

## 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, July 11, 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, Emily Deeker, Peter Hind and Tom Huston; Jill Grasso, Gil Peace and Michelle Penn absent.

**OTHERS IN ATTENDANCE:** Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Hallie Salem and Jennifer Hiatt with Urban Development Department; Eric Hansen; Jonathan Kland; Josh Sundine with Clark & Enersen; Josh Berger with Woodbury Corporation; and other interested parties.

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

Huston then called for a motion approving the minutes of the regular meeting held June 6, 2023. Hind noted a correction on page 2, paragraph 6, sentence 6 of the minutes; 'window well' to be changed to 'window well railing'. Motion for approval as corrected made by Hind, seconded by Canney and carried 4- 0: Canney, Deeker, Hind and Huston voting 'yes'; Grasso, Peace and Penn absent.

### **9<sup>TH</sup> AND 'R' REDEVELOPMENT**

#### **PUBLIC HEARING:**

**July 11, 2023**

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

Collin Christopher stated this application is for the proposed hotel at the northwest corner of 9<sup>th</sup> and R. The applicant appeared before the committee last month with a modification to the canopy attached to the building. Some concerns were voiced about the lack of specificity of materials and dimensions. Added specificity has now been provided and included in the agenda packet. Christopher pointed out that this review is just for the canopy, and that a separate review will be needed for the streetscape at a future date. Staff will most likely suggest some modifications and added elements be added to the streetscape design beyond what is shown today.

Josh Berger stated that the building itself will be cast-in-place concrete. The concrete canopy slab will be extended and clad in metal panels for the soffit and façade. The faux wood fins will actually be metal. There will be linear LED lights, along with some recessed lighting.

Huston inquired about the previously proposed awning. Berger responded that the previously proposed awning mirrored the awning from the courtyard. There was an issue that it would be set on top of a fiber trunk line. It was a complicated structural item to pour around. It made sense to simplify it.

Berger showed some renderings. The architect is showing some seating on the 'R' Street side. They aren't going to do that.

Hind wondered about the fins and if rain would come through. Berger noted this is for aesthetic purposes only. There will be an internal drain to the storm sewer.

Berger believes there was a question from the last meeting regarding the dimensions. It will be approximately 6 feet x 54 feet. At the shortest point, it is 12 feet high.

Huston asked the committee if there were any questions regarding the streetscape. Deeker understood the applicant wasn't ready to present that piece yet. Hind indicated he would want to see the paving and landscape areas defined.

Hallie Salem stated that at one point, the barricades project was brought before the Historic Preservation Commission. The intent is to modify the streetscape to reflect the Downtown Corridors design. They will most likely make some changes to the ADA (American's with Disabilities Act) ramp and other changes to allow for further reduced crossing distances. They are also looking for a location to install the crossing arm barricade as part of the barricades project. Berger noted that will be the last thing they do.

Huston inquired about the project schedule. Berger would like to break ground in September.

Hind commented that there is an internal roof that wraps around and becomes a canopy. Some architects call it a sixth façade. Those elements are sometimes forgotten. Perhaps some decorative gravel could be included. That might make it more attractive. Berger noted that they thought of those things. They believe their proposal would be easier to clean, but they will take a look at gravel. Hind noted that anytime he sees pavers, he wonders about having language placed in the agreement that speaks to ongoing paver maintenance. He wants to see pavers replaced with pavers, not concrete. Berger stated they will follow Urban Development Department guidelines. Hind understands there are guidelines. It would be nice to have language with regard to maintenance when pavers are put in. Salem commented they are still deciding what pieces the developer and City will pay for. The specifics are still being worked on. Berger stated that for now, they are trying to match what is there and continue it. They know this node will change and the ADA ramp will adjust.

Hind noted the façade has been approved. Deeker concurred. The applicant is looking to have the canopy design approved. She noted an image on page 32 of the agenda shows the canopy in relation to the building. Huston understands that landscaping and streetscaping will be part of the corridors design. Salem stated he was correct.

Canney stated when he sees beautiful cast-in-place walls, he hopes that some thought goes into the detailing. He thinks the terracing could be really nice. He sees some nice lighting opportunities in this as well. Berger does not know what the lighting plan is yet.

There was a discussion of the courtyard connections.

**ACTION:**

Hind moved approval, seconded by Huston and carried 4-0: Canney, Deeker, Hind and Huston voting 'yes'; Grasso, Peace and Penn absent.

**STAFF REPORT AND MISCELLANEOUS:**

- Christopher noted the next meeting is August 1, 2023.
- Paul Barnes stated that a building permit had come in for the Early Bird Restaurant at Antelope Valley Parkway. This is a TIF (Tax Increment Financing) project. This group originally had approved the outside area on the south corner. The applicant changed the location to the north end, but kept the same configuration. City staff signed off on the building permit and informed this group at their meeting last month. There was direction from Urban Design Committee members to take another look at the plan. There was a lot of back and forth after the meeting, with Grasso and Canney providing input. Some conditions were added to the building permit, such as making sure all plantings remained in place or were replaced if damaged, and extending the wrap on the cooler around the corner to help activate the space. Comments were conveyed to the developer. Those comments were sent on June 15, 2023, but staff has not heard anything from them since. The comments were also added to the building permit review. He understood there were some other mechanical items that needed another round of review as well.
- Hind stated that the Mayor has asked him to serve as the new Director of the Urban Development Department. This is his last meeting on the committee.

Christopher would welcome recommendations if anyone has a replacement UDC candidate in mind.

There being no further business, the meeting was adjourned at 3:25 p.m.