

13R-112

MOTION TO AMEND NO. 1

I hereby move to amend Bill No. 13R-112 by accepting the attached Substitute Resolution to replace the previously provided Bill No. 13R-112.

Introduced by:

Approved as to Form and Legality:

City Attorney

Requested by: Urban Development

Reason for Request: To revise the ED boundaries, add conditions and include the application and new map showing the ED boundaries.

SUBSTITUTE
RESOLUTION NO. A-_____

1 WHEREAS, it is desirable and in the public interest of the City of Lincoln,
2 Nebraska, to designate areas of real property as an entertainment district in order to encourage
3 economic growth areas near entertainment venues by providing exciting, vibrant and diverse
4 restaurants, retail and lodging that will support and complement the entertainment venue; and

5 WHEREAS, Chapter 5.21 of the Lincoln Municipal Code prescribes the
6 requirements and procedures for the designation of an area of real property as an entertainment
7 district; and

8 WHEREAS, TDP Phase One, LLC, the owner of real property located at 600 R
9 Street, 350 Canopy Street and 300 Canopy Street, and TDP Phase Two, LLC, the owner of real
10 property located at 601 Q Street, have created a promotional association known as Railyard
11 Promotional Associates, LLC for the purpose of applying for and maintaining an Entertainment
12 District designation and permit; and

13 WHEREAS, Railyard Promotional Associates, LLC has submitted an application,
14 Attachment "A", attached hereto, for an Entertainment District designation and Entertainment
15 District Permit in accordance with the requirements of Chapter 5.21. The application seeks to
16 have an area of real property generally bounded by the center line of 7th Street on the east, the
17 east right-of-way line of the north/south alley west of Canopy Street on the west, the center line
18 of R Street on the north and the center line of Q Street on the south, as an Entertainment
19 District; and

20 WHEREAS, the proposed Entertainment District includes as two commons areas
21 certain properties owned by TDP Phase One, LLC and TDP Phase Two, LLC known as the
22 Railyard and the Courtyard adjacent to the Canopy Lots and Hobson/Hyatt Place Hotel and
23 future outdoor sidewalk cafes as more particularly described in the application; and

1 WHEREAS, the application and proposed Entertainment District designation and
2 Entertainment District Permit has been reviewed by the Entertainment District Review
3 Committee and said Committee has recommended approval of the application, designation of
4 the area as an Entertainment District and issuance of the Entertainment District Permit.

5 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
6 Lincoln, Nebraska:

7 That after a hearing duly had as required by law, consideration of the facts and
8 descriptions provided in this application (Attachment "A"), the Nebraska Liquor Control Act, and
9 the pertinent City ordinances:

10 1. That the area of real property generally bounded by the center line of 7th
11 Street on the east, the east right-of-way line of the north/south alley west of Canopy Street on
12 the west, the center line of R Street on the north and the center line of Q Street on the south, as
13 more particularly described and shown on Attachment "B" which is part of the application and
14 attached hereto, be and the same is hereby designated as an Entertainment District. The
15 Entertainment District includes the commons areas shown on Attachment A.

16 2. That the City Clerk is hereby authorized to issue Railyard Promotional
17 Associates, LLC an Entertainment District Permit subject to the requirements of Section
18 5.21.060 of the Lincoln Municipal Code upon the City Clerk's receipt of payment of the
19 Entertainment District Permit Fee.

20 3. In addition to the requirements or restrictions contained in Chapter 5.04
21 and 5.21 of the Lincoln Municipal Code, the Entertainment District designation and permit are
22 subject to the following requirements or restrictions:

23 a. The Entertainment District shall be designed, constructed, and
24 operated as presented in the applicant's application (Attachment "A" and "B") or as modified in
25 compliance with Chapter 5.21.010.

26 b. The Entertainment District shall be bound by the restrictions and

1 agreements contained in Resolution No. A-87330. Should any conflicts exists between
2 Resolution No. A-87330, this resolution, the applicant's application (Attachment "A" and "B"),
3 and/or applicable laws or regulations, the most restrictive provision shall control.

4 c. The City Council's ability to amend, suspend, revoke, or the
5 decision not to renew designation and permit subject to Chapter 5.21.030.

6 d. The manager of an Entertainment District shall be required to
7 ensure that designated security personnel be available in outdoor commons areas and sidewalk
8 cafe's when attendance approaches or exceeds 200 persons. The security ratio should be at
9 minimum one security personnel for every 200 persons in attendance. Designated security
10 personnel should wear an unique uniform identifying the personnel as security. Designated
11 security should provide only security related duties, and not other duties such as food or
12 alcoholic liquor service.

13 4. That the City Clerk, subject to the requirements in Section 5.21.080 of the
14 Lincoln Municipal Code, is hereby granted authority and authorized to extend the Entertainment
15 District designation granted by this Resolution for two (2) additional two year periods and to
16 issue a new Entertainment District Permit to Railyard Promotional Associates, LLC for each two
17 year term without requiring a renewal application to be submitted to and approved by the City
18 Council.

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ___ day of _____, 2013:

Mayor

RAILYARD PROMOTIONAL ASSOCIATION

ENTERTAINMENT DISTRICT PERMIT APPLICATION

ATTACHMENT "A"

PROMOTIONAL ASSOCIATION INFORMATION

1. **PROMOTIONAL ASSOCIATION INFORMATION**
(Use additional paper if more than one)

BUSINESS NAME:	TDP Phase One LLC / TDP Phase Two LLC / <u>Railyard Promotional Association, LLC</u>				
STREET ADDRESS:	440 N 8 th Street. Suite 140				
ZIP:	68508	BUSINESS PHONE#:	402-477-6767	FAX#:	402-477-6781
EMAIL ADDRESS:	[REDACTED] will@wrkllc.com				

2. **OWNER OF PROPERTY**

NAME:	TDP Phase One LLC / TDP Phase Two LLC				
STREET ADDRESS:	600 R. Street - 350 - 300 Canopy St / 601 Q Street				
CITY:	Lincoln	STATE:	NE	ZIP:	68508
PHONE #:	402-477-6767	CELL#:	402-770-7903	DATE OF BIRTH:	3/17/72

WILL SCOTT - MANAGER OF WRK, LLC, Manager of WRK Management, LLC, Manager of Owners

3. **MANAGER & HOME ADDRESS**

NAME:	William Scott						
STREET ADDRESS:	2900 Sheridan Blvd.						
CITY:	Lincoln	STATE:	NE	ZIP:	68502	PHONE #:	402-770-7903

4. **MANAGER & BUSINESS ADDRESS**

NAME:	William Scott						
STREET ADDRESS:	440 N. 8 th Street						
CITY:	Lincoln	STATE:	NE	ZIP:	68502	PHONE #:	402-477-6767

5. **DAYS & HOURS OF OPERATION OF COMMONS AREA**

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
OPEN	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM
CLOSE	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM

Hours For Tenants on separate sheet.

6. PROVIDER OF FOOD SERVICE: ALL TENANTS : SEE LIST ATTACHED

DAYS & HOURS OF OPERATION OF PROVIDER							
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
OPEN	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM
CLOSE	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM

7. NAME(S) OF ESTABLISHMENTS SERVING ALCOHOL: TENANTS : SEE LIST ATTACHED.

DAYS & HOURS OF OPERATION OF PROVIDER							
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
OPEN	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM
CLOSE	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM

ATTACHMENTS	
The following items <i>must</i> be ATTACHED to the application. Please put a Check (✓) mark next to those items you have attached.	
ITEM	ATTACHED
Promotional Association Articles/ByLaws & Member Names	
Building Permit (copy), if needed	✓
Food Establishment Permit (copy), if currently issued	NA
Menu(s) <i>(of current known tenants)</i>	✓
Architectural Drawing/Site Plan	✓
Schematic Design Plans for Improvement of Proposed District	✓

By signing this application, the applicant hereby states that all the information contained herein is true & correct.

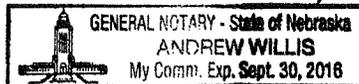
William Scott
Printed Name of Applicant

5.23.13
Date

[Signature]
Applicant's Signature

Subscribed & sworn to as being a true statement, before me, a Notary Public, in and for the State

of Nebraska, this 23 day of May, 2013.



[Signature]
Notary Public

REVIEWING ACTION - OFFICE USE ONLY

DEPARTMENT	APPROVED / DENIED	SIGNATURE	DATE
Public Works - Sidewalk Inspector:			
Police Dept.:			
Bureau of Fire Prevention:			
Health Dept.:			
Urban Development Dept.:			
Planning & Urban Design:			
Building & Safety Dept.:			
Mayor's Office:			

COMMENTS

Entertainment District Application

Railyard Promotional Association, LLC
440 N. 8th Street, Suite 140
Lincoln, NE 68508

Re: Railyard Promotional Association @ Canopy Street

Applicant:

The applicant is Railyard Promotional Association, ^{LLC} on behalf of the property owners TDP Phase One LLC and TDP Phase Two LLC. Railyard Promotional Association, ^{LLC} will serve as the Promotional Association. Will Scott or assigns* will be the Manager and is the manager* of the two ownership entities as well.

**or other designated persons that *of the Manager*

Property and Design Requirements:

Attached to the application is the site plan for both common areas. The commons area on the east side of the property surrounded by the Railyard Buildings is 13,620 square feet and will be used year round as a common area. The common area to the west is 14,890 square feet and is surrounded by the Lofts building and the Hotel property. Both, in addition have square footage located on the city property per the attachment. The projects have approximately 70,000 square feet of leasable retail space adjacent to the commons area. The entire project is directly to the south of the Pinnacle Bank Arena and are within the 500' radius and are zoned B4.

Architectural Drawings:

We have attached the drawings provided by our architects covering the site plan and the proposed outlines of the commons areas and fixed and movable fence detailing. Attached are also designs of the buildings and our leasing package for your use.

Notice to Neighbors:

The property is separated from neighbors by city streets on all sides and by an alley on the west side which abuts a city owned parking garage.

Menus:

Menus have been provided by those tenants which are currently under lease. Others can be provided as tenant leases are completed. Attached are the menu's from Hiro, Mellow Mushroom, Jimmy Johns and Buffalo Wings and Rings.

Building Permits:

Scans of the base building permits are provided as well as all the building permits for those tenants who have completed their building permits at this time. See below.

Building Permit Numbers:

Base Buildings:

Canopy Street Lofts - B1201733

Rail Yard South - B1203039

Rail Yard North - B1203040

Hyatt Place / Hobson Condo - B1203550

Tenant Build outs:

Mellow Mushroom. #B1300813.

Buffalo Wings and Rings B1300993

Sidewalk Café Permits:

At this time, only Mellow Mushroom has completed the sidewalk permit application which is attached.

Promotional Association:

The applicant will be Railyard Promotional Association ^{LLC}. The entity is being set up currently and will have members made up of TDP Phase One LLC and TDP Phase Two LLC. The manager will be William Scott and Robert Scott. * Final Articles/ Bylaws / Member Names will be provided to the city prior to the permit being issued. * or other designated parties to be determined

Other:

We have provided a CONFIDENTIAL tenant roll which will be updated as final leases are completed and will have contact information, hours of operation, alcohol permits, square footage, etc. We will update this on an ongoing basis as tenants modify during the duration of the Promotional association.

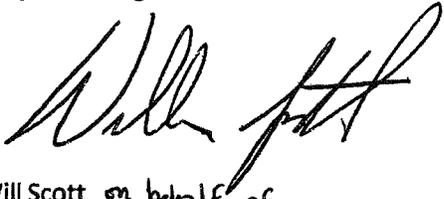
The check for \$500 is attached for payment of the Application Fee as well.

Thank you for your consideration.



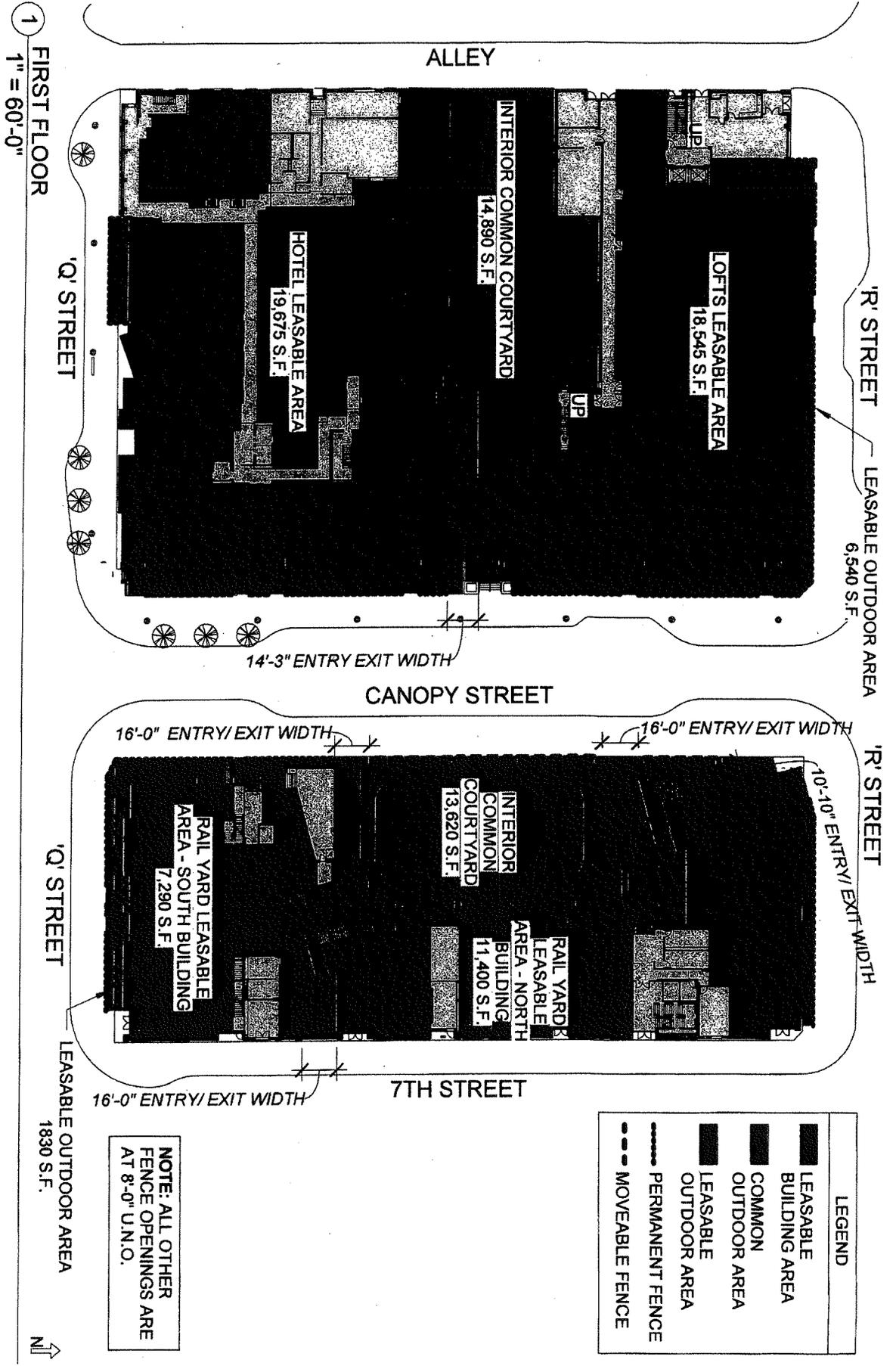
Brett West

Project Manager for TDP Phase One and Two



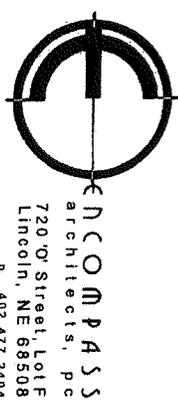
Will Scott on behalf of

Manager for TDP Phase One and Two/ Railyard Promotional Association, LLC



LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

NOTE: ALL OTHER FENCE OPENINGS ARE AT 8'-0" U.N.O.



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THE RAILYARD

TRACTION DEVELOPMENT PARTNERS

CANOPY STREET & 'R' STREET

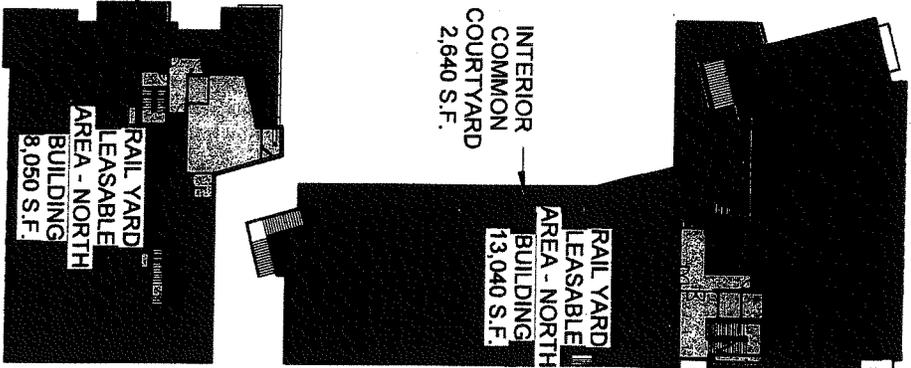
LINCOLN, NE

Project No. 12-1500

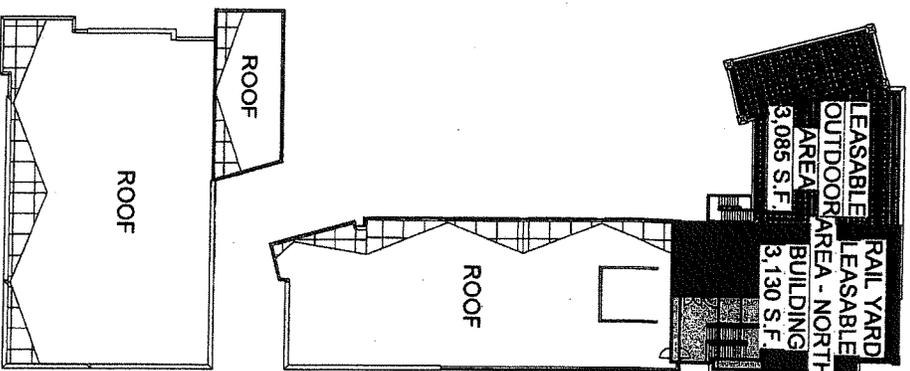
Issue Date: 05/22/13

ENTERTAINMENT DISTRICT APPLICATION

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE



1 RAIL YARD SECOND FLOOR
1" = 60'-0"



2 RAIL YARD THIRD FLOOR
1" = 60'-0"



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Architects, P.C.
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THE RAIL YARD

TRACTION DEVELOPMENT PARTNERS

CANOPY STREET & 'R' STREET

LINCOLN, NE

Project No. 12-1500

Issue Date: 05/22/13

ENTERTAINMENT DISTRICT
APPLICATION

AREA CALCULATIONS			
	LEASABLE BUILDING AREA	COMMON OUTDOOR AREA	LEASABLE OUTDOOR AREA
RAIL YARD			
NORTH BUILDING			
FIRST FLOOR	11,400 SF	13,620 SF	1,830 SF
SECOND FLOOR	13,040 SF	2,640 SF	-
THIRD FLOOR	3,130 SF	-	3,085 SF
SOUTH BUILDING			
FIRST FLOOR	7,290 SF	-	-
SECOND FLOOR	8,050 SF	-	150 SF
HOTEL			
FIRST FLOOR	19,675 SF	14,890 SF	6,540 SF
LOFTS			
FIRST FLOOR	18,545 SF	-	-
TOTAL	81,130 SF	31,150 SF	11,605 SF

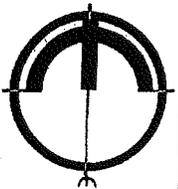
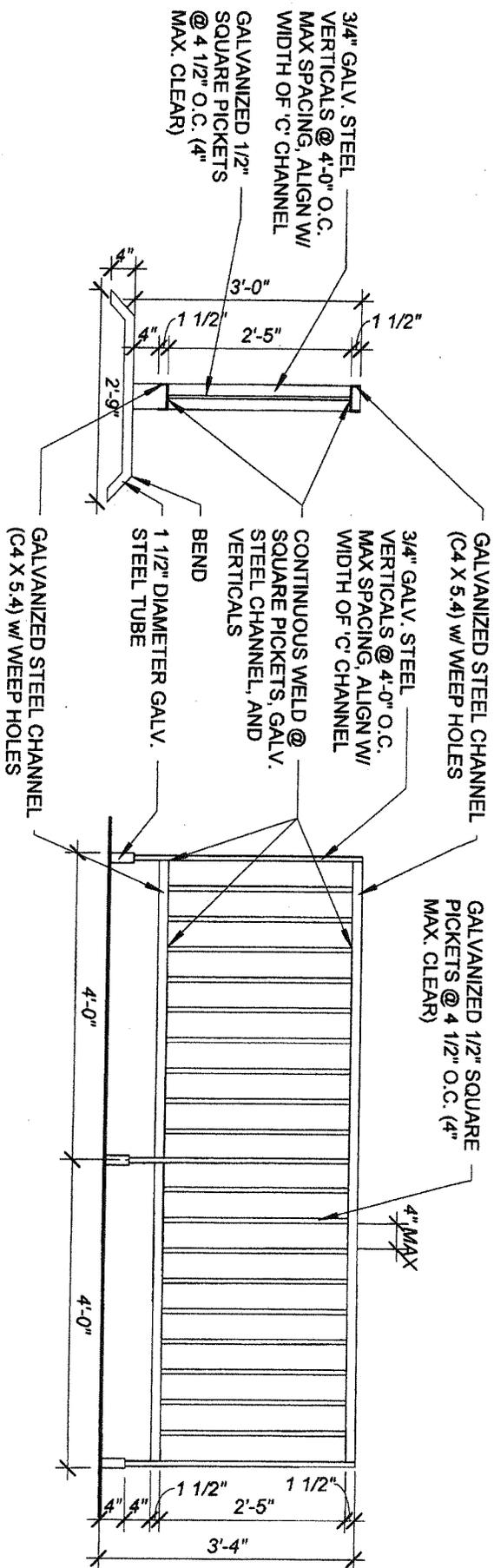


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LINCOLN, NE
Project No. 12-1500
Issue Date: 05/22/13

ENTERTAINMENT DISTRICT
APPLICATION

1 MOVEABLE FENCE DETAILS
 1/2" = 1'-0"

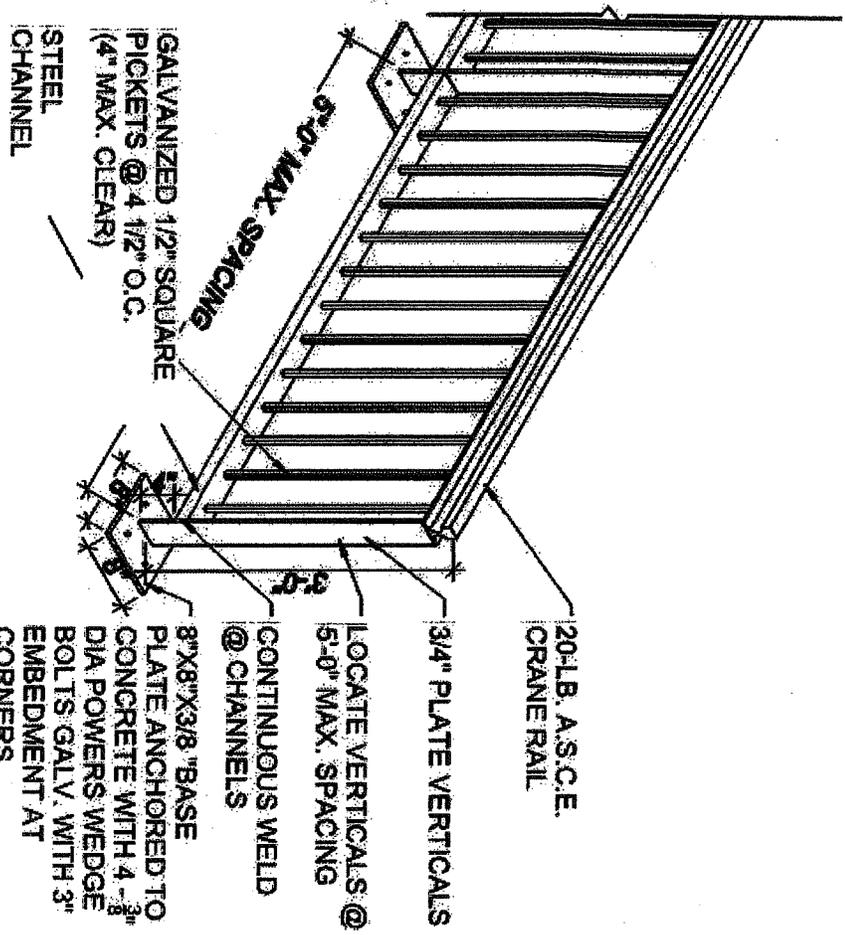
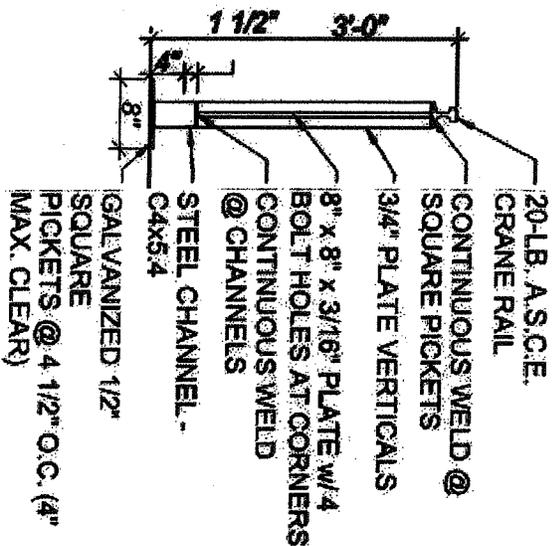


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 LINCOLN, NE
 Project No. 12-1500
 Issue Date: 03/22/13

ENTERTAINMENT DISTRICT
 APPLICATION

NOTE:
 GALVANIZE ENTIRE
 ASSEMBLY



1 PERMANENT FENCE DETAILS
 NO SCALE

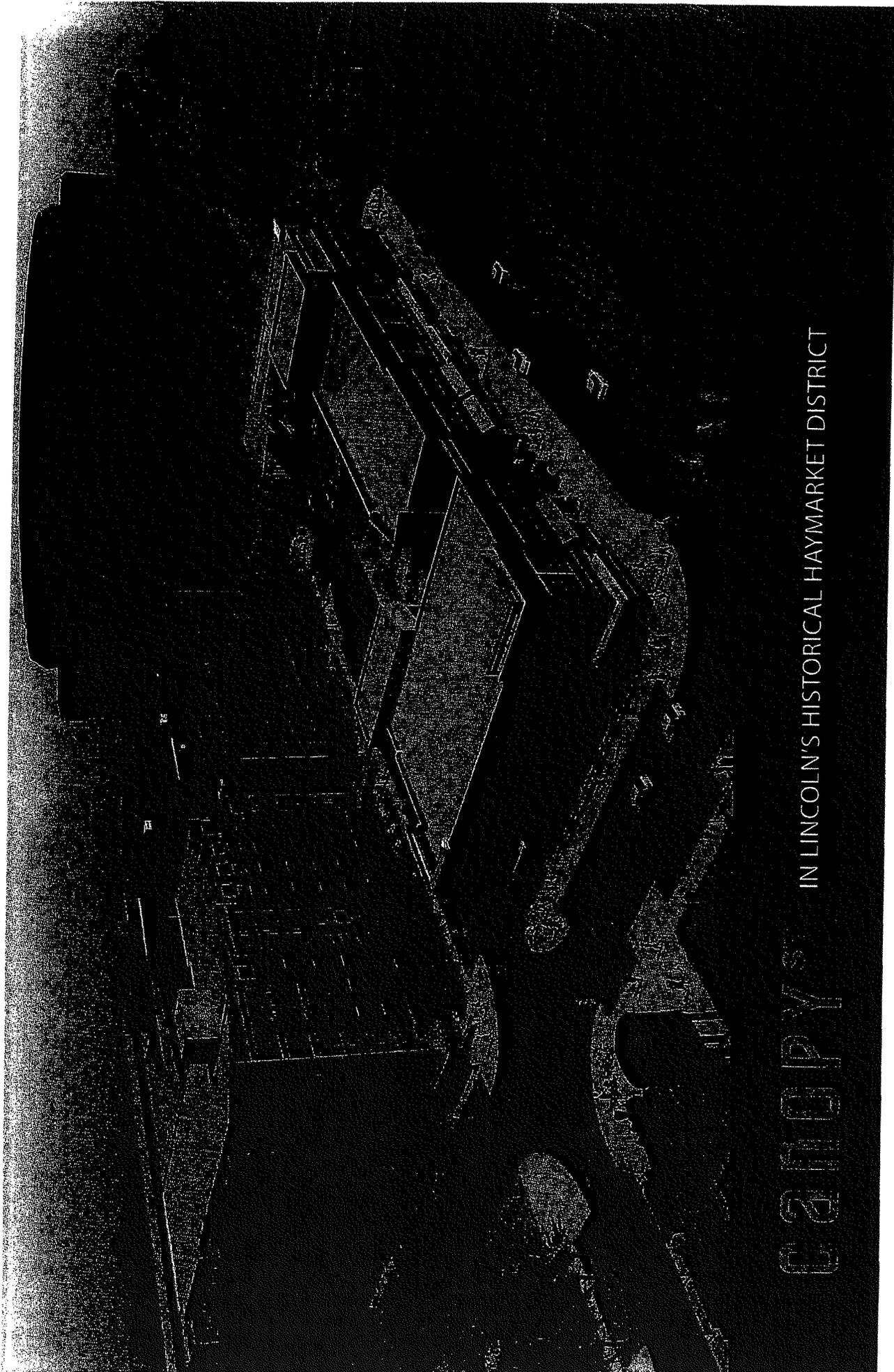
DRAWING COURTESY OF THE
 CLARK ENERSEN PARTNERS



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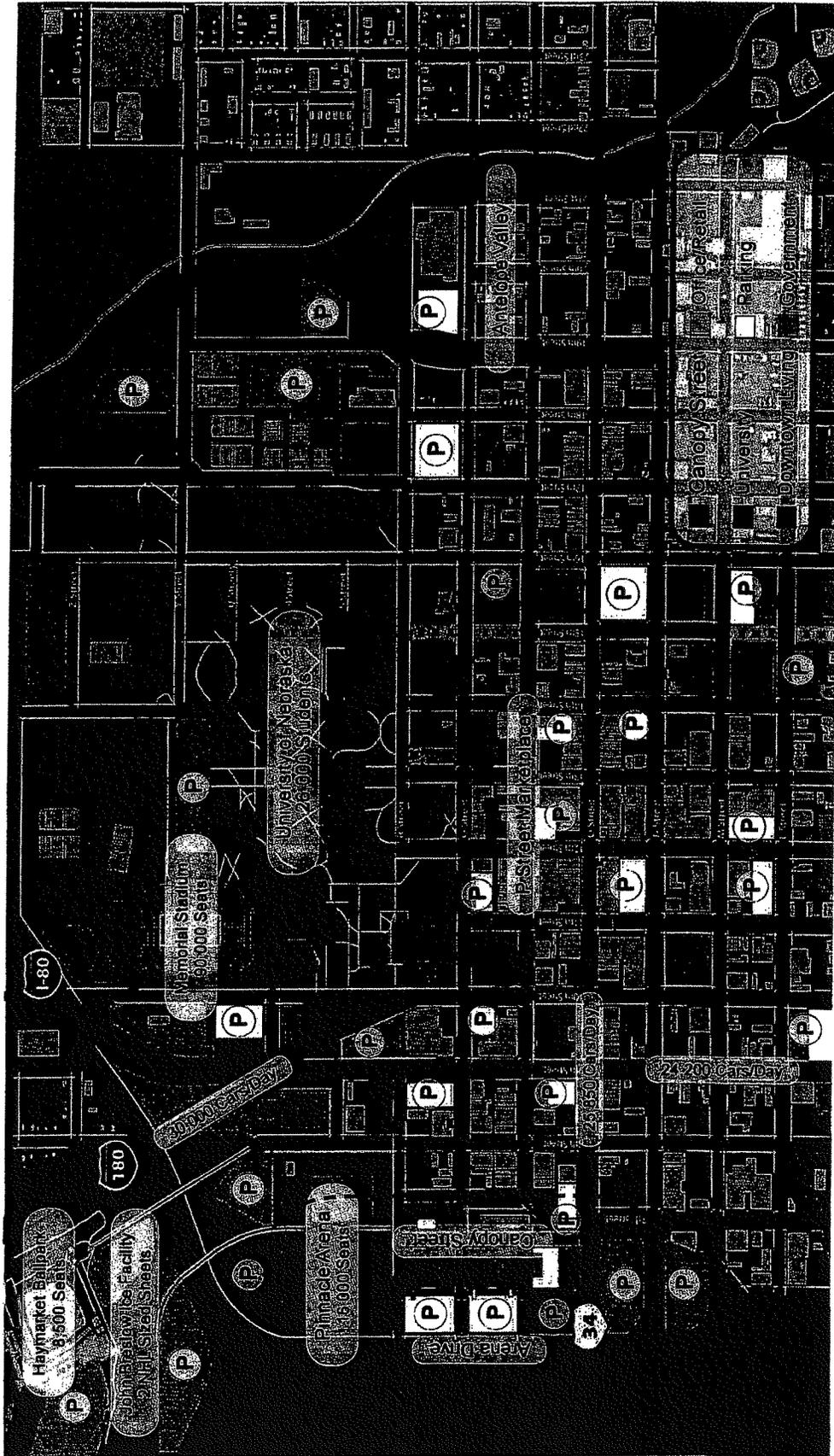
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 CANOPY STREET & 'R' STREET
 LINCOLN, NE
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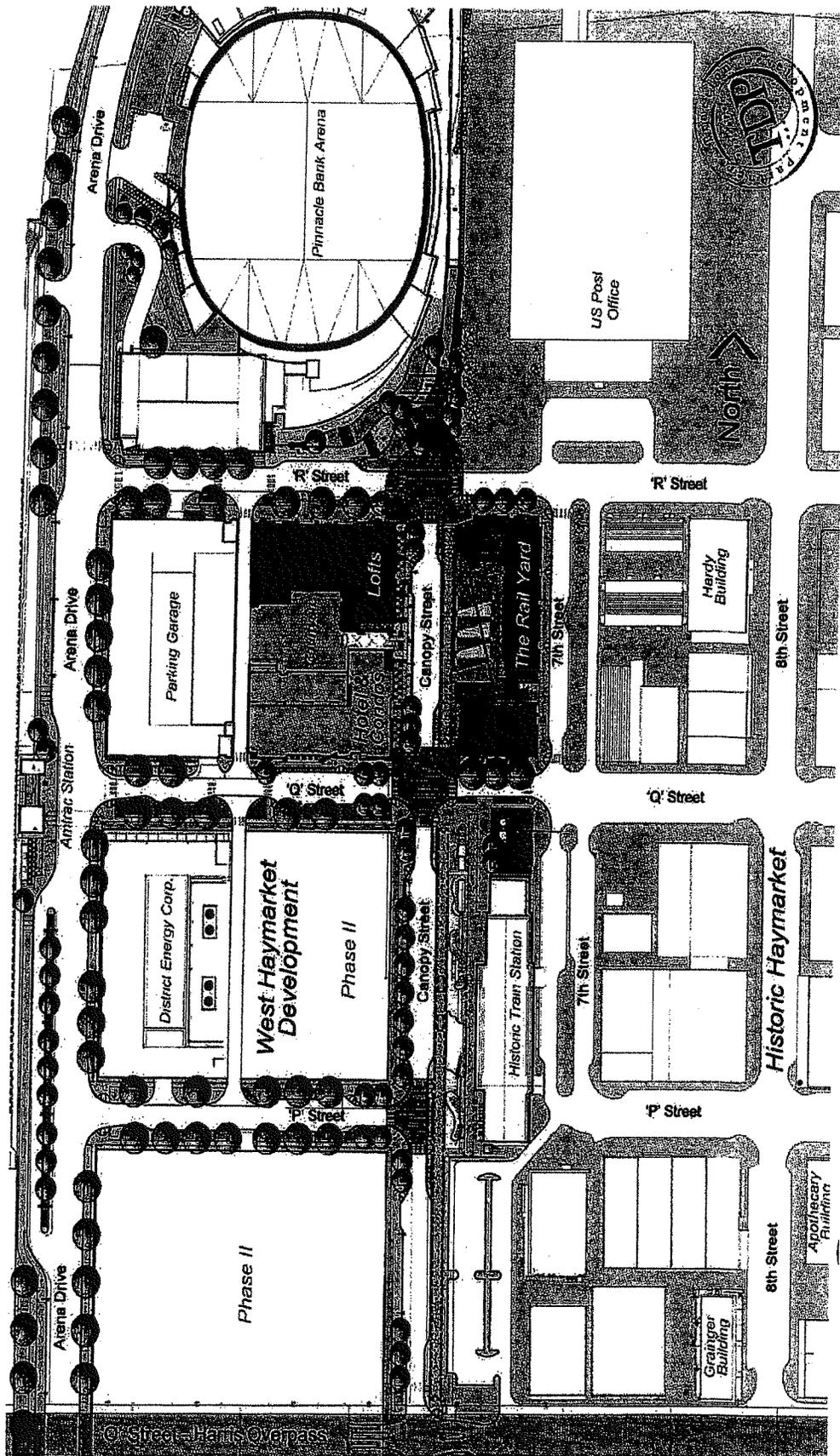
ENTERTAINMENT DISTRICT
 APPLICATION



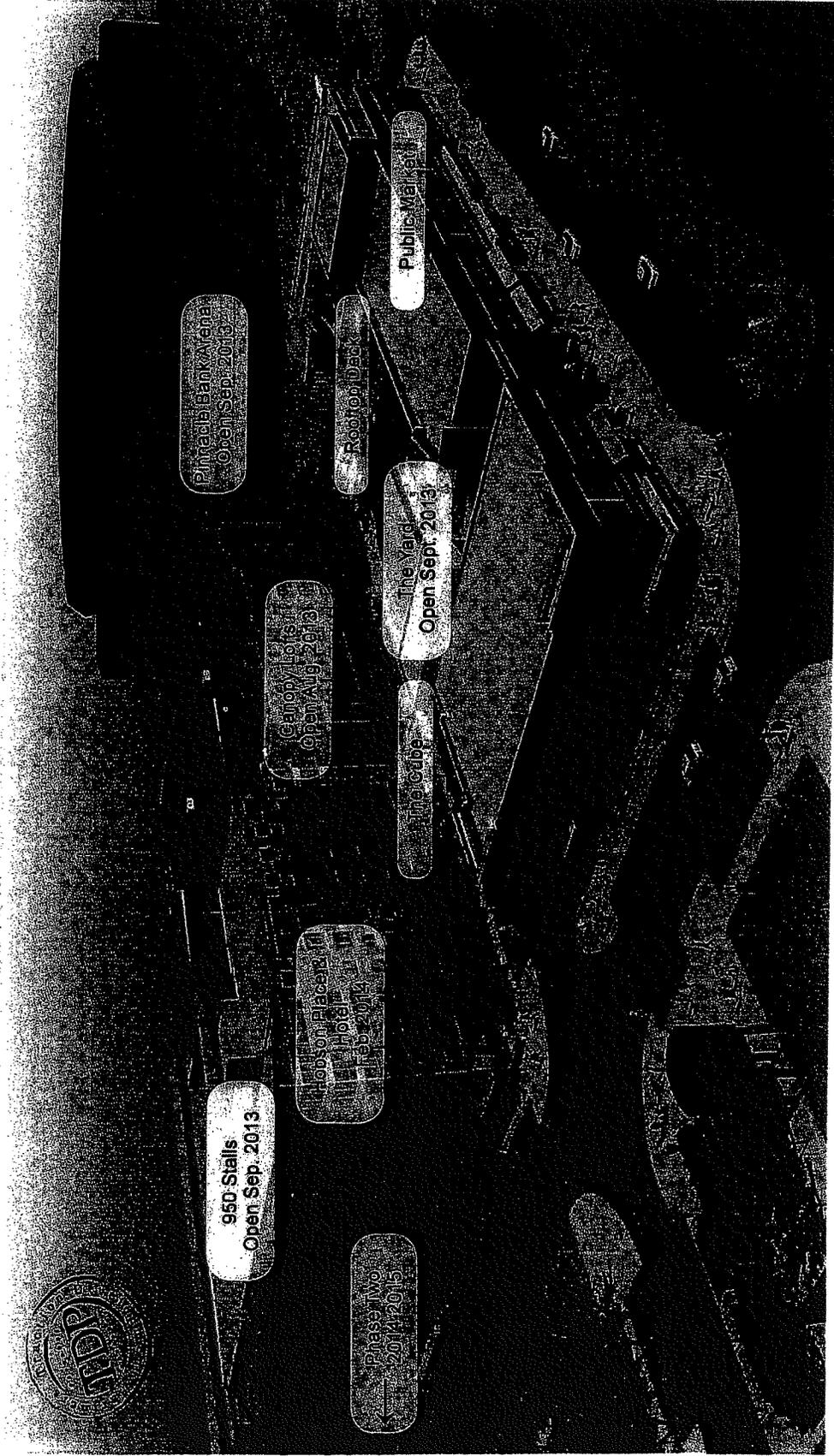
CAMPY'S

IN LINCOLN'S HISTORICAL HAYMARKET DISTRICT





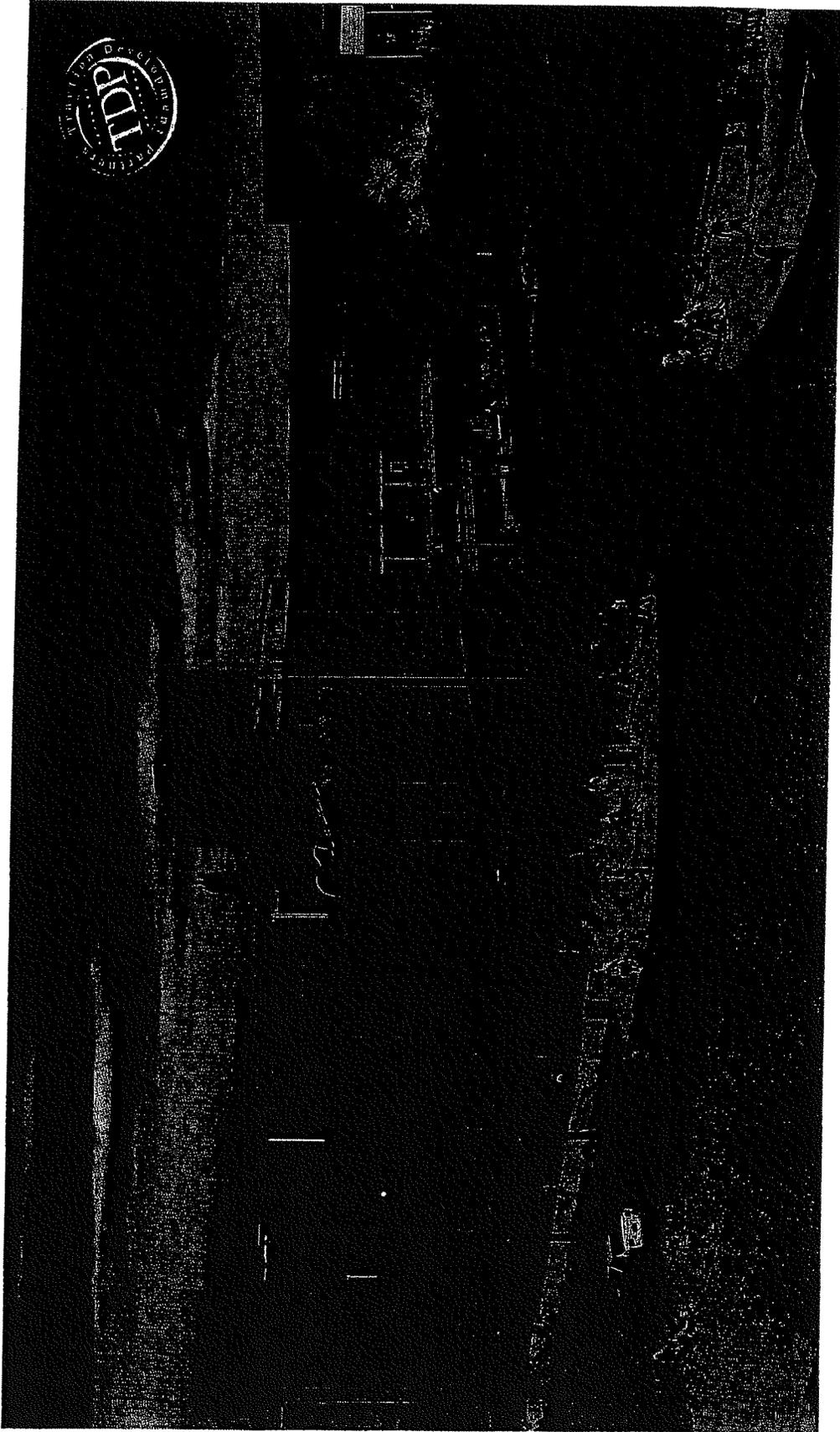
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CANOPY STREET | Lincoln's Historical Haymarket District | MAY 2013

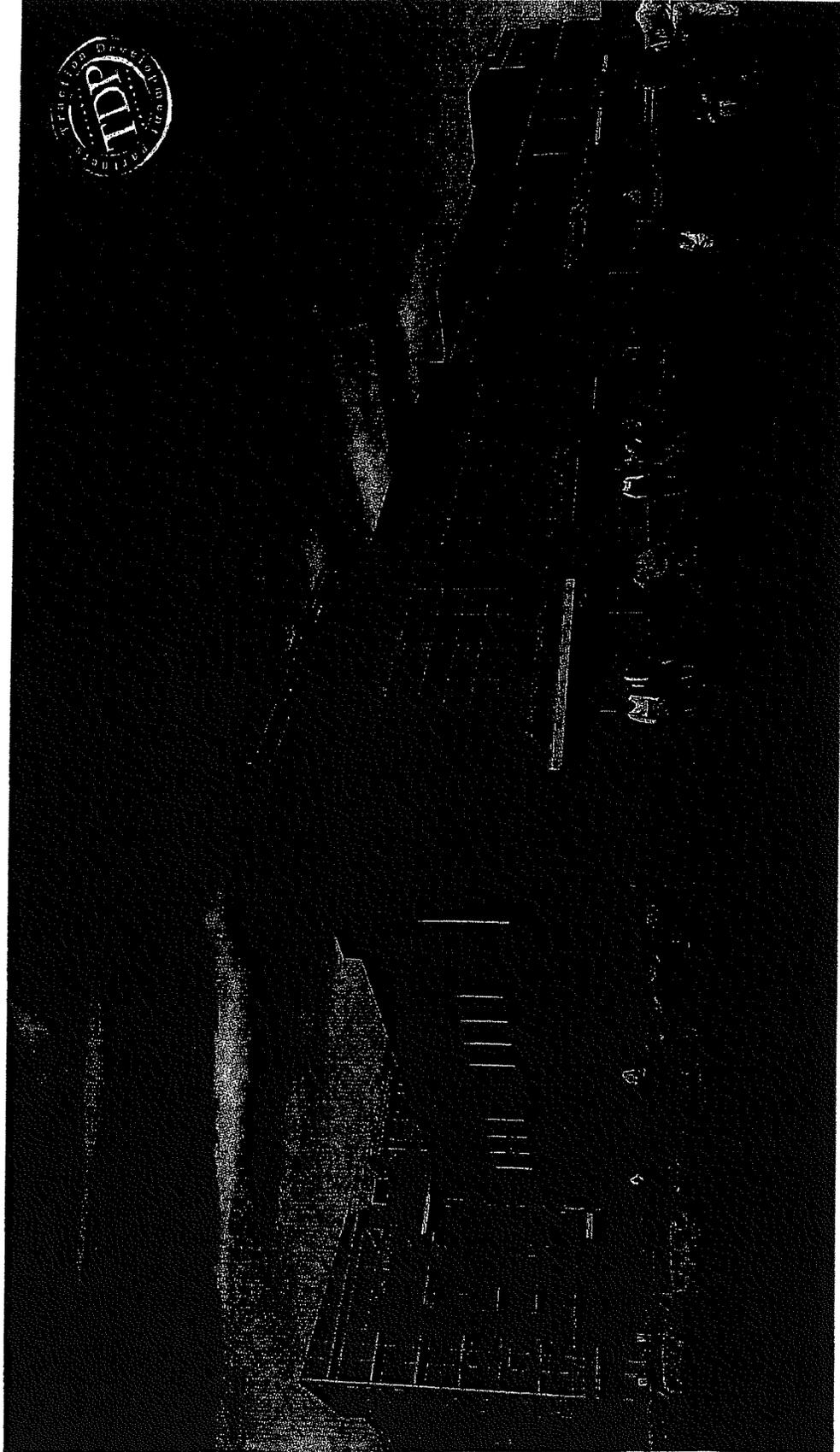
The RailYard - View from Pinnacle Bank Arena



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CANOPY STREET | Lincoln's Historical Haymarket District | MAY 2013

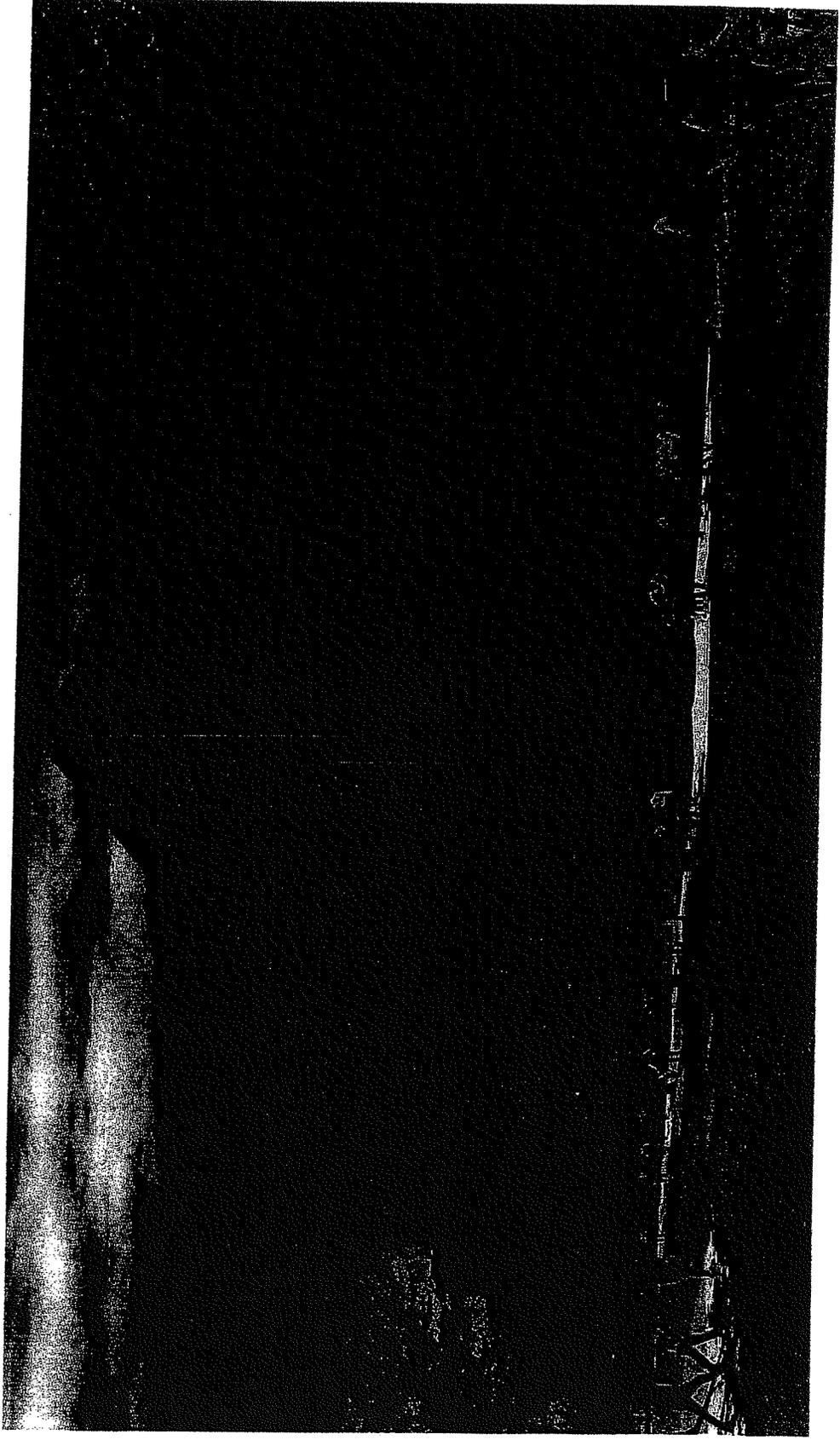
The RailYard - View from The Haymarket



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CANOPY STREET | Lincoln's Historical Haymarket District | MAY 2013

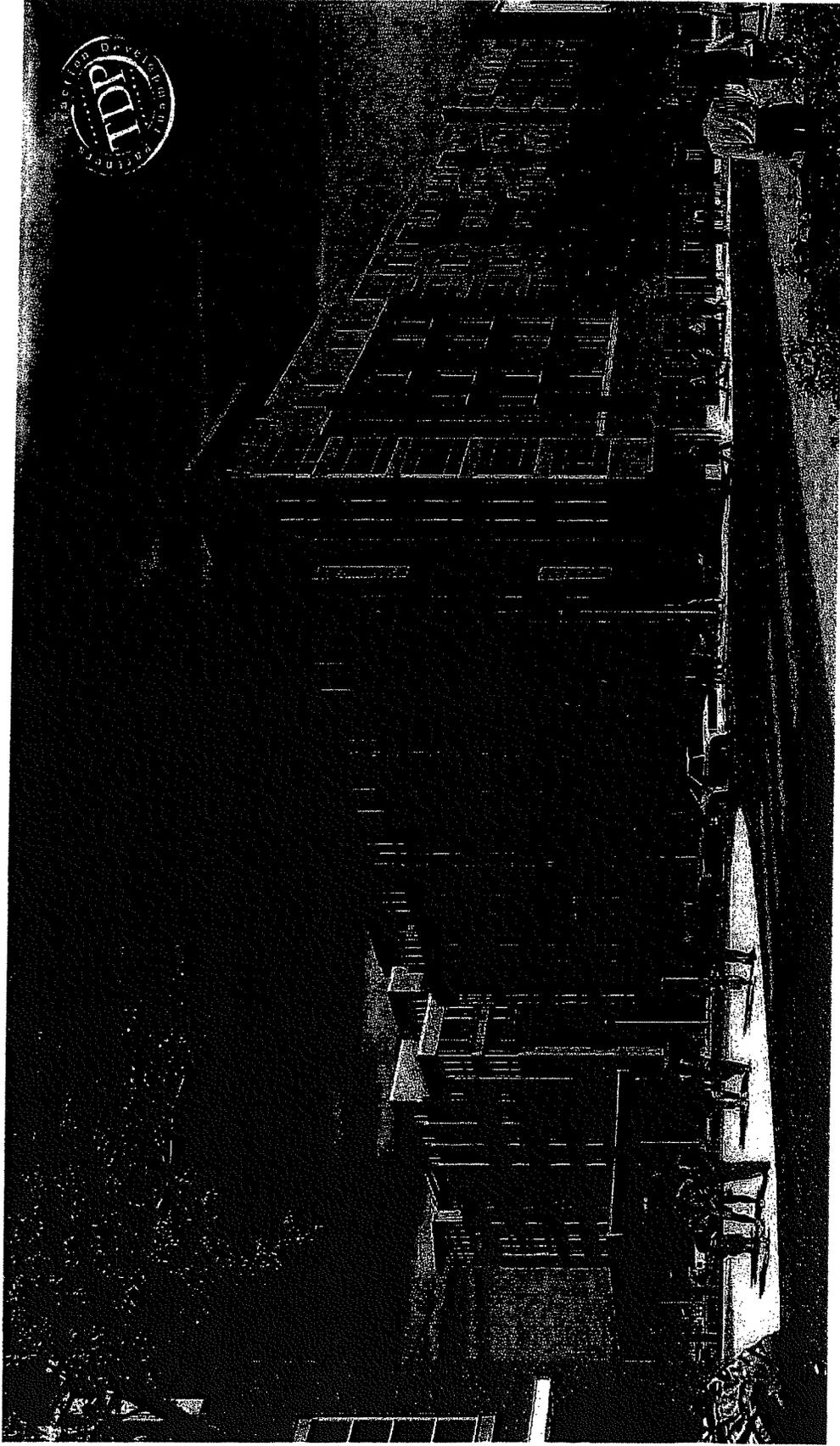
Hotel & Hobson Place Residences



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CANOPY STREET | Lincoln's Historical Haymarket District | MAY 2013

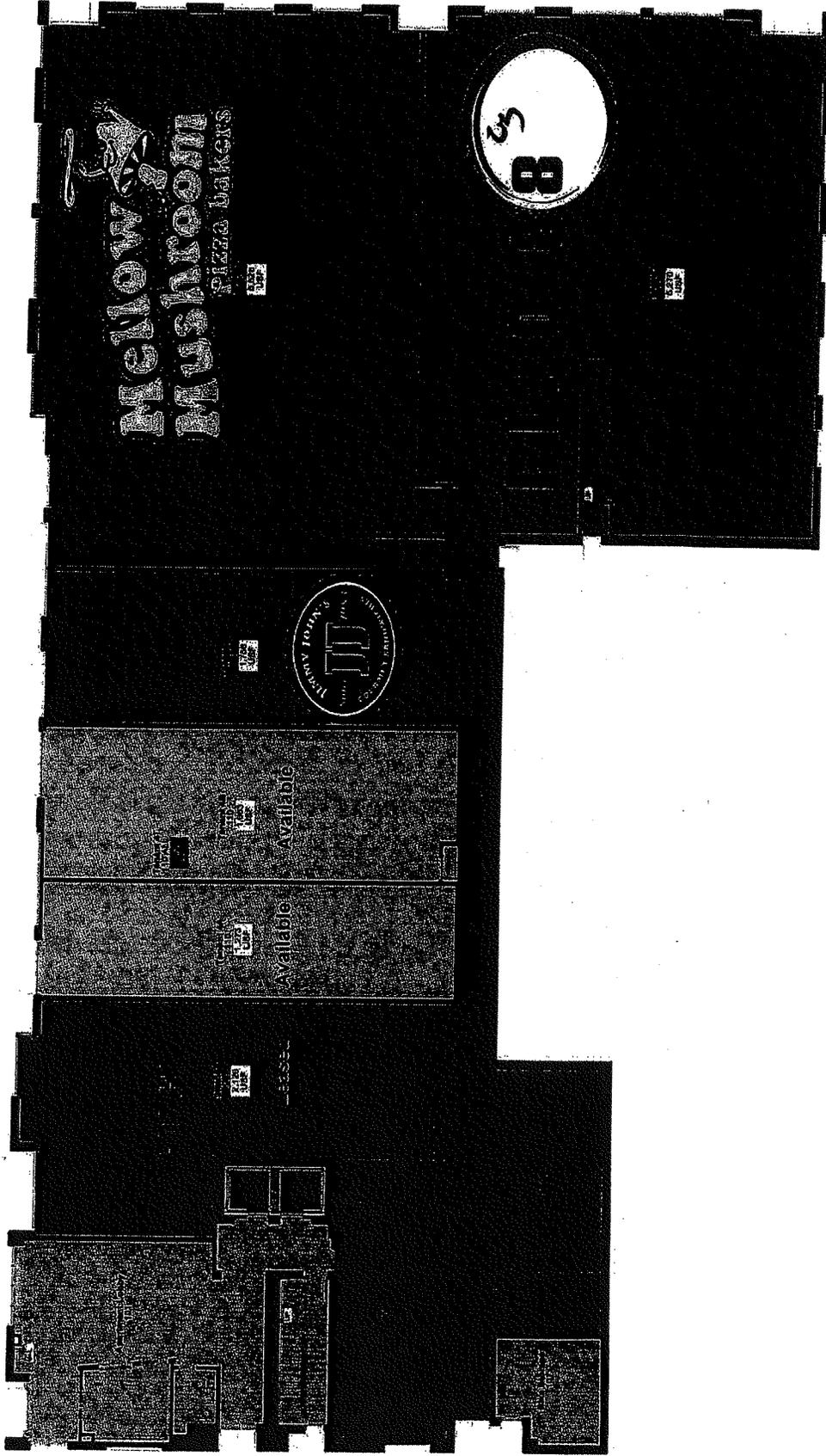
Canopy Lofts



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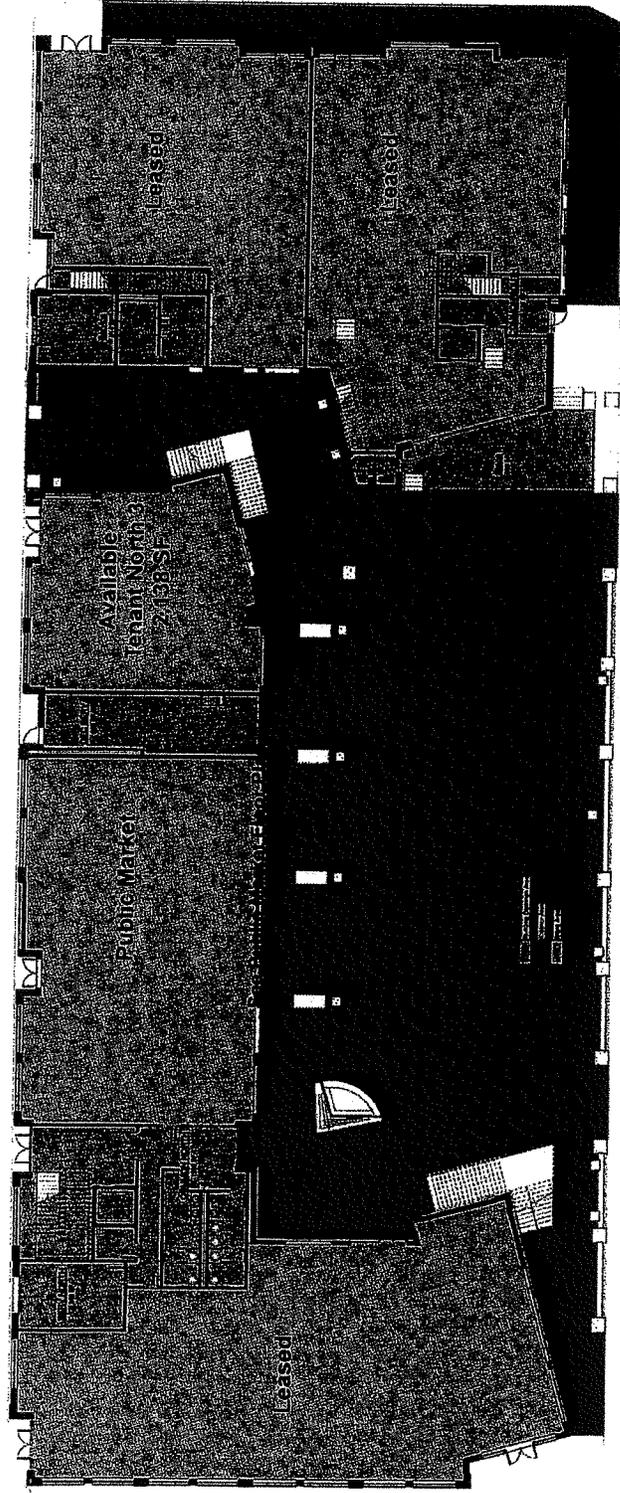
FIRST LEVEL - CANOPY LOFTS



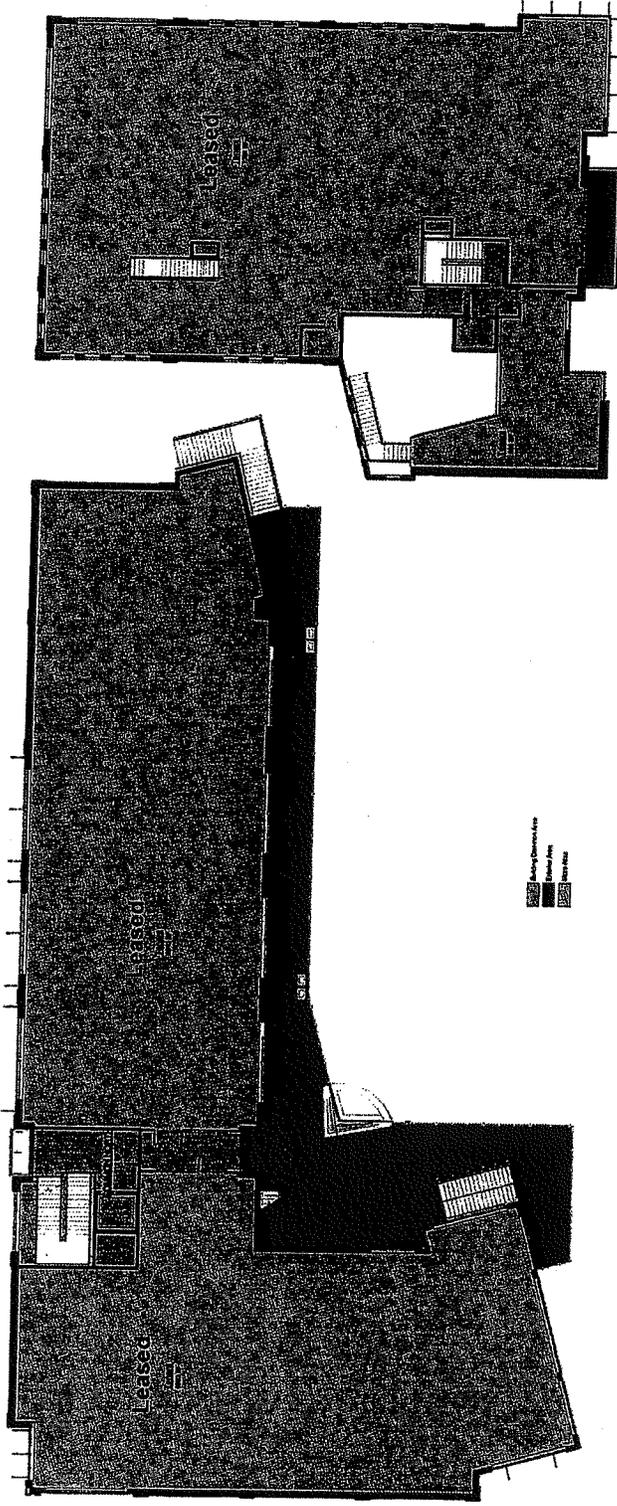
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CANOPY STREET | Lincoln's Historical Haymarket District | MAY 2013

FIRST LEVEL - THE RAILYARD

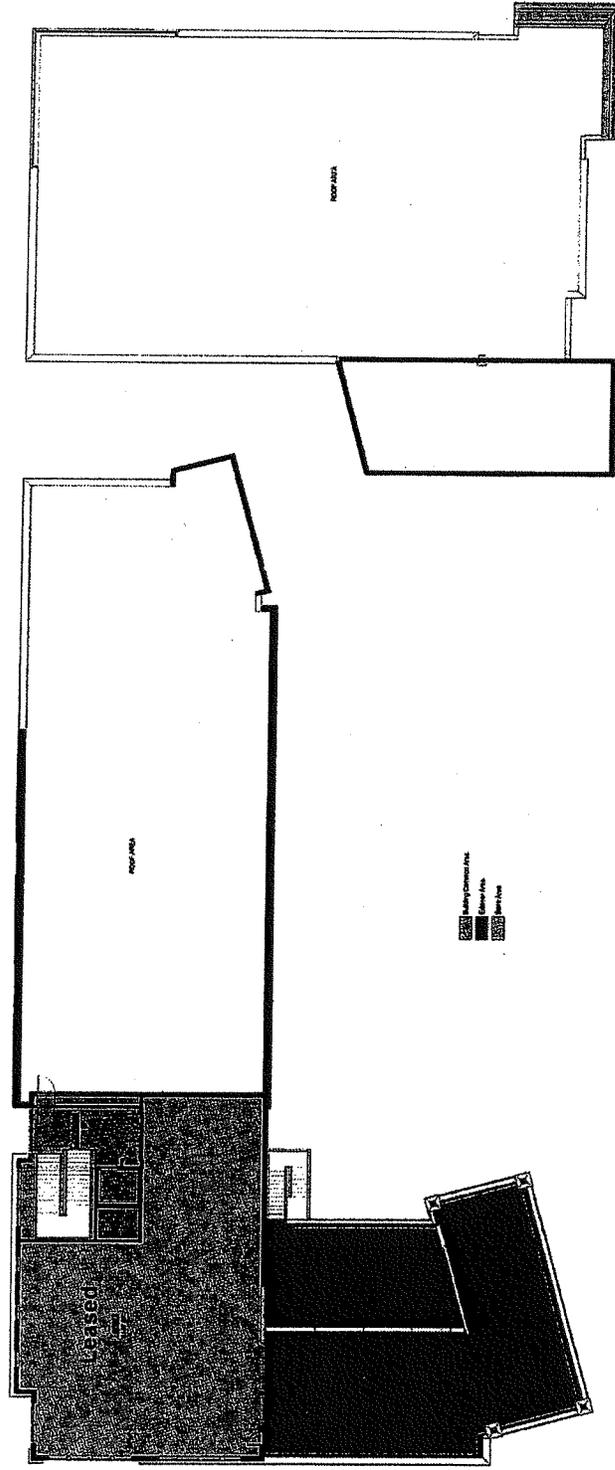


SECOND LEVEL - THE RAILYARD

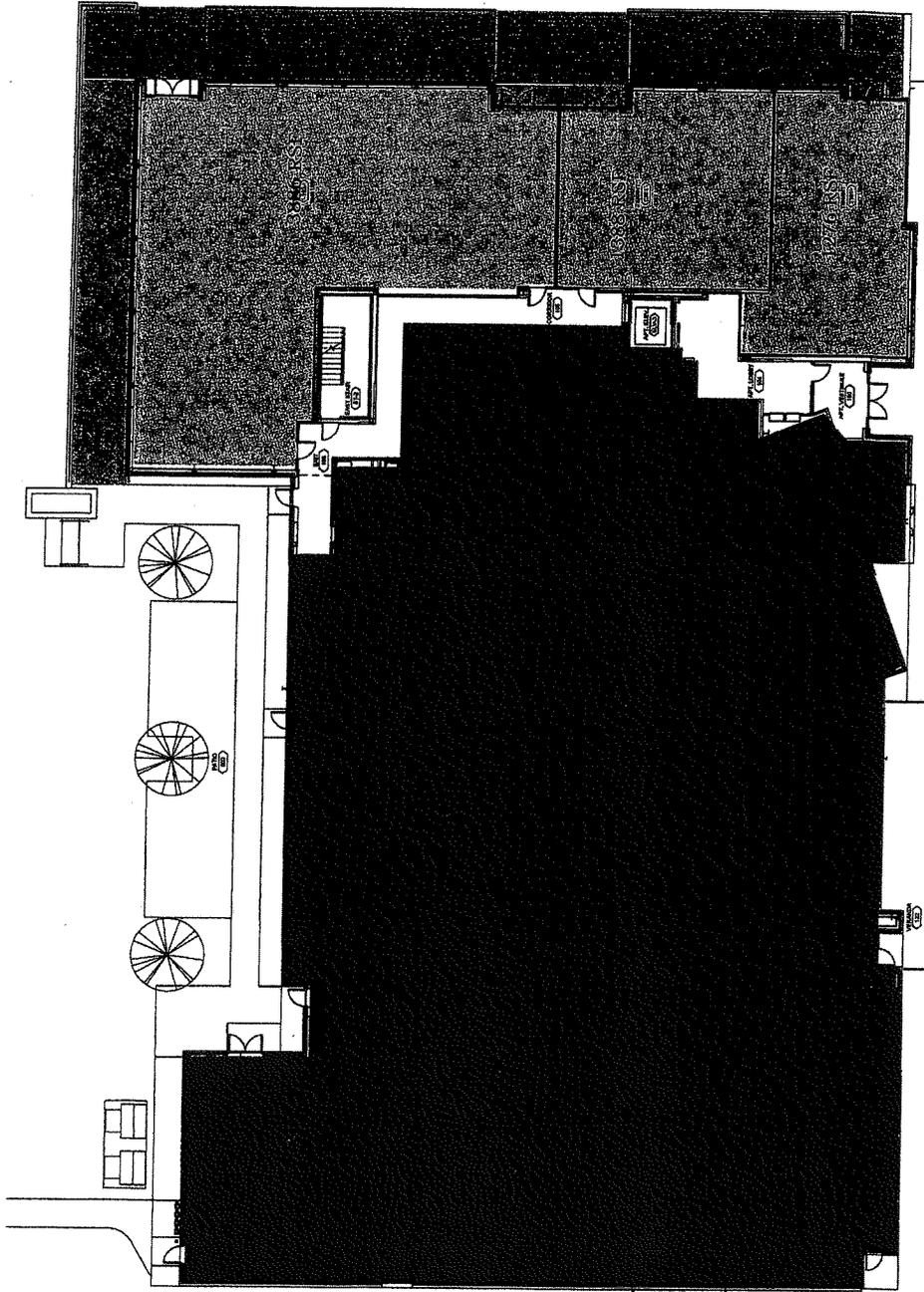


1 SECOND FLOOR LEVEL
SCALE 1" = 16'

THIRD LEVEL - THE RAILYARD



THIRD FLOOR LEVEL
SCALE: 1" = 10'-0"



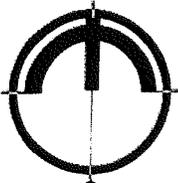
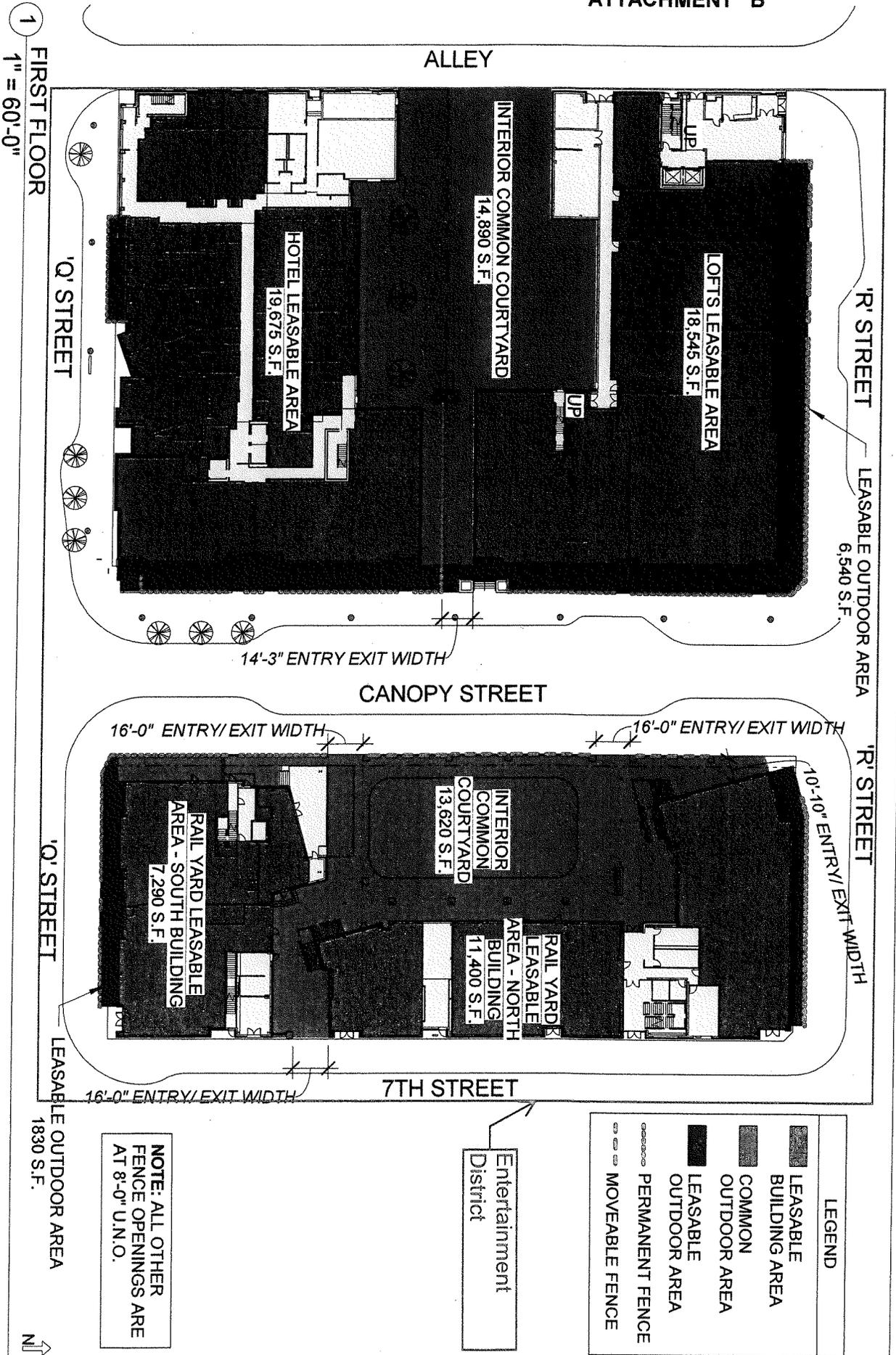
Hyatt Place Hotel

First Floor Tenants

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CANOPY STREET | Lincoln's Historical Haymarket District | MAY 2013

ATTACHMENT "B"



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THE RAILYARD

TRACTION DEVELOPMENT PARTNERS
CANOPY STREET & R' STREET
LINCOLN, NE

Project No. 12-1500
Issue Date: 05/22/13

ENTERTAINMENT DISTRICT
APPLICATION



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THE RAILYARD

TRACTION DEVELOPMENT PARTNERS

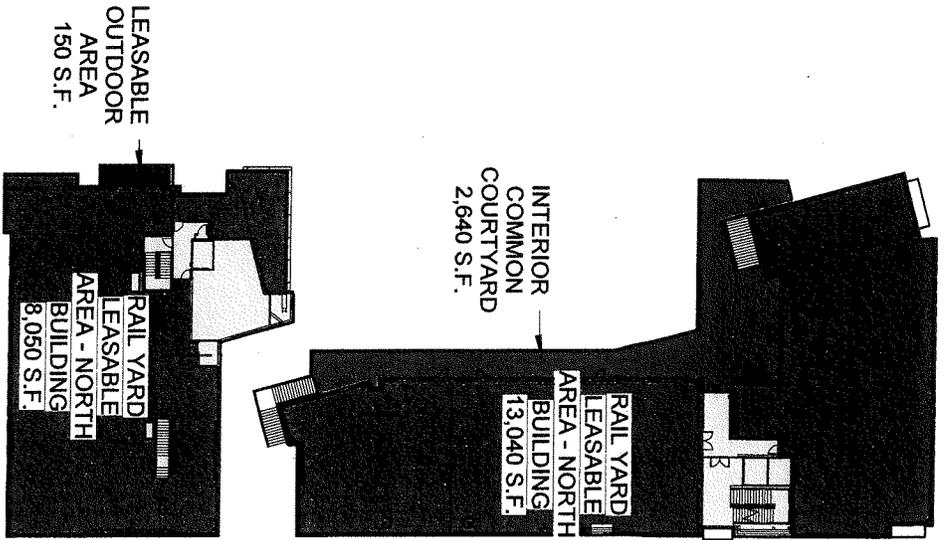
CANOPY STREET & 'R' STREET
LINCOLN, NE

Project No. 12-1500

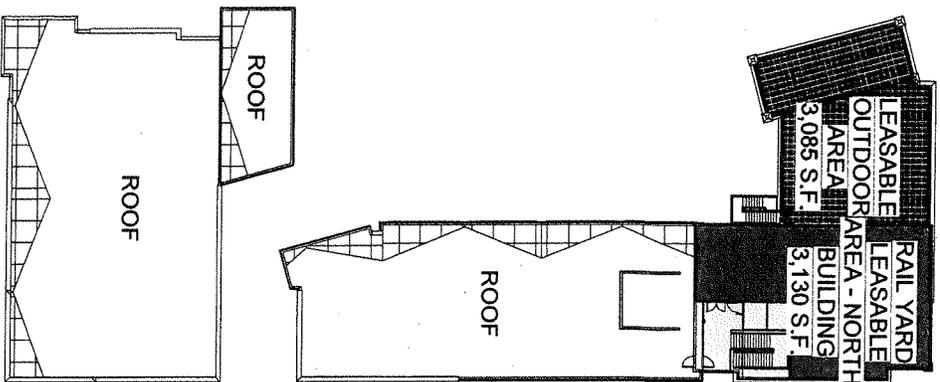
Issue Date: 05/22/13

ENTERTAINMENT DISTRICT
APPLICATION

1 RAIL YARD SECOND FLOOR
1" = 60'-0"



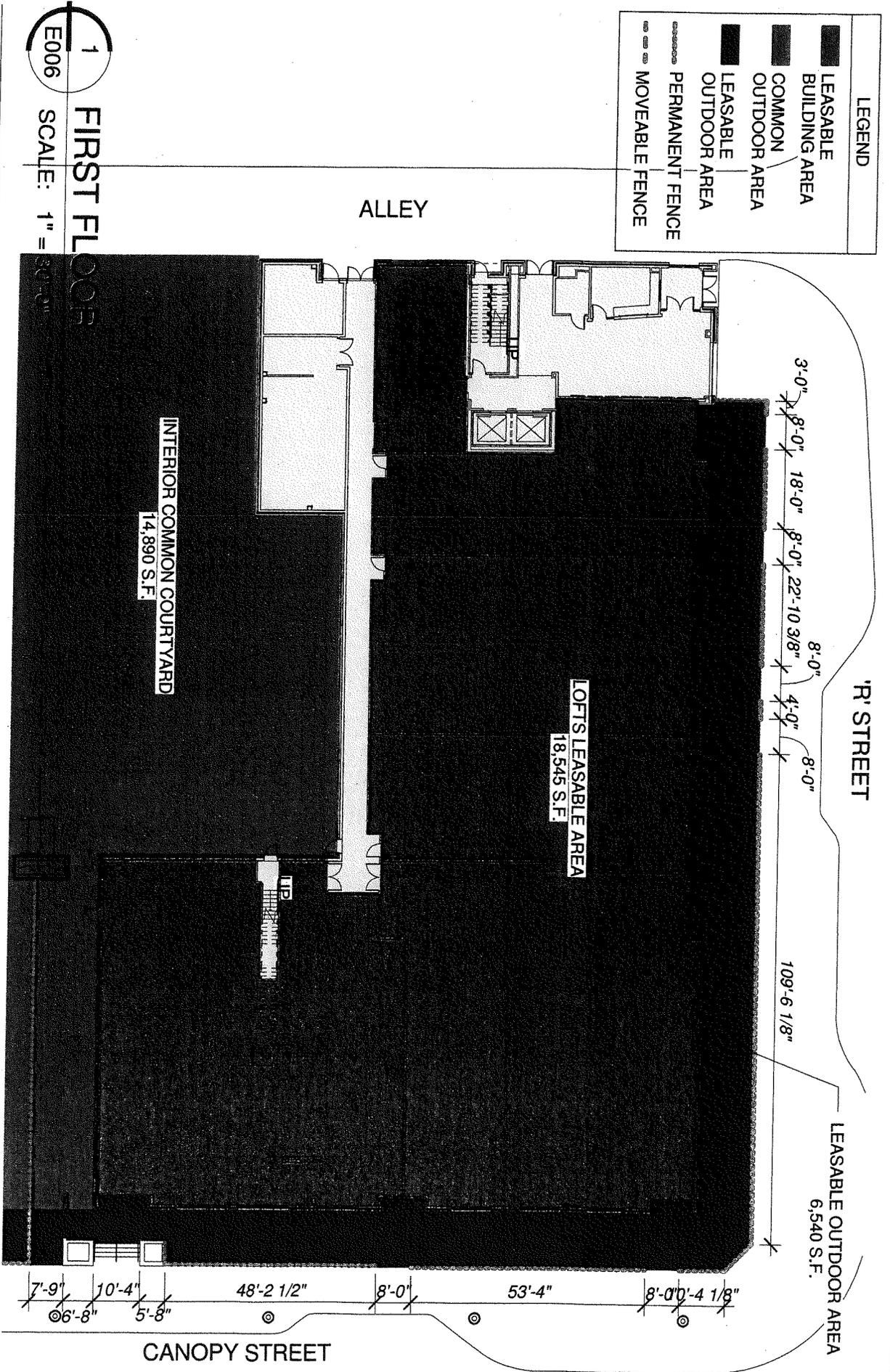
2 RAIL YARD THIRD FLOOR
1" = 60'-0"



LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE



LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE



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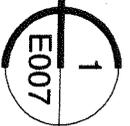
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CANOPY ST. LOFTS

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LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

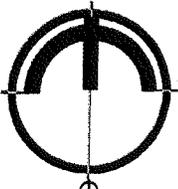
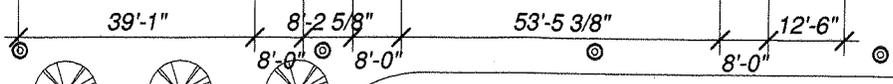
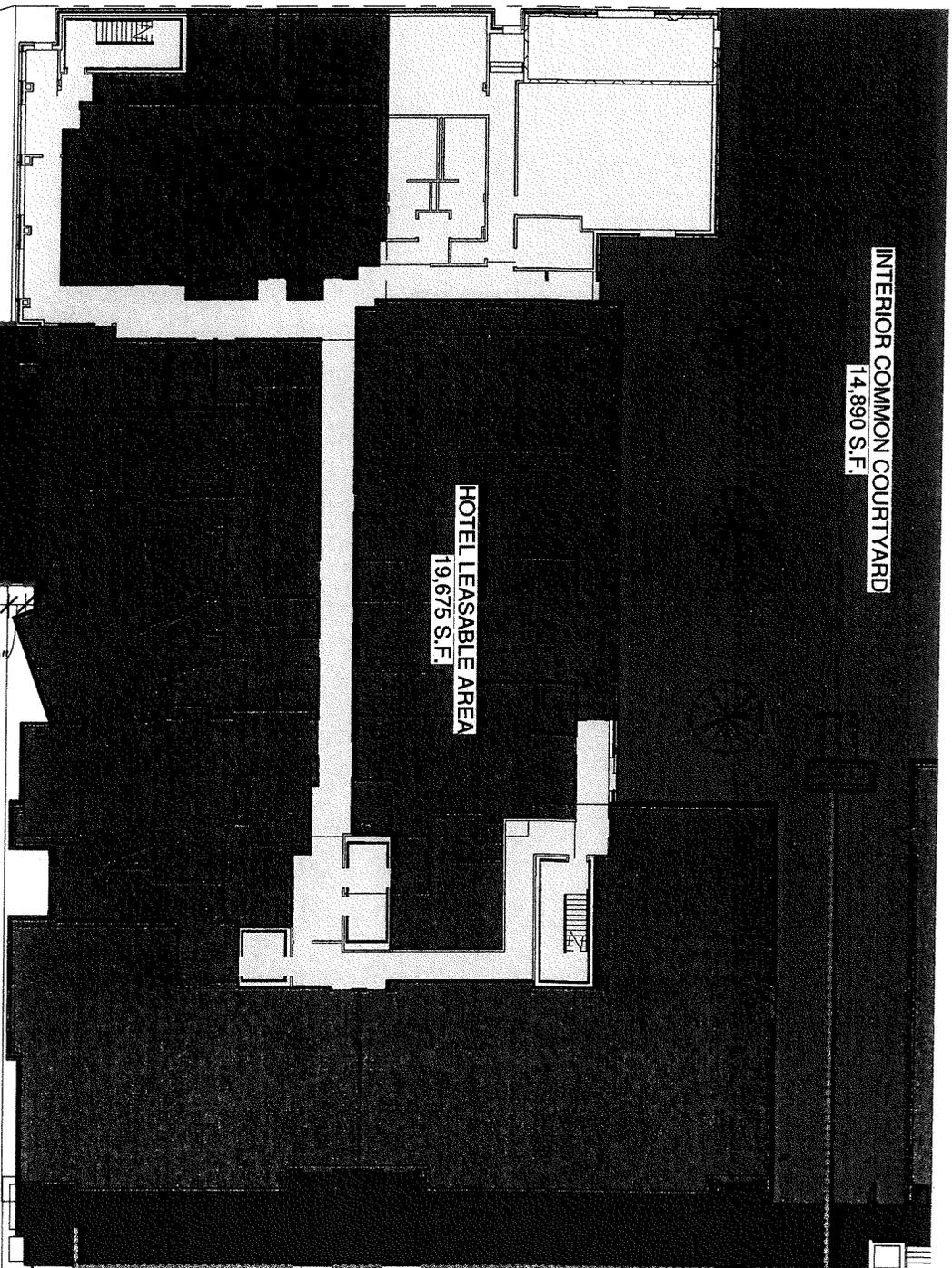
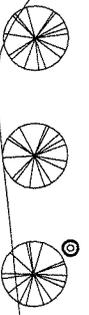
ALLEY



FIRST FLOOR
SCALE: 1" = 30'-0"



'Q' STREET



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THE RAIL YARD

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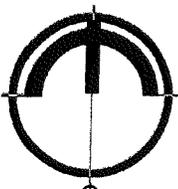
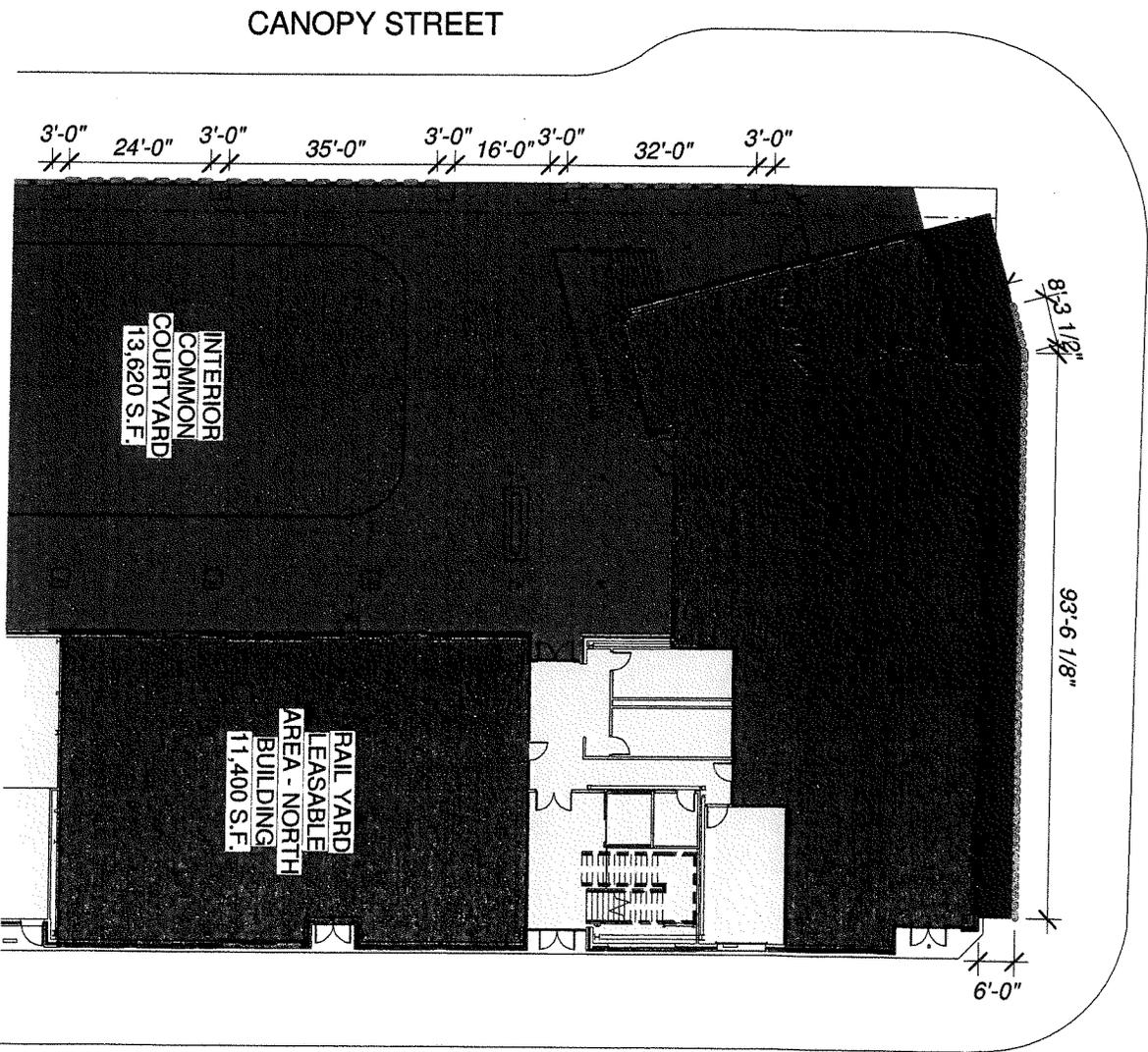
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HOTEL

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

1
E008

FIRST FLOOR
SCALE: 1" = 30'-0"



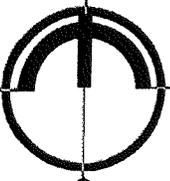
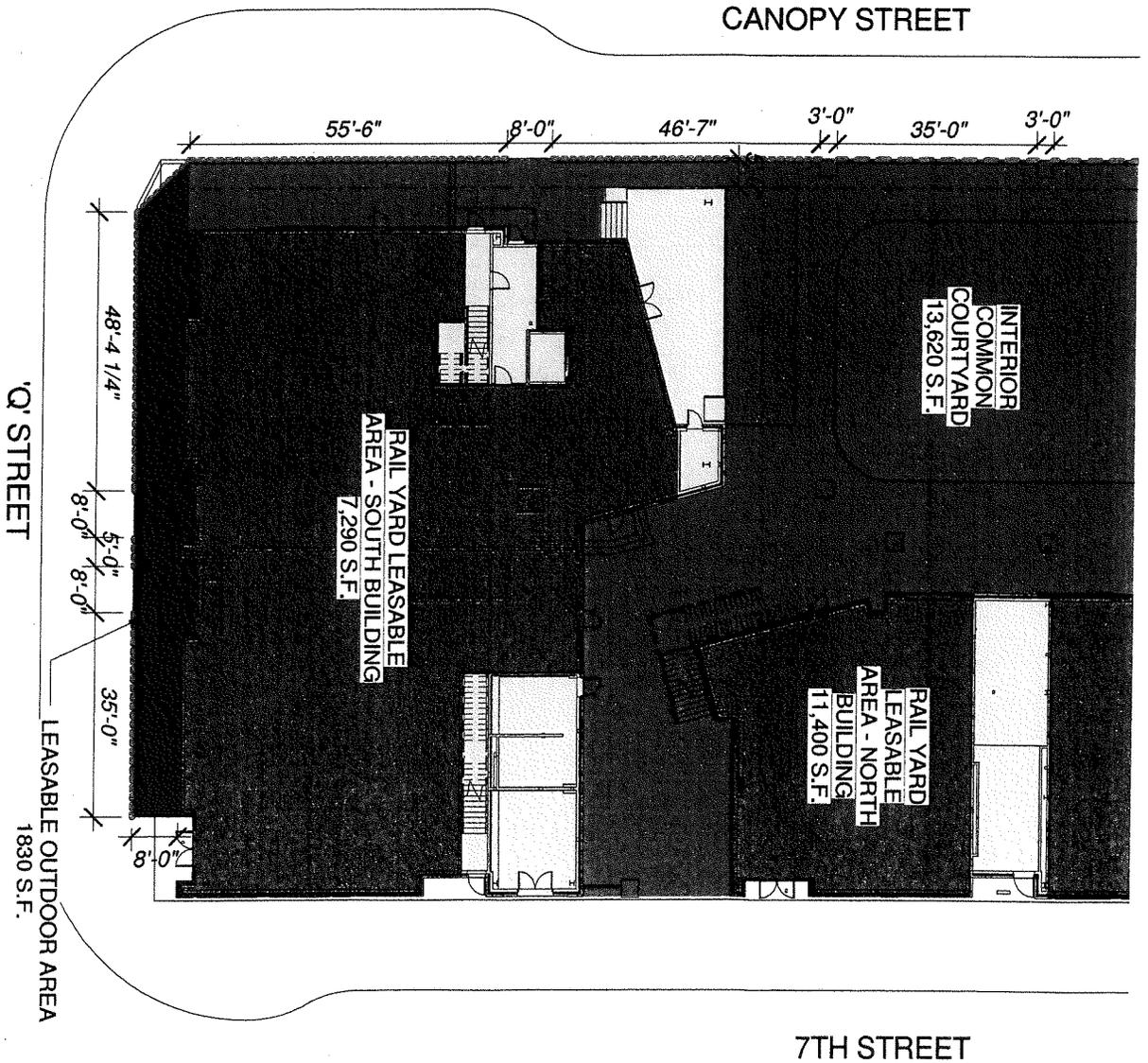
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RAIL YARD NORTH

LEGEND	
	LEASABLE BUILDING AREA
	COMMON OUTDOOR AREA
	LEASABLE OUTDOOR AREA
	PERMANENT FENCE
	MOVEABLE FENCE

1
E009
FIRST FLOOR
SCALE: 1" = 30'-0"



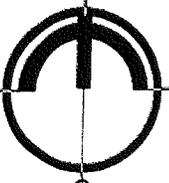
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RAIL YARD SOUTH

AREA CALCULATIONS

	LEASABLE BUILDING AREA	COMMON OUTDOOR AREA	LEASABLE OUTDOOR AREA
RAIL YARD			
NORTH BUILDING			
FIRST FLOOR	11,400 SF	13,620 SF	1,830 SF
SECOND FLOOR	13,040 SF	2,640 SF	-
THIRD FLOOR	3,130 SF	-	3,085 SF
SOUTH BUILDING			
FIRST FLOOR	7,290 SF	-	-
SECOND FLOOR	8,050 SF	-	150 SF
HOTEL			
FIRST FLOOR	19,675 SF	14,890 SF	6,540 SF
LOFTS			
FIRST FLOOR	18,545 SF	-	-
TOTAL	81,130 SF	31,150 SF	11,605 SF



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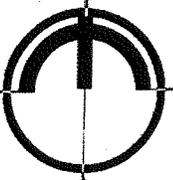
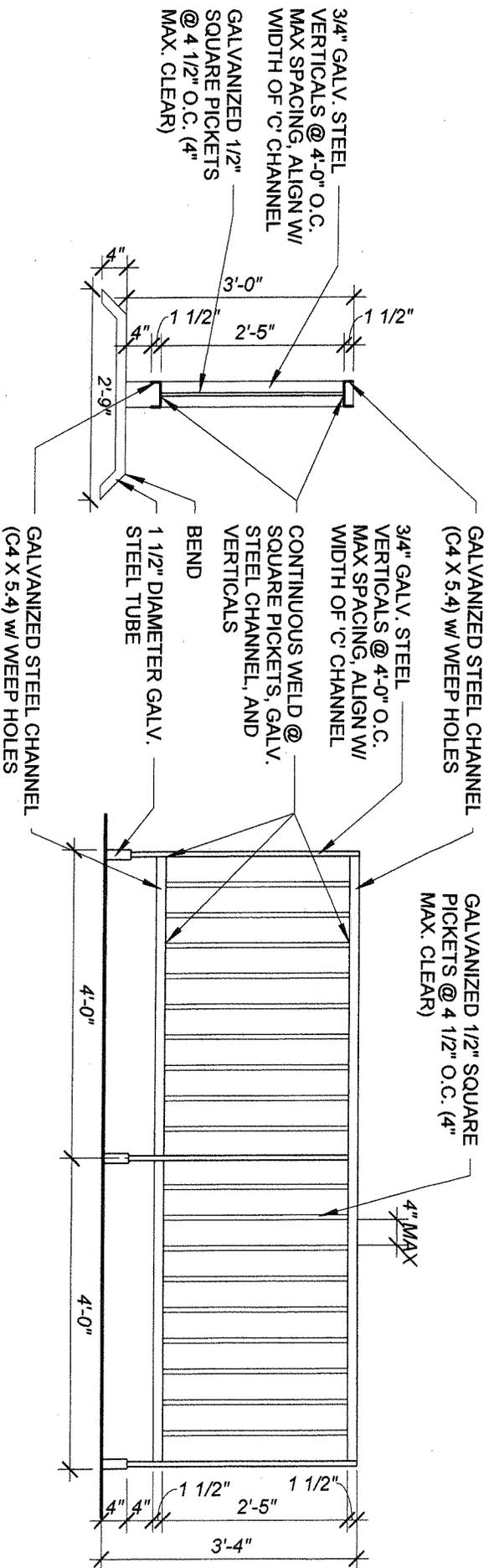
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**ENTERTAINMENT DISTRICT
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1 MOVEABLE FENCE DETAILS
 1/2" = 1'-0"



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THE RAILYARD

TRACTION DEVELOPMENT PARTNERS

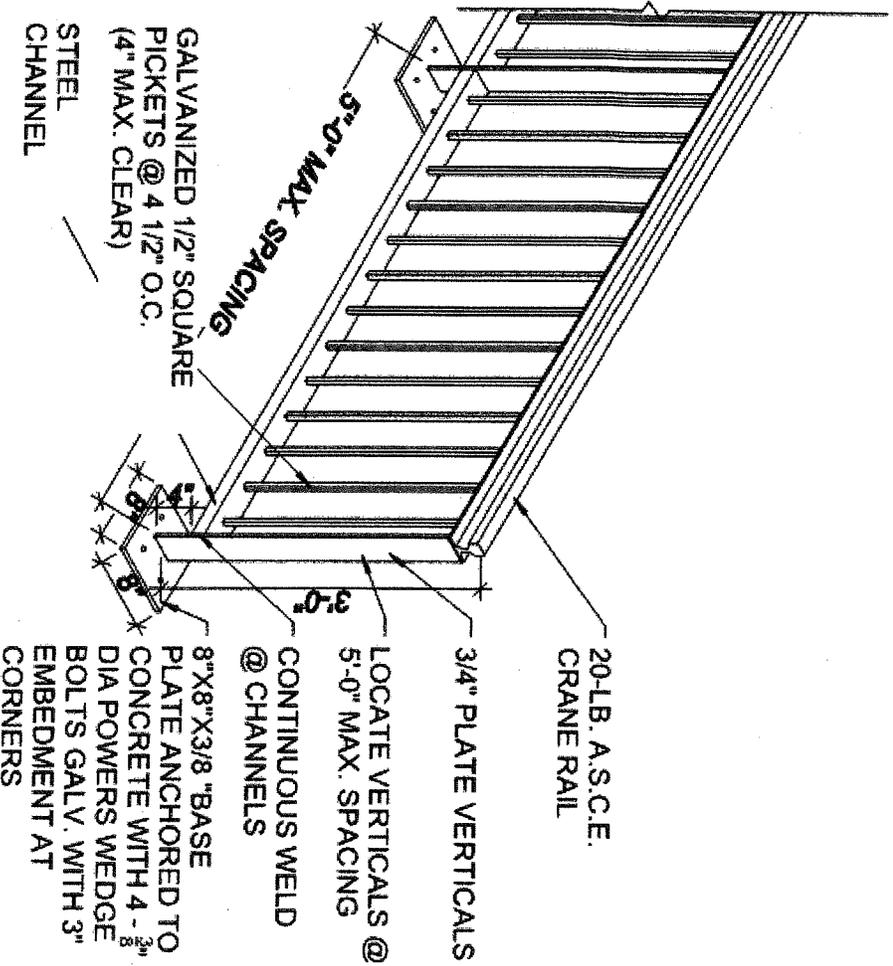
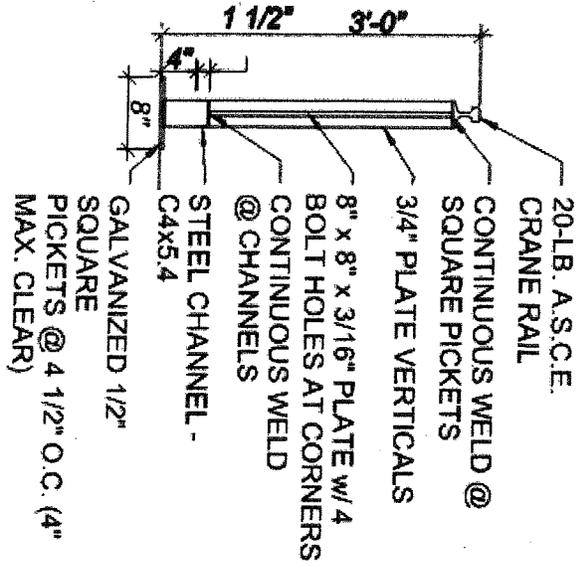
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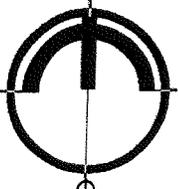
ENTERTAINMENT DISTRICT
 APPLICATION

NOTE:
GALVANIZE ENTIRE
ASSEMBLY



1 PERMANENT FENCE DETAILS
NO SCALE

DRAWING COURTESY OF THE
CLARK ERNSEN PARTNERS



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