

Urban Design Submittal for Review | March 29, 2016

48th Street and Holdrege Mixed-Use Development

Project Team: Schafer Richardson, Inc., Greenleaf Properties, Studio951, Clark Enerson Partners, Sampson Construction

The proposed project at 48th Street and Holdrege is a new construction, mixed-use development featuring approximately 19,000 SF of retail on the first floor with 4 stories of residential above. The residential portion will be comprised of approximately 98 units that are a mix of studios, 1, and 2 bedrooms, ranging in size from 570 SF to 1,060 SF. The site also houses 168 surface parking stalls to be utilized by residents and retail customers. Additionally, there are 22 garages proposed for the site that will serve as reserved parking for residents. The combination of surface stalls and garages provide a total of 190 parking spaces for the property. Residential amenities will include a community room, outdoor deck, and options for storage.

The materiality of the building is still being fully developed, subject to overall project costs. The current design features tan brick with gray brick accents at the base along the pedestrian level. Large storefront windows at the retail spaces provide clear connections between the first floor and pedestrian activity on the site. The northwest corner and southwest corners are accented by deep red/orange fiber cement panels to highlight the commercial anchors of the building. Moreover, the southwest corner at 48th Street and Holdrege features a canopy design that gives nod to the previous site occupant, the Lincoln landmark, Tastee Inn-Out.

The off-white/gray facades are also to be fiber cement panels. To create visual interest, these areas project approximately 12-24" from the building shell. The recessed areas are anticipated to be a dark brown lap siding. This punctuates where a majority of the balconies are located and also the 5th floor, where the building steps back from the base. The balconies will be aluminum hung balconies and are available to a mix of unit types.

The main residential access will be located off the breezeway shown at mid-block along 48th Street. Site landscaping will soften the connections between the sidewalks and the building. Likewise, sufficient landscaping will be utilized to provide screening and buffering between garages and neighborhood homes to the east of 49th Street.



View from Southwest





View from Southeast



View from Southeast



48th & Holdrege - Mixed Use Development

Aylesworth Avenue

N 48th Street

N 49th Street

Holdrege Street

98 living units

Parking:
168 stalls
22 garages

