

Draft Excerpt of 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, June 2, 2026 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Emily Deeker, Jill Grasso, Tom Huston, Michael Harpster and Gill Peace
Michelle Penn and Mark Canney absent

OTHERS IN ATTENDANCE: Arvind Gopalakrishnan, Paul Barnes, Collin Christopher, and Kristi Merfeld of the Planning and Development Services Department; Hallie Salem via zoom of the Urban Development Department; Luke Marczewski and Jeff Renterghem via zoom representing Pappageorge Haymes Partners; Andrew Willis of Cline-Williams; and other interested parties.

ATTENDANCE:

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

Peace said the Urban Design Committee's action today is an advisory review on all items on the agenda

Peace then called for the approval of the minutes for the regular meetings held on May 5, 2026

Motion for approval of the minutes made by Huston, seconded by Harpster, and carried 5:0; Deeker, Grasso, Harpster, Huston, and Peace, voting 'yes'.

Penn and Canney absent.

ADVISE:**Advisory Review****UDR26052- Mixed Use Building at 11th and N Street****June 2, 2026**

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

Arvind Gopalakrishnan, Planning and Development Services Department, 555 S 10th Street Ste 203, Lincoln, NE came forward and stated that this will be a brief overview of this project, highlighting the key elements and summarizing what the staff is requesting from the committee today. So we have the development team and the design team joining us online to answer any questions or add additional comments. This is an 11 story, 338 unit residential development proposed for the corner of 11th and N Street. It is adjacent to the Hampton Inn in Downtown Lincoln. The building is intended to deliver high density housing with affordable units, while responding to the surrounding Downtown context. It incorporates a barbell shaped massing with 2 vertical wings and a recessed center that creates an elevated interior courtyard and amenity space.

Additional facade articulation is achieved through step backs, varied wall planes, and material changes. The design includes an active first floor for users with a high level of transparency along with street frontage. Along the street frontage the building transitions between the Downtown commercial core and adjacent residential buildings and is somewhat consistent with the broad range of building heights in the area. The ground floor includes widened sidewalks, landscaping and pedestrian oriented elements intended to create a more inviting street environment. The project is requesting tax increment financing, so staff is coordinating closely with the design team to ensure an elevated level of design quality. This includes attention to transparency and street engagement, building context, and massing material quality. Durability and overall social articulation will contribute to the ongoing building design review and help applicants finalize the design for the next UDC meeting in July. So today's review will not be final action. It will be advisory. The design team has provided material samples that we can pass along and we do anticipate some adjustments in how they're applied. We might get to it in a bit as the design progresses. Currently,

full-depth brick is proposed for the first 20 feet of the building and fiber cement panels as the primary material throughout the building along with metal panels and steel.

Staff has expressed an interest in exploring an option that removes metal panels from the primacy facades that is along 11th Street. We feel that carrying the brick fully up the façade at least in the locations where brick is introduced at the base will create a more cohesive architectural expression. We feel that the combination of brick and fiber cement is already pretty strong. The metal panels appear to kind of work against the composition. We are not recommending that the entire building be brick but rather that the brick elements used at the ground level continue to the top. This would create a unified experience through the building. Staff recognizes that this might have some effect on financials. We also recognize that the full height brick facades may not be required on the alley facing site, so there is some leeway there.

Staff generally supports the overall design approach and finds that the project meets the broader intent of the elevated design expectations especially for TIF developments. The committee's feedback and consideration is requested regarding the following items being the proposed façade treatment and materials with attention to durability and long term maintenance. Long term maintenance is emphasized because the metal panel is the only one, among these that has less than 50 years lifespan. The overall design approach is related to massing, transparency, visual connection and the project's interaction with the surrounding context. Another feature that is slightly different from the downtown design standards is the set back on the N Street side, while most of the building is located pretty much to the property line of N Street. Frontage is set back to accommodate an outdoor amenity and gathering space including a pool deck, seating areas, and landscaping. Landscaping elements are also incorporated along the setback edge to provide screening and streetscape enhancement. Gopalakrishnan displayed a view of what is found to be the combination of active ground floor elements, landscaping, and visible amenity spaces that contribute positively to the pedestrian environment. It provides variation along the streetscape. We would like to know your position on it. An important point to note is that LTU continues to review the ingress and egress for this project. Any substantive changes to the first floor layout will return to this committee probably in the next review and so will the streetscape improvements. So the applicant will return with any changes in the materials that is ongoing now with streetscape. We have the applicants here for any questions or anything we want to add to the design or details.

Jeff Renterghem, Architect/Partner with Pappageorge Haymes Partners, introduced himself via zoom and **Luke Marczewski, Associate Lead Designer with**

Pappageorge Haymes Partners. Rentergham stated they were here to answer any questions and also give a better understanding of the overall design of the project. We have a great deal of experience with mixed use multifamily housing. We have done this work all over the country and have a lot of experience with masonry buildings, rail system buildings, and metal panel buildings. Finding the material that is available to us these days is important to keep in mind with this specific proposal. The ability to build within a reasonable amount of time and getting the frame on the ground and ready for additional subcontractors to follow in a concrete building is not going to be economically feasible. The light gauge metal frame gives the ability to control costs and controls the construction schedule as well. The metal frame building has some movement in the lateral forces and the rain screen systems are of high performance and also help in the management of a building like this. Renterghem stated that Luke was going to discuss the critical data points on the building and walk us through the overall design.

Luke Marczewski, Associate Lead Designer, Pappageorge Haymes Partners stated that again this has 338 dwelling units and 95 parking spaces which are underground. So this plan just shows the main entry located off 11th Street and how it connects to humanity spaces, the back of house spaces, and corner retail space which we envision being a café. This plan shows how it connects to amenities and opens up to a courtyard that includes a pool, pickleball court and pet area. The vehicular access is to the Northeast corner of the site. That connects the street level to the underground level of parking. It seems achievable to have 90 parking spaces. This configuration is about the whole shape to maximize the efficiency of the units and add some privacy. The larger units on the corners have balconies. The center is set back for larger units, to mitigate the perception of a tall building.

The front entrance has an elevation that shows the materials of brick and the middle is a canopy with signage on the right side and then use metal panel with accent color. Another material is used on slab edges and balconies. The inset center uses steel siding and colored material and a grey color that activates the façade. The top will have a change in material. The planters on the first floor will continue the masonry and create a separation between residents that will soften the edges as we transition through the building. The masonry is continued at the base with high density fiber cement cladding above that. The back of the building will be somewhat similar to the front, with a lot more solid, that is due to the proximity of the building next door. We have to limit the openings and provide them with higher rating. Most of the back of house spaces are in there as well as a loading dock. That is going to be more solid.

Marczewski proceeded to discuss the types of materials being used. Cladding which we envisioned being used on the inset balconies to add some warmth to the building. The Fiberon Composite Cladding material is going to be used at the full floor line to cover up slab edge as well as balconies. The corner of the front entrance shows how these materials meet the ground and the transparency of these larger openings. We are going to break up the mass by setting through at the midsection back, which allows us to bring more light into the courtyard area. The grid pattern in the middle differentiates it from the 2 wings. The landscaping will include 2 covered spaces and 3 exterior spaces that can be used year round. One covered space is directly under the center volume and another on the corner. There is an outdoor court being planned, and the other covered space will be under a wing and a covered dog run. This will protect it from the elements and used year round. Marczewski asked if there were any questions?

Peace asked is this a podium building?

Renterghem replied yes, it is a podium building. There will be a change in the structural system on the first floor. There will be a fair amount of steel to pick up the transfer condition. Technically the word podium means sitting on a concrete transfer slab, but we don't have that condition.

Marczewski stated the reason for the transfer is because of the program on the first floor and we are trying to keep the large amenity spaces open. If we carried out the load bearing walls it would just crack up those spacers.

Peace commented that it was assumed that it was a podium building. That is why it was asked because the structural between the parking and the building don't always line up. It was also mentioned a couple of times the term slab edge. Can this be explained?

Renterghem said it is a floor assembly not the traditional concrete slab edge. It is the spandrel that is seen at the floor line.

Peace questioned that it was unclear when Arvind talked about the requests. Is it something different than just requesting additional brick. Can that be clarified?

Gopalakrishnan responded that we are requesting some material modifications to this current design of this building. We are asking to increase the amount of brick on the ground floor and take it all the way to the top. We don't want the full mass, but to

break it up with fiber cement, but to completely take out the pack clad system. We want to take out the orange metal from the primary façade, since it touches all the way to the floor and ground. We want to take it out and continue the break and then take it all the way up to provide a good mix.

Huston asked so it does not comply with the downtown design standards?

Gopalakrishnan replied this would have to be elevated more than just the downtown design standards. We want it to be more durable, so all the other materials are a lot more durable than the metal one. It does, but then we want to exceed.

Peace asked, wasn't it supposed to be masonry?

Huston responded that is not the way it works.

Paul Barnes, Planning and Development Services Department, 555 S 10th Street Ste 203, Lincoln, NE came forward and commented that the metal panels at the sidewalk level would not meet the standard. It is not the durable material and doesn't have the lifespan that we are looking for. Since it is TIF we are looking for the façade on this building to have an elevated design and that is part of the conversation with the developers. That is what is being brought forward today for your consideration and input.

Gopalakrishnan replied the metal on the first story would not meet the standard.

Huston commented that he just wanted to understand the perspective. He did want to commend this project as urban design and multifamily projects in urban settings are really hard to make work financially and economically. What is the downtown master plan for N Street?

Barnes responded that the bikeway was kind of the highlighted feature for N Street. Maybe what is being thought of is 11th Street where we had a greenway that was a companion to M Street, and 11th Street would be the North – South piece of that across Downtown. That is being designed and constructed as part of the downtown corridors. I believe that will be next year and a portion of that kind moves into the north towards campus and that would come out of the downtown master plan.

Huston stated ok, so the 11th Street corridor is part of the downtown master plan.

Barnes replied up to the alley. So there will be a conversation about extending that.

Huston commented up to the alley from O Street?

Deeker said this alley is the extent of the current project O Street construction contract.

Huston replied that there is no other impact on the downtown master plan other than the tangential impact on the 11th Street corridor. It also looks like the only retail areas are in the southeast corner of the first floor. It is really hard to make those spaces work. Can a restaurant be supported in that space but otherwise still have an active first floor, but not depend on it? An absent market sector to fill that first floor space makes a lot of sense. The last question is in the downtown B-4 district obviously, we don't have any parking demands, so is 95 stalls sufficient to support 338 dwelling units?

Hallie Salem, Urban Development Department, 555 S 10th Street, Lincoln, Ne via zoom stated that there has already been discussions about putting the plan amendment together that will include additional needed parking. One of them would be to look at space in one of the garages adjacent or nearby for the overflow.

Huston responded that there are 2 garages within a block.

Salem replied that the closest would be the Center Park garage. It does have a lot of parking commitments in it. We would have to look at potentially moving spaces to accommodate all of the requests. There is definitely some that can be accommodated in that garage. Also, the other point with the downtown master plan, that has been talked about is creating a neighborhood in downtown so residential would be in support of that and it would be consistent.

Huston agreed with that comment.

Harpster questioned the materials at the ground level in terms of durability and meeting the downtown design standards. Does the fiber cement product fall within a durable material according to the downtown design standards?

Gopalakrishnan commented yes, it does, because this fiber cement is a lot more durable than the ones we have seen in the past. We have encouraged the use of that and it is why we really like the combination of the brick wall and the fiber cement.

Peace asked, does the fiber cement get placed on some type of clip rail system and how is it mounted? Do we know how the outside corners are handled or do we not know that yet?

Marczewski responded that the panels would be a rail system.

Peace questioned if they get placed on some kind of a rail system and then would hang off the building. Can that be spoken about in more detail about the outside corners?

Marczewski replied that is correct. It is a rail system and is more than just a mounting device and that is really helpful in terms of thermal transfer through the system. It is forming a couple of different things for us in the corner details, because it is a rail system. It is a really overlapped condition and is not a minor condition. It allows for movement and the frame.

Peace responded, so the thickness of the material will be seen, and it is not very thick. It is a quarter inch give or take.

Renterghem stated that the lower left shows the gap in the corner and is now larger than any other gap.

Grasso questioned the steel siding, and is that the wood grain siding and is it only on the soffit material at the balconies?

Renterghem replied currently yes, and it is a soffit rather than part of the sub wall.

Grasso commented the evening shade steel is only on the south facing side, is that correct?

Gopalakrishnan said south side facing is correct. So the N Street side.

Renterghem stated it was best to go to the perspective.

Gopalakrishnan responded that the perspective doesn't show that.

Renterghem said it is on their side.

Gopalakrishnan replied that there is also this steel siding on the N street side that is recessed.

Grasso asked, is that the entire façade and then on the iron wall panels? Are both colors on the north façade or is it just the evening shade and on the interior corridor, is that all one material?

Gopalakrishnan said, do you mean all of this Jill?

Grasso replied yes, or is it a mix of blue evening shade steel. It is the 2 colors of the steel. One is the horizontal siding material and the other is the pack clad panels.

Renterghem replied yes, correct.

Grasso commented that the 2 corners are cement board.

Peace mentioned one question that has not been addressed. There was a note in the staff report about individual HVAC systems. Was there talk about coordinating movers and ptacs and what is the overall approach to the HVAC system to avoid having ptacs and the louvers exposed?

Marczewski responded that there are no ptacs in the plan. It is a heat pump system. It is a more expensive system but a much more efficient system, but cost comes with it. This is something that is being used in many other parts of the country and it provides a better living environment.

Peace stated that there will be quite a bit of equipment on the roof. Is there a plan to make sure the equipment is screened? This is probably a recommendation and not even a question. We are asking you to look at that, as this moves forward.

Renterghem replied that in order to accomplish the concern, we don't see anything that would be problematic. The only thing that could be a little bit bigger on the roof, would be an RTU. Depending on the cooling loads they would have to make an increase in size, we would probably try to do a screen wall instead.

Peace said they can get pretty good sized and the stair pressurization vents can be good sized also. Just want this looked at, as this is moving forward.

Deeker responded that there will be bike parking on the ground floor, because it is adjacent to 11th Street, side path and end street bikeway. Just think about people who might be coming to the retail area as guests. Where they would put their bikes is unknown. Is it intended that the bike parking would be open to guests of people living there or not? Think about the bike and scooter parking on the street.

Peace asked Arvind for more detail on the brick and masonry. Not allowing the metal to get down to the ground level is appropriate and at that level makes perfect sense. The second level is just requesting a higher level of detail and design, because it is in the downtown corridor and the TIF standards. Is the development receptive or are they pushing back? It doesn't mean it is right, but when we think of the metal panel it is usually the painted finish. This is the weakness and there are higher levels of finish and higher levels of cost. Have other finished types been discussed since we are working on the downtown design standards? The idea of self-finishing metals that are not painted or anodized finishes generally last longer than painted finishes. Is there any additional detail on that discussion?

Gopalakrishnan replied that the applicant is pretty receptive and aware. This discussion about the materials has not been going on for too long after the submission, but we are looking at the overall look and feel of it. We have talked about previous projects in the past, how adding too many materials works against the buildings that are historic. Also considering what we don't want in Downtown. That this specific panel is reducing the metal feel and adding more downtown like façades as it exists today. Increasing the break and combining that with the higher level of cement that is now included in this design, is what we are trying to do. The metal that has already been delivered looks a little damaged and we don't want this for a building which is already trying to elevate the standards and aesthetics and overall function. We want the architectural effect of it too and to provide the leverage to using some of the metal panel or combination of panel with fiber cement. This would be for the alley side but strictly want to restrict it on the public facing street sides.

Grasso commented that the discussion on the number of materials and colors has been talked about a lot. It does not seem like we're 100% holding true to the discussion that there are a lot of materials and several colors. It is a worry to stray from the discussion of the downtown design standards. Bringing more brick to the lower foundation is something we feel strongly about. We need to think about having 2 different steel sidings on the same façade and what the color will look like over time. This would be a good time to take a step back and look at finding ways to simplify this a bit. This will be here for a long time and a big building for that area of Lincoln.

Lighting is another thing that would be nice to see some design or renderings that show when on N Street, one can look in and see the amenities. We have some other examples in town, where there is an amenity on the first level and it could have been handled differently. The floor plan is really nice and it is good to see in and see out, bringing the landscape so it is setback.

Gopalakrishnan stated that as part of the discussion we want to avoid that abrupt change in materials that has been seen in downtown today. The brick wall is up to 20 feet and then a metal panel that is incongruent which is what we want to avoid. This is the reason why we want to take the materials all the way to the top and then blend it well with other materials.

Grasso replied that the corner balconies are very nice and are putting some transparency at the corners. It is maybe needed to just taking a second look at some of the finishes. If this can be handled a little bit more and in a simpler or classic way. It would look good to have a restrained heavier downtown look.

Huston asked where we are in the schedule and the anticipation that this design will be coming back to us before the redevelopment agreement goes to City Council?

Barnes commented that this block was formally occupied by an addition of the Golds, building and is or was on the National Register and HPC was previously a part of that project in the past. We are coming back to them to close that loop. They did have a specific request to view what was proposed on this site. The idea was to get feedback from this committee and then talk with the development team and the architects to make any revisions. The plan is to come back to this committee in July with it having been submitted and proposed to go to the Planning Commission on June 24. .

Salem responded that the City Council public hearing is proposed for July 20. This would allow time prior, to come back to the Urban Design Committee for review. Also just to let everyone know as far as the streetscape is concerned and the comments on the bike parking with extending the 11th Street South of the alley, we would be working on the streetscape design for the full block. This would come back to the committee in the future.

Huston stated that he was going to recommend a motion and then immediately table it. This was going to put a motion on the floor with a recommendation, for approval subject to further discussions on exterior material quantity and colors with differentiations and bike parking.

Grasso commented that this is advisory.

Peace responded that this is a really nice motion and a great project for Lincoln. If we need to vote we sure can.

Huston replied if we just wanted to put a motion of the floor so the guests from Chicago understand how much this project is appreciated. This project costs and is a huge investment for Downtown Lincoln. We want them to feel good about hearing that there are still some things to continue to talk about. That can be done at the July 7th meeting. The motion can be done at the next meeting.

Peace agreed that sounds perfect.

Andrew Willis, Attorney for the development group, 233 S 13th Street, came forward and stated we expected to end up here for today and hoped to have no major concerns with shape, size, and massing. The understanding is to come back with some agreements to understand the City's request for additional brick. This comes down to a lot of cost involved. Hopefully we will come back with a good plan, but it is a large-scale building and quite an undertaking. We will come back in July after more discussion and hopefully have something.

Huston asked about the comments on the new proposed downtown design standards and what is the schedule to move forward?

Gopalakrishnan responded it is too soon for a draft. We are just engaging now and still talking to staff with committee reviews.

Huston stated that there is no urgent time deadline correct?

Barnes stated that there is a tentative schedule for the public forums, yet this summer. Keep the momentum if you can.

ACTION:

There was no action taken on item UDR26052 today.

UPDATES:

There were no updates for the committee.

There was no further discussion on this item and no further business to discuss, so the meeting was adjourned at 3:52 pm.