

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Notice is hereby given that the Urban Design Committee will hold a meeting on **Tuesday, July 7, 2015 at 3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Room 210 on the 2nd Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

JULY 7, 2015

* [Memo from Ed Zimmer](#)

1. Adoption of meeting record of UDC meeting of [June 2, 2015](#) and joint UDC/HP meeting of [June 18, 2015](#).
2. Appeal of Downtown Design Standard review of remodeling project, [201 N. 13th Street](#) (Brown Law Office & Fly Fitness).
3. Election of Chair and Vice-Chair
4. Staff report & [miscellaneous](#)

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of June 2, 2015

DATE: July 1, 2015

The City is requesting UDC's advice the following project:

Item #2: **Downtown Design Standards Appeal, 201 N. 13th St.**

The City has received applications for two building permits for remodeling of the existing building at 201 N. 13th St. (NW corner, 13th & P) which originally was called Cinema 2 and more recently has been the Douglas Building.



The Brown family is intending to repurpose the building to accommodate their two businesses—Brown Law Office and Fly Fitness. Both applications estimate the cost of construction at \$300,000 for a total construction valuation of \$600,000.

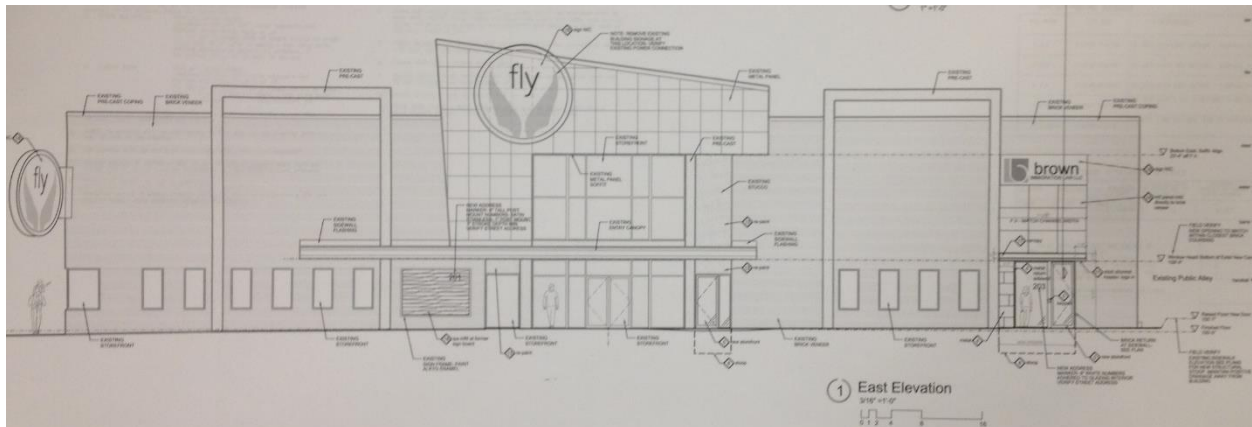
The Downtown Design Standards do not address “interior aspects of new or existing construction” but do address exterior features including remodelings. A distinction is drawn between Minor and Major Remodeling Projects, with the latter defined as “investing more than 50% of a property’s assessed valuation.” The current assessed valuation of 201 N. 13th St. is \$805,800 so the proposed remodeling equals approximately 74% of that valuation.

The broad standard for Major Remodeling Projects is that “Exterior features of the project shall meet the applicable Design Standards **that are feasible given existing site conditions.**” (Emphasis added.)

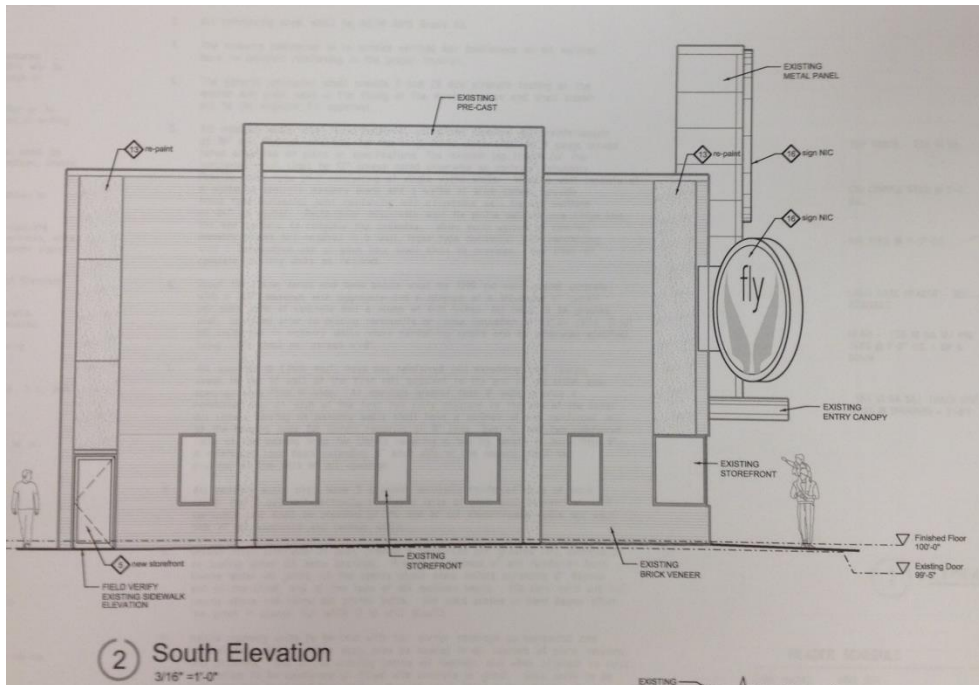
The existing building does not meet the Downtown Design Standard 4.2.d.2 for buildings between N and Q Streets (9th-19th) requiring that

The ground floor of buildings with frontages between (and including) N and Q Streets, and between 9th and 19th Streets and on North 21st Street from O to Q Streets and on Canopy Drive shall have transparent glazing in at least 70% of the area between four feet and nine feet above the sidewalk, except in the case of residential buildings.

The the east side towards 13th St. adds a new entrance storefront for the Law Office, bringing the glazed portion of that side to about 49%.



The south, P Street façade as proposed has approximately 40% of its length devoted to glazing.



David Brown (of Brown Law Office) expresses a strong interest in more and larger windows towards P Street, which opens on a work-out space of two-story height. However, he indicates that the project is already estimated at 20% above their planned budget and added costs would make the project unfeasible.

The Downtown Design Standards include four paths to approval of a project. The Planning Dept. can approve any project that strictly conforms to the Standards, typically after a review delegated to the project planner. The Planning Director can approve projects that do not strictly adhere to the standards but meet their general intent, with notification to neighboring owners (within 200 feet). The Urban Design Committee has even broader authority to interpret the standards and their intent, and approve projects. Finally, any decision can be appealed to City Council, within specified time periods.

In this case the determination focuses on what is “feasible given existing site conditions” and the Urban Design Committee is the appropriate design board to make that determination. Economics are certainly an element of feasibility, and information on that aspect of the project will be presented at the meeting.

Item #3: Election of officers

It is customary for UDC to elect (or re-elect) officers every summer.

Item #4: Miscellaneous

Enclosed is an email received from a resident concerning a central bus transfer station for StarTran.

15IFC00295

Application for BUILDING PERMIT RECEIVED

CITY OF LINCOLN
BUILDING & SAFETY DEPARTMENT

555 S. 10th St., Room 203, Lincoln, NE 68508

NOTE: Separate Permits Required for: Electrical, Plumbing, Mechanical, Signage, Fire Alarms, Fire Sprinklers, Fire Suppression Systems, Flammable Liquid Tanks, SWPPP.

Office Use Only

City 3-Mile District County
 Residential Commercial

CITY BUILDING PERMIT # **B 1501916**

Street Address 201 N. 13th Street Suite A
 Lot 12 Block 37
 Subdivision Name Lincoln Original

BUILDING PERMIT

The undersigned hereby applies for a permit for:
 New Enlarge/Addition Move-on Alteration

TOTAL CONSTRUCTION VALUATION \$ 600,000 ~~300,000~~
(Includes general, electric, plumbing, mechanical, etc.)

DESCRIBE WORK TO BE DONE:
Mechanical, Electrical, Plumbing, Framing/Drywall, Flooring, Ceiling,
Structural, Painting, Storefront, Doors, Masonry, and Millwork

USE OF BUILDING (description):
Law Office and ~~Fitness Facility~~

Size _____ x _____ Height _____ # of Units _____ # of Stories _____

CONSTRUCTION ACTIVITY SWPPP

SWPPP Permit Number # _____

The undersigned hereby certifies that the building phase of development for the property described on this application will be conducted in conformance with L.M.C. Chapter 28.01 and the Construction Activity SWPPP (Storm Water Pollution Prevention Plan).

APPLICANT / CONTRACTOR INFORMATION

Property Owner: HSSW LLC
 Owner Phone: 402-817-4424
 Lessee or Tenant Name: Brown Law Office / ~~Fit~~
 Engineer/Architect: Peace Studio Architects
 Building Contractor: Cheever Construction
 Contractor Email Address: tpulec@cheeverconstruction.com
 Contractor Cell Phone# 402-432-8856 FAX # 402-477-2063

Building Permit:	\$ _____
Plan Review:	\$ _____
Fire Code Review:	\$ _____
Fair Housing Review:	\$ _____
Shell Permit:	\$ _____
Limited Permit:	\$ _____
Additional Review:	\$ _____
Occupancy Certificate:	\$ _____
Other:	\$ _____
Copies:	\$ _____
Investigation Fee	\$ _____
Miscellaneous Fee	\$ _____
LANCASTER COUNTY FEE	\$ _____
3-8 miles--\$15; Over 8 miles--\$30	
TOTAL FEES	\$ _____
Plan Review Deposit	<u>25273</u> \$ <u>1690.80</u>
Balance Due	\$ _____

Fin. Floor Area	_____	Sq. Ft.	\$ _____
Fin. Bsmt.	_____	Sq. Ft.	\$ _____
Unfin. Bsmt.	_____	Sq. Ft.	\$ _____
Garage	_____	Sq. Ft.	\$ _____
Deck	_____	Sq. Ft.	\$ _____
Covered Deck	_____	Sq. Ft.	\$ _____
TOTAL			\$ _____

Zoning District _____
 Occupancy Group _____
 Type of Construction _____
 Flood Plain Permit # _____
 Curb Cut Permit # _____
 Septic # _____
 Well # _____
 Special Permit # _____
 Admin. Amendment # _____
 Bd. of Zoning Appeals # _____
 House Moving Permit # _____
 Height Permit # _____

THE UNDERSIGNED HEREBY CERTIFIES that they have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Company Name: Cheever Construction
 Address: 3425 N. 44th Street, Lincoln, Nebraska Zip 68504
 Print Name: Tyler Pulec Day Phone # 402-477-6745
 Signature: [Signature] Date 06/26/15

Water Dept. Approval:

 Date _____

Building Application Approval:

 Date _____

15TFC00296

Application for BUILDING PERMIT RECEIVED

CITY OF LINCOLN
BUILDING & SAFETY DEPARTMENT
555 S. 10th St., Room 203, Lincoln, NE 68508

NOTE: Separate Permits Required for: Electrical, Plumbing, Mechanical, Fire Alarms, Fire Sprinklers, Fire Suppression Systems, Flammable Liquid Tanks, SWPPP. **June 6 2015**

City 3-Mile District County
 Residential Commercial

Street Address 201 N. 13TH ST. Suite B
Lot 12 Block 37
Subdivision Name LINCOLN ORIGINAL

BUILDING PERMIT

The undersigned hereby applies for a permit for:

New Enlarge/Addition Move-on Alteration

TOTAL CONSTRUCTION VALUATION \$ 300,000
(Includes general, electric, plumbing, mechanical, etc.)

DESCRIBE WORK TO BE DONE: MECH., ELEC., PLUMBING INTERIOR
ALTERATION OF NEW FLY FITNESS.

USE OF BUILDING (description): FITNESS CENTER

Size _____ x _____ Height _____ # of Units _____ # of Stories _____

CONSTRUCTION ACTIVITY SWPPP

SWPPP Permit Number # _____

The undersigned hereby certifies that the building phase of development for the property described on this application will be conducted in conformance with L.M.C. Chapter 28.01 and the Construction Activity SWPPP (Storm Water Pollution Prevention Plan).

APPLICANT / CONTRACTOR INFORMATION

Property Owner: HSSW, LLC
Owner Phone: 402-817-4429
Lessee or Tenant Name: FLY FITNESS
Engineer/Architect: PEACE STUDIO ARCH.
Building Contractor: CHEEVER CONSTRUCTION.
Contractor Email Address: TPULEL@CHEEVERCONSTRUCTION.COM
Contractor Cell Phone# 402-432-8856 FAX # _____

Office Use Only	
Permit No. B	<u>1501917</u>
Building Permit:	\$ _____
Plan Review:	\$ _____
Fire Code Review:	\$ _____
Fair Housing Review:	\$ _____
Shell Permit:	\$ _____
Limited Permit:	\$ _____
Additional Review:	\$ _____
Occupancy Certificate:	\$ _____
Other:	\$ _____
Copies:	\$ _____
Investigation Fee	\$ _____
Miscellaneous Fee	\$ _____
LANCASTER COUNTY FEE 3-8 miles--\$15; Over 8 miles--\$30	\$ _____
TOTAL FEES	\$ _____
Plan Review Deposit <u>125273</u>	\$ <u>1690.80</u>
Balance Due	\$ _____

Fin. Floor Area _____	Sq. Ft. \$ _____
Fin. Bsmt. _____	Sq. Ft. \$ _____
Unfin. Bsmt. _____	Sq. Ft. \$ _____
Garage _____	Sq. Ft. \$ _____
Deck _____	Sq. Ft. \$ _____
Covered Deck _____	Sq. Ft. \$ _____
TOTAL \$	_____

Zoning District	_____
Occupancy Group	_____
Type of Construction	_____
Flood Plain Permit #	_____
Curb Cut Permit #	_____
Septic #	_____
Well #	_____
Special Permit #	_____
Admin. Amendment #	_____
Bd. of Zoning Appeals #	_____
House Moving Permit #	_____
Height Permit #	_____

THE UNDERSIGNED HEREBY CERTIFIES that they have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Company Name: CHEEVER CONSTRUCTION.
Address: 3425 NORTH 44TH LINCOLN, NE Zip 68504
Print Name: TYLER PULEL Day Phone # _____
Signature: [Signature] Date 06/26/15

Water Dept. Approval:

Date _____
Building Application Approval:

Date _____

Ed Zimmer

From: Ed Zimmer
Sent: Friday, June 26, 2015 8:40 AM
To: 'creationenergy@windstream.net'
Cc: Brian D. Praeuner
Subject: FW: Idea for new StarTran Bus Hub

Dear Glenda Moore,

I will share your letter with the Urban Design Committee at their next meeting.

I've also forwarded your message to StarTran as they are central to transit planning and service in Lincoln.

Ed Zimmer
Planner
Lincoln Planning Dept.

From: Teresa A. McKinstry
Sent: Thursday, June 25, 2015 1:37 PM
To: Geri K. Rorabaugh
Cc: Ed Zimmer
Subject: RE: Idea for new StarTran Bus Hub

Yes. I'll pass this on to Ed.

~ * ~ * ~ * ~ * ~ * ~ * ~ * ~ * ~ * ~ * ~ * ~ * ~

Teresa McKinstry
Lincoln-Lancaster Co. Planning Dept.
555 S. 10th St., Ste. 213 * Lincoln NE 68508
402-441-6164

From: Geri K. Rorabaugh
Sent: Thursday, June 25, 2015 1:37 PM
To: Teresa A. McKinstry
Subject: FW: Idea for new StarTran Bus Hub

Do you work with the Urban Design Committee?

Geri Rorabaugh, Administrative Officer
Lincoln-Lancaster County Planning Department
(402) 441-6365

From: Glenda Moore [<mailto:creationenergy@windstream.net>]
Sent: Thursday, June 25, 2015 1:21 PM
To: Geri K. Rorabaugh
Subject: Idea for new StarTran Bus Hub

Dear Lincoln Urban Design Committee Members,

I understand there is a possibility of building a new 'bus hub' in Lincoln. I think this is a good idea since the Gold's building area is so congested, and will become even more congested with the Latitude opening this fall. I'd like to express some ideas about the bus hub possibility:

1. I think it would be helpful to those people who ride the bus out of necessity (i.e., those who have no other mode of transportation) to have the new bus hub located near an existing grocery store or at least a convenience store. It is amazing how far people travel via StarTran to get groceries. Many also need to transfer to other buses in order to get to a store. It must be very difficult to keep dairy products cold for the distances some need to travel. Since there has been talk about getting a grocery located in the downtown area, I wonder if the two places could even be under one roof or at least across the street from each other.
2. I think having all buses go through the entire downtown area wastes passengers' time. I think having a bus center near 15th and N (Pershing Auditorium?), 17th and O, or 21st and N, and then having frequent shuttle buses traversing downtown, going to the Haymarket and to the University would be preferable.
3. I know I mentioned this in No. 2, but I think Pershing Auditorium should be considered as a possible site, especially since the city already owns the property. While there is no grocery store near Pershing now, at least there is a convenience store not far away, and perhaps some adjacent property might become available in the near future.

Thank you for listening.

Glenda Dietrich Moore, daily Star Tran commuter for over 14 years.

5401 Franklin St.

Lincoln NE 68506

402-483-5308

creationenergy@windstream.net