

## MEETING RECORD

*Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.*

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** Tuesday, March 7, 2023, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

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

**OTHERS IN ATTENDANCE:** Collin Christopher and Teresa McKinstry of the Planning Department; Ernie Castillo with Urban Development Department; Matt Wills with Studio 951; Nate Burnett with Rega Engineering; Cristy Joy and Trevor Watson with Archi + Etc.; Craig Smith and Loren Smith with Speedway Properties; Tim Gergen with Clark & Enersen; Robert Wittler with Ayars & Ayars; Joy Skidmore with The Annex Group appeared via Zoom Communications ©; Matt Olberding with Lincoln Journal Star; and other interested parties.

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

Peace then called for a motion approving the minutes of the regular meeting held February 7, 2023. Motion for approval made by Hind, seconded by Huston and carried 5-0: Canney, Grasso, Hind, Huston and Peace voting 'yes'; Deeker and Penn absent.

### **WOODSIDE VILLAGE (NW 48<sup>TH</sup> AND W. HOLDREGE MULTIFAMILY PROJECT:**

**March 7, 2023**

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

Matt Wills understood there were comments on the previous design solution. They have taken those to heart and offered revised renderings that show a little more push and pull on the façade. He believes it is a cleaner design. It is simplified and more interesting. He feels this is appropriate for the area and is proud to be part of the team. Some other comments had to do with landscaping. He is not personally involved in that aspect but can tell from the previous to current submittal, some landscaping was added to address concerns.

Hind requested a description of the building materials. Wills stated they are proposing a Hardie siding product and wainscoting. There will be six inch exterior furring to bring some more sophisticated design elements to the building itself.

Hind asked if the footprint is identical. Wills responded yes.

Grasso asked if the colors represented are what is being proposed. Wills responded yes, white and gray are the colors they are proposing.

Canney stated that from a landscape perspective, he believes the Committee's previous comments have been adequately addressed, including plants for shade and breaking up the open space. It also looks like consideration was given to the parking lot.

Huston noted this item has been on the agenda for three consecutive months. He believes the applicant has done what was asked of them. He was pleased to see the change in design materials. Wills appreciated the comments and believes it will enhance the streetscape.

Hind agreed. He thinks it is great and has come a long way. He wondered if the white parapet is at the maximum height restriction. This has come a long way and addresses a lot of the things the group asked for. Wills stated they are only bringing it out 6 inches or so. He believes it tricks the eye and addresses the design question.

Peace appreciates the plan, it looks quite a bit better. If you find you have a few inches or feet, he thinks that higher parapets are great to cover the equipment. The building with the gable roof stands out. He thinks it would be great to not have the gable. The drawing appears to show downspouts on the outside. He believes there is room to not show them. Wills stated that design wise, they showed a pitch roof. He pointed out where they hit the maximum. They made a low pitch roof. They will consider the roof comments.

Huston remembers something about a neighborhood meeting and gable roof adjacent to the neighborhood. Wills confirmed this was something that was asked for by the neighbors.

**ACTION:**

Hind moved approval of the project as proposed, seconded by Grasso and carried 5-0: Canney, Grasso, Hind, Huston and Peace voting 'yes'; Deeker and Penn absent.

**THE UNION AT ANTELOPE VALLEY STREETScape:**

**March 7, 2023**

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

Christopher stated this is a project that was before this Committee in November 2022. It is a proposed five-story affordable housing project. The applicant was asked to come back when ready for approval of the streetscape. The design team met with city staff and expressed concern about the ability to place street trees on the 'K' Street side. Staff asked the design team to look at what an alternative would be. As they began developing alternatives, they also pointed out concerns about limited right-of-way space for street trees on the Antelope Valley Parkway side. To work through these concerns, they have provided a

series of alternatives so options can be discussed. They are approaching the street tree requirement in a couple of alternative ways, along with some different levels of understory enhancements.

Nate Burnett showed the block between 'L' Street, 'K' Street, S. 18<sup>th</sup> Street, and S. Antelope Valley Parkway. There is an offset in right-of-way of Antelope Valley Parkway, resulting in approximately 38 feet of streetscape on the east side and only 15 feet on their side. He showed a view looking south. There is currently a retaining wall that is close to the property line. They want to discuss some different alternatives. From a design standpoint, what would be required is primarily street trees around the block. The edges of the trees would eventually need to be heavily trimmed. There is a deceleration lane on 'K' Street. Additionally, there are numerous underground utilities on the area along K Street where street trees would typically go. He showed one option with foundation plantings and columnar trees. They would like permission to do some columnar trees on the south side. On the east side for the first option is more columnar trees. They are still working with BVH Architecture on exactly where the trees would be placed. Option two adds some additional foundation plantings on 'K' Street and the east side. This will be a low income housing project. The application discussed some enhanced landscaping. He believes this meets the intent of the application to NIFA (Nebraska Investment Finance Authority).

Peace asked about the species. Burnett replied they are noted on the plan.

Canney questioned the trees as shown. The locations shown on the renderings seem to block windows. That would be a concern. He doesn't think these work. They don't seem to function as street trees, more as landscaping. Is there a reason a columnar tree can't be placed between the curb and sidewalk in the right-of-way Christopher believes they could place them there. He thinks the width of the planting zone isn't ideal, but it could be looked at. Canney would rather have the roots not placing pressure on the building. Lincoln Transportation and Utilities (LTU) and Parks and Recreation have minimum space requirements, but it makes sense to him to not have these pushed up against the building. He believes it would create a better experience. Species wise, he doesn't believe it would be an issue. He wondered if there is a way to fit a tree on 'K' Street in the bump out at the southwest corner. It would provide some additional green space along 'K' Street. He believes utilities could be avoided. A single street tree or something would help.

Burnett believes the goal is to show what they are willing to do. Canney agreed. Being proactive is good. He noted that as a tenant, he wouldn't want the tree to block the view from my window. Burnett stated they can fine tune the plan if they have the okay to use a columnar tree. Canney doesn't believe an understory tree makes sense here. He would encourage more columnar trees in the right-of-way. Is there a pattern that could be identified in the corridor? Perhaps there is an opportunity for a tie in. Christopher believes there is a plan to update the medians in the next few years. He asked for clarification that Canney would like the applicant to look at a columnar tree between the sidewalk and curb. He doesn't believe this is possible on 'K' Street. He asked Canney if he was comfortable saying there is no room against the building and waive the requirement? Canney believes so. He doesn't believe in forcing a tree where it wouldn't survive. Landscaping could be an alternative in lieu of a street tree, and maybe one tree at the corner.

Hind commented on the columnar tree. There is going to be all vegetation closer to the ground. He wondered about salt and damage etc. He would urge the applicant to think about a smaller scale tree. He understands this is a difficult space. He would be okay with recommending approval to deviate from the standards in this circumstance. He would like to see plantings that enhance the architecture, and some plantings at the node on 'K' Street.

**ACTION:**

Hind moved approval with the comment that deviation from the landscape screening standards as proposed is acceptable, subject to final review and approval by the Planning Dept., seconded by Huston and carried 5-0: Canney, Grasso, Hind, Huston and Peace voting 'yes'; Deeker and Penn absent.

Huston stated it is good to see a Section 42 project being built downtown.

**EIGHTEEN N MULTIFAMILY PROJECT:**

**March 7, 2023**

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

Christopher stated this is located at the southwest corner of the S. 18<sup>th</sup> and 'N' Street intersection. It is proposed as a five-story building with an affordable housing component, 84 units and 75 parking stalls. 40 of those stalls are enclosed in the building, while the remaining 35 stalls would be considered surface parking. There would be one access drive on S. 18<sup>th</sup> Street, as well alley access that will connect to 13 angled stalls abutting the alley. There is a little bit of a street tree issue here. Four street trees will need to be removed along N Street, and they don't have a lot of room to add new trees. In discussions with staff, the applicant proposed expanding the size of the cycle track landscape medians in order to be able to add two street trees in said medians. This solution would also close off the existing median opening from vehicular traffic and eliminate a conflict point with bike riders. From a staff perspective, this is a reasonable compromise to address the street tree requirement.

Cristy Joy showed an elevation to give a feel of what they are thinking of from a lighting perspective. She showed some of the different options they are looking at from a seasonal perspective. She also noted the location. Many of the design elements are similar to the Telegraph District. She showed where the new trees will be planted, along with the shrubbery in the island. There is some parallel parking on 'N' Street. They have an area of about 30 feet of right-of-way with the new sidewalk and landscaping along 'N' Street. They have taken the curb cut and made it six foot on the north side of the building. As you go down 18<sup>th</sup> Street, there are two existing trees to remain. There is a 24-foot curb cut that goes into the parking area. Additional landscaping is being provided. They are paving the alley that runs to the south of the property site. She pointed out the space for the outdoor café for the tenants, along with an exit door and stair tower. She showed the parking stalls where the alley slopes from the southwest corner to the southeast corner of the building. Within the enclosed parking, they have provided protected bike storage. There is also an outdoor cooking area. She showed some 3D imagery. There are some trees that protect the bike path with landscaping along the building. She showed the north exterior along 'N' Street. Primary facade

materials include brick, architectural metal paneling, and decorative metal screens and rails for privacy and protection. She showed the fifth floor community balcony area. It will be a shared area. There will be some smaller balconies for the two bedroom units on the fifth floor. As you look toward the southeast, you can see how the building abuts to the neighborhood and how the street works with the trees and landscaping on the north side. Another evident feature is the metal panel screens that slide. They will be specially designed with some of the metal works that will be emphasized in the structure. These will be for every apartment. She showed the east elevation. This shows how the parking works with the exterior screening. They will maintain the existing trees along 18<sup>th</sup> Street and she pointed out where the main entry is for the tenants. The south elevation starts to show off the metal panels. The balconies are 7 feet x 14 feet for each unit. The sliding panels will offer some different dynamics. She pointed out the angle parking off the alley and how it slopes from west to east. The floor plans on the second, third and fourth floors will be the same. There will be studio, one bedroom and two bedroom units. As you go to the fifth floor, the north side façade will have an outdoor space with a pergola. There will be studio, one bedroom and two bedroom units on the fifth floor as well. Exterior materials will be Yankee Hill brick with dark mortar, architectural wall panels light and dark, and metal rails on the decks will have a similar design pattern as shown in the presentation. She believes this will all tie in directly with the Telegraph District. The interior materials will be the same or similar in all the units. She noted this project will set aside 20 percent of the units as affordable housing. There will be no difference between any of the units.

Huston was curious about the 38 bike stalls. He asked about the rule of thumb for ratio on bike stalls. Joy is not aware of a rule of thumb. A lot of tenants in the past have taken their bicycle up to their apartment with them. Huston believes that Urban Development Dept. was looking at that question to see if there was any suggestion. Joy can look at it and try to determine what other similar projects have.

Grasso thinks this is a lovely building and a great addition to the corner. She loves the way it ties into the Telegraph District. She loves that the applicant has paid attention to the exterior lighting. She noted the thirteen parking stalls in the back end of the alley. She asked if the applicant is required to have those. Joy responded that in B-4 zoning there is no parking requirement. From a marketability perspective, this is what they feel they need. The stalls are for tenants specifically. Grasso commented that the only thing she sees is in looking at the south façade, is that it would be nice to get even a small amount of green space incorporated to help soften the parking lot. She likes the idea of sliding screens. It could also be nice to have planter boxes. That would soften the look as well. She noted a curb cut on the north that is only six feet in width and wondered if it was just for trash. She likes the way it has been closed off to vehicular traffic in order to provide additional landscaping. This looks good in her opinion.

Canney is somewhat concerned with the parking lot. He encouraged the applicant to be thoughtful about lighting. Sometimes that isn't considered, how lighting fits into the space. Tenants will be looking at parking lot lights. He would like to see some thought given to that. He loves the idea of the screens as well. He wondered how noisy they will be and whether they move in the wind. He encouraged some thought be given to the design, but he loves the idea. He appreciates the effort to get added landscaping in the cycle track medians.

Peace thinks it looks great. He noted that on the south side, more than one panel might be appreciated. It is a nice looking project.

Hind wondered about vehicular traffic across the sidewalk. This is a pretty hard corner. He doesn't know how you can slow someone down. He doesn't know the answer but is a little concerned with the hard edge of the corner. He believes this is a wonderful project and offered thanks to the applicant for a good presentation.

**ACTION:**

Huston moved approval of the project as presented and shown, seconded by Hind and carried 5-0: Canney, Grasso, Hind, Huston and Peace voting 'yes'; Deeker and Penn absent.

There being no further business, the meeting was adjourned at 4:00 p.m.