

**City of Lincoln
Planning**

Urban Design Committee Agenda

URBAN DESIGN COMMITTEE

Notice is hereby given that the **URBAN DESIGN COMMITTEE** will hold a meeting on Wednesday, February 6, 2008 at **3:00 p.m.**, **County-City Building**, 555 S. 10th Street, Lincoln, Nebraska, in Room 206 on the 2nd Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department, 441-7491.

**AGENDA
February 6, 2008**

1. Approval of meeting notes of [October 3, 2007](#)
 2. [Wireless communication tower](#) on Seacrest Park, 70th & A Streets (Alltel)
 3. [Draft Downtown Neighborhood Design Standards](#) (Zimmer)
 4. Miscellaneous.
-

MEMORANDUM

TO: Urban Design Committee
FROM: Brian Will/ Planning Department
DATE: February 1, 2008
RE: Alltel proposal for a wireless facility at Seacrest Park

Overview:

Alltel is proposing to construct a 105'-tall wireless facility (monopole) at Seacrest Park near East High School. The proposed location is about 142' north of A Street and 620' east of South 70th Street. In the area of the East High School campus/Seacrest Park, a portion of the site is owned by Lincoln Public Schools, and a portion is owned by the City Lincoln.

If this proposed site were private property subject to review under the zoning ordinance, it would require review by and approval of the Planning Commission as a Special Permit (and Urban Design Committee would not review the proposal). As a matter of policy, the City of Lincoln recommends that wireless communication facilities on public property benefit by the review and advice of the Urban Design Committee.

The following analysis is based on the standards for evaluation for wireless communication facilities contained in Chapter 27.68 of the Zoning Ordinance and applied to special permit applications.

Conformity with Comprehensive Plan.

The proposed tower is located near the southwest corner of the campus on land owned by the City of Lincoln. Surrounding uses include Seacrest Park and the East High School campus to the north, east and west, and office and multiple-family residential to the south. Sited behind a stand of existing coniferous trees, it appears the intent is to comply with the goal of the Comprehensive Plan that "facilities near residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents."

Preference of site location in accordance with Chapter 27.68.080.

The proposal would be considered a limited preference site as it is a new, free-standing facility to be erected on public land.

Compatibility with abutting property and surrounding land uses. Adverse impacts such as the visual, environmental or noise impacts.

The proposed tower is located internally on the park site, approximately 140' north of A Street. The height and visibility of the tower has been minimized by siting it behind a stand a mature pine trees, and by the use of a monopole with "flush mounted" antennae.

Availability of suitable existing structures for antenna mounting.

There is an existing tower located on the East High School campus northeast of the proposed site, however Alltel has stated that it cannot accommodate any additional carriers. The light standards surrounding Seacrest field are possible candidates for collocation.

Scale of facility in relation to surrounding land uses.

Other tall structures in the area include the existing monopole, the light poles surrounding Seacrest Field, and the power and light poles along A Street. At 105' in height, the scale of the proposed facility is consistent with other structures in the area.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/ districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

The proposed tower does not appear to have a negative impact on views/vistas of the Capitol, landmark structures or districts.

Color and finish.

A neutral (gray) galvanized monopole is proposed.

Ability to co-locate.

The plans submitted show the tower is structurally capable of accommodating two additional carriers.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

There is an existing stand of mature pine trees surrounding the proposed site. The site plan shows additional trees being planted near the base of the tower to further screen the facility from A Street and the properties south of the site.

Impact on natural resources, open spaces, recreational trails, and other recreational resources.

The proposed tower will be visible from the East High School, Seacrest Park, and A Street.

Conclusion:

The proposed location associates the facility with a large parcel where other tall facilities exist, while minimizing its impact on surrounding uses by siting it behind an existing stand of mature trees. The tower and compact antennae design combined with the additional screening being proposed will allow this carrier to provide service within this area while minimizing the impact upon the area.



"Ralph Wyngarden"
<ralph.wyngarden@faulkandfoster.com>

01/15/2008 03:07 PM

To <EZimmer@ci.lincoln.ne.us>

cc

bcc

Subject Proposed Alltel Site in Seacrest Park for February 6 Urban Design Committee Agenda

Ed-

Alltel is working with the Parks Department on a proposed wireless telecommunications facility in Seacrest Park near the intersection of 70th & A. I've attached a copy of the construction drawings as well as photosimulation views. Could you put this project on the agenda for the February 6 Urban Design Committee meeting? Please let me know if you need any additional information and if you need hard copies and, if so, how many. Thanks.

I just got off the phone with Lynn Johnson at Parks and we are working to have a neighborhood meeting the night before on February 5. They will have representatives at both meetings.

-Ralph

Ralph Wyngarden, Sr. Zoning Specialist

Faulk & Foster

3040 Charlevoix Drive SE, Suite 202

Grand Rapids, MI49546

Office: (616) 975-0923, ext. 115

Fax: (616) 975-0920

Cell: (616) 490-9804

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Faulk & Foster

www.faulkandfoster.com

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Jeanne A Bowling/Notes

01/31/2008 11:34 AM

To Brian J Will/Notes@Notes

cc

bcc

Subject

Here's the portion of the minutes of the Park Bd. meeting where the cell tower was discussed. Let me know if you need anything further.

FEES & FACILITIES COMMITTEE:

* **Recommendation re: placement of a communications tower in Seacrest Park, in vicinity of the 73rd & "A" Street:** Jolanda Junge-Kuzma reported that a provider (Alltel) has asked to place a communications tower in Seacrest Park. Lynn Johnson said on the north end of Seacrest Field parking lot, in the center, LPS has a contract with a provider and there's a communication tower at that location, There's been some discussion with LPS about if it would be better to co-locate at that central location or have two separate towers. Johnson said the Alltel tower could be put in the south end of the park, back in the trees, where it would be less visually obtrusive than putting them together on one tower. Bob Ripley stated that he felt in any future requests for cell towers that the provider be asked to place their towers in parking lots rather than in park land. Johnson reported that if the Board recommends approval of this application to move forward, the next step will be to conduct a neighborhood meeting that LPS will be invited to, then it will go to City Council for approval.

Bob Ripley asked if the Board's approval could be made contingent on an agreement that the provider be responsible for the removal of the tower and out buildings when it is no longer in use. Lynn Johnson said that all cell tower recommendations have been sent to the City Council with the recommendation that the last provider off the pole be responsible for taking it down. It's never been part of the standard contract, but if the Board feels it should be made part of the contract, they can approve that action.

Discussion was held regarding the fees that the City receives from cell towers. Currently all these fees (approximately \$25,000 per year per provider) are placed in the City's General Fund. Ripley asked if it would be of any benefit to the Parks Department if the Parks Board would recommend that the Director go to the current Administration to discuss whether or not a portion of the fees received for towers located in City parks, be returned to the Parks Department. These funds would be placed in a specific location that would directly benefit the Parks Department.

After lengthy discussion it was moved (Committee) that the Board approve Alltel's application for a communications tower to be installed at Seacrest Park, generally located at 7300 "A" Street. Motion approved by majority vote of members present with Quambusch voting no and Walkowiak abstaining.

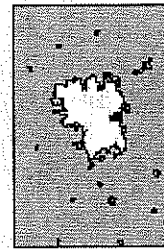
Bpb Ripley recommended that this approval be granted based on the provision that the revenue generated from this be placed in an independent account that can directly benefit the Parks Department. An option might be that the funds be channeled to the Lincoln Cares program, in which case not only does the Parks Department derive benefit from the tower location but the payee (provider) would receive recognition for the money that went into Lincoln Cares.

It was moved (Ripley) and seconded (Junge-Kuzma) that a recommendation be made that the money generated from cell towers located in City parks, be put in a specific fund to be used for Parks facility improvements and be accounted for separately (one option might be the Lincoln Cares Program). Junge-Kuzma stated her concern that this recommendation not be made just for this one application but that it be made for all future applications from providers that come to the Parks Board.








Jonathan Cook suggested that the motion include a recommendation that a letter be prepared by the Parks Department staff reflecting the concerns of the Advisory Board and presented to the Mayor and City Council.

Jeanne Bowling
Secretary to the Director
Lincoln Parks & Recreation Dept.
2740 A Street
402-441-8264

Lancaster County Parcel Map



Legend

-  Lakes/Streams
-  Parcels
-  Streets
-  Schools
-  Parks
-  City Limit
-  County

This map is intended to show as accurately as possible the relationship of parcels, but it is not intended to be construed as survey accurate in any manner.

Norman H. Agena
 County Assessor/Register of
 Deeds
 555 South 10th Street
 Lincoln, NE 68508
 402-441-7463
assessor@co.lancaster.ne.us



TERRA
 CONSULTING GROUP, LTD.
 600 Bosse Highway
 Ste. 417
 Park Ridge, IL 60068
 Tel: 847/698-6400
 Fax: 847/698-6401



NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	
2	REVISED PER ALLTEL COMMENTS	
3	REVISED PER ALLTEL COMMENTS	
4	REVISED PER CITY OF LINCOLN COMMENTS	
5	ISSUED PER CITY OF LINCOLN COMMENTS	

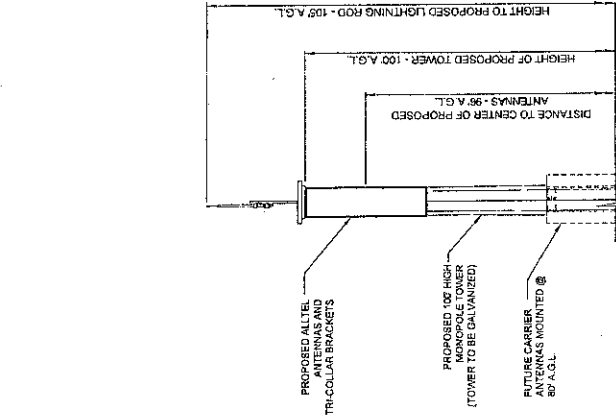
**70th & A
 CANDIDATE #1**

APPROX. 700A ST.
 LINCOLN, NE 68505

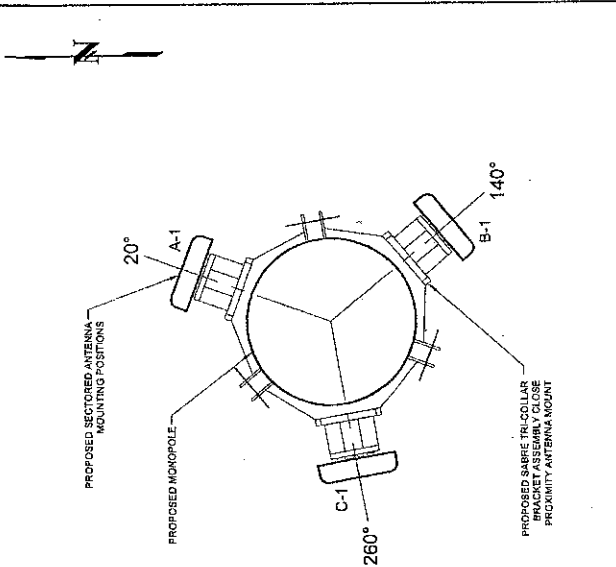
DESIGNED BY	DATE
DRAWN BY	PROJECT #
CHECKED BY	SCALE
DATE	DATE

ANT-1
 SHEET NUMBER

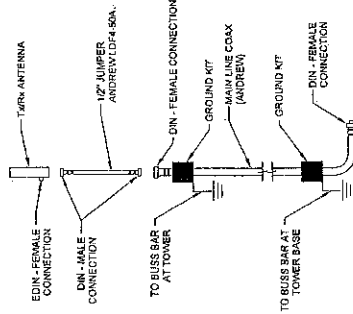
ANT-1



3 ENLARGED ANTENNA DETAIL N.T.S.



2 ANTENNA ORIENTATION (AZIMUTHS/DOWNTILTS) N.T.S.



NOTE:
 -JUMPERS TO BE MALE TO MALE.
 -ALL FEED LINE CONNECTORS TO BE EDIN.
 -MAX SPACING ON GROUND KITS TO BE 100' ON U.S. TOWERS AND GUYED TOWERS.

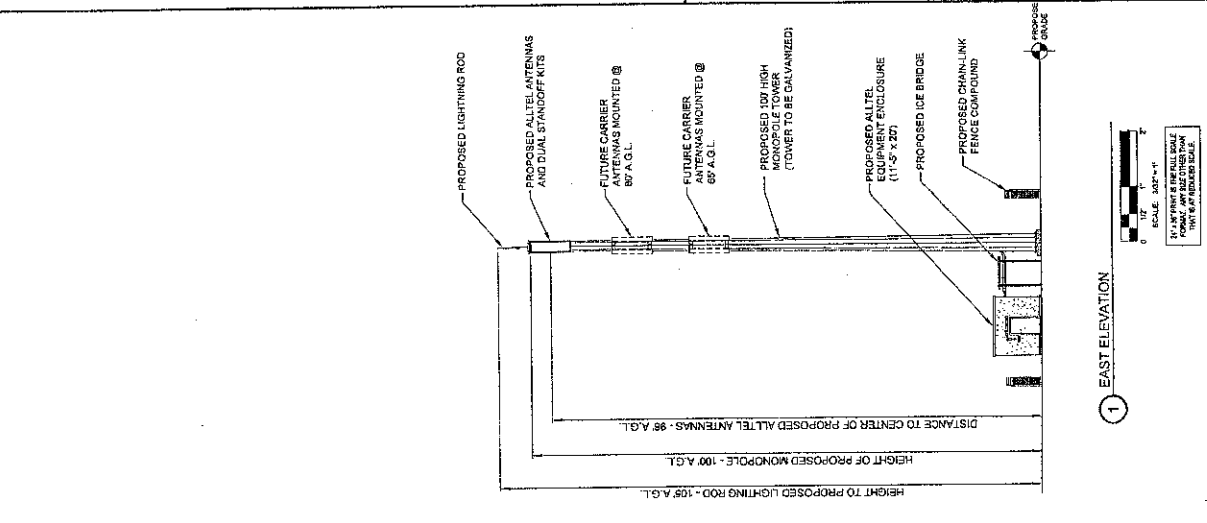
5 ANTENNA LINE SCHEMATIC N.T.S.

ANTENNA NUMBER	COAX COLOR CODE	BEAM HEIGHT (FEET)	ANTENNA TYPE	ANTENNA LENGTH	ELEC. DOWN-TILT	MECH. DOWN-TILT	MEAS. TO CENTER OF ANTENNA FROM LEVEL	COAXIAL FEEDER SIZE	LENGTH	BLANKS OF COAX PER ANTENNA	COAX TYPE
A-1	1 RED BAND	130'	BVA-800B3CF-3EDT	ANTEL	20°	0	98'-0"	7/8"	112'	2	ANDREW AV45-50
B-1	1 WHITE BAND	130'	BVA-800B3CF	ANTEL	0	0	96'-0"	7/8"	112'	2	ANDREW AV45-50
C-1	1 BLUE BAND	130'	BVA-800B3CF-3EDT	ANTEL	20°	-2	98'-0"	7/8"	112'	2	ANDREW AV45-50

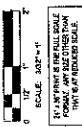
NOTES:
 1. ALL COAX SHALL BE COLOR CODED AT THREE (3) PLACES EACH, AT ANTENNA, EXTERIOR OF SHELTER, AND THE ANTERIOR OF SHELTER.
 2. COAXIAL FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE ORDERING.

NOTE:
 -ANT CONNECTORS TO BE CENTER FEED, IF POSSIBLE.
 -ANT CONNECTORS TO BE EDIN CONNECT.
 -ALL FEED LINE CONNECTORS TO BE DIN.

4 ANTENNA KEY



1 EAST ELEVATION



1" = 10' WITH 1/8" PER FULL SCALE
 FORMULA: ANY SIZE OTHER THAN
 THIS IS APPROVED SCALE

GENERAL LANDSCAPE NOTES

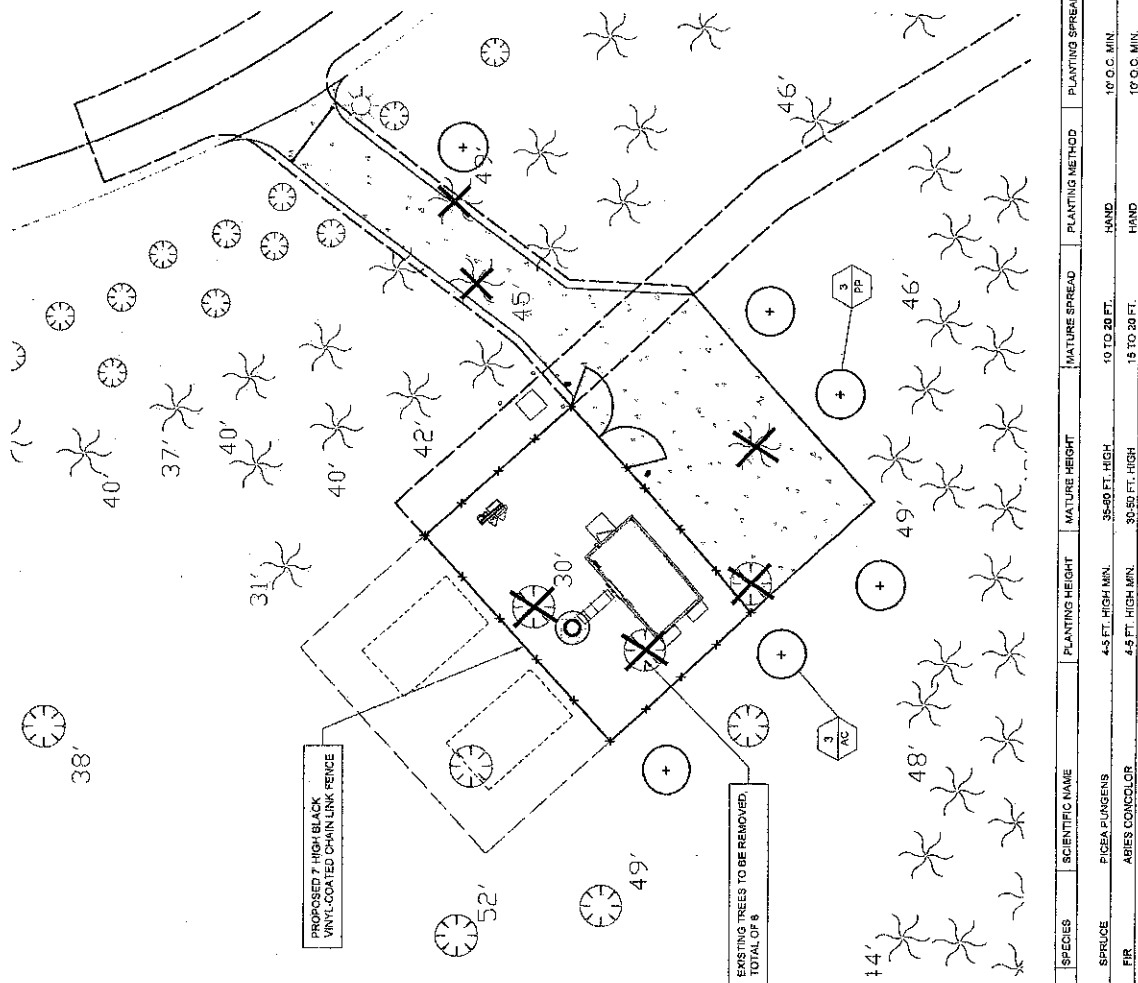
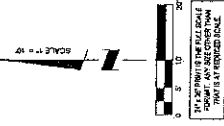
1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUNSCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY ROOTS AND BARK. PLANTS SHALL BE FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARANTEE WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS FROM DAMAGE BY OTHERS OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, STORMS, FIRES OR VANDALISM.
4. ADDITIONAL COSTS TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE NEXT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
5. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN, FRESH, BARK CHIPS OR OTHER NATURAL MATERIALS. MULCH SHALL BE PLACED OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING FITS.
6. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER. SOIL SHALL BE FREE OF ROCKS, STONES, GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATERIAL AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
7. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
8. SEED SHALL BE THE BEST AVAILABLE SEEDING MIXTURE OR BE A 50/50 MIX OF CERTIFIED SEED. SEED SHALL BE PLACED AT A MINIMUM RATE OF 100 POUNDS PER ACRE. SEEDING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FUTURE BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL. MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN TREES FOR A PERIOD OF 8 WEEKS AFTER PLANTING. CONTRACTOR SHALL WATER EACH TREE ONCE A WEEK AT A MINIMUM RATE OF 10 GALLONS PER TREE. WATERING RATE SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN MOISTURE RATE SUCH THAT WATER DOES NOT RUN OFF ON GRADING SURFACE AWAY FROM TREES.

CONTRACTOR SHALL CONTACT CITY OF LINCOLN PARKS & RECREATION DEPARTMENT TO CONFIRM FINAL PLANTING LOCATIONS.

PLANT LIST

SYMBOL	PLANT TYPE	SPECIES	SCIENTIFIC NAME	PLANTING HEIGHT	MATURE HEIGHT	MATURE SPREAD	PLANTING METHOD	PLANTING SPREAD
TREES								
PP	COLORADO GREEN SPRUCE	SPRUCE	PICEA PLANGENS	4.5 FT. HIGH MIN.	35-50 FT. HIGH	10 TO 20 FT.	HAND	10' O.C. MIN.
AC	CONCOLOR FIR	FIR	ABIES CONCOLOR	4.5 FT. HIGH MIN.	35-50 FT. HIGH	15 TO 20 FT.	HAND	10' O.C. MIN.

X PLANT QUANTITY
PP PLANT SYMBOL



PROPOSED 7" HIGH BLACK VINYL-COATED CHAIN LINK FENCE

EXISTING TREES TO BE REMOVED, TOTAL OF 9

TERRA
LANDSCAPE ARCHITECTS
3000 Buss Highway
Lincoln, NE 68502
Tel: 402-441-5000
Fax: 402-441-5401

NO.	DESCRIPTION	DATE
1	DESIGN FOR REVIEW	02/28/11
2	REVISION PER A.L.S. COMMENTS	03/01/11
3	IN REVISION	03/01/11
4	REVISED PER CITY OF LINCOLN COMMENTS	03/01/11
5	REVISED PER CITY OF LINCOLN COMMENTS	03/01/11
6	APPROVED LANDSCAPE PLAN, SHEET 11	03/01/11

70th & A
CANDIDATE #1

APPROX. 7000 A ST.
LINCOLN, NE 68505

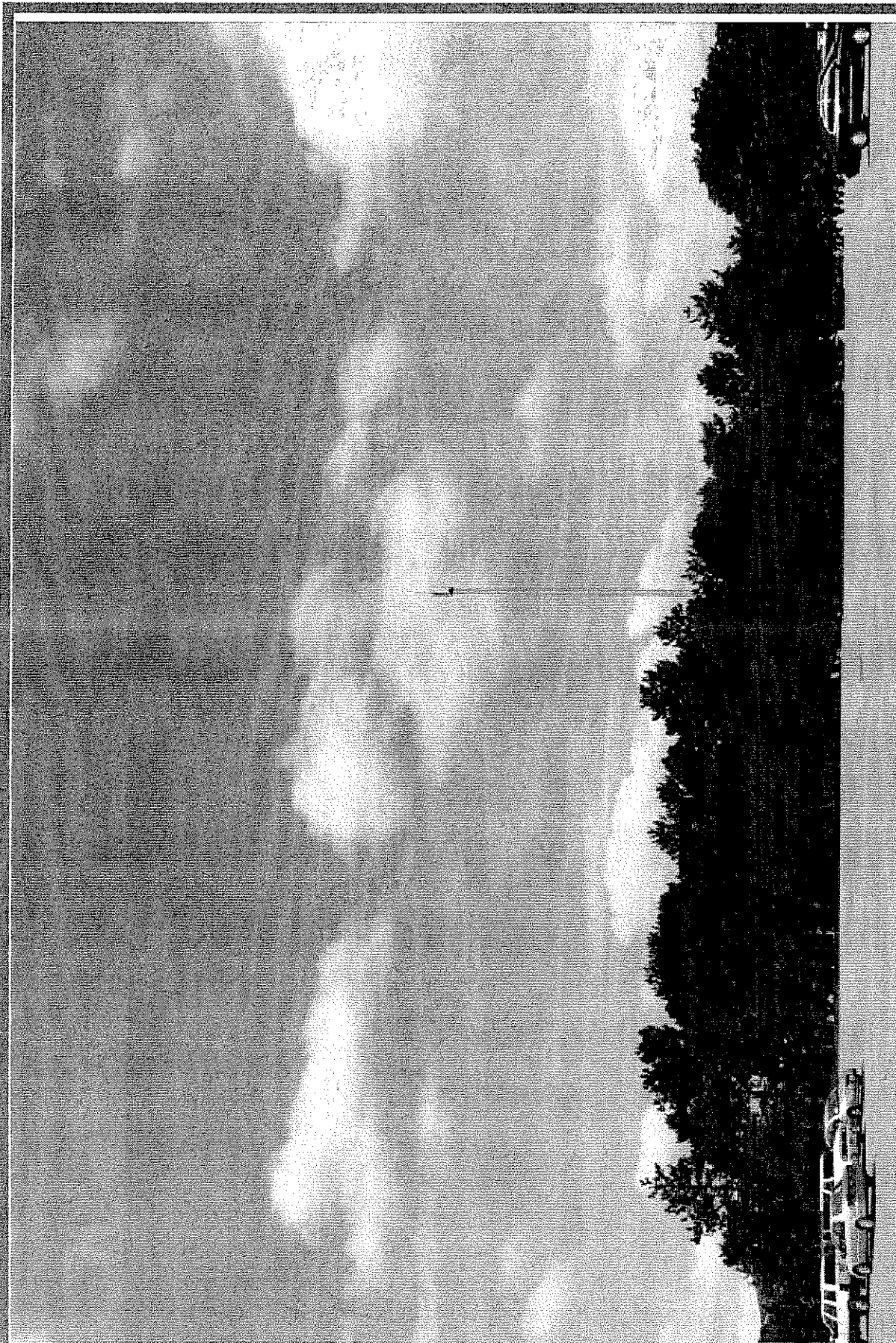
DRAWN BY	JAV
CHECKED BY	TAZ
DATE	6/30/07
PROJECT #	3015
SHEET TITLE	LANDSCAPE PLAN

SHEET NUMBER
L-1



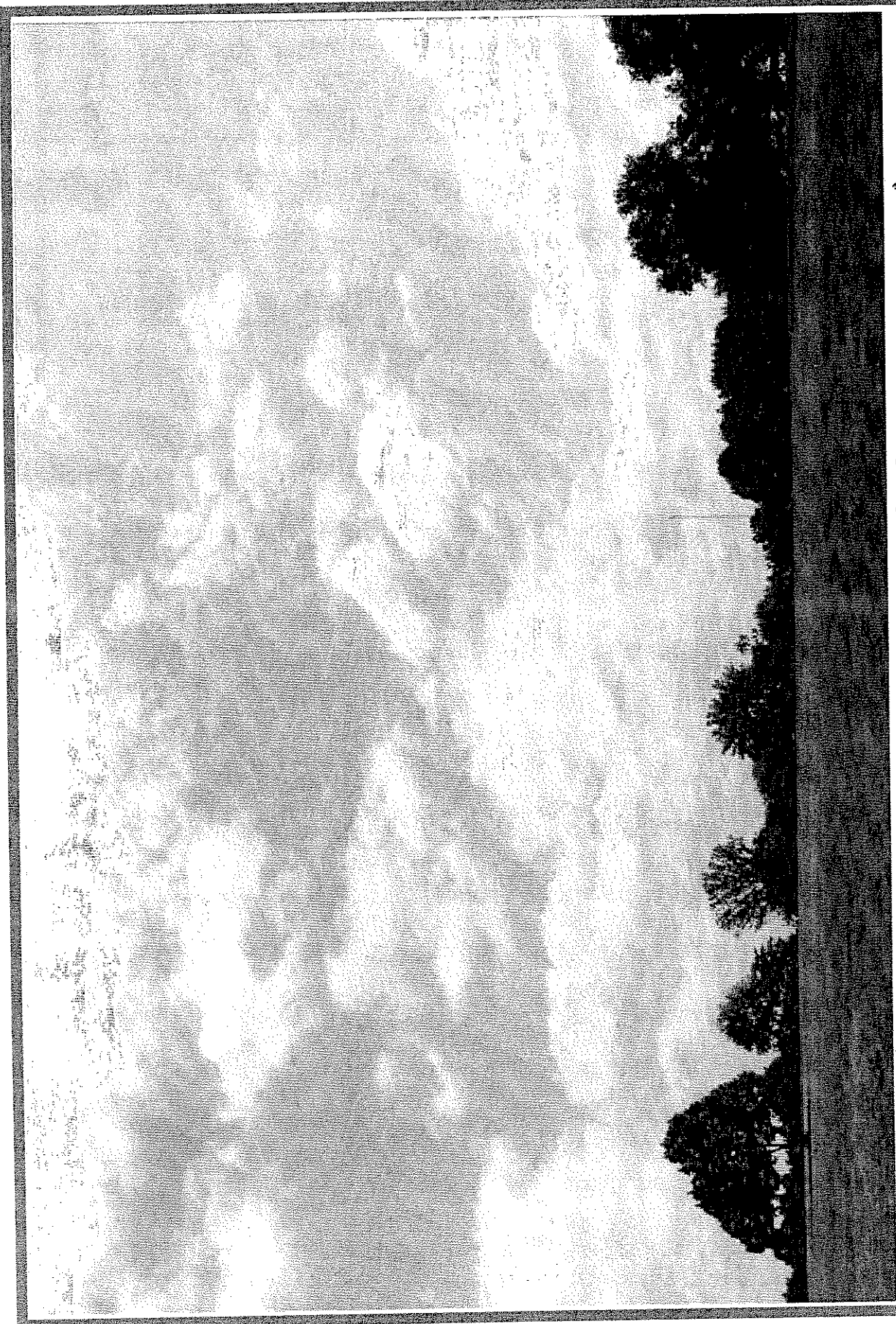
Lincoln - 70th & A
After - View Looking South





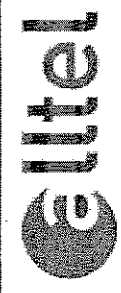
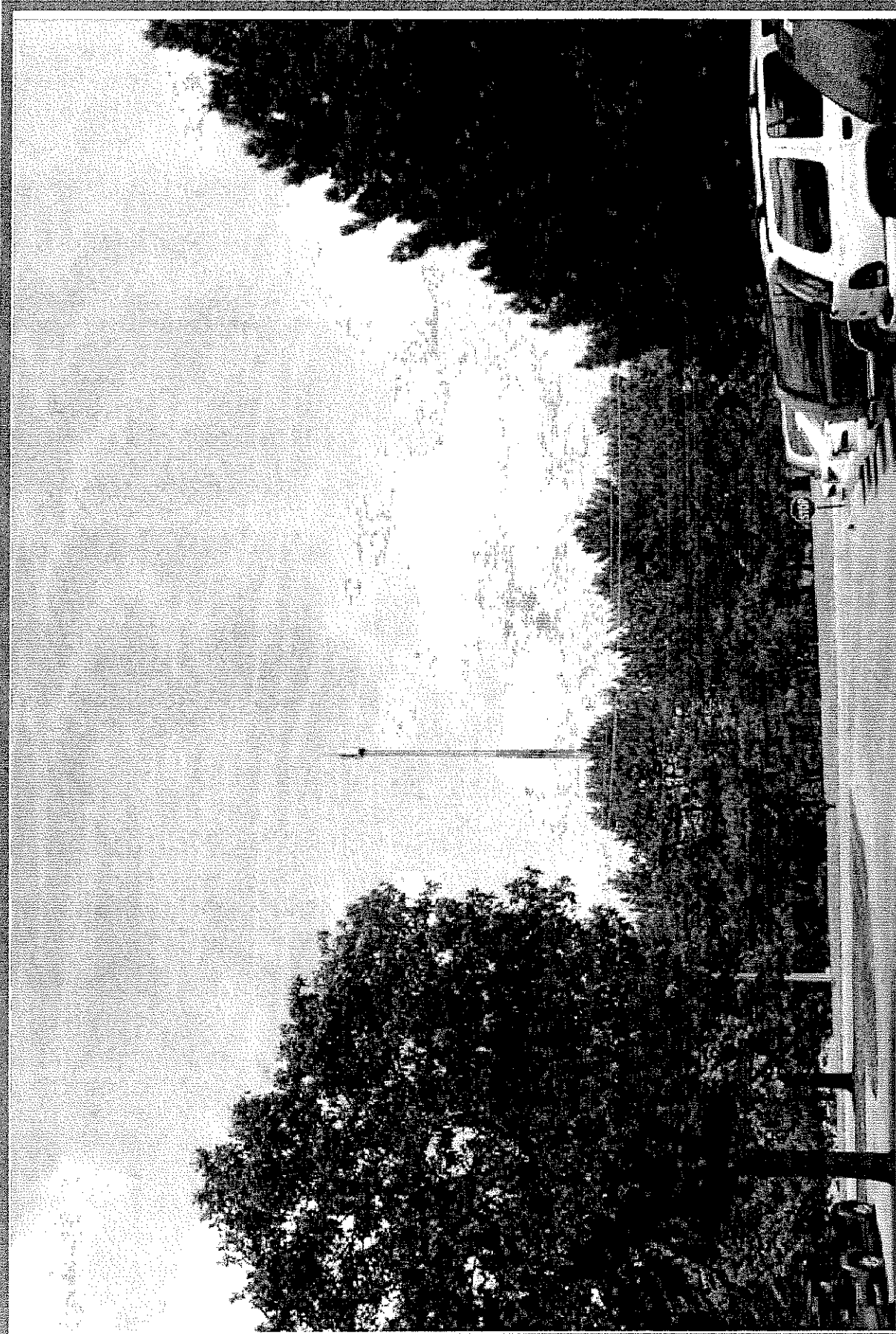
Lincoln - 70th & A
After - View Looking West





Lincoln - 70th & A
After - View Looking East





Lincoln - 70th & A
After - View Looking North



Lincoln
Downtown
Neighborhood
Design
Standards

DRAFT
February 1, 2008

*Note: Add map of B4& O1 areas
with Haymarket Landmark District &
Capitol Environs District overlay*

Chapter 3.xx

LINCOLN DOWNTOWN NEIGHBORHOOD DESIGN STANDARDS

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. INTRODUCTION

Downtown Lincoln is the mixed-use center of the Lincoln community, offering employment, residences, education, recreation, and retailing. From the adoption of the Original Plat in 1867 through the present day, Downtown has developed as the community's most urban, most mixed, highest density neighborhood, with wide streets and sidewalks, buildings typically constructed from property-line to property-line, and relatively few but very important urban open spaces.

The purpose of the Downtown Neighborhood Design Standards (Downtown NDS) is to recognize and build upon the substantial private and public investment in Downtown Lincoln, and to strengthen the best qualities of its urban form, while encouraging compatible new construction.

The standards focus on a limited number of basic design elements which have significant effect how Downtown looks and even more importantly, on how it is experienced by residents, employees, and visitors. These standards do not guarantee good design—only the talents and efforts of owners, designers, and builders do that. But they hopefully will encourage some of the best practices and discourage certain negative design features, thereby strengthening Lincoln's essential center.

Section 2. WORK REQUIRING REVIEW

The design standards apply to exterior features of projects requiring building permits in the B-4 Lincoln Central Business District or O-1 Office District, whether the project is new construction, exterior remodeling of existing buildings, or site development that does not include buildings (such as parking lots).

Interior aspects of new or existing construction does **NOT** require review under the Downtown Neighborhood Design Standards (although other building and zoning codes may apply).

Section 3. APPLICATION AND REVIEW PROCESS

The review process for the Downtown Neighborhood Design Standards largely parallels the current review processes, and is intended to be conducted without adding time to the approval process. Therefore:

- If a project is within the Capitol Environs District or a designated landmark area (such as Haymarket), the Downtown NDS review is conducted by the Nebraska Capitol Environs Commission (NCEC) or Historic Preservation Commission (HPC) respectively, if Commission review is required under their enabling ordinances.
- Public projects and private projects with public funding are already reviewed by the Urban Design Commission (UDC) and Downtown NDS are included in that review.
- Planning staff will review other projects and administratively approve those which meet the requirements of the Downtown NDS.
- Applicants may appeal findings of planning staff to the UDC.

All efforts are made to avoid increased time for review and approval. To facilitate this review process, the applicant will be requested to submit the following items with the normal building permit application. Those items are as follows:

1. At least one black or blue line print showing the street facades and the site plan of the proposed project. For minor remodeling projects, a photograph of the existing building and sufficient written or drawn description to understand the proposed changes may be substituted.

Section 4. GENERAL REQUIREMENTS

4.1 Site Development

- a) Downtown buildings shall be “built-to” their front property lines (and on corner lots, shall be built-to both street frontages). Plazas and forecourts at street level shall be permitted only if the overall project is designed and located to reinforce the consistent street wall along the sidewalk. Wells Fargo Center and Education Quest Building (at the northwest and northeast corners of 13th & O Streets, respectively) offer forecourts or small plazas that meet this standard.
- b) Parking most often is provided off-site of downtown buildings. Any on-site surface parking shall be paved and must be screened to with plant materials, masonry walls, or masonry and metal (not chain-link) fences, or some combination thereof, to provide 90% screen from grade to 4 feet above the grade. Parking shall be set back six feet if only plant materials are used for screening or set back three feet if fence or wall are used; vehicles may not overhang this buffer strip. Parking between the main entrance of a building and the street is prohibited.
- c) Drive-through lanes are prohibited between the building and streets.

4.2 Building Features

- a) Materials:
 1. Durable masonry materials, such as stone, brick, pre-cast concrete, or poured-in-place concrete are required as the dominant exterior material for downtown buildings. Ample windows are allowed but glass curtain wall structures are not. Decorative accents of durable materials including metal architectural panels, architectural tile, and metalwork are allowed. Faux brick products (not made of fired clay) are prohibited..
 2. Use of lap or shingle siding of any material including wood, vinyl, cementious, or painted metal is prohibited for downtown buildings.
 3. Concrete block is prohibited as the primary material on street facades downtown.
 4. Synthetic stuccos are prohibited below the second story level.
- b) Parking structures and lots:
 1. Parking structures shall be designed with active-use ground-floor spaces along O, P, or Q Streets, and on N. 12th, N. 13th, and N. 21st Street between O and Q Streets.
 2. Any ground-floor parking, in structures, must be screened from the sidewalk.
 3. Entrances and exits shall be located and grouped to minimize curb cuts and other interruptions of pedestrian movement on sidewalks.
 4. Parking structures shall be designed with the appearance of horizontal floors, concealing sloped floors or ramps visible on street facades. (Entrance and exit ramps may be visible through openings on the ground floor.)
- c) Roofs:
 1. Downtown buildings shall conceal low pitched or nearly flat roofs behind parapet walls. Visible roofs are acceptable only on penthouses providing habitable space, set back at least 10 feet from parapet walls.
 2. Mechanical equipment on rooftops shall be set back at least 10 feet from parapet walls and architecturally screened with materials consistent with the main walls of the building, if visible from a right-of-way within 400 feet.
- d) Entrances and windows:
 1. Building entrances shall face the street. Buildings on corners or with multiple street frontages may have a single principal entrance, which must face a street.

2. The ground floor of buildings with frontages on O, P, or Q Streets, and on N. 12th, N. 13th, and N. 21st Street between O and Q Streets, shall have transparent glazing in at least 70% of the area between 4 feet and 9 feet above the sidewalk, except in the case of residential buildings.
3. Ramps for accessibility added to existing buildings, shall employ materials and design features drawn from the main structure. New buildings shall be planned to avoid the need for exterior ramps.

4.3 Streetscape/Pedestrian Considerations

- a) To minimize interruptions of and conflicts with the pedestrian routes across adjacent sidewalks, garage doors and service bays shall not open directly onto sidewalks, but instead shall be oriented toward alleys or toward the interior of the lot. One service bay shall be permitted facing a sidewalk if a building has no alley access.
- b) Sidewalk cafes and other street furniture shall be designed and located to minimize interruption of clear, direct pedestrian routes.
- c) Dumpsters, service docks, transformers, and other necessary fixtures shall be located and screened so as not to be visible from adjacent sidewalks.

Section 5. WAIVERS AND APPEAL

If the proposed development plan is found by the Planning Department to be not in compliance with Downtown Neighborhood Design Standards, the applicant may appeal that finding to the Director of Planning, who may waive strict conformance with the Standards upon written finding that the design enhances its setting and meets the intent of the Downtown Neighborhood Design Standards. Owners of adjacent property within 200 feet shall be notified by first class mail of such a decision by the Planning Director, along with the Downtown Neighborhood Association and the Downtown Lincoln Association.

Decisions of the Planning Director may be appealed within 14 days of the mailing (postmark) date to the Urban Design Commission by a letter filed with the City Clerk. The UDC shall review the proposed design and any additional information, and shall make a written finding upholding or reversing the administrative decision. The UDC may find a design compatible that varies from specific design standards, but meets the overall intent of the Downtown Neighborhood Design Standards. If the UDC upholds an administrative finding that a design is not compatible, the UDC may recommend changes to the proposed building permit application in order to meet the intent and purpose of the Downtown Neighborhood Design Standards.

Findings and actions of the Urban Design Commission, the Historic Preservation Commission, or the Nebraska Capitol Environs Commission may be appealed within 14 (fourteen) days to the City Council by a letter filed with the City Clerk. The City Council shall review the Commission's recommendations in considering the request to modify or waive any of the Downtown Neighborhood Design Standards. If the Council approves a waiver(s) to these standards, the applicant shall resubmit the building plans for building permit review. Should Council affirm changes recommended by staff or UDC, HPC, or NCEC, the applicant shall make such changes prior to resubmitting the building permit application.

DESIGN STANDARDS CHECKLIST

Project Location:

Applicant Name:

Applicant phone:

email:

address:

Submission Date:

4.1. General Requirements

Site Development

- a) Build-to lines
- b) Parking beside or behind, well-screened
- c) No drive-thru lanes in front of buildings

4.2. General Requirements

Materials

- a.1) Durable masonry materials
- a.2) Prohibited sidings
- 2.3) No concrete block as primary facade material
- a.4) No synthetic stucco on first story

Parking Structures

- b.1) Provide active ground-floor spaces on specified streets
- b.2) Screen any ground floor parking
- b.3) Minimize curb-cuts, vehicular/pedestrian conflict points
- b.4) Conceal sloped floors or ramps

Roofs

- c.1) Low-pitch or flat roofs
- c.2) Conceal rooftop mechanical equipment

Entrances and windows

- d.1) Entries facing street
- d.2) 70% transparent first floors on N. 12th, N. 13th, N. 21st, O, P, and Q Street frontages
- d.3) Well-designed, well-integrated accessibility features

4.3 Streetscape & Pedestrian

- a) Minimize garage doors and service bays off sidewalks
- b) Sidewalk cafes and street furniture located to maintain clear pedestrian routes
- c) Locate and screen dumpsters and other necessary functions to minimize pedestrian impacts

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