

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **February 4, 2020**, at **3:00 p.m.** in Room 210 on the 2<sup>nd</sup> 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 November 5, 2019, December 3, 2019 and January 7, 2020.

## DISCUSS AND ADVISE

2. Redevelopment project—Hotel on Nebraska Innovation Campus. (UDR19045)
3. Sidewalk Café at 1630 P Street: Sideshow Still Co. (UDR )

## DISCUSSION

4. Staff Report & misc.: 2019 Annual Report

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

## ACCOMMODATION NOTICE

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## MEETING RECORD

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	November 5, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, NE.
<b>MEMBERS IN ATTENDANCE:</b>	Emily Deeker, Tom Huston, Gill Peace and Michelle Penn; (Amber Brannigan, Tammy Eagle Bull and Trent Reed absent).
<b>OTHERS IN ATTENDANCE:</b>	Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dallas McGee of Urban Development Dept.; Wayne Mixdorf with City Parking Services; Bill Gmitterko with Kimley-Horn & Associates; Michael Penn and Nolan Schaeffer from Sinclair-Hille Architects.

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 1, 2019. Motion for approval made by Huston, seconded by Deeker and carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Reed absent.

### **REDESIGN OF FORMER EAGLE GARAGE, 1330 N STREET:**

Members present: Deeker, Huston, Peace and Penn; Brannigan, Eagle Bull and Reed absent.

Bill Gmitterko stated that the project is on the northwest corner of 14<sup>th</sup> St. and N St. It holds about 310 parking spaces. The project is approximately \$6 million of repairs and upgrades. Roughly half the budget is for structural repairs that are necessary. We will be installing a new façade. The elevators will be modernized and brought up to current code. All new mechanicals, electrical and plumbing systems will be installed. There are three retail spaces in the building. These will be new spaces as well. We are looking at completion next December.

Michael Penn stated that his company's role is the new façade, along with some code upgrades and the ground floor tenant spaces. The trees that currently cover the garage will be replaced. This was partly related to signage. There are a series of projecting panels. The bid package is out. When the demo takes place, it will be opened up. There will be basic safety features installed and the current codes will be complied with. We want to use quality materials. This sits across from Bennet Martin Library. There is another future parking garage in the area. We want to use façade lighting to enhance the building aesthetic. We are treating the two sides a little differently. We investigated different treatments. We are proposing a fiber cement panel. This is a good, high quality product. It is concrete with integral colors. We are proposing a variation of gray, consisting of two textures of the same color. Olsson Associates expansion building is using the same basic material. After the

guard rails are installed, a new substructure will be installed. These will be used fairly solid on the N Street side. On 14<sup>th</sup> St., it will be applied a little differently. The corner will have a bit of glass and the building's signage. He showed different views of the finished building. They are showing the current Park-N-Go orange. The color scheme could always change. A different type ladder is needed to get up to the mechanicals at the top.

Peace inquired if the existing corner tower is travertine or concrete. Michael Penn believes it is travertine tile over concrete. There are several places where tiles are broken. At first, we were going to patch and repair. We weren't confident we would have enough tiles to repair everything. The columns will be cleaned up and painted. The corner will have new material installed, concrete or stucco. The canopy is poured concrete. There is a framed box above the storefront with some power and blade signs for the tenants. We are demolishing that, but will need to rebuild something for power to the signs. Peace inquired if this will be a new streetscape. Wayne Mixdorf stated that the streetscape is a separate project. Michael Penn added that they have no intention to change the curb profiles.

Michelle Penn asked what is not getting replaced on the first floor. Michael Penn doesn't think there is anything on the first floor that is not being refinished. There is a bank vault and teller window on the first floor for a drive thru. There was a separate exit for the bank and a separate exit for the garage. They are keeping both at this point. Mixdorf believes operationally, it would be used for our own vehicles. We have begun talking to United Way about moving into a larger space in this building. We have just begun preliminary discussions.

Michelle Penn thought the exterior was required to be masonry. Michael Penn believes the Downtown Design Standards require stone or masonry, 20 feet up the building. There is a lot of glass here as well. We are seeking a waiver on the grounds that brick or masonry halfway up the next floor would not make it look better. Ed Zimmer stated that on a rehab, you do what is possible. It wouldn't make much sense to do masonry above the canopy. Michael Penn noted the need to be careful with what happens to the structure. Zimmer doesn't believe there would be a problem with the waiver. Michael Penn believes there is also a requirement that the mechanicals be screened. They are around the corner and in an alley. The stairway on the top of the building should be the only visible structure.

Peace questioned if there is a way to get rid of the door that opens onto the sidewalk from the existing stairway. Michael Penn responded that the door has been removed. We had a brief discussion on moving it to the opposite side. There will be a door frame with no door. Peace wondered if it could be a glass door. Michael Penn thinks that might be an idea to look into. Mixdorf agreed. That might be worth looking into. As long as it was a full glass door and visible, it wouldn't be a security issue. It would still open onto the sidewalk, and that could be an issue. It would swing into the right-of-way. Gmitterko stated that when they met with Building & Safety, it was their preference to have the door removed and left off.

Huston likes the exterior treatment.

Michael Penn stated they are planning to perforate the material. There is a pattern of slots that are 12 inches.

Huston inquired about the completion date. Gmitterko stated the final completion date is anticipated for December 2020.

Peace thinks this looks fantastic. He has parked here before and it was in bad shape. Mixdorf stated it was a bit of a negotiation, but they wanted to make sure it remained a parking asset. If the City hadn't purchased this structure, it would have gone by the wayside. Michael Penn stated it needs a lot of repair. Peace thinks it will look great and be a huge upgrade to the structure and area. It is nice to get a good look at the demo package. He would be curious to see the edge of the canopy and what is under the travertine. He would encourage the applicant to not do stucco. At ground level, keeping a durable surface to the bottom of the canopy edge would be preferable. You might find the concrete is in decent shape.

Michelle Penn thinks that perhaps tile material would be more stable

**ACTION:**

Huston moved approval of the design concepts as presented, seconded by Peace and carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Brannigan, Eagle Bull and Reed absent.

**OTHER:**

- Larry Enersen Urban Design Award

Stacey Hageman stated they are still considering items for the Larry Enersen Award. Huston thinks the Children's Zoo has made a big change. There was an article about the increase in attendance and longer visitor stays. Michelle Penn is very proud to have been a part of making a difference on that project. The other committee members agreed this was a great project. The zoo should definitely be on the list. Zimmer noted the project isn't totally complete yet, but we know where it is going.

- Urban Design Committee member

Hageman stated that Trent Reed has resigned from the committee. A new member will be appointed by the Mayor and confirmed by City Council.

- Campion Redevelopment

Zimmer stated that Campion Redevelopment has talked about coming back in December to present information on their project. Staff hasn't seen any new information yet. There is time to get the design work done. They made a comment on the project not being open until 2022.

There being no further business, the meeting was adjourned at 3:50 p.m.

## MEETING RECORD

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	December 3, 2019, Conference Room 210, County-City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, NE.
<b>MEMBERS IN ATTENDANCE:</b>	Emily Deeker, Tom Huston and Michelle Penn; (Amber Brannigan, Tammy Eagle Bull and Gill Peace absent).
<b>OTHERS IN ATTENDANCE:</b>	David Cary, Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Hallie Salem of Urban Development; Bennie Shobe, Lincoln City Council; and Karen Nalow of Clark Enersen Partners.

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

### **HAYMARKET SOUTH STREETSCAPES:**

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

Hallie Salem stated that staff saw this design project had potential for improvements to the South Haymarket area as a whole. They have been talking about a South Haymarket plan for some time. This area goes to 6<sup>th</sup> Street which is not part of the TIF (Tax Increment Financing) district. They requested qualifications from design firms and Clark Enersen was hired to delve deeper into the streetscape. This is the first step.

Karen Nalow of Clark Enersen stated they examined the South Haymarket area and developed a concept of layering. They are looking at the area's historic development and how it has changed over the years. This area has continued to change. As part of the project, they identified six main goals based off of placemaking, branding and resiliency. They want to have safe crossings and safe pathways through the district itself. They investigated where they can add additional pedestrian crossings. They also looked at parking including an analysis of the existing parking. They looked at where cars are parked legally and illegally as well.

They looked at bicycle circulation. There is the existing cycle track on N Street, on-street biking and the future bike track. They would like to continue the shared lanes on 8<sup>th</sup> Street and are looking at other shared lanes as well.

Nalow continued that they looked at contextual placemaking with the goal of creating a cohesive district through placemaking design, branding and amenities. There are some prominent nodes. They looked at how Rosa Parks Way plays an important part in this area when it comes to placemaking.

The old rail lines and docks along 7<sup>th</sup> Street are important as well. They looked at how they can develop those into important features.

For collaboration, they are coordinating design efforts with design processes for other projects. They want to make sure they make connections to the new park south of N Street and west of 7<sup>th</sup> Street.

Resiliency is the last goal. They want to create a comprehensive infrastructure plan which considers above and underground electrical, stormwater, strategies to mitigate the 100-year floodplain, fiber, reuse of existing curbs and sustainable landscaping. They looked at how they can bring in more drought tolerant plants to the area.

As they move forward they also acknowledge that this project is just one part. There is also the part of the park. The master plan concept looks at creating nodes in the area, creating the green district and pulling the park into the district. Cooper Park is to the south. They are thinking about pulling it to the north using streetscapes, and are looking at J Street for another opportunity for green in the area.

For the area under Rosa Parks Way at 6<sup>th</sup> Street, there are some opportunities for off-street private parking. The area from 6<sup>th</sup> Street to 7<sup>th</sup> Street will be more public parking. 6<sup>th</sup> Street is unique. The centerline of the street slightly curves around Rosa Parks Way. As part of the layout, they want to make sure they include the streetscape. They are incorporating angle parking along 6<sup>th</sup> Street and using bumpouts at the intersections. As part of this, they are taking out a few stalls on the west side along the way to get streetscape and street trees on that side.

7<sup>th</sup> Street has a lot of similar street components such as angle parking and bumping out the nodes. This area has existing docks. They looked at how they can allow for docks with future use. They also had an interesting section at 7<sup>th</sup> Street and N Street. There are a lot of traffic and pedestrian conflicts. They have been going through with LTU (Lincoln Transportation & Utilities) and working on a solution. They are also working with LTU on how to restrict certain turning movements and lessen pedestrian/vehicle conflicts. They are looking at how they can create a signature corner. Plants would be incorporated.

8<sup>th</sup> Street creates a more active area down to the neighborhoods. This would have parallel parking. They want more tree canopy and greenspace in this area. An additional bike lane would be added. There is a little tightening in the area around Rosa Parks Way.

Huston wanted to know about the cycle track. Nalow stated it would be two bike lanes, each one way. There would be one lane on each side of the street.

Nalow continued that on 9<sup>th</sup> Street, they wanted to create a nice entryway into the city. They would refine the parking and start to capitalize on the right-of-way they have with planting more beds and trees. They want to capitalize on the intersection at M Street, perhaps with a sculpture. They have intersections where they won't have pedestrian routes at all crossings. They want to see about adding some more back in.

On N Street, there has been some redevelopment. They would like to see more green. On M Street, they are starting to look at docks and create more greenspace. They want to create opportunities for steps or seating to incorporate the dock and street level. They want to see how they can create some signature art or light pieces at the intersection and create a visual connection to the park. At L Street, they want to look at the docks and create more seating areas. On J Street, this is an area that was more recently incorporated into this area. There is a lot of space. They could get creative with parking and sidewalk space.

They wanted to create some activity zones in the area. They want to look at areas for urban recreation, such as basketball or a skate park, as well as other ways to get people out and active. They are also looking at the addition of parking, an amenity zone could be created such as a food truck zone so the space under Rosa Parks Way can be used during the day as well. They have also started to look at how they can create opportunities for art. There is a pedestrian connection. They are looking at how this district can be used in general, in the evening. Lights could be incorporated into the district and call attention to the park and park entrance.

Huston point out that this isn't a blighted area. He wanted to know if there is a separate plan for this area. Hallie Salem responded this is part of the Lincoln Center Redevelopment Area. Huston sees merit in having a separate plan for the Haymarket South area. He is opposed to using the term TIF district. Salem stated this is a separate project area under the Lincoln Center Redevelopment Plan. There are multiple phases shown in the plan. Huston would like to see the agreement before designating a certain portion of the TIF funds to be used in the district. He would be supportive of a specific amendment pertaining to the South Haymarket in coordination with the Lincoln Center Redevelopment Plan. He wants to create the expectation with the developers from the outset that they will be helping to pay for this area. He thinks there should be an expectation that there is a project for each of these areas so they can use a portion of the TIF for all of these areas.

Penn thinks the City has been great about showing their conceptual ideas and the developers try to follow the plan.

Deeker wondered about J Street. It feels a little separated. She would encourage thinking on how this translates to the south, as well. She thinks that is an important conversation to have. Nalow noted there are still views to the Capitol building, but there are connections to the south. Deeker would like to see the houses pulled into the park. Salem noted that one of the challenges is funding. She is hoping there will be a project on the south and then they can expand on that. She likes that J Street is a boulevard. They are trying to do something similar with M Street. Deeker is thinking about the businesses. Salem believes there is opportunity for redevelopment on the south side of J Street.

Huston wondered about parking for the park. Nalow responded that is not addressed in this. Salem stated that as part of the park plan, parking for in the area could be utilized by businesses on workdays and by park users at nights and weekends. Huston noted there are also parking garages in the area.

Penn questioned why 100-year floodplain why wasn't removed using the park. Salem noted there was some floodplain work already done and there is some ongoing discussion if something could be



done if additional land is acquired for the park. That discussion isn't done yet. Huston believes land had been capped due to the railroad.

Bennie Shobe asked about phases. Salem stated that to her, this is a twenty to thirty year plan. It depends on the interest in the area. There are also harder industrial uses in the area and if they would relocate, is a question. She believes there is a willingness to keep discussions going and relocate some of the heavier industrial businesses. It will greatly depend on reinvestment. They have to be careful how they spend the money and look at what makes the most sense. The park will be a great catalyst. She thinks there is a lot of interest in the area.

Huston believes a parking garage would be a huge catalyst. When you start to talk about the contribution of a lot of projects toward a parking structure, that may be the way to go.

Salem noted this was already created as a project area. This is layering off the approved neighborhood plan. This plan gets more specific. They can show this plan as they take more projects to appear before Planning Commission. They believe they have done quite a bit in terms of outreach.

Penn wondered if any feedback has been received about the area under Rosa Parks Way. The images are helpful. Salem stated that some of these ideas were taken to Streets Alive and they were very popular.

Shobe stated he grew up in Kentucky and moved to Nebraska. He believes that under Rosa Parks Way would be a great place for a barbeque event, perhaps with trolleys in the neighborhood. Nalow noted this area is owned by the City. It would make dialogue easier for discussing that type of event.

Penn sees this as another step forward for the City. She sees a lot of great ideas. Huston believes that this area will grow well.

**OTHER:**

Stacey Hageman wrote a rough draft of the jury recommendations for the Enersen Urban Design Award. Two projects were recommended. The first is Block 52 (Lumberworks Block). The second is the N Street Bikeway/BikeLNK.

Huston noted there was a brief, but contentious argument for the Lincoln Children's Zoo. Huston believes it will be better next year when it is completely done.

Hageman stated there will be a larger discussion regarding this at the next meeting when there is a quorum.

There being no further business, the meeting was adjourned at 4:10 p.m.

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** January 7, 2020, Conference Room 210, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

**MEMBERS IN ATTENDANCE:** Amber Brannigan, Mark Canney, Tammy Eagle Bull, Tom Huston, Gill Peace and Michelle Penn; (Emily Deeker absent).

**OTHERS IN ATTENDANCE:** David Cary, Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dan Marvin, Dallas McGee and Ernie Castillo of Urban Development; Abby Littrell of City Attorney's office; Trent Reed of Reed Design Architects; Justin Crawford with Access Development; David Levy of BairdHolm Attorneys; Ann Post of Baylor Evnen Law Firm; Mike Lang of Speedway Properties; Matt Olberding of Lincoln Journal Star; and via telephone - Carter Page and Paige Prechter of Campion Development; and Alex Deshotels of Grace Hebert Curtis Architects.

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

Penn introduced Mark Canney as the newest member of the Urban Design Committee. Canney introduced himself and stated that he is a lifelong resident of Lincoln. He worked at Parks and Recreation for the past 18 years. He recently joined Olsson Studio.

The members introduced themselves.

### **SKATE ZONE REDEVELOPMENT REVISIONS:**

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

Trent Reed stated that some revisions were made to the plan that was approved in 2017. The project sat still for a while. During that time we had new interest. We made some changes. The drive-thru was deleted. The height of the retail building was lowered. Some materials and colors were changed. It is largely the same approach.

Penn inquired if these are changes to just the small building, or the hotel as well. Reed stated that the hotel is largely unchanged, except with the addition of a floor.

Stacey Hageman stated that the issue is that the plans came in different from what was in the Redevelopment Agreement. This has come before this committee previously. The building is being built differently.

Reed pointed out that the west elevation shown is not current. Justin Crawford pointed out an elevation drawing with windows going down lower. From the street, you will be able to see the glass. They made a change to use spandrel glass. The tenant is Spectrum Cable and the back of their store is all back of the house with secure storage. They are trying to do a structural wall, clad with brick, spandrel glass, the EIFS and materials shown here. The back of the building faces 48<sup>th</sup> Street.

Peace would like the materials being used highlighted. Reed pointed out longboard, concrete, Nichiha corrugated cement board and a brick blend. Peace asked about the west elevation window frames. Justin Crawford stated it will be hollow metal. They plan to paint them to match the metal frame.

Canney is trying to understand the glass added to the west side. What material will be used? Crawford answered it is called spandrel. You can't see through it. The tint will match the clear glass. It should be consistent through all four sides of the building.

Hageman stated that the applicant originally brought a plan for review that was similar to the original one. The conversation before talked about transparency, even if using some spandrel glass. She felt like what was being built didn't match the intent from before. She wanted to point out the glass on just this side because it was talked about specifically. She gave an update on what was being added to the Redevelopment Agreement. Crawford stated that this was always going to be the back of the house for any tenant. It would probably always have had some kind of film or something. The west side was always going to be the back of the building. In order to make a more secure space for Spectrum, we decided to make a block wall.

Peace believes that spandrel glass facing 48<sup>th</sup> Street will still show like a blank wall. If this would have been frosted glass or something, it would have been nice. Even with the wall, if there was some way the spandrel glass could still be backlit or something other than complete darkness, it would be nice. Reed pointed out that the top edge of the building will be LED lit. Peace noted that the plan being shown today looks like the building has a slightly lower parapet than what was previously shown. He thinks that some of the rooftop units will be visible. Crawford noted the roof slopes to the middle where the air conditioning units will be. They tried to set them back far enough that they wouldn't show.

Canney questioned if signage is limited to the building or if there will be a monument sign. Crawford replied there is a pole sign on the corner at the 48<sup>th</sup> Street level.

Penn is unsure of the spandrel glass. She has never detailed it this way before. Eagle Bull and Peace noted they haven't either. Penn is trying to understand if this is genuine. She wanted to know if the windows will be flush with the brick. Reed answered it will be set back a little. Crawford added that the eyebrow that runs around the soffit has metal.

There was a discussion of different types of glass.

Eagle Bull asked about the lighting. Reed stated there will be lights at the doors. At night, the street lighting is bright.

Canney wanted to know where the trash containers would be located. Crawford answered they will be located between this building and the hotel.

Hageman is looking for a decision if this meets the intent of the previously approved design. She is looking for any advice on if it could be made better. These comments are going to the Mayor.

Penn recalls we were hoping to have visual glass on the west side so you could see activity from the street, understanding some of these would need to be spandrel. She believes this committee didn't intend for the whole wall to be spandrel glass. There is no active glass on the west side anymore. She would find that disappointing. The top level at the least, could be visual glass.

Eagle Bull would like to see lighting or something used to keep it lit in the back. Crawford stated they can look at options and see about putting lighting behind the glass. Peace can't think of any other real solution. Perhaps they could look at what kind of spandrel glass is out there. Perhaps different glass or colors could be used so it isn't just a wall of the same.

Huston noted that procedurally, the Redevelopment Agreement needs to be amended. He would suggest coming back in February.

Canney thinks there may be some landscaping that could be done to camouflage the windows.

Crawford stated that the building turnover date is February 5, 2020 to Spectrum. Hageman noted that the next meeting of Urban Design Committee is February 4, 2020.

Abby Littrell noted that this would be for an amendment to the Redevelopment Agreement. Input from Urban Design Committee is being asked for. This is feedback to the mayor.

**ACTION:**

Peace made a motion for approval with a recommendation that the applicant look at options to light the glass on 48<sup>th</sup> Street, and the landscaping plan/design to be brought back for further review, seconded by Brannigan and carried 5-0: Brannigan, Canney, Eagle Bull, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Deeker absent.

**CAMPION REDEVELOPMENT REVISIONS:**

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

Ernie Castillo stated that since Urban Design Committee last saw the design, there have been some changes. David Levy is the applicant's attorney from Omaha. Carter Page and Paige Prechter of Campion Development, and Alex Deshotels of Grace Hebert Curtis Architects called in to take us through the rendering. The Mayor has not yet seen this.

Hageman pointed out that the alley will remain. They will not be vacating the alley anymore.

Carter Page stated that the townhomes along 9<sup>th</sup> Street were eliminated. More two, three and four bedroom units were added. The 'M' Street streetscape will be landscaped in accordance with the master plan. Some units will be walk-up. The entry was moved from 9<sup>th</sup> Street to 'M' Street. The 9<sup>th</sup> Street streetscape uses similar dimensions. One comment previously was that the building was flat and without undulation. This committee thought that the first two floors weren't particularly appealing. They changed that and centered the windows to line up with the ones above. They also pushed back part of the façade in certain areas. They changed the color. The entrance along 'N' Street is set back to make it more prominent. The first two floors along 9<sup>th</sup> Street were designed to look like units.

Paige Prechter stated they wanted to preserve the concept of street activity. They couldn't place units on 9<sup>th</sup> Street. They were moved to 10<sup>th</sup> Street. They also took to heart the notion of undulation and glazed facades. They looked at landscaping with a residential feel. These are the notions of what was embedded in the design. More units were added on 'M' Street.

Huston inquired how the units on 9<sup>th</sup> Street are accessed. Alex Deshotels replied they will enter on 'M' Street. They have had discussions on entering from 10<sup>th</sup> Street. There was a discussion of the elevation.

Canney asked about the signage. Campion has a font and a logo. What is shown on the building looks like overscale Arial font. He wondered if that has been determined. It seems a little over powering. Page replied that font is just part of the software.

There was a discussion regarding the windows.

Penn questioned if the building façade colored areas shown are red or orange. Page replied red. Brannigan inquired how the applicant thinks this fits into the other buildings in the area. She believes the red is going to stand out. Penn appreciates the design. It looks different from what we have seen before. It has a little modern flair to it. She likes it. It has a little more uniqueness. Huston thinks the changes made have improved the design.

Brannigan wanted to know what the lighting will look like. Deshotels would think the first two floors would be more pedestrian lighting. They haven't given a whole lot of thought to the lighting yet. Perhaps they could accentuate the undulation.

Brannigan believes the applicant took the previous recommendations from this committee and molded them into the design.

Peace commented that the 10<sup>th</sup> Street units will be potentially three to four feet below the street level. With the width of the sidewalk, he questioned if it would even be worth it to create a light well and force pedestrians closer to the street. Huston doesn't think the sacrifice of the street would be worth it.

Peace noted that a potential solution could be to step up the floor plates to match the sidewalk. Then, they aren't ADA accessible to the hallway. Deshotels stated the solution wasn't obvious on this one. Peace noted the applicant could potentially ramp up the internal hallway. The Committee members all agreed there was no support to cut into the sidewalk to create a light well. They would like the applicant to examine the grade of units bordering 10<sup>th</sup> Street that face east.

Eagle Bull and Penn prefer to keep the parapet continuous, rather than stop with the recesses. Peace agreed.

Peace noted that it looks like double soldier band at the top where it meets brick. The rest of it looks like straight brick. He believes there are opportunities to do some banding at the top of the second floor. There is an opportunity to be more expressive, even things like treating mortar joints differently. He would like to see the applicant explore detailing it correctly and getting more creative.

Brannigan noted what appears to be bars on the first floor windows. Eagle Bull thinks a screen would be a better option than bars.

#### **ACTION:**

Huston moved to approve the design as shown with the following modifications: maintain a continuous line with the parapet, consider brick detailing on the first floor along openings, review the 10<sup>th</sup> Street streetscape, explore metal screen designs in the first floor garage openings, look at more distinguishable signage and explore lighting options, seconded by Peace and carried 6-0: Brannigan, Canney, Eagle Bull, Huston, Peace and Penn voting 'yes'; Deeker absent.

#### **OTHER:**

##### **\* CANOPY PARK REDEVELOPMENT UPDATE:**

Hageman pointed out that minor changes have been made. The applicant is still planning to do affordable units. The building will look more like the others. The balconies were previously Juliet balconies. She now believes they are small, actual balconies. The fence line was moved a little forward. They are hoping to put a pool in the area.

Peace inquired where this is in the process. Eagle Bull is not sure. She believes the design is close to being finished. Mike Lang stated that the Redevelopment Agreement needs to be amended. When

our partner decided to drop out of the project, it slowed everything down. We are planning on closing on the property around the end of February.

Dallas McGee pointed out that the Redevelopment Agreement goes to City Council next Monday.

Brannigan asked how many units this will be and how big the pool will be. McGee responded 254 units.

Peace can't remember, but he believes the last time we reviewed this, the parking structure was a separate project. Hageman noted that will still move forward. It will be a City garage.

Penn loves pools. She thinks it creates an active environment. It would be a great opportunity. Huston pointed out there is a park across the street. It is great to see that kind of activity in this area.

\* ENERSEN URBAN DESIGN AWARD:

Hageman stated that the Larry Enersen Urban Design Award jury met on November 12, 2019 to review the potential projects and make a recommendation for the 2020 recipient. Two projects were selected by the jury.

Huston stated that in years past, there was a private project and a public project chosen for the award. It made sense to do that this year.

The Committee accepted the jury's recommended award recipients.

There being no further business, the meeting was adjourned at 4:35 p.m.

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TO: **Urban Design Committee**  
FROM: Stacey Hageman & Ed Zimmer  
RE: Meeting of February 4, 2020  
DATE: January 29, 2020

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**ITEM 2: Nebraska Innovation Campus hotel**

The Urban Design Committee reviewed a proposal for hotel on Nebraska Innovation Campus last September. That conceptual design has since been incorporated into an adopted Redevelopment



Agreement. *Conceptual Design from northwest.*

A new proposal is now coming to the Committee for your advice to the City administration..



*Revised design, view from northwest*





*Conceptual design from southwest*



VIEW LOOKING NORTH

*Revised design from south*

Ashley Solt, Director of Acquisitions for Goldenrod Companies, the developer, sent the new renderings to Urban Development Department (UDD) with the following explanation:

We've updated the exterior elevations of the Nebraska Innovation Campus Hotel and wanted to send you a summary of what was changed, as well as the updated drawings for your review. Please see below for the summary and attached are the updated drawings. After you've had a chance to review, please let me know if you have any questions or need anything additional from us.

- The massing of the building was altered to reduce the scale of the hotel, and create hierarchy on the corner with the glass box of the rooftop bar.
- The brick bump out masses were combined into one, and extend only to the 5<sup>th</sup> floor instead of rising above the parapet in the previous version.
- The geometry of the windows were revised to reinforce the overall concept of picture frames. The guestrooms are conceived as individual frames that share a story.
- The materials changed from a light stone to a custom brick blend to reinforce the design concept and fit in with the context of the campus and local vernacular. The gray stucco was changed to an off white, and the metal panel accent was darkened.
- The protruding mass of the main entrance was reduced to align with the façade, and the canopy was extended.
- The university entrance was given more hierarchy by including a dark metal frame instead of the continuation of the rhythm of the ground level retail spaces

Zachary Wiegert, Managing Principal for Goldenrod, responded to an inquiry by UDD staff regarding changes to the design: "...I believe it is just an issue with the quality of the rendering. The building footprint has not changed at all and we are using much higher cost design materials we originally showed at Urban Design. We will send another set of higher resolution renderings and site plans for review..."

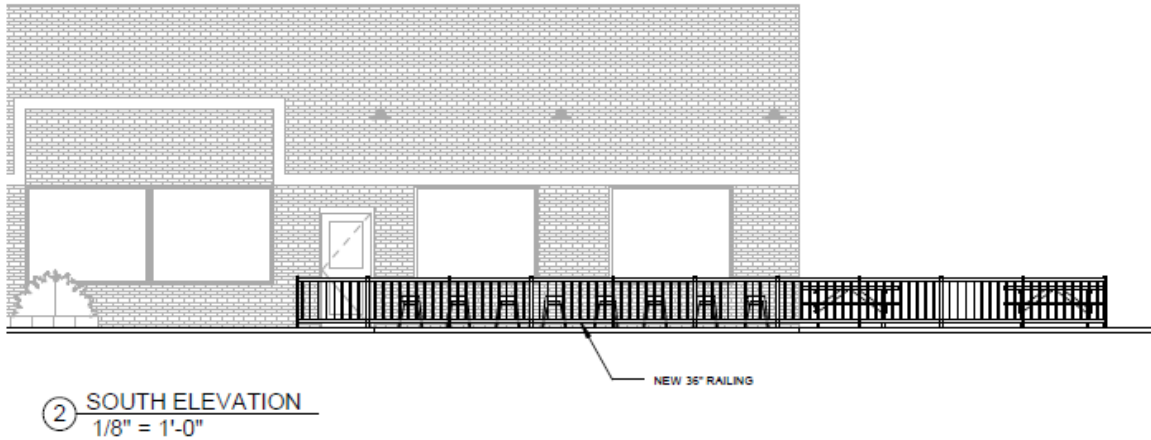
We hope to have those materials for the Committee's review at the meeting.

Another new item is the prominent rooftop sign. It appears to be of a type/location banned by LMC27.69.310 "Roof Signs."

### **ITEM 3: Sidewalk Café—Sideshow Still Co., 1630 P Street**

A sidewalk café is proposed for 1630 P Street (previously Plowshare brewery & taproom and Green Flash brewery & taproom). The site has outdoor dining on private property to the east of the





building; the current proposal would extend a narrow “sidewalk café” across the east portion of the south façade. The existing improvements provide 11’8” between the building face and landscape beds, which are proposed to be divided between 6’7” within the café fencing and 5’1” of clear sidewalk space.

The sidewalk café ordinance requires 6’ clear for the pedestrian sidewalk, with an exception down to 4” in areas or times of very light pedestrian activity. This may be an issue for UDC to consider. The configuration of the proposed seating is also pertinent. One of the picnic tables in the private space is proposed to be shifted partway into the ROW space, which is a seating type not previously approved in sidewalk cafes. The remainder of the sidewalk seating is proposed as a long table along the railing parallel to the sidewalk, with seating (stools?) facing the sidewalk, a configuration not previously approved





NEW 36" RAILINGS TO BE ADDED IN THE FRONT AND BACK.



NEW TABLE TOP ALONG FRONT RAIL.



NEW METAL BARSTOOLS.

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