

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Notice is hereby given that the Urban Design Committee will hold a meeting on **Tuesday, September 4, 2018 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

SEPTEMBER 4, 2018

1. Approval of UDC meeting record of [July 10, 2018](#).

* [Memo from Stacey Hageman](#)

DISCUSS AND ADVISE

2. [Olsson Associates, Phase 2](#) (Olsson Associates/Sinclair Hille) - [UDR18055](#)
3. [Roose Haven](#) (Scott Sullivan) - [UDR18053](#)

DISCUSSION

4. Staff Report & misc.

TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of September 4, 2018

DATE: August 28, 2018

ITEM 2: Olsson Associates, Phase II

In 2013, the Committee reviewed plans for the development of the Olsson Associates (OA) headquarters at Canopy and P Streets. OA is now proposing a second building (with tax increment financing), to be located immediately south at Canopy and O Streets. The Committee’s advice is sought on the urban design impacts of this public assistance. Detailed plans are attached.



Birdseye View Looking Northwest

The proposed design includes a four-story building (matching the current OA Building) with an L-shaped footprint, reserving space behind for a small surface parking lot. Skywalks will connect to both the existing OA building and the parking garage to the west. The proposed building will utilize the same exterior materials as the existing structure, and will include similar design features. An angled cutout on the northeast corner of the building will create additional outdoor space adjacent to the building entrance and is mirrored on the upper floors.

The Canopy Street sidewalk will match existing West Haymarket streetscapes. Pedestrian access is to be provided between the two buildings, with a wider node at the east end of the alley-like space, providing a seating area and some plantings off the sidewalk. West of that node, screening will be provided to the service functions further west. The City has requested enhanced landscaping of the

passageway and of the parking lot it leads to. Additional work to be carried out under Harris Overpass and Canopy Street south of this project is not directly part of this proposal and will be submitted for UDC review at a later time.

ITEM 3: Roose Haven

The owner of the property at 5205 Roose Street has applied for a Special Permit to redevelop this site with six single-family homes. Scott Sullivan, architect for the proposed “Roose Haven,” has requested an appeal to the Neighborhood Design Standards finding described below.

The proposed development (attached) meets most but not all the Neighborhood Design Standards which require that new houses be oriented to Roose Street, seen in the location of entrances, windows, and porches. The Standards allow in instances like this, where a new “street” is being created, for houses to be oriented to the new street. However, it is our finding that the northernmost houses could have been oriented to Roose Street in order to meet Neighborhood Design Standards and better fit the established neighborhood pattern.



View of Proposed Units

When a design does not meet the Neighborhood Design Standards, the Planning Director has the authority to approve or deny a waiver based on his decision as to whether the proposed design meets the intent and spirit of the Standards. If denied, the applicant may appeal to the Urban Design Committee. In this case, the Planning Director has denied the application in order to seek the advice of the Committee on the requested development.



WEST HAYMARKET BLOCK C DEVELOPMENT



URBAN DESIGN COMMITTEE SUBMITTAL

AUGUST 27, 2018

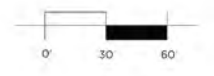
Submitted by

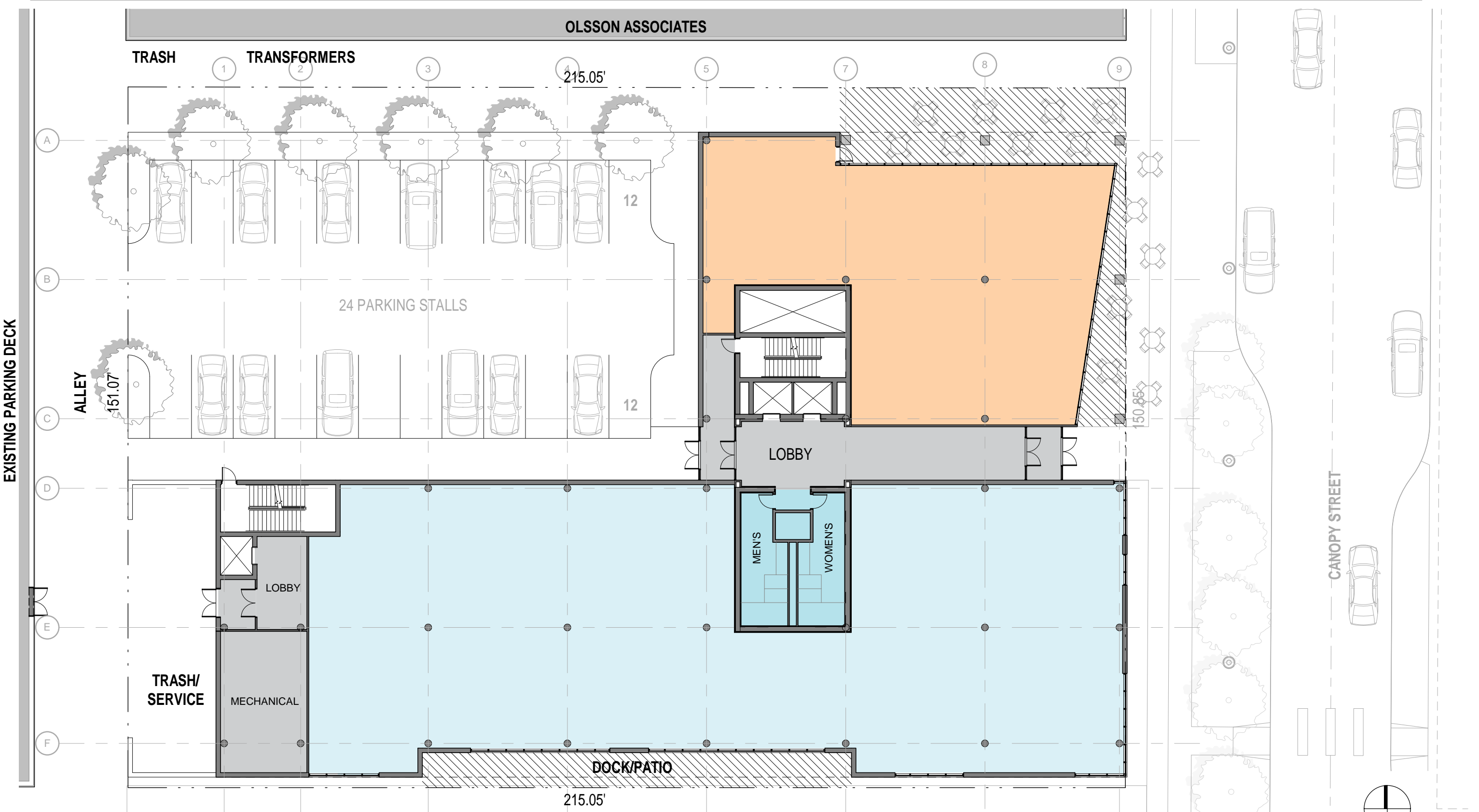


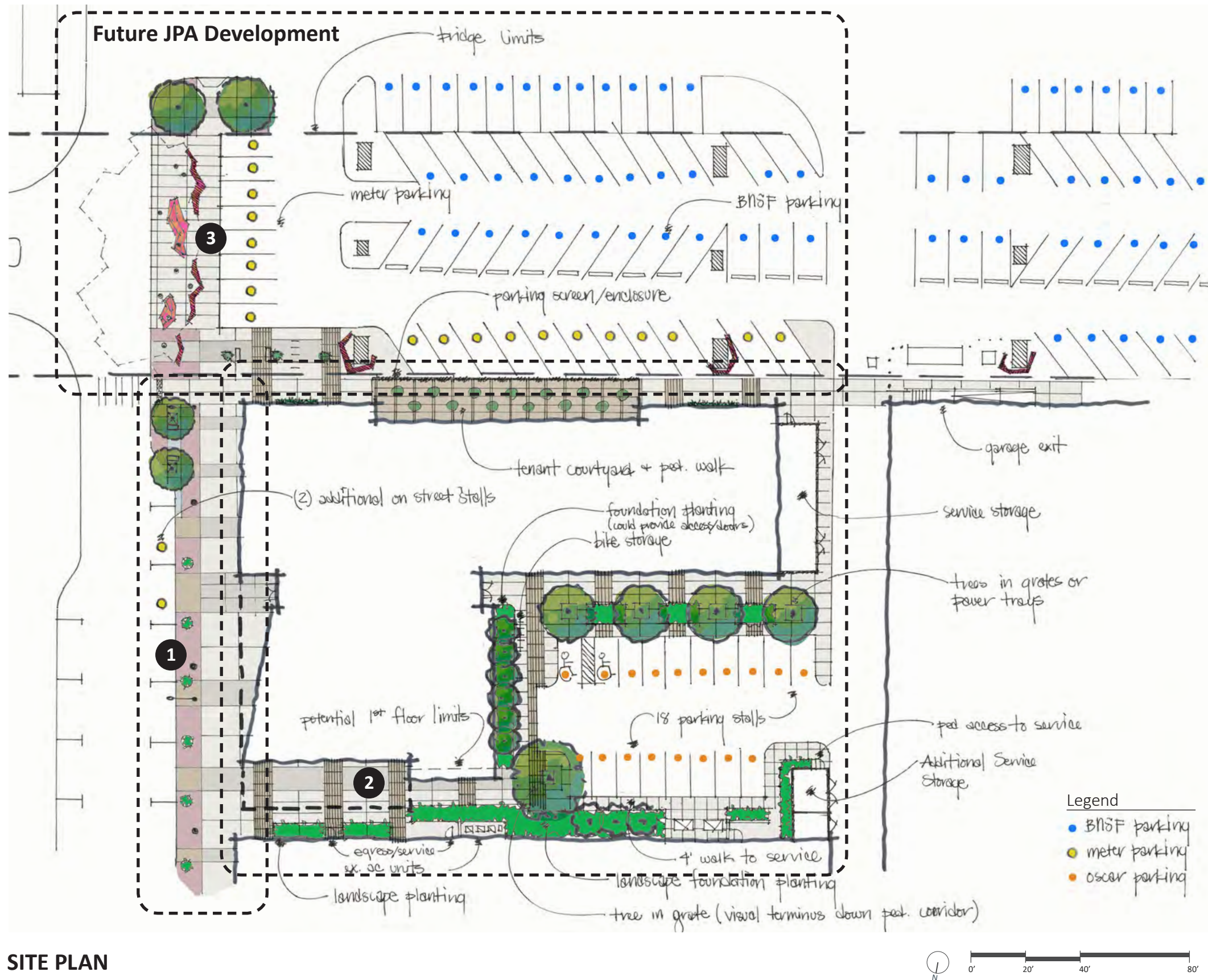
WEST HAYMARKET DISTRICT



HISTORIC HAYMARKET DISTRICT







SITE PLAN

FOCUS AREA CHARACTER

- 1** The proposed streetscape will be executed as an extension of Canopy Street per the master plan. The implementation standards for materials, layout and design will match the existing street conditions. The sidewalk materials will include permeable pavers, concrete pavers, concrete, and acid-etched concrete stripes. The pedestrian and vehicular poles will extend to the Harris Bridge. Matching landscape pots, tree grates, trash receptacles and benches will be included.

The proposed plan adds two parallel parking stalls to Canopy Street with the closure of the O Street parking lot access under the bridge.
- 2** A pedestrian corridor and outdoor patio is proposed North of the building to provide access to the adjacent parking garage, alley parking lot, and rear building entrance. Landscape improvements screen, soften and enhance the corridor. A mature tree anchors a hardscape node to soften and buffer the view to the parking garage beyond from Canopy Street. The hardscape will include a combination of color and gray concrete to enhance the site and compliment Canopy Street materials. Pedestrian poles and architectural lights will create a safe environment and accentuate the building art installation.

The southern pedestrian corridor will connect the existing parking garage with Canopy and O Streets. The hardscape will match the northern pedestrian corridor for continuity. A proposed courtyard could feature metal screens or architectural trellis with hanging plants for pedestrians and tenants.
- 3** Eliminating the vehicular access underneath the bridge provides a unique opportunity to create a dynamic space that could include public art, sculpture, or elements of play under cover of the bridge.



 **OLSSON**[®]
ASSOCIATES

SINCLAIR **hille**
architects

 **OCHSNER
HARE & HARE**
a design studio of  **OLSSON**[®]
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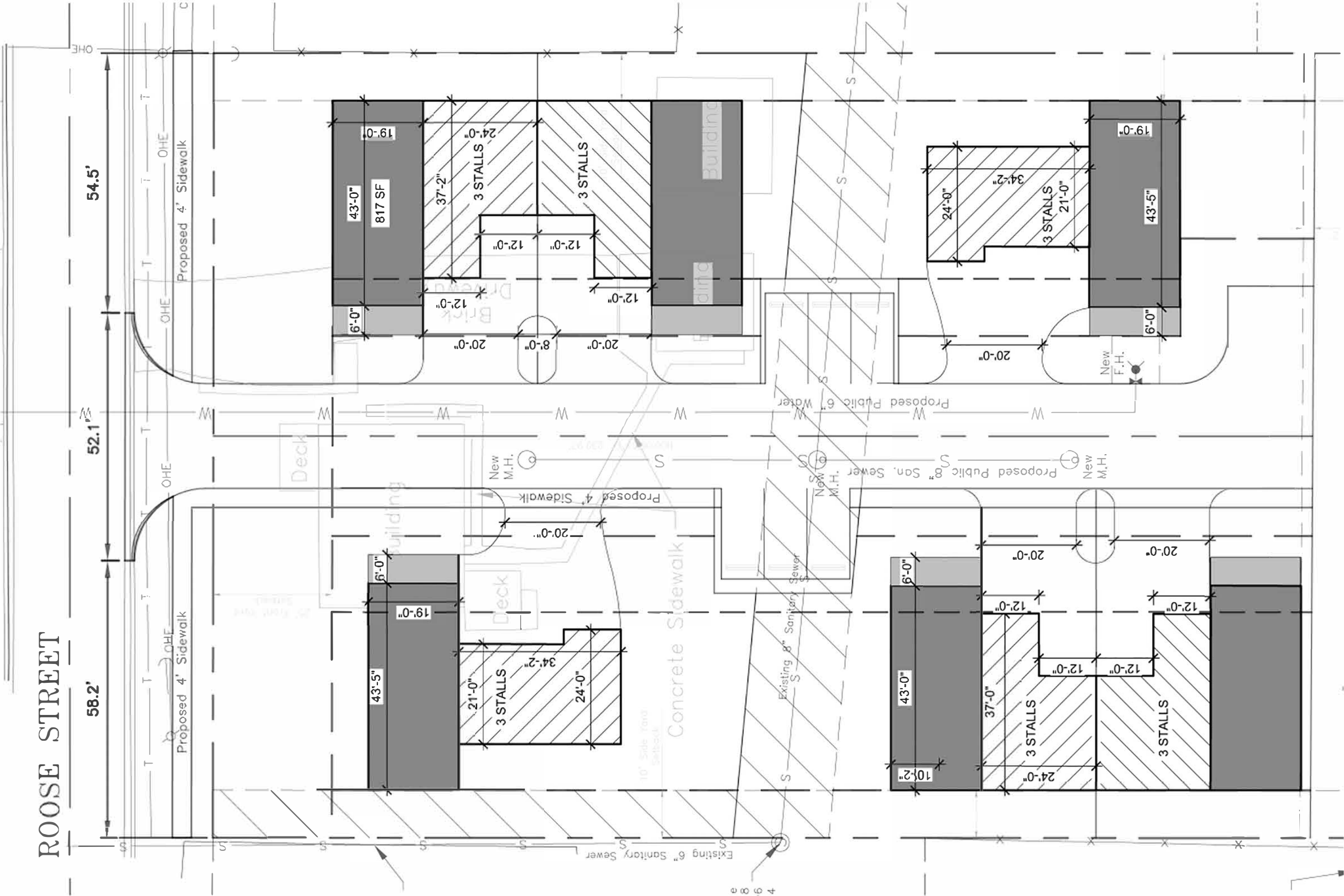
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AUGUST 20, 2018

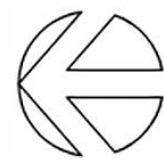
CONSULTANTS:

ITEM 3: Roose Haven



ROOSE STREET

58.2' 52.1' 54.5'



SITE PLAN

SCALE: 1" = 20'-0"

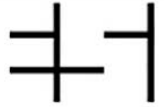
ROOSE HAVEN

5405 ROOSE STREET
 LINCOLN, NE

PROJECT NO. XXXX

PRELIMINARY SET

DATE: 8/8/2018



ERICKSON SULLIVAN ARCHITECTS

110 S. 4TH STREET, SUITE 200
 LINCOLN, NE 68508 TEL. 402.475.9787

CONSULTANTS:



ROOSE HAVEN- DUPLEX

5405 ROOSE STREET

LINCOLN, NE

TITLE PAGE

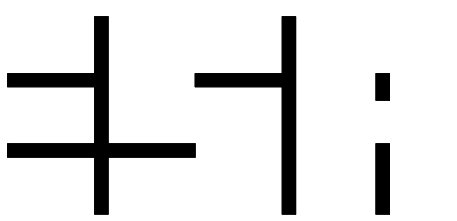
ROOSE HAVEN

5405 ROOSE STREET
LINCOLN, NE

Project Number

PRELIMINARY SET

DATE: Issue Date

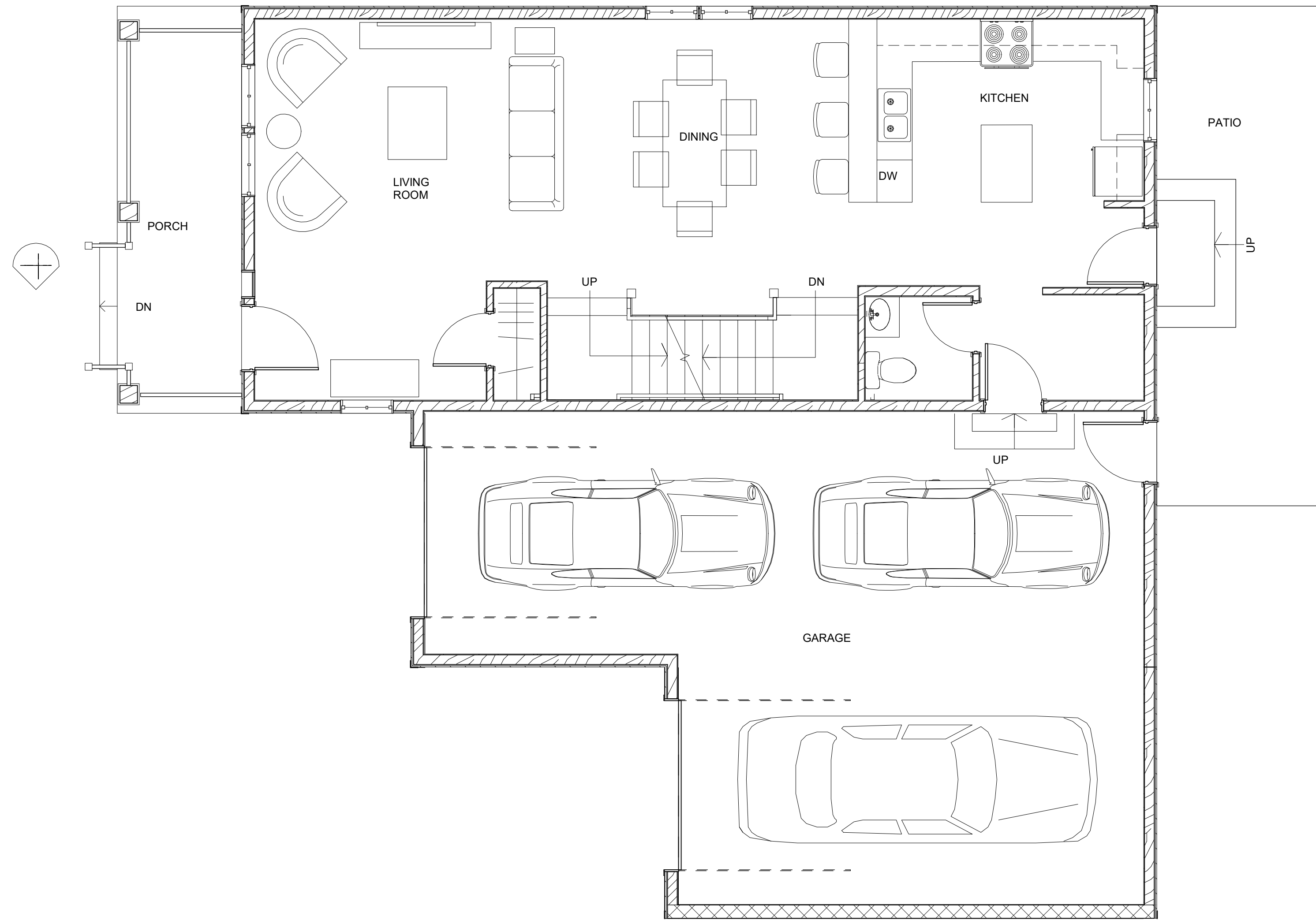


ERICKSON SULLIVAN
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G100

CONSULTANTS:



FIRST FLOOR
 1/4" = 1'-0"



SECOND FLOOR
 1/4" = 1'-0"

FIRST FLOOR AREA = 756 SF
 SECOND FLOOR AREA = 782 SF
 TOTAL AREA = 1538 SF

DUPLEX FLOOR PLANS

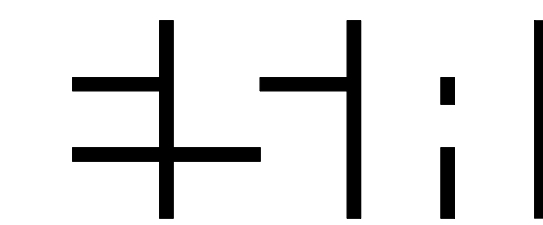
ROOSE HAVEN

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 LINCOLN, NE

Project Number

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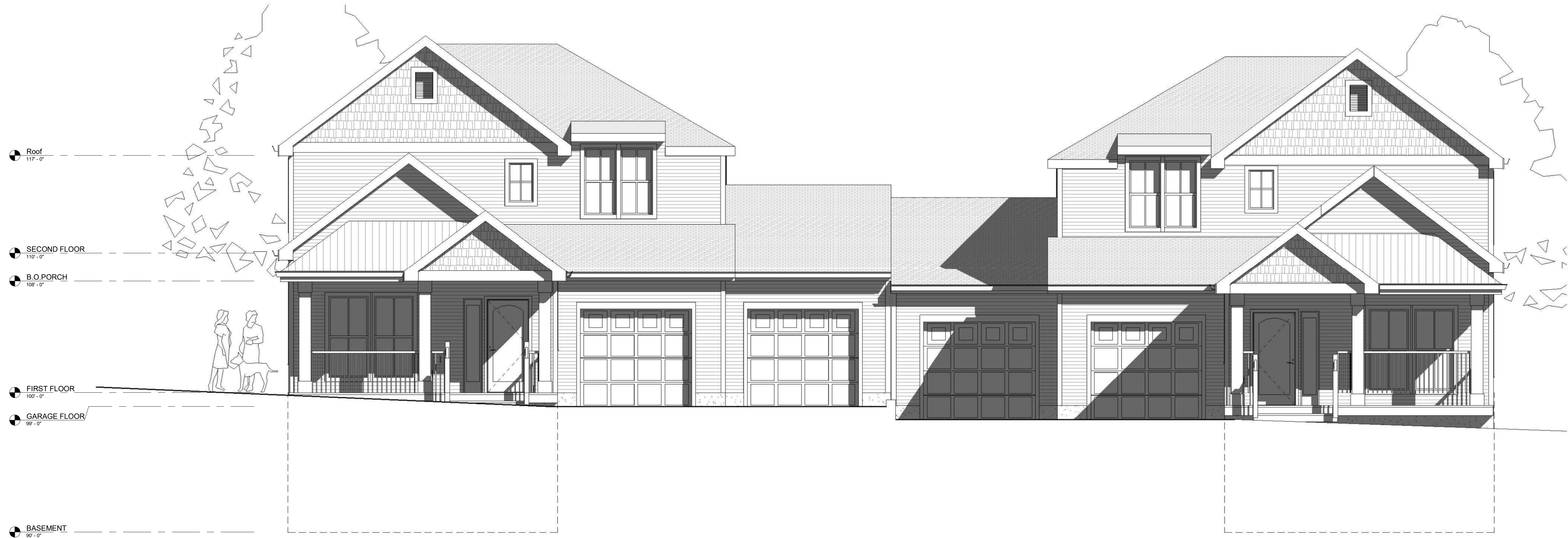


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A100

CONSULTANTS:



WEST ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"

ELEVATIONS

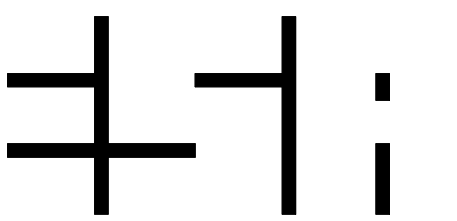
ROOSE HAVEN

5405 ROOSE STREET
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Project Number

PRELIMINARY SET

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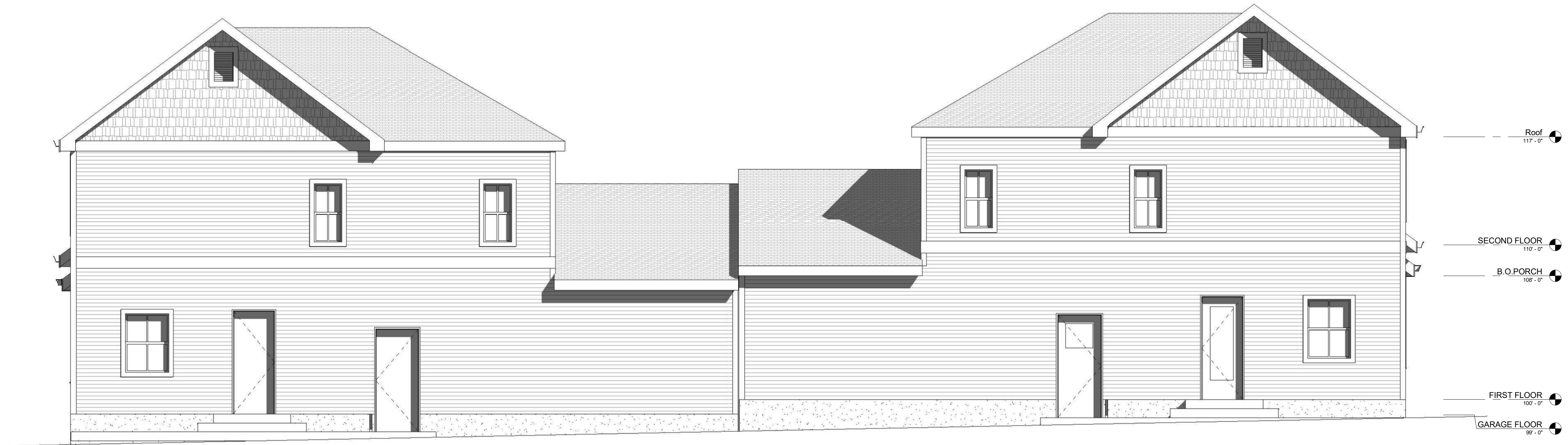


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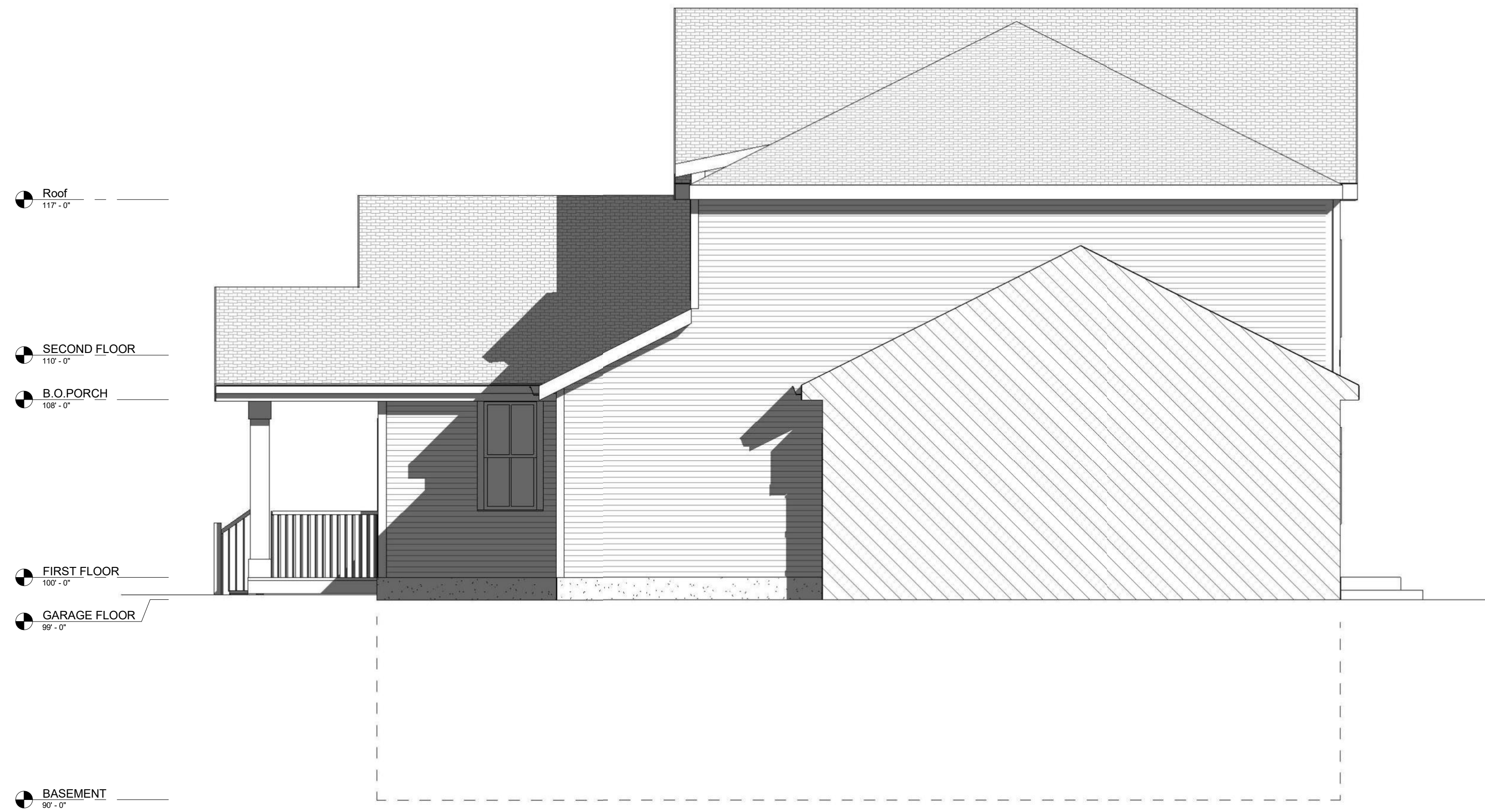
A101

CONSULTANTS:



EAST ELEVATION
 1/4" = 1'-0"

ELEVATIONS



SOUTH ELEVATION
 1/4" = 1'-0"

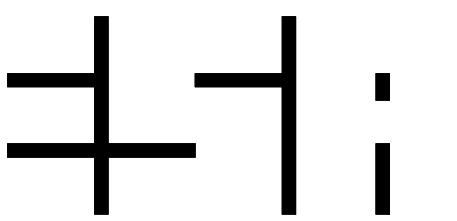
ROOSE HAVEN

5405 ROOSE STREET
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A102

CONSULTANTS:



ROOSE HAVEN- SINGLE FAMILY HOUSE

5405 ROOSE STREET

LINCOLN, NE

TITLE PAGE

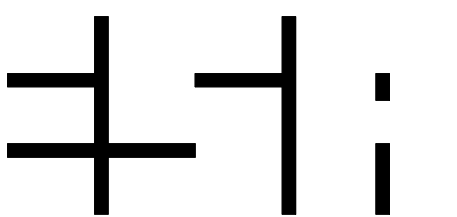
ROOSE HAVEN

5405 ROOSE STREET
LINCOLN, NE

Project Number

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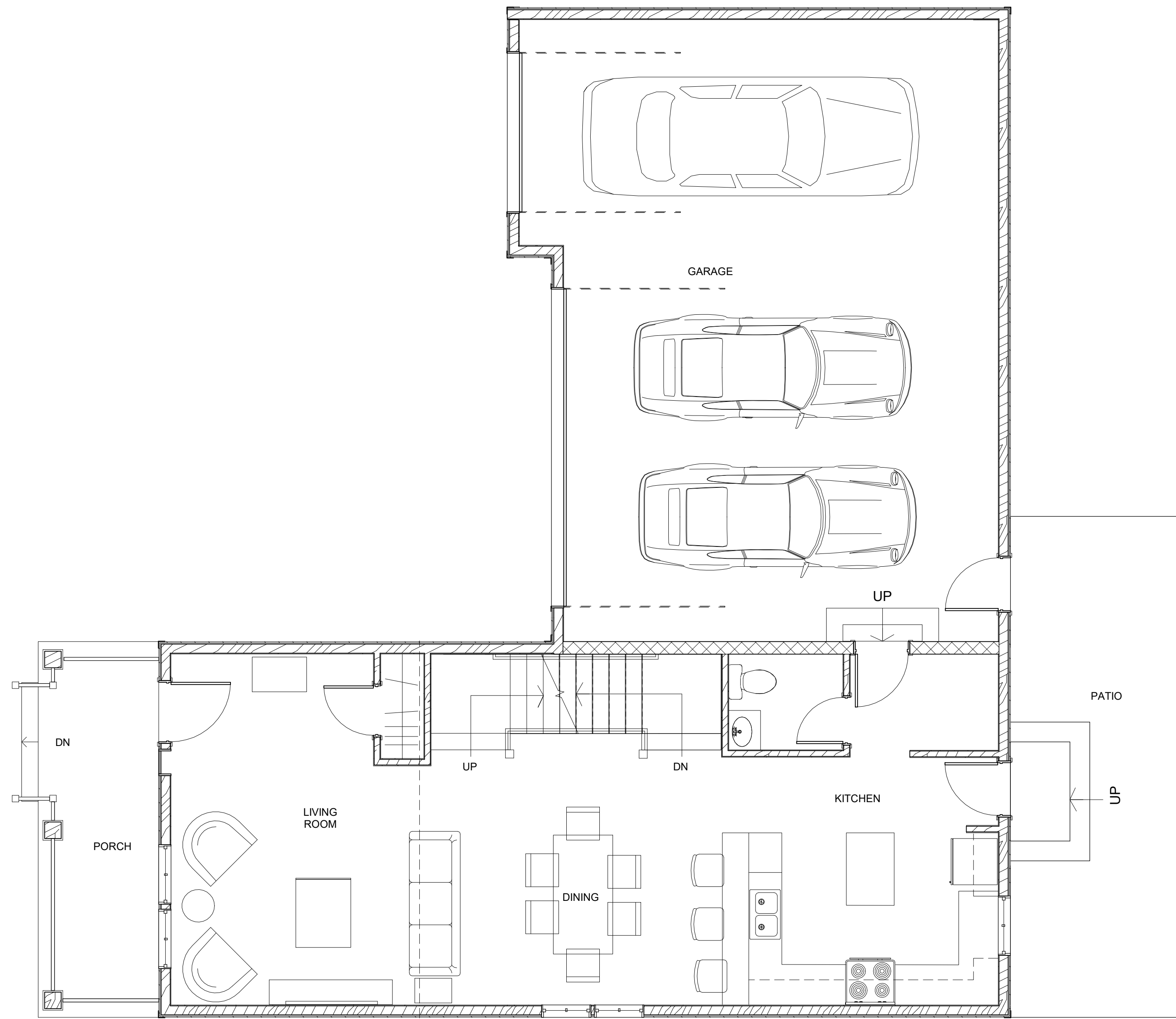


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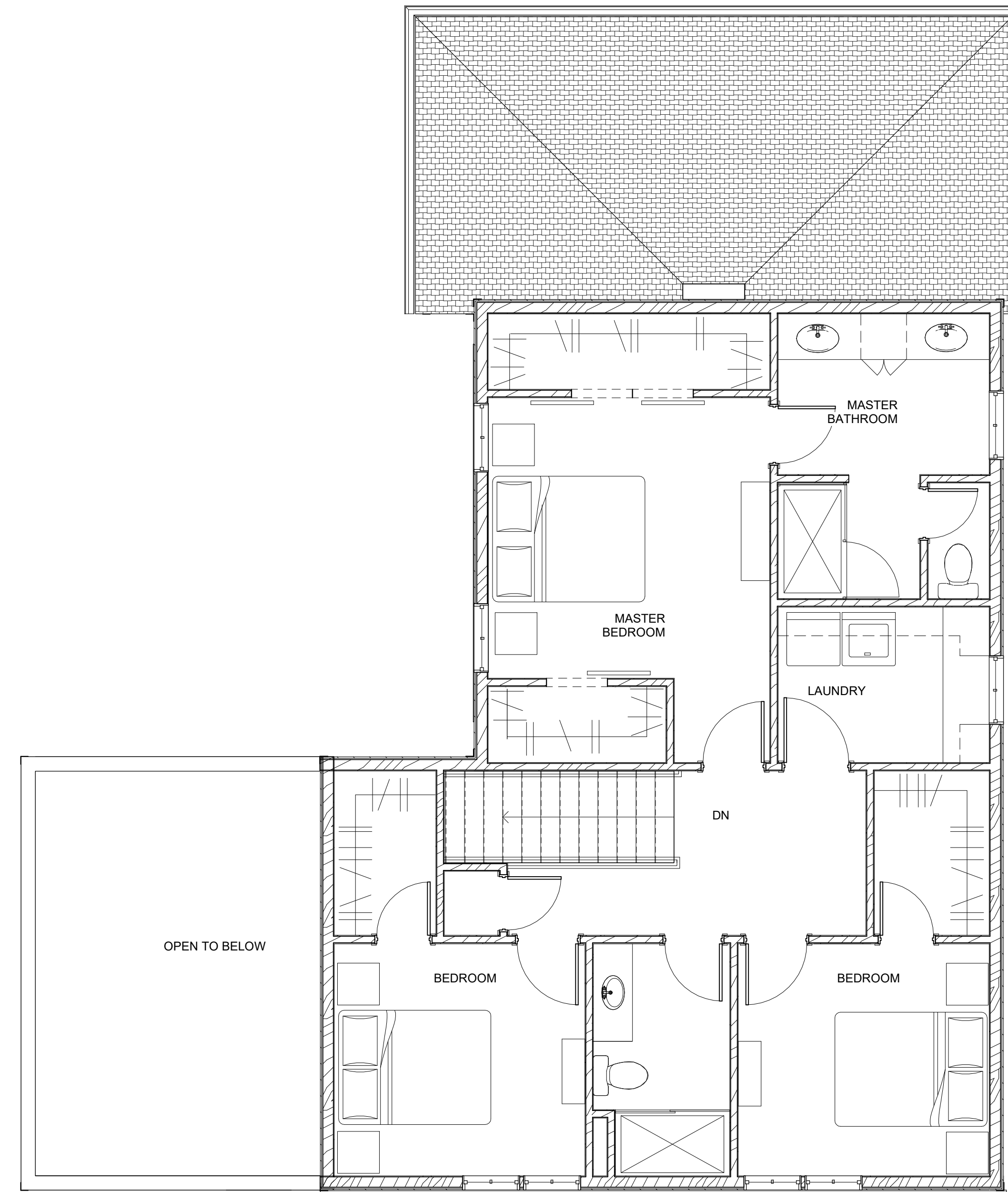
110 S. 14TH STREET, SUITE 200
LINCOLN, NE 68508 TEL. 402.475.1787

G100

CONSULTANTS:



FIRST FLOOR
 1/4" = 1'-0"



SECOND FLOOR
 1/4" = 1'-0"

FIRST FLOOR AREA = 739 SF
 SECOND FLOOR AREA = 945 SF
 TOTAL AREA = 1684 SF

SINGLE FAMILY FLOOR
 PLAN

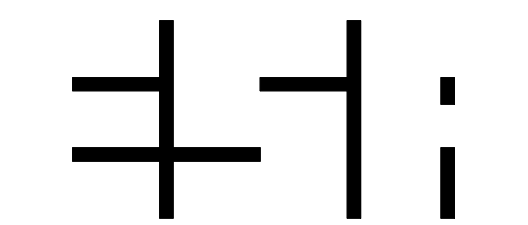
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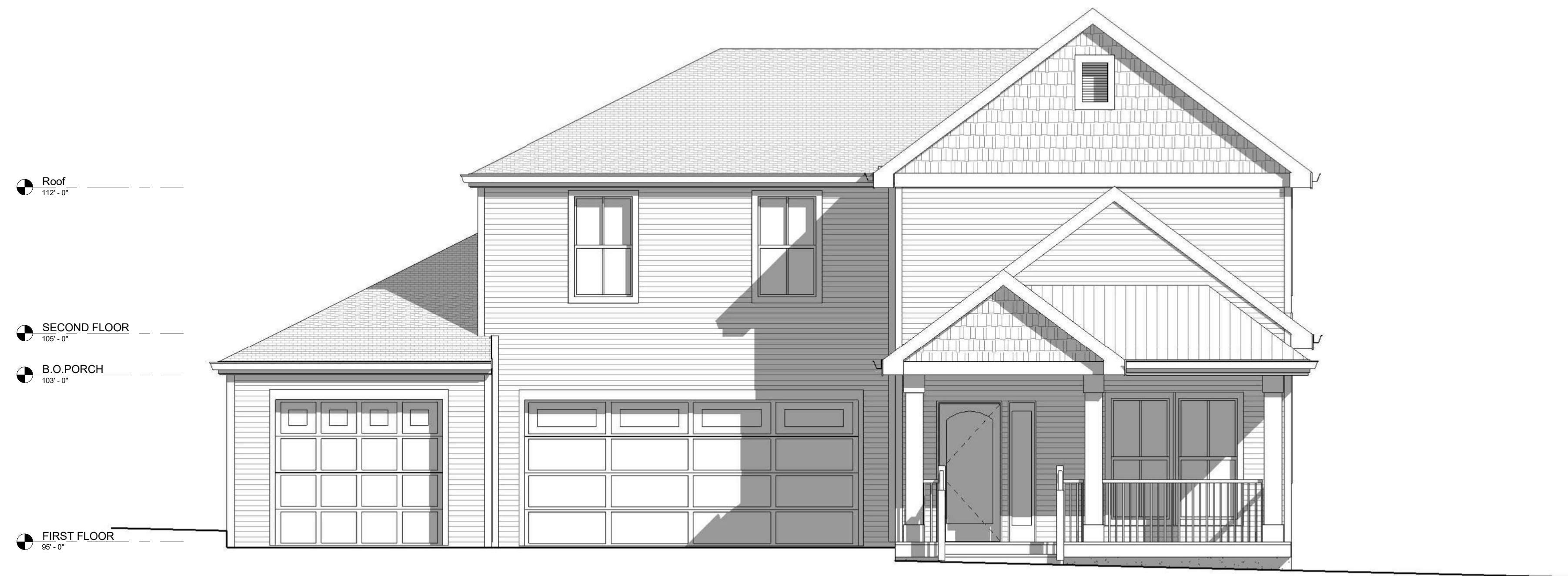


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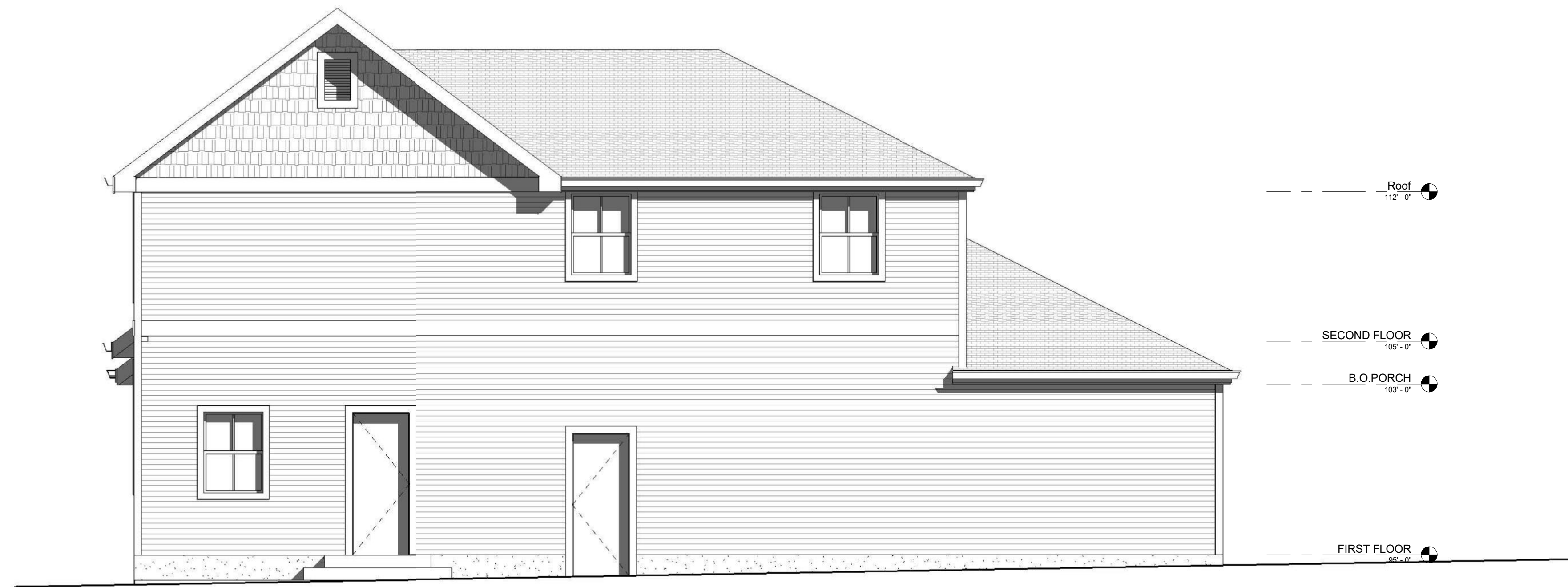
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A100

CONSULTANTS:



WEST ELEVATION
 1/4" = 1'-0"



EAST ELEVATION
 1/4" = 1'-0"

ELEVATIONS

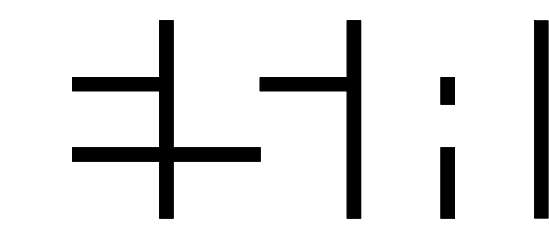
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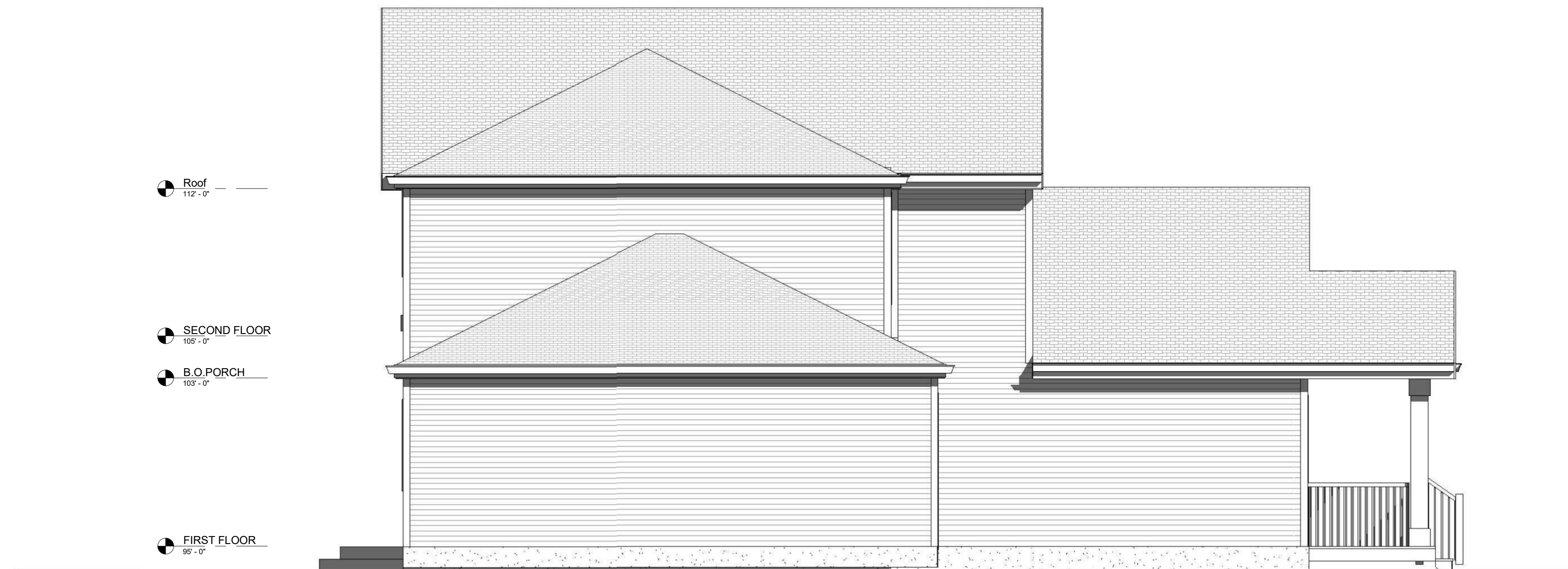
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A101

CONSULTANTS:



NORTH ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"

ELEVATIONS

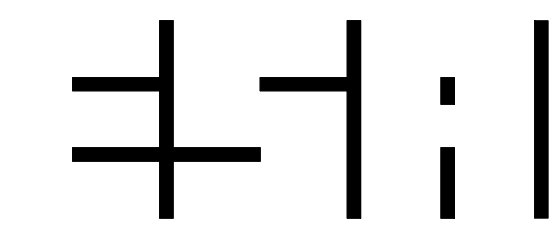
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