

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of Dec. 1, 2015

DATE: November 25, 2015

Item #2: New house at 2028 S. 8th Street

NeighborWorks Lincoln is proposing to construct a single family house on a vacant lot at 2028 S. 8th Street. Attached materials depict the proposal and the environs on the property. By the Neighborhood Design Standards, new construction on the site should

- Be oriented west towards 8th Street, with an entrance and window facing west;
- Offer a porch across at least 50% of the west front;
- Use a rear garage, if one is planned;
- Utilize a roof form found on the same or facing block, or a gable or hipped roof of at least 6/12 pitch;

The proposal meets the first three characteristics, but not the fourth offering instead a flat roof. The Committee is being requested to consider waiving that standard and allowing the house to be constructed as shown.

Just for background on the proposal, the design is the product of a UNL College of Architecture studio class taught by Prof. Jeff Day, and would utilize shipping containers as part of the structural system for the house and garage.

The new proposal is more frankly contemporary, smaller, and hopefully affordable. It is a one-story, shed-roof design with a recessed front-facing garage. It provides a single bedroom, with an opportunity to finish a basement bedroom (with the egress window already provided). The main floor provides 772 sq. ft., with 685 unfinished sq. ft. in the basement.

Item 3: Larry Enersen Urban Design Award

For the third year, UDC will receive a proposal for the annual award from a “jury” chaired by Gordon Scholz and Michele Tilley. This year Tom Laging, Bob Ripley, and Margaret Berry joined the co-chairs in a discussion and tour, assisted by Ed Zimmer. Among the sites toured were III Landmark Center and Farmers Mutual Insurance Co. buildings on Lincoln Mall, the P Street (retail) District and Tower Square, the Cornhusker Highway/Lincoln Municipal Airport corridor improvements, and the UNL precinct

markers on City and East Campuses. An illustrated memo for that tour is included. The jury reached a recommendation for one award for the coming year, which Michele and I will offer for the Committee's consideration.

Item 4: Update on upcoming meetings

The Committee will likely be asked to meet jointly with the Historic Preservation Commission in both January and February to consider major redevelopment projects including Telegraph District. The first of these meetings will be on the regular January 5th meeting of UDC. I try to alternate these meetings between UDC and HPC dates when possible to balance the scheduling burden on the two groups, while also trying to meet the "aggressive" schedules that seem characteristic all of these projects.

F:\Boards\UDC\REPORTS\2015\Dec2015Memo.docx