

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Joint Meeting of Urban Design Committee and Historic Preservation Commission

Notice is hereby given that the **Urban Design Committee and Historic Preservation Commission** will hold a joint public meeting on Tuesday, **February 18, 2016** at **1:30 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Studio Room 113 on the 1st Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

JOINT AGENDA

February 18, 2016

DISCUSS AND ADVISE

- Design update and review for Hudl International Headquarters: Canopy at P Street
- Upcoming requests for joint meetings: future phases of Telegraph District redevelopment, 9th & O hotel project (tentatively scheduled for March 17), Lumberworks Garage "liner" building, etc.
- Recess Historic Preservation Commission to Room 214

URBAN DESIGN COMMITTEE

February 18, 2016

The **Urban Design Committee** will reconvene **February 18, 2016** in **Room 113 on the 1st Floor** and the **Historic Preservation Commission** will reconvene **February 18, 2016** in **Room 214 on the 2nd Floor** of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, continuing a public meeting that convened at **1:30 p.m.** in Studio Room 113 on the 1st Floor to consider the following agenda. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

1. Approval of UDC meeting record of [January 5, 2016](#).

DISCUSS AND ADVISE

* [Memo from Ed Zimmer](#)

2. Antelope Square redevelopment project, [22nd & Q Street](#) vicinity.
3. Sidewalk cafes.
4. Staff Report & Misc.

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Meetings of February 18, 2016

DATE: February 12, 2016

Joint meeting with Urban Design Committee

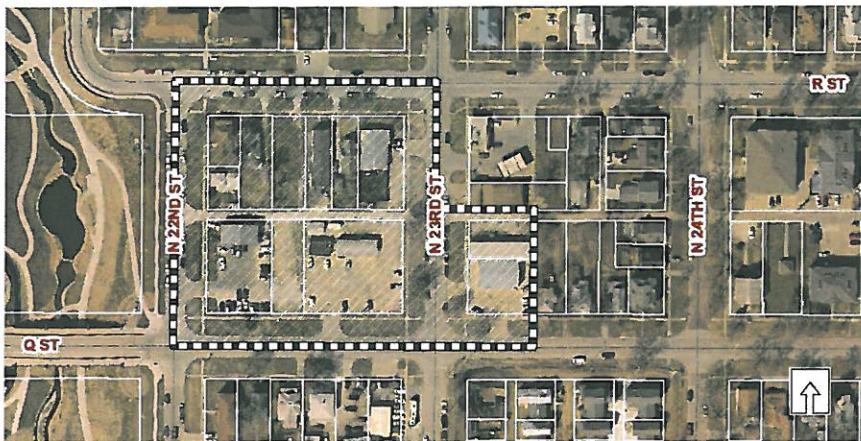
The design boards are asked to review the design for the Hudl Building at Canopy and P Streets. The design team and clients have refined the design from that last seen by the joint boards and the city administration directed the developers to update UDC and HPC. The building footprint and overall design concept is very consistent to what was previously shared with the boards last year, but some design refinements have been incorporated in the drawings submitted for building permits. The building is under construction with limited permits (footings, foundation, steelwork, etc.).

Separate meeting of UDC: Antelope Square redevelopment project

Due to the snowstorm on February 2nd and the resulting cancellation of UDC's meeting, we have a hold-over item for your review. The Committee heard an introduction to this project at the January 5th meeting. As indicated at that time, project representatives will return for the February meeting to show further design development.

Antelope Square is proposed as a joint venture of Assurity and NeighborWorks Lincoln. Located on portions of two blocks in the vicinity of 22nd and Q Streets, the project would produce 24 units of "single-family-attached" (rowhouse) residences, clustered in groups of two, four, or six unit groupings.

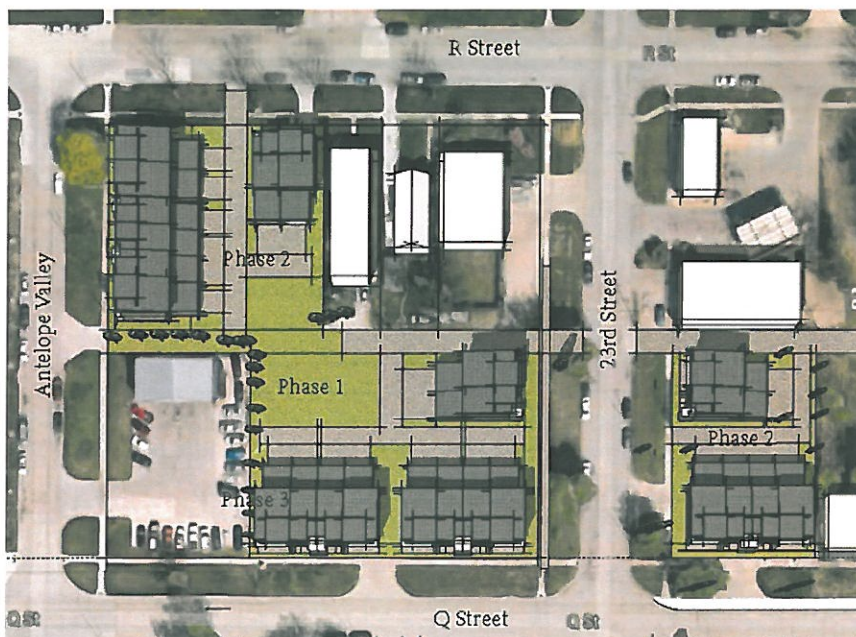
The Project Area is outlined below.



Antelope Square: Project Area

 Project Area Boundary

The general area is shown in the following aerial view from the south. The red dot is positioned at 23rd & Q Streets. This photo was taken in 2013 when NeighborWorks' "Antelope Village" project was under construction on the block bounded by 23rd & 24th Sts. and P & Q Sts., shown at lower right. Antelope Square would be adjacent on the north and northwest to that completed, award-winning project.



At left is a sketch of the project area indicating the specific parcels involved. The property at the northeast and southwest corners of the 22-23-Q-R block is not involved, while on the 23-34-Q-R block only the southwest corner is available for the project. The updated design materials are attached.

Item 3: Sidewalk Cafes

Various establishments have begun the application process for sidewalk cafes. None have yet submitted all the materials required for the application and the UDC review. I'm listing this item in case any submit the necessary items next week.

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Antelope Valley Development

Proposed by: NeighborWorks Lincoln
Assurity Life Insurance Company
Russ Meyer, Home Real Estate

Urban Design Review/ Redevelopment Agreement Package

Concept and Schematic Design

2.2.2016

Antelope Valley Project

- Partnership with Neighborworks and Assurity
- Focus is on Owner Occupied Housing
 - Higher End Urban Design
 - Mix of Unit Types and Styles
 - Multiple Price Points from Assisted to Market Rate
- Project-22nd to 23rd Street/ Q to R Street
 - Phase One- 10 Units on Q St
 - Phase Two- 8 Units on Antelope Creek/ 6 Units on Q St

Site Location

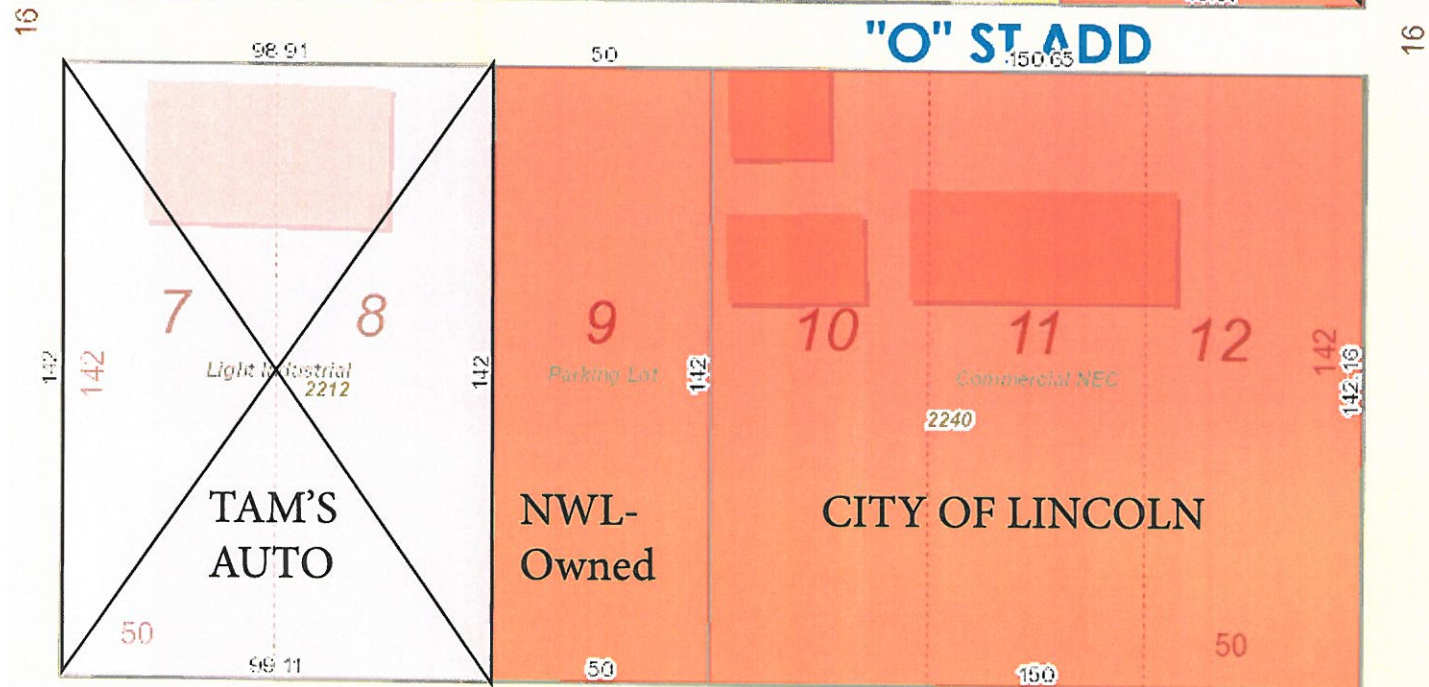
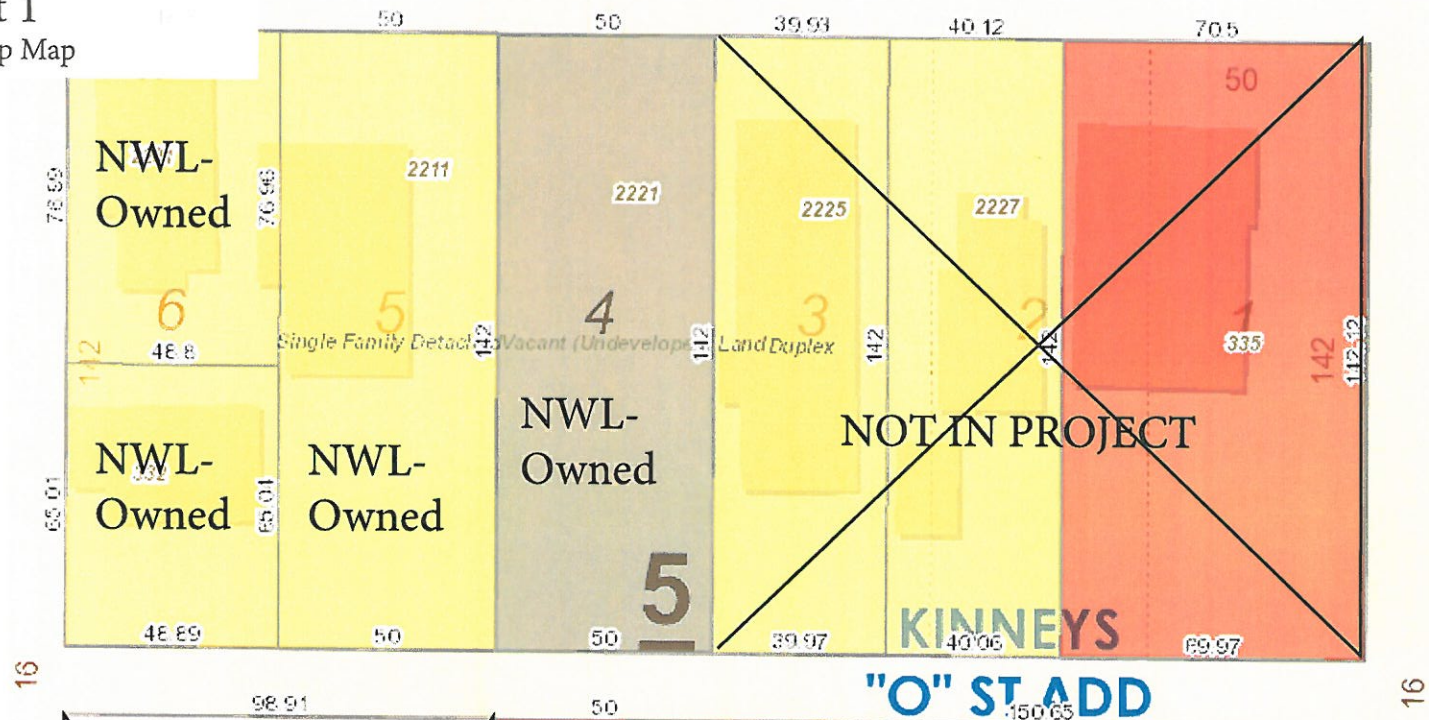


Project

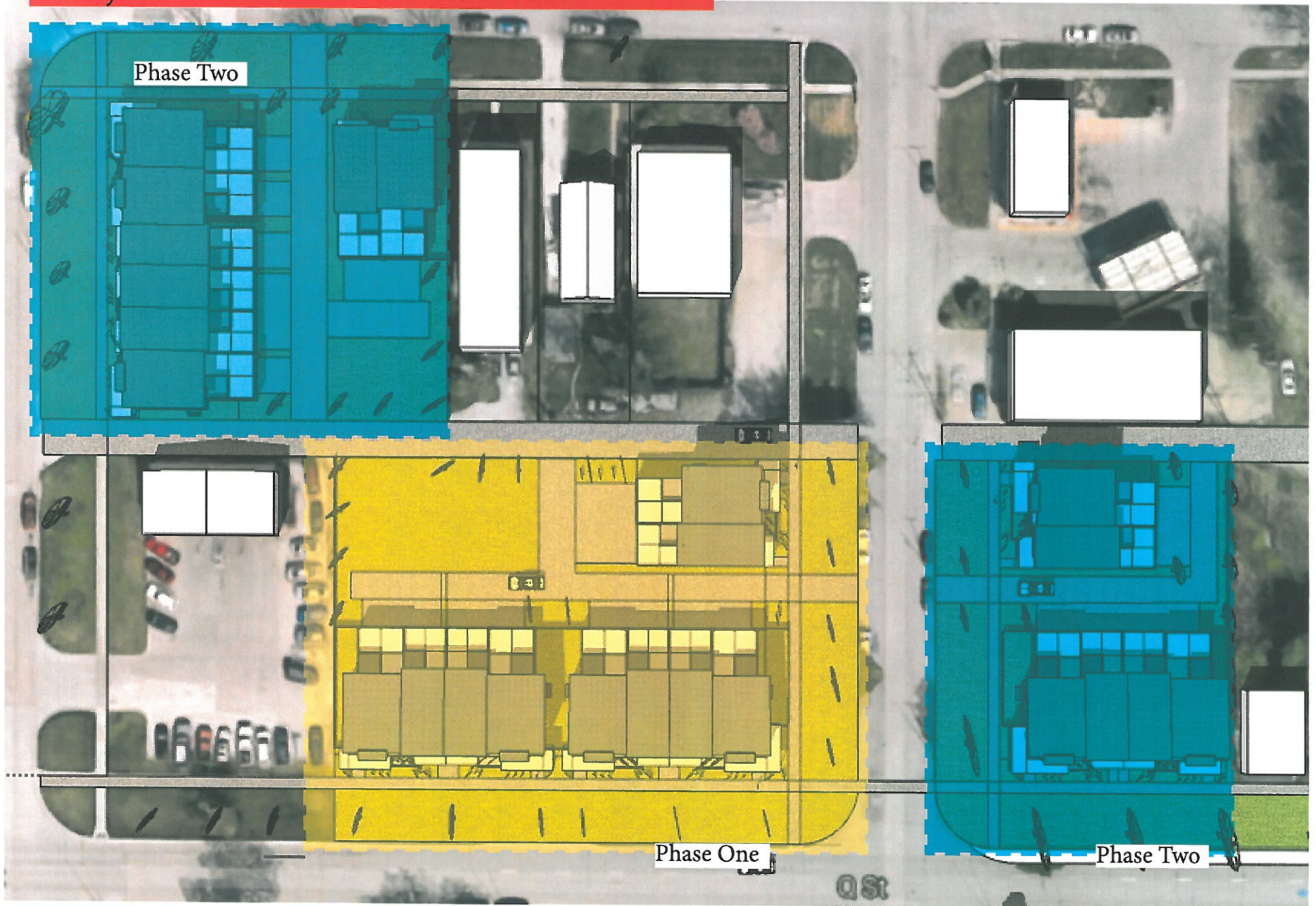
The first project will focus on 22nd Street to 23rd Streets between Q and R Streets. This area includes the land that is owned by the city. Neighborworks owns three properties on the block currently and has two others under contract. The Southwest corner is owned by Tam's Auto and has an above market asking price currently but ultimately we hope to purchase this corner. The development team has approached the three owners on the northeast corner of this block but to acquire those properties would be financially too much for the project to bear and may become a future consideration.



Project 1
Ownership Map



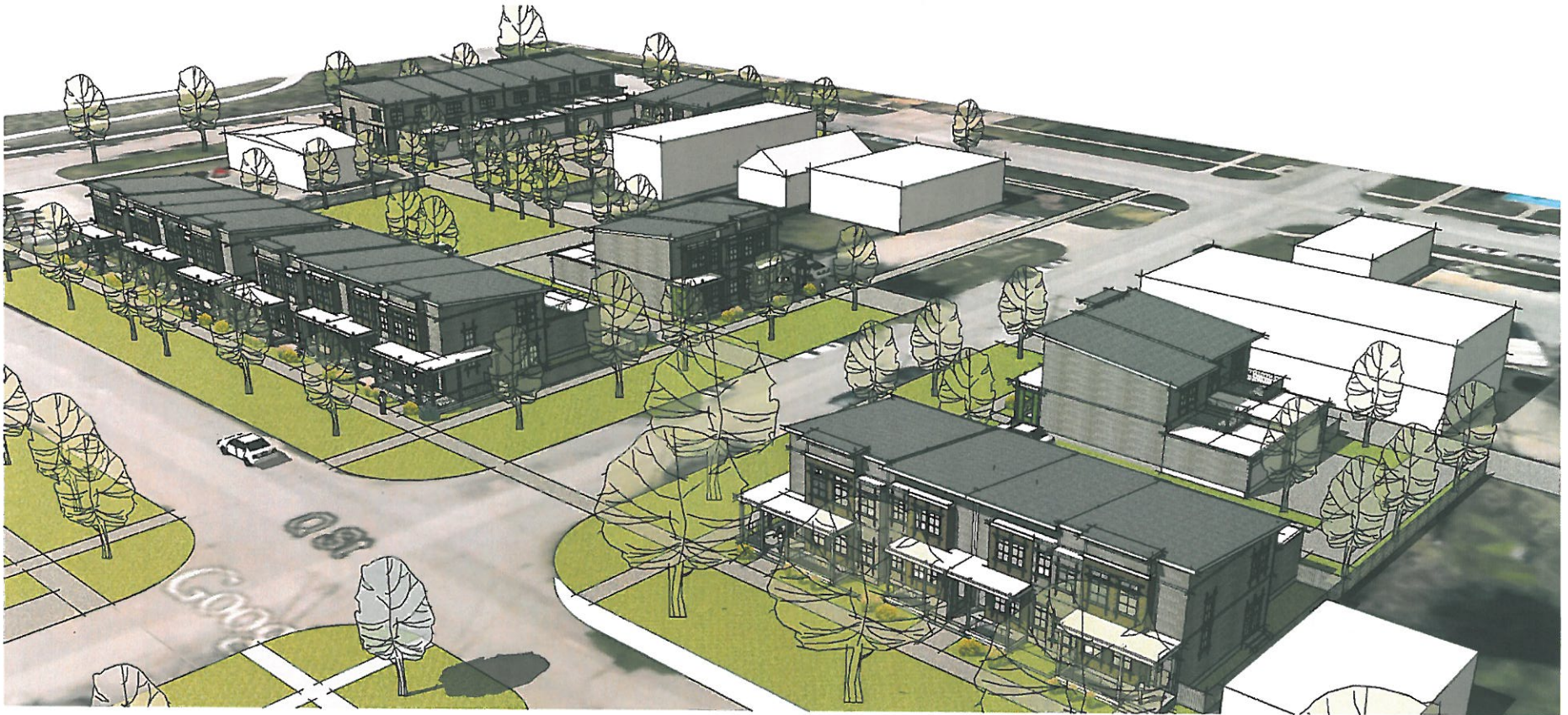
Project 1 Site Plan- Phased Plan



Project 1 Site Plan

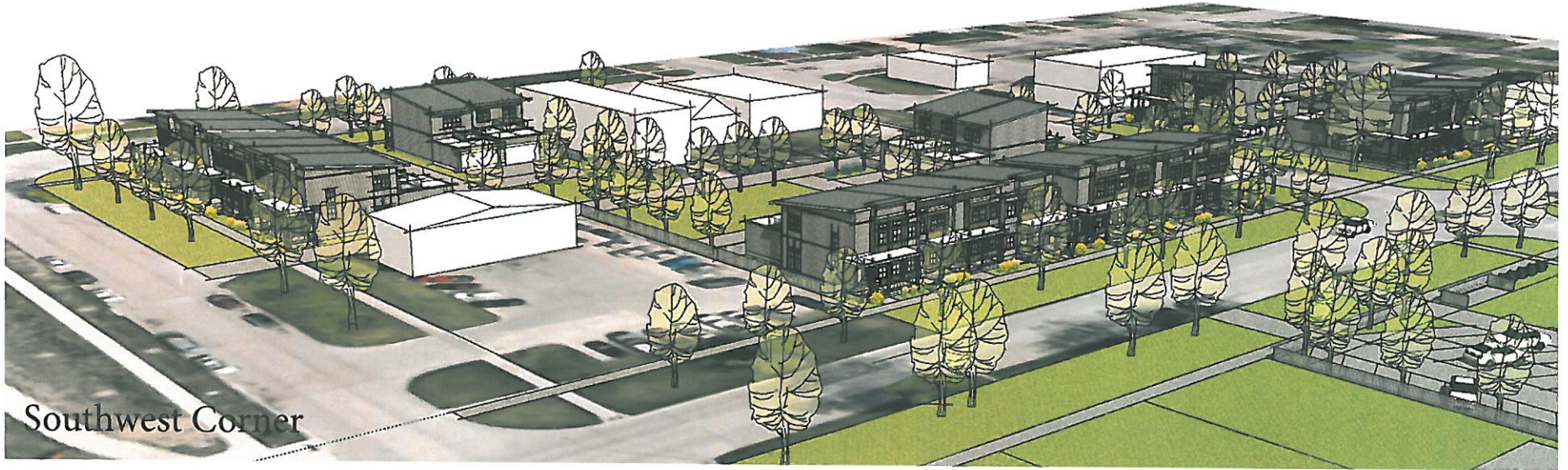


Concept Design- Phase One

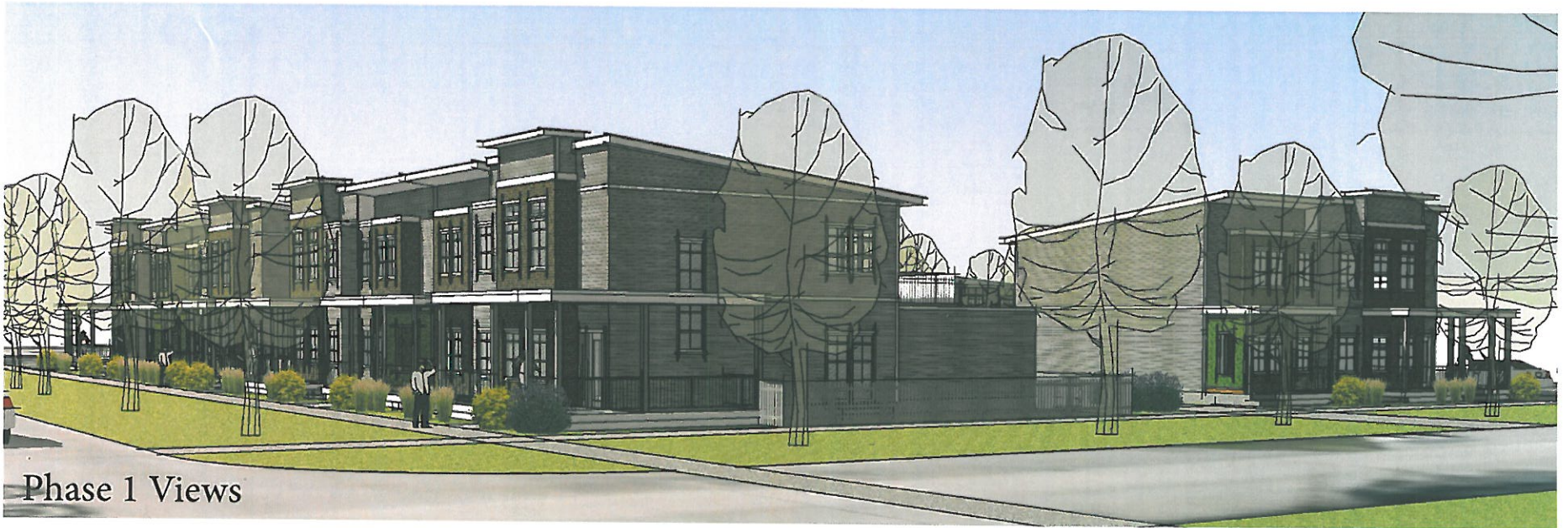


Southeast Corner

Concept Design- Phase One



Southwest Corner



Phase 1 Views

Concept Design- Phase Two



Northwest Corner



Northeast Corner

Phase One Schematic Design

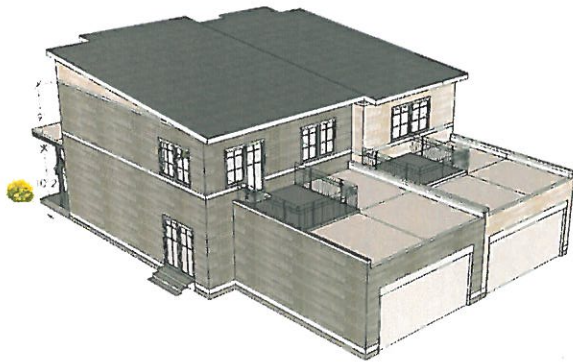


South View

Concept Design- Facade Design



Front Elevation



Rear Elevation



Front Elevation

Concept Design- Facade Design



Sidewalk View



Sidewalk View



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