with the landscape plan. Gergen stated they plan to connect to the trail around the pond at Wyuka.

Hind is looking at the cluster and wondered if the applicant could shift it more if it would create more private space. Anderson stated it is warranted by the 50 foot dimension for access. She will explore if any parking changes.

Motion carried 5-0: Canney, Eagle Bull, Hind, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Deeker absent.

STAFF REPORT

- Brick Alleys

Hageman stated that the City would like a discussion on brick alleys, retaining or replacing.

Huston believes that aesthetically they are great. He is unsure about the cost of replacement.

Hind stated this was a discussion from last month. Pavers have been pulled up and replaced with stamped red concrete. In his mind, he believes the City should do a study on what it would cost to repair versus replace. Everything he has known, if you maintain a brick alley, it will actually last longer than concrete.

Huston is reminded of the new entryway corridor redevelopment. He wondered if this could be an emphasis. There is always the tension between those that want project specific enhancements and don't want to do the alley.

Hind would like to see this studied a little more. Canney noted that no one has ever maintained an alley. He has a lot of information on concrete versus brick.

Penn believes it depends on where the alley is. Brick alleys are part of the character.

Hind has a problem with replacing the whole thing with concrete.

Canney asked if there is something about the fronts of buildings versus a service entrance. Huston stated it is pretty varied. Some projects have devoted a focus to the alley.

Hind noted an alley on Chase Bank that was done a few years ago. A trench had to be cut for power data. If it had been brick, there were a lot of possibilities for water infiltration. 'P' Street was worked on all water going into the alleys. It has a big function.

Huston stated that some pockets are highlighted under the Downtown Master Plan. Maybe we say we want to pay attention to brick pavers in the Music District.

Penn believes this is important on a case by case basis.

MISCELLANEOUS

- Larry Enersen Urban Design Award

Hageman stated that the awards are moving to October of this year.

There being no further business, the meeting was adjourned at 3:30 p.m.

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TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of February 2, 2021

DATE: January 27, 2021

ITEM 2: Center Park Garage Streetscape

Your advice is being sought on improvements to be made in the right-of-way adjacent the Center Park garage on N Street. The site plan and other images are attached.

Much of the existing streetscape for this half-block is made up of pavers, some of which have begun to settle in recent years. Beyond the obvious tripping hazards that this creates, the overreliance on pavers along the block gives it a dated look. The streetscape also lacks any significant landscaping, other than the five trees along 12th Street.

The proposed improvements will create a better balance between standard and decorative paving, provide additional landscaping, and improve pedestrian connectivity by adding bulb-outs along N Street at the 11th and 12th Street intersections. The improvements have also been designed to accommodate the potential conversion of 11th and 12th Streets from one-way to two-way in the future.

ITEM 3: The Post Lofts Entry

The Post Lofts (at the old Post & Nickel) are proposing work at the north building entrance along P Street. This is the main entry to seven market rate lofts. The existing electrical for the new Chase Bank is problematic and they're proposing to "cover" the conduit while still giving access for future service. Applicant Peter Hind describes the following work:



Our design uses a painted bent steel plate system with exposed fasteners. To provide protection for the residents as they enter we have designed a canopy system to integrate into the bent steel panels. The ceiling of the canopy will be reclaimed lumber from the original construction of the building. The steel structure will be supported back to the building by using long turn-buckles and steel rod. The signage (by others) is proposed to be a "blade" sign and will conform to city standards for size and illumination.

Your advice is sought on this work in the public right-of-way. Additional images are attached.

ITEM 4 a: TIF Discussion

Dan Marvin, Director of the City's Urban Development Department, will provide more information on Tax Increment Financing (TIF) and the role of the Urban Design Committee.

ITEM 4 b: 1645 Washington Redevelopment

The large house just west of 17th and A streets is being proposed for redevelopment into an 8-unit residential multi-family apartment building. This project was brought to you last month for your advice related to the proposed use of TIF. More detailed information was requested by UDC and renderings of the front façade are attached.



The goal of this redevelopment project is to provide affordable rental housing in close proximity to downtown, as well as to encourage more redevelopment of the unique yet blighted area in the South of Downtown. The project is intended to make a positive impact to the area by redeveloping a longtime vacant property into one of the most updated properties in the neighborhood.

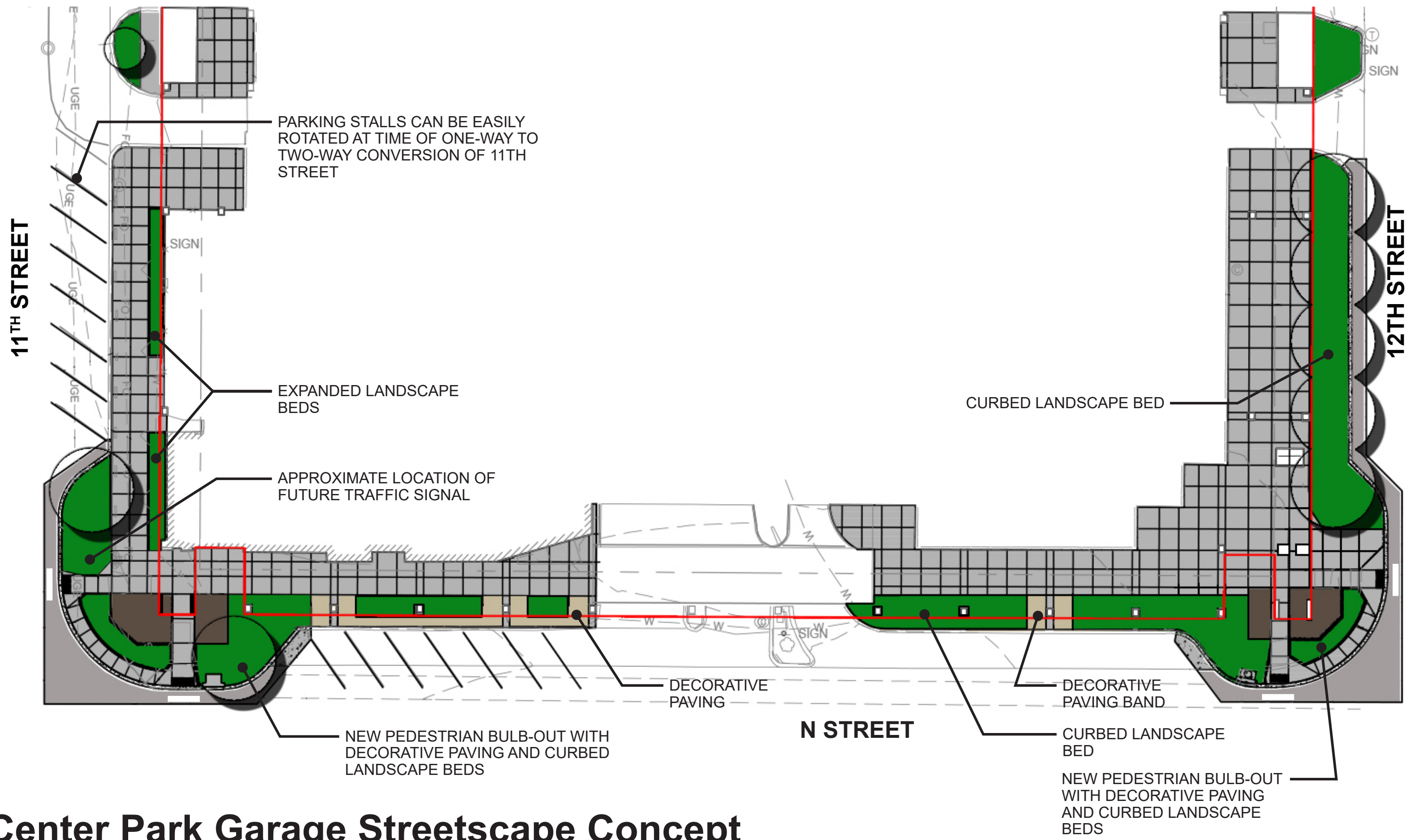
ITEM 4 c: Wyuka Housing Redevelopment



Last month, Urban Design Committee's advice was requested related to the proposed development on the east side of N. 36th Street, adjacent the historic Wyuka Cemetery. An updated site plan is attached for reference, but more updates will be made prior to the meeting.

I will note also that this development falls within the National Register of Historic Places boundary for Wyuka Cemetery, and therefore was also reviewed by the Historic Preservation Commission. HPC agrees that the project will not negatively impact the historic Wyuka site.

Urban Design Review 02.02.21



Center Park Garage Streetscape Concept

— BUILDING OVERHANG







DUNE by kornegay design



GLIDE by landscape forms



LAKESIDE by landscape forms



LANDSCAPE PALETTE

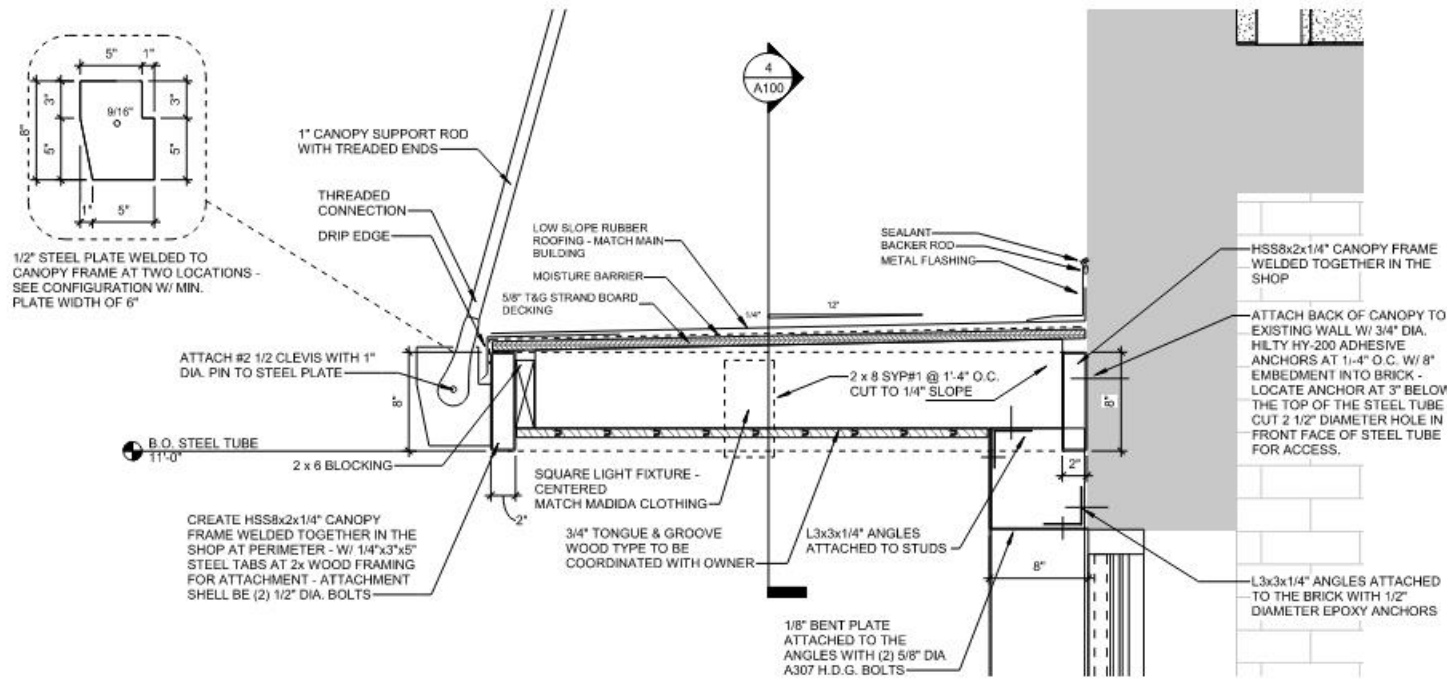




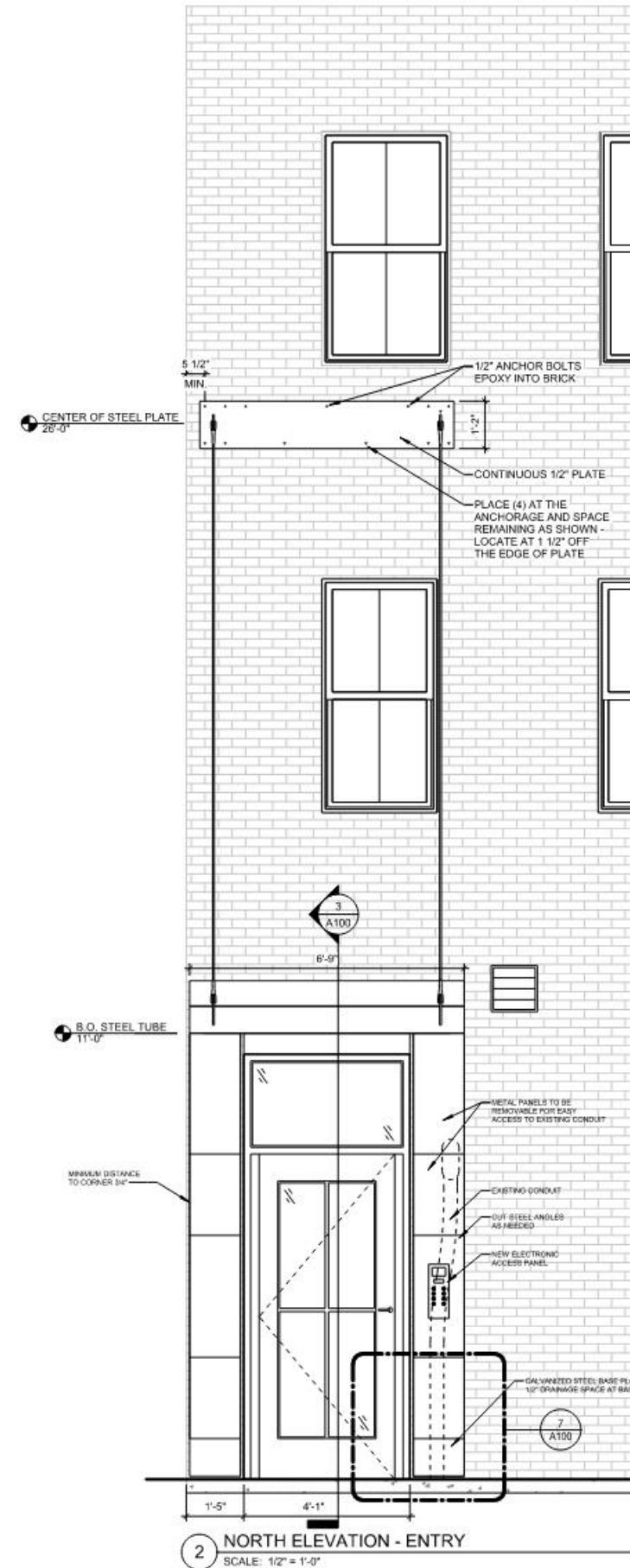
The Post Lofts - North Entry Submittal
Existing Condition
01/23/2021



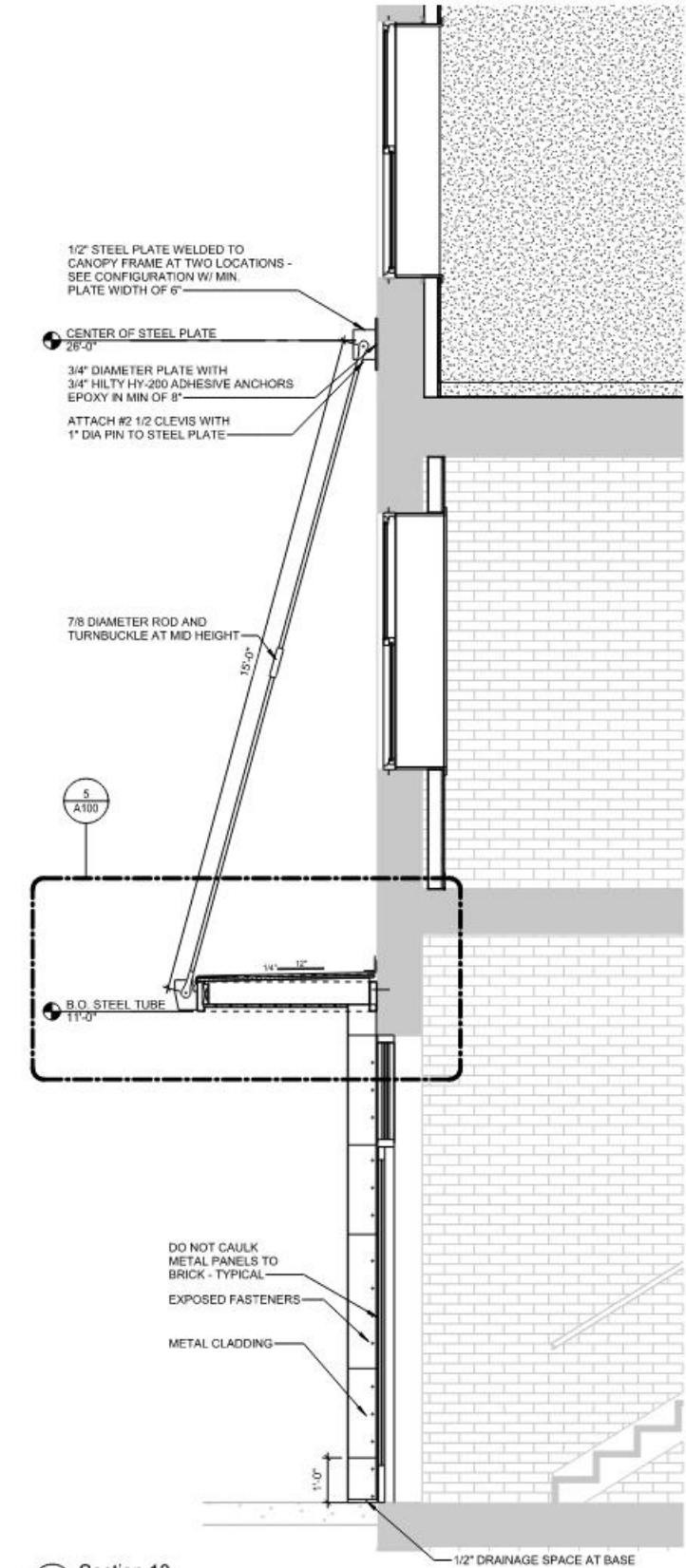
The Post Lofts - North Entry Submittal
 Proposed
 01/23/2021



5 Section 18 - Callout 1
SCALE: 1 1/2" = 1'-0"



2 NORTH ELEVATION - ENTRY
SCALE: 1/2" = 1'-0"



3 Section 18
SCALE: 1/2" = 1'-0"









Legend

- ① APARTMENT BUILDINGS
- ② STORMWATER DETENTION
- ③ EXISTING CARETAKER HOUSE
- ④ EXISTING BRICK PAVEMENT TO REMAIN
- ⑤ NEW PUBLIC ROAD
- ⑥ ON-SITE PARKING LOT
- ⑦ EXISTING DRAINAGE CHANNEL
- ⑧ WEST EDGE LANDSCAPE SCREEN
- ⑨ EXISTING EAST LANDSCAPE SCREEN

