

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **September 3, 2019**, at **3:00 p.m.** in Room 210 on the 2nd floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

AGENDA

1. Approval of UDC meeting record of August 6, 2019.

DISCUSS AND ADVISE

2. NIC Hotel Redevelopment (Urban Dev.)
– UDR19045
3. Redevelopment at Cotner & P Street (Urban Dev.)
– UDR19046
4. Roastbusters Sidewalk Vendor (Jeremiah Furrow)
– UDR19047
5. Campion Redevelopment (Campion/Urban Dev.)
– UDR19048

DISCUSSION

6. Staff Report & misc.: upcoming items, etc.

Urban Design Committee's agendas may be accessed on the Internet at
<http://lincoln.ne.gov/city/plan/boards>

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

TO: **URBAN DESIGN COMMITTEE**
FROM: Stacey Hageman
RE: Meeting of September 3, 2019
DATE: August 27, 2019

ITEM 2: NIC Hotel Redevelopment

Nebraska Innovation Campus developers are proposing a 6 story hotel at the southeast corner of North 21st Street and Transformation Drive. The hotel will provide the campus with 155 rooms. The Committee's advice is sought on this redevelopment project and the use of tax increment financing.

A parking lot and drop-off area will be added along the N 21st St frontage. Additional parking will be provided in the lot to the north with future parking in an adjacent parking garage.

Plans, elevations, and renderings are attached. The attached materials also provide an architectural palette that includes brick, fiber cement panels, and metal accents.

ITEM 3: Redevelopment at Cotner & P Street

Austin Realty Investments is proposing to redevelop their property at 225 North Cotner Boulevard into a residential building with 153 studio, one- and two- bedroom units. This project is seeking tax increment financing, warranting the Committee's review and recommendation.

The previously approved use permit is proposed to be amended to allow for height, setback, and parking waivers. The amendment is tentatively scheduled for Planning Commission on October 16. The Committee's recommendation is also sought in relation to this amendment.

There will be 213 parking spaces in two levels of lower level parking which, due to the sloping site, will both be accessed at grade. Basement structured parking will be accessed from Cotner Boulevard and first floor surface and structured parking will be accessed from P Street.

The attached plans and renderings appear to suggest the building materials will include a combination of brick, metal siding, and fiber cement panels.

ITEM 4: Roastbusters Sidewalk Vendor Application

Jeremiah Furrow is proposing Roastbusters to dispense hot and cold coffee from a backpack unit during events. The Committee's advice is sought for this Sidewalk Vendor, detailed in the attached permit application.

ITEM 5: Campion Redevelopment

Campion is proposing a student housing project on the block bounded by 9th, 10th, L and M Streets. The seven story building will include 134 units (514 beds). The Committee's advice is sought on this potential tax increment financing project.

The first and second floors of the completed structure will include approximately 14 townhomes along 9th and M Streets, which will screen the two-story parking structure also located on the first and second floors. Approximately 259 covered parking stalls will be available for tenant use.

The attached plans, elevations, and renderings detail the building and site design. The building materials are intended to include a combination of brick, metal panels, and prefinished fiber cement panels.

\\FILSRV01\Planning\Boards\UDC\REPORTS\2019\09Sept\Sep2019Memo.docx

NIC CAMPUS HOTEL

LINCOLN, NEBRASKA
August 23, 2019



When the Hotel opens, Guests will Self Park at Existing Surface Lot

CURRENT CAMPUS PLAN/VICINITY MAP



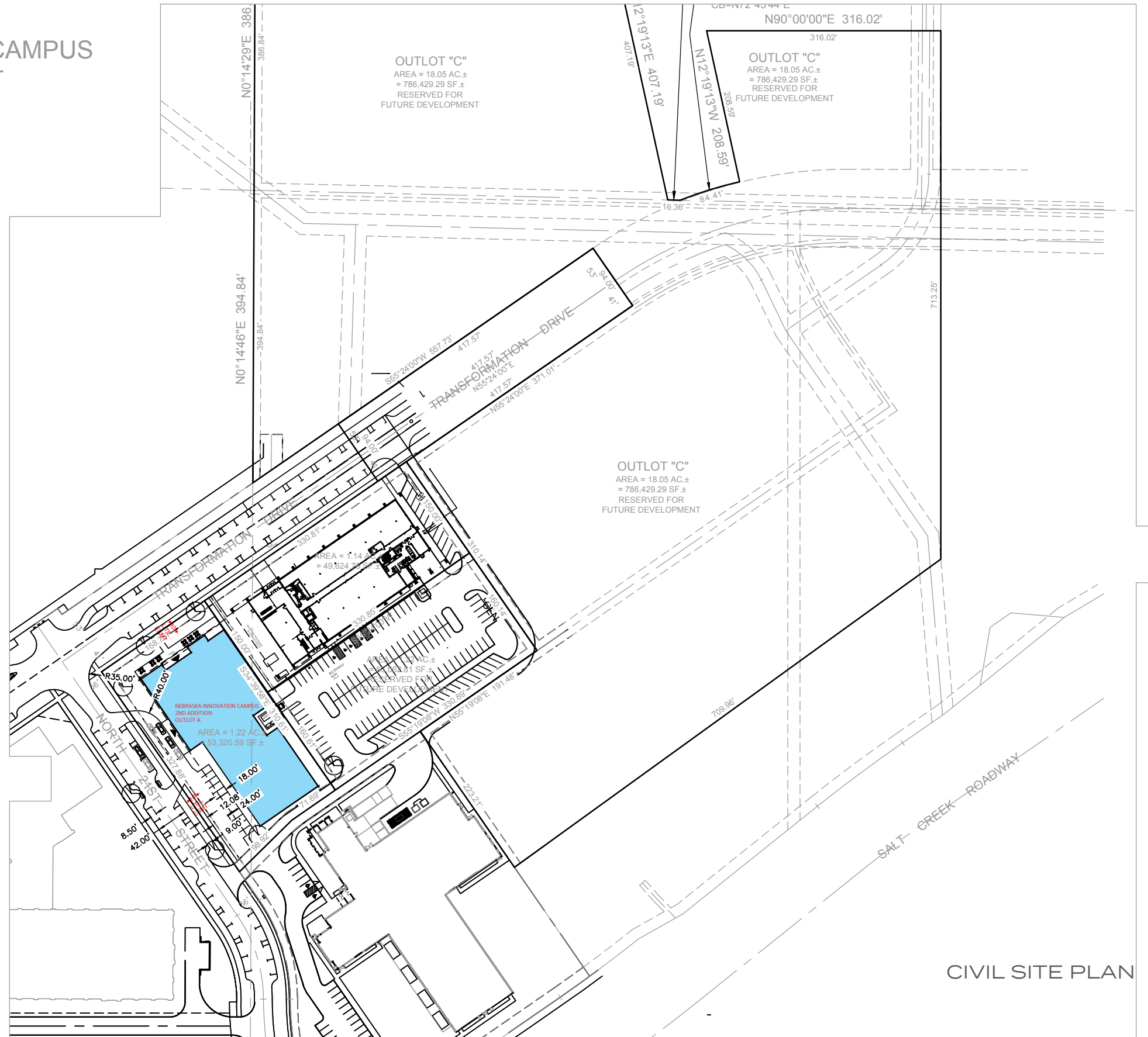
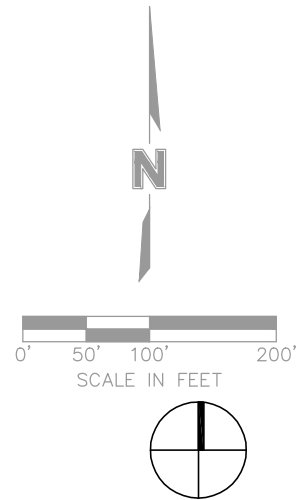


When the campus is completed, the Guests will utilize Valet Parking to adjacent Garage

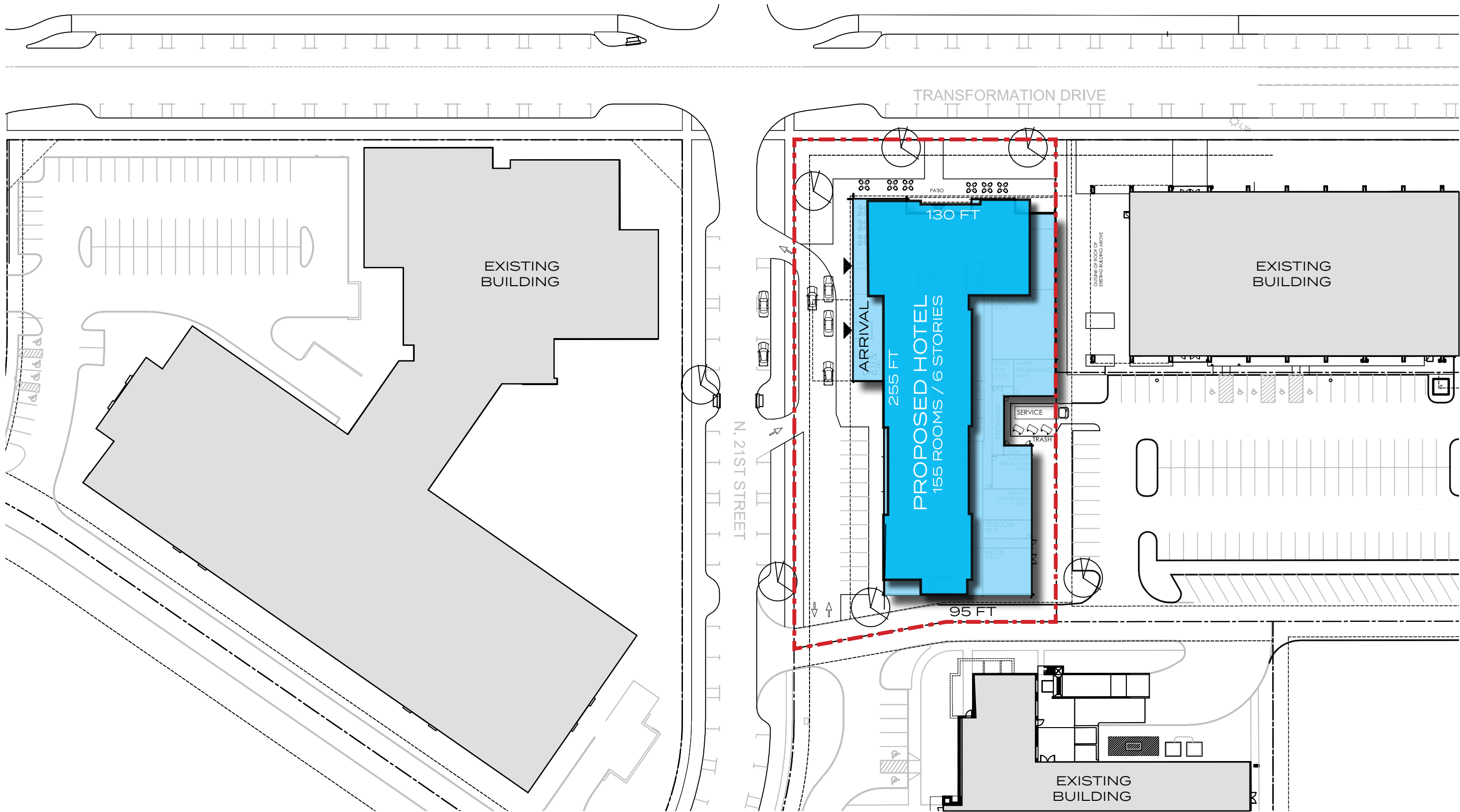
FULL MASTER PLAN / VICINITY MAP



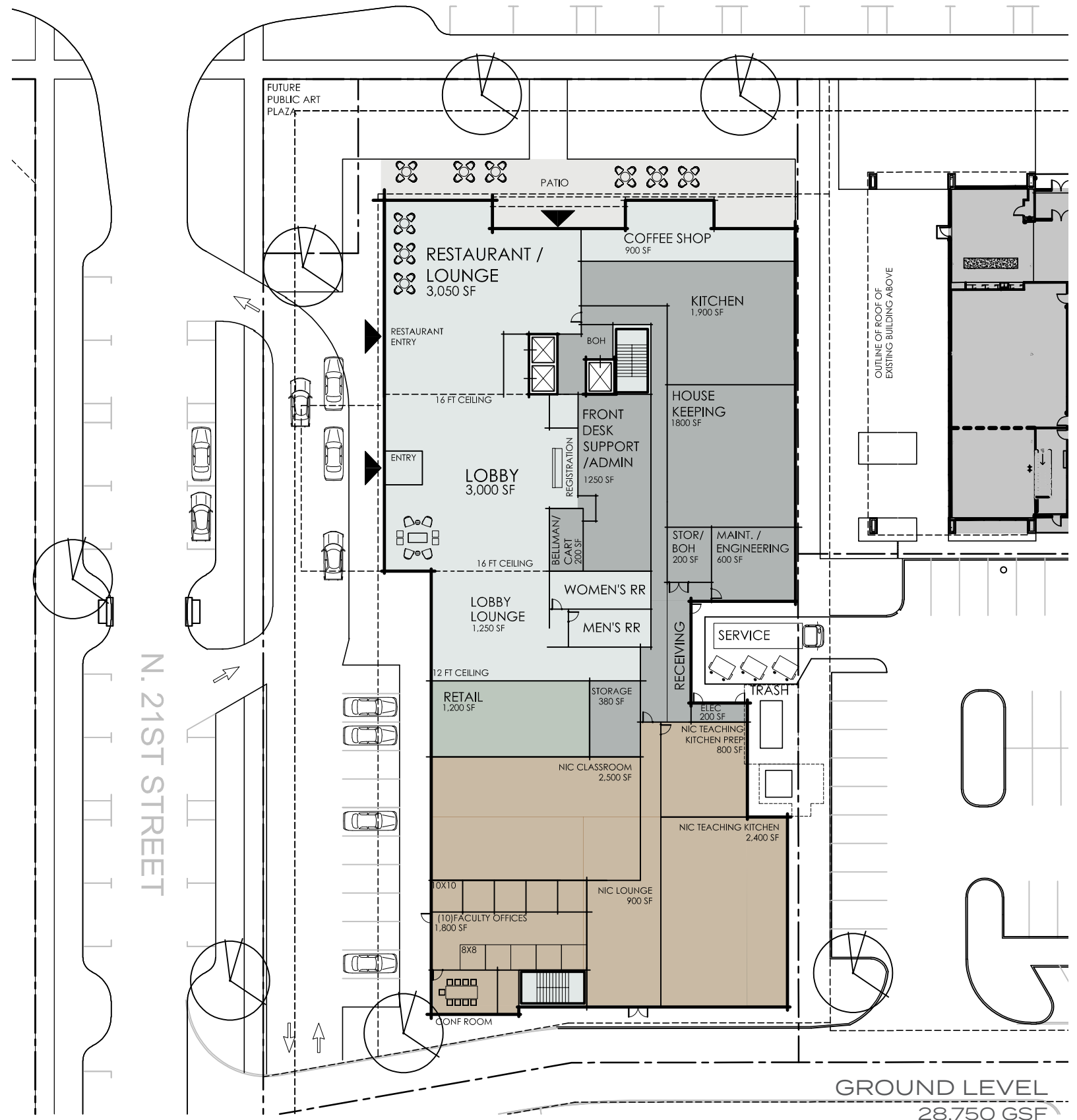
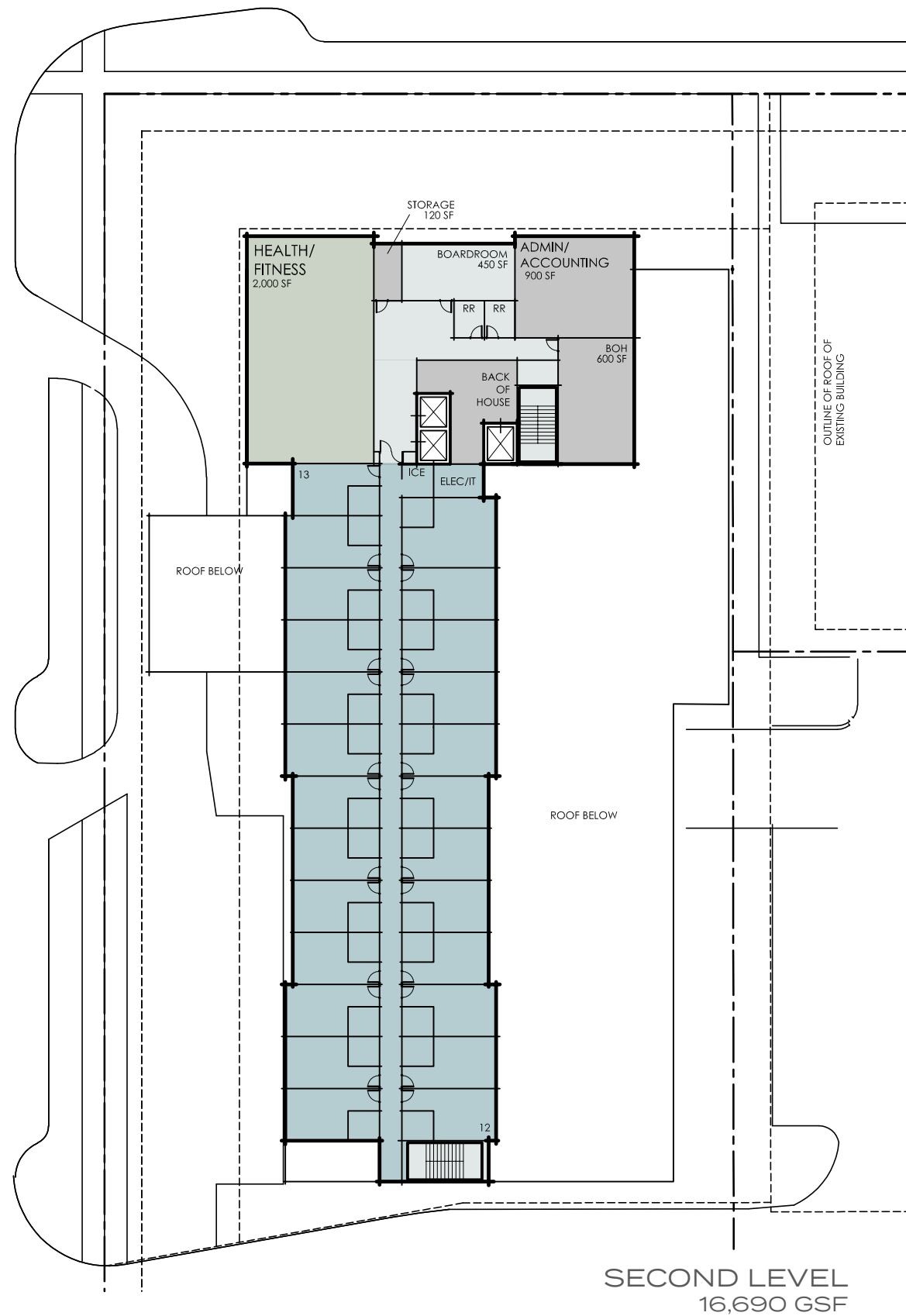
NEBRASKA INNOVATION CAMPUS SITE PLAN EXHIBIT

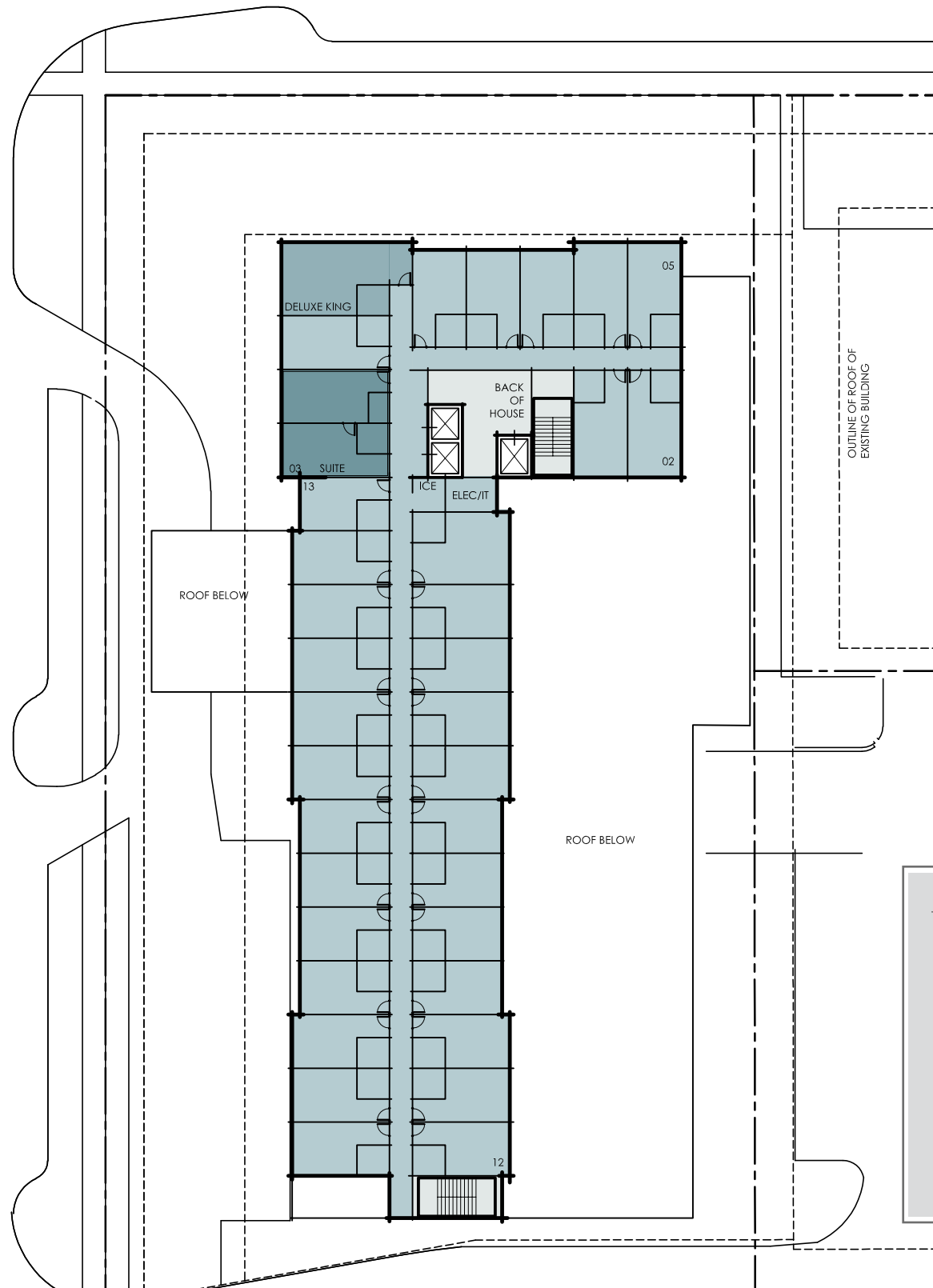


CIVIL SITE PLAN



ARCHITECTURAL SITE PLAN

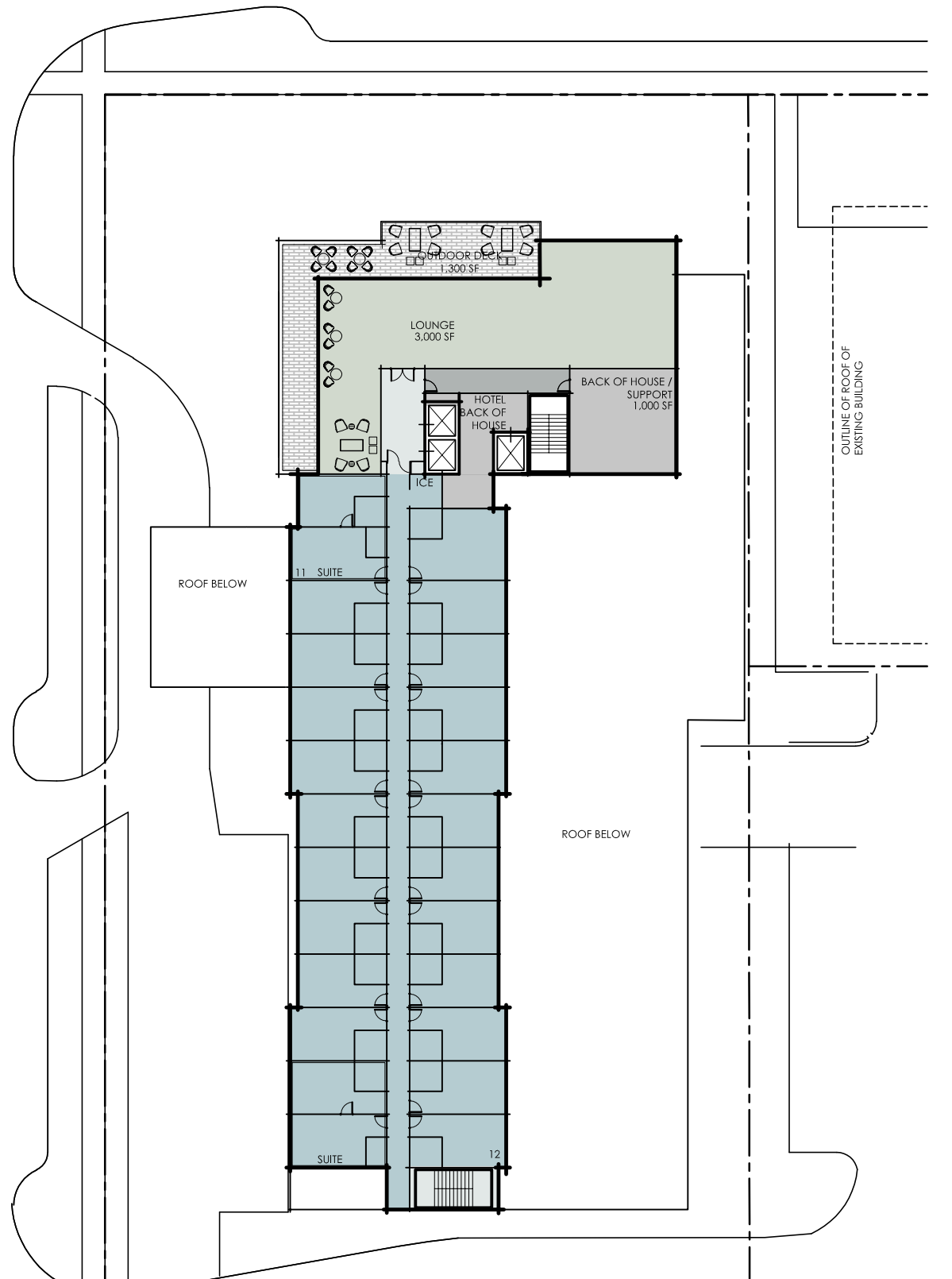




TYPICAL GUESTROOM LEVEL
16,690 GSF

GUESTROOM SUMMARY
 LEVEL 2: 25 Bays
 LEVEL 3-5: 36 Bays x 3 Floors
 LEVEL 6: (1,300 Deck) 25 Bays
158 Total Bays

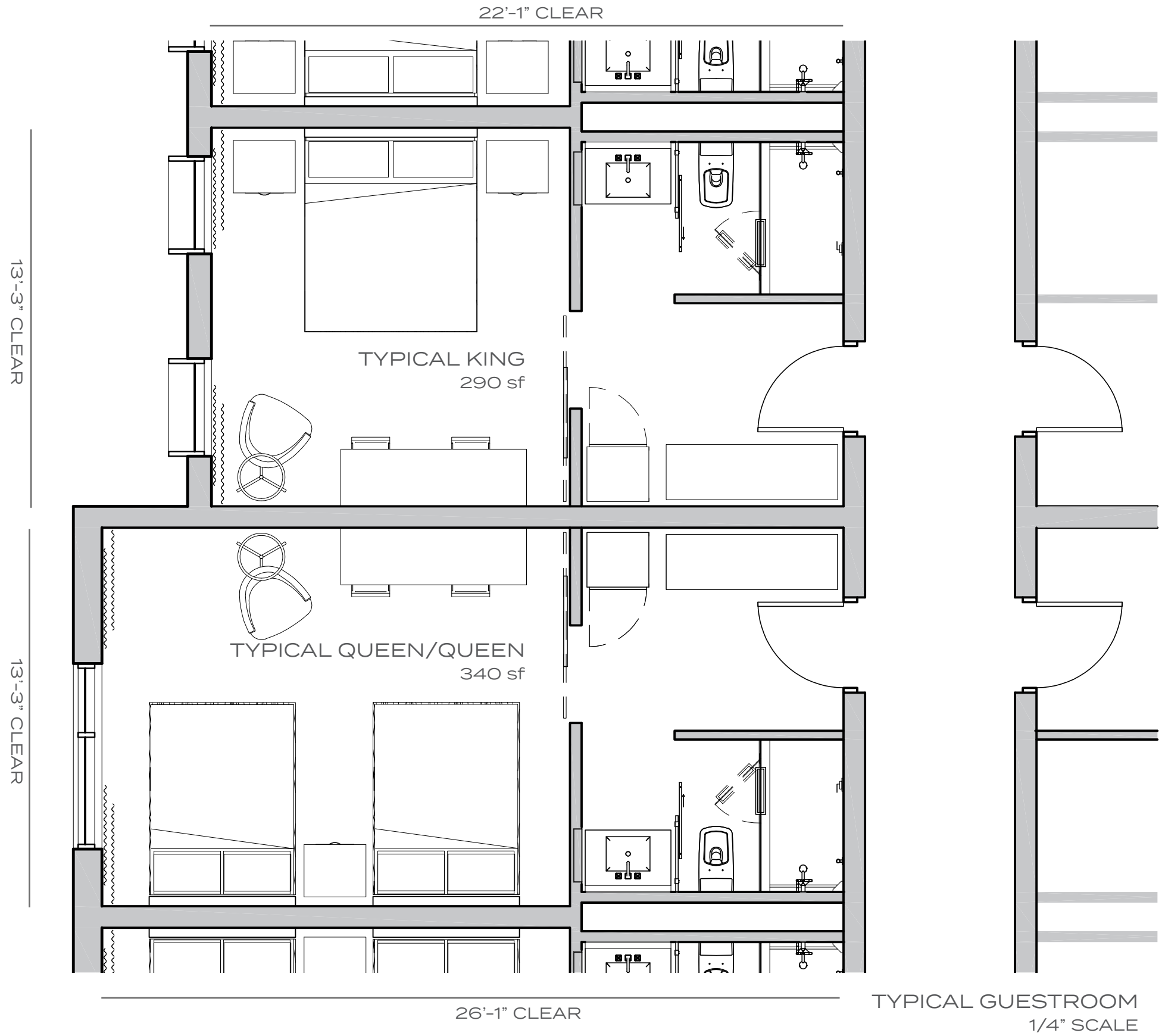
GROSS SQUARE FOOTAGE
 +/- 111,070 GSF



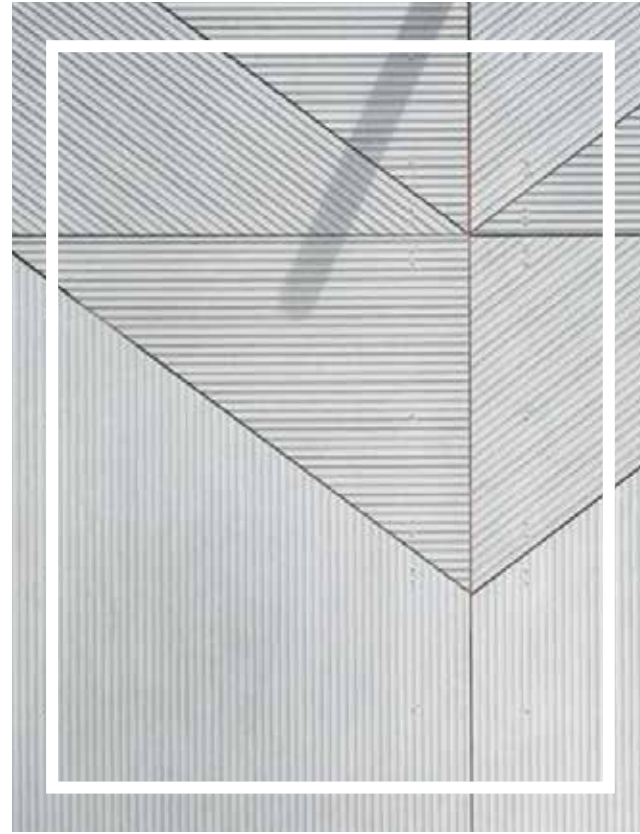
ROOFTOP LOUNGE + GUESTROOM
15,560 GSF

ROOM MATRIX

KING ROOM	85
DELUXE KING	3
QUEEN/QUEEN	64
2-BAY SUITES	3
155 Total Keys	

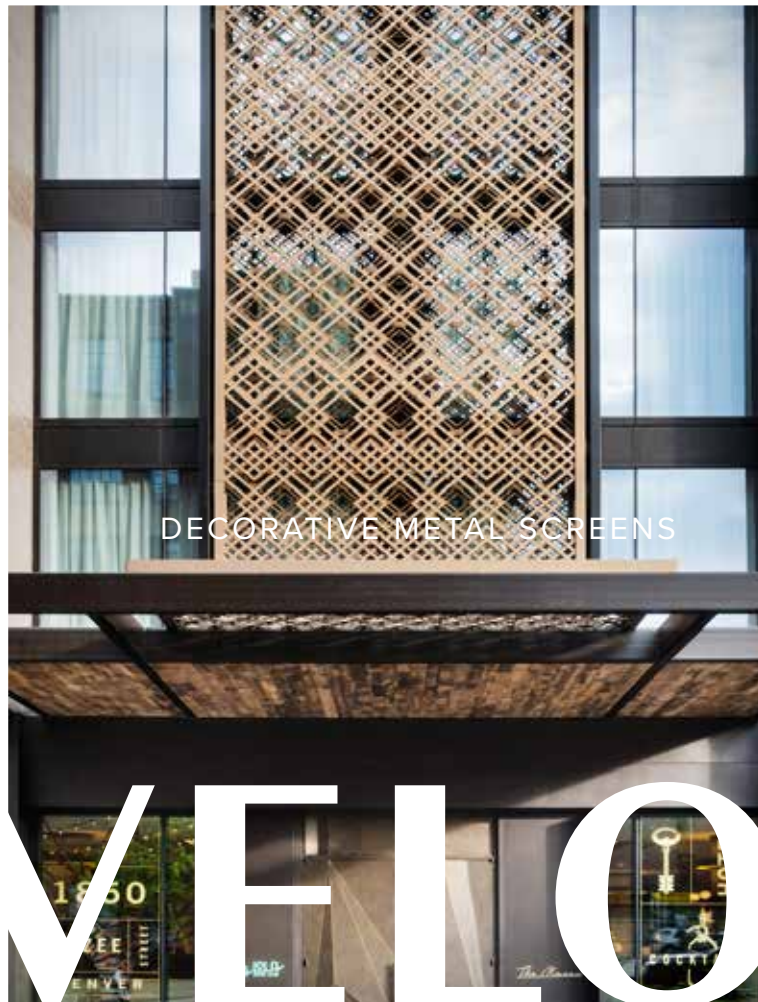


ARCHITECTURAL CONCEPT BOARD





WOOD ACCENTS



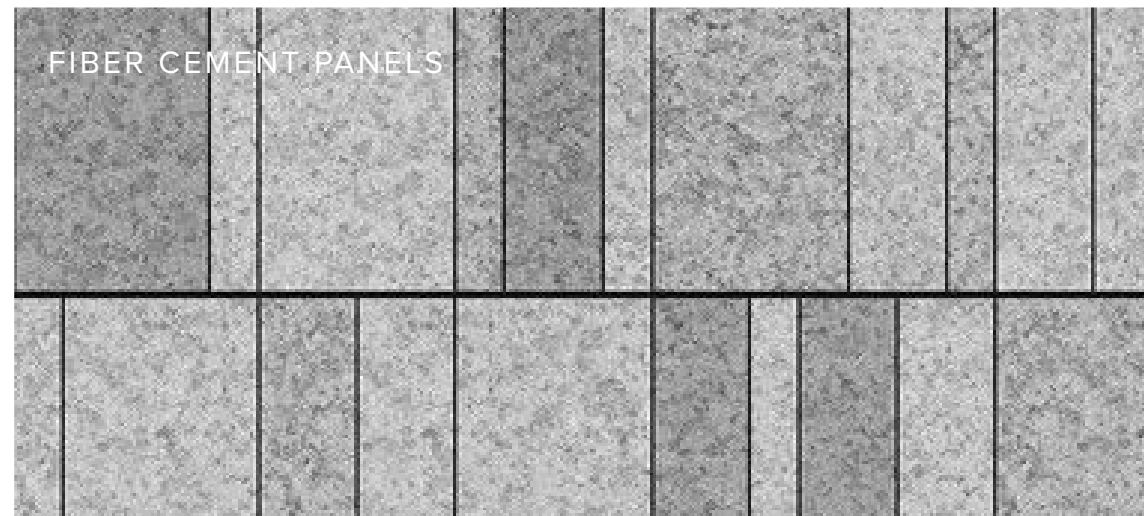
DECORATIVE METAL SCREENS



BRICK / MASONRY



METALS



FIBER CEMENT PANELS

ENVELOPE





NIC CAMPUS HOTEL
LINCOLN, NEBRASKA

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NIC CAMPUS HOTEL
LINCOLN, NEBRASKA

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Nebrask Innovation Campus Hotel - Lincoln, Nebraska



Guestroom Floors Summary					Net Sq. Ft.	Gross Sq. Ft.
Floors 02-05	Keys	Bays	Square Foot / Key			
King	59.4%	92	92	350	32,200	
Double Queen	38.7%	60	60	350	21,000	
Suite	1.9%	3	6	700	2,100	
Presidential Suite	0.0%	0	0		0	
Total		155	158			
	100.0%			Subtotal	55,300	

Number of Guestroom Floors **5**

Vertical Transportation	
Passenger Elevators	2
Service Elevators	1
Stairwells	2

Guestroom Floor Support / Circulation	Per Floor	Net Sq. Ft.	Gross Sq. Ft.
Guest Corridor / Circulation (5'-0" Min)		5,425	
Guest Elevators & Lobbies		1,500	
Stairs	2	1,800	
Ice Pantry	80 SF per floor	400	
Service Elevators	1	750	
Housekeeping Areas	300 SF	1,500	
	Subtotal	11,375	
	Total	66,675	76,676

Public Areas	Net Sq. Ft.	Gross Sq. Ft.
Lobby / Arrival		
Vestibule	120	
Valet	80	
Business Center / Library	120	
Bellman / Cart Storage	100	
Lobby	1,600	
Restrooms / Janitor	600	
Coffee / Market	500	
Elevator Lobby	280	
	Subtotal	3,400
Food and Beverage Outlets		
Restaurant dining	65 seats (24 sf/seat)	1,560
Destination Bar/Lounge		1,200
Roof Deck Bar		1,400
	Subtotal	4,160
Recreation Areas		
Outdoor Pool & Spa		0
Pool Equipment & Storage		0
Mens Restroom		100
Womens Restroom		100
Fitness Center		1,000
	Subtotal	1,200

Front Desk / Registration		
Front Desk	300	
Luggage Storage	120	
Fire Control Center	100	
Work Areas	200	
Desk Clerk / PBX	120	
	Subtotal	840
Administration		
Reception Administration	180	
Meeting Room	150	
General Manager	150	
Operations Manager	120	
Call Center	500	
Sales (2)	150	
Reservations	150	
Sales and Marketing Director	120	
MATV/ Data Center	180	
Administration Support	200	
Restrooms	0	
	Subtotal	1,900
Accounting		
Controller	120	
Assistant Controller	100	
Accounting Workarea	100	
Storage/ Archives	120	
	Subtotal	440
Public Area Total	11,940	14,089

PROGRAM SUMMARY

Function Space	Net Sq. Ft.	Gross Sq. Ft.
Meeting Space		
Meeting Room	2,000	
Board Room/ Private Dining	350	
Pre-Function	600	
Subtotal	2,950	
Meeting Space Support		
Service Corridor	0	
Storage/ Beverage Service/ Prep	400	
Electrical / Telecom	80	
Subtotal	480	
Function Total	3,430	3,945

Back of House	Net Sq. Ft.	Gross Sq. Ft.
Food and Beverage		
F&B Director	100	
Chef's Office	100	
Main Kitchen	1,200	
Dish Room/Scullery	250	
Office/ Room Service	100	
Liquor Storage	100	
Dry Storage	150	
Kitchen Storage	200	
Subtotal	2,200	
Employee Areas		
Employee Break Room	450	
Human Resources	150	
Men's Lockers / Restroom	350	
Women's Lockers / Restroom	400	
Uniform Issue	150	
Subtotal	1,500	
Housekeeping		
Laundry	750	
Housekeeping Work Area	400	
Housekeeping Office	100	
Housekeeping Storage	200	
Cart Storage and Circulation	200	
Subtotal	1,650	
MEP		
Linen Chute	100	
Mechanical	1,000	
Telecom	200	
Storage	100	
Electrical	200	
Subtotal	1,600	

Other Back of House (BOH)	Net Sq. Ft.	Gross Sq. Ft.
Dock / Receiving / Staging 1 Bay	300	
Trash / Recycling	120	
Receiving Office	90	
Engineering Office	90	
Maintenance / Engineering	500	
A/V Storage	180	
Bulk Storage	500	
Storage	120	
Subtotal	1,900	
Back of House Total	8,850	10,620

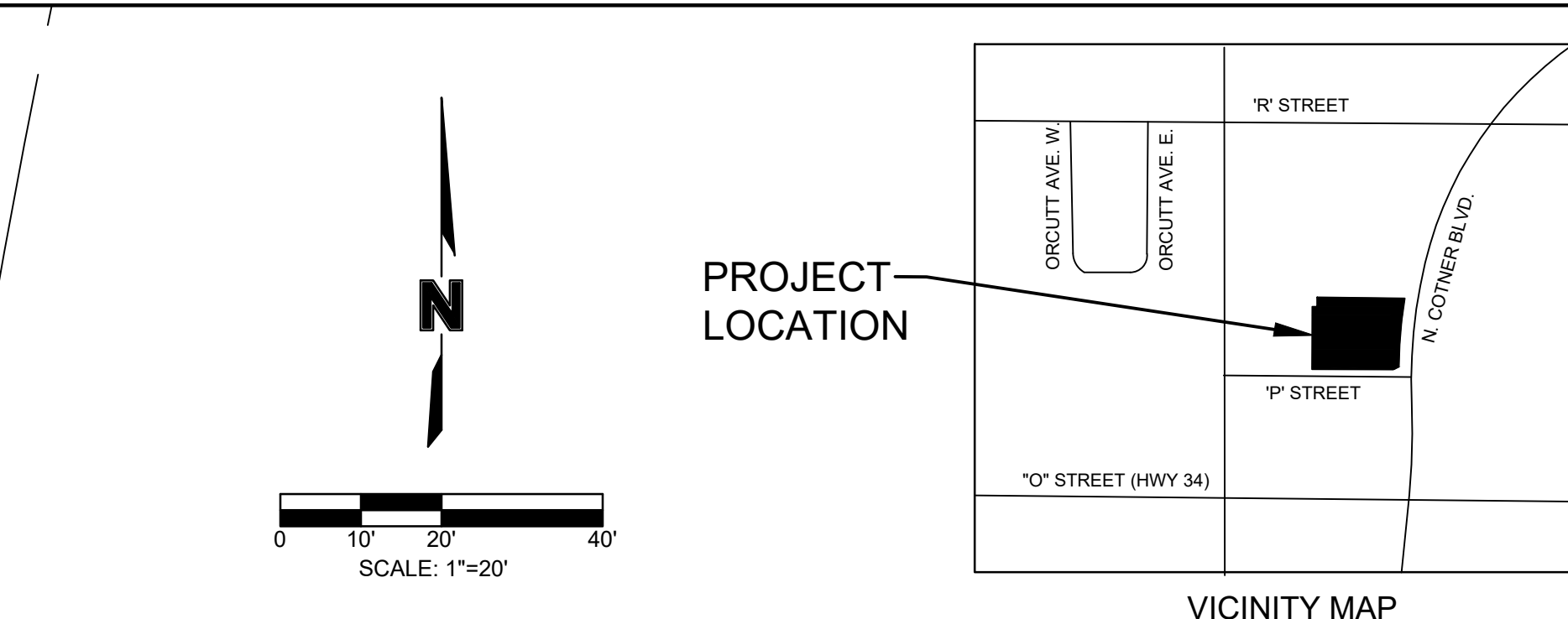
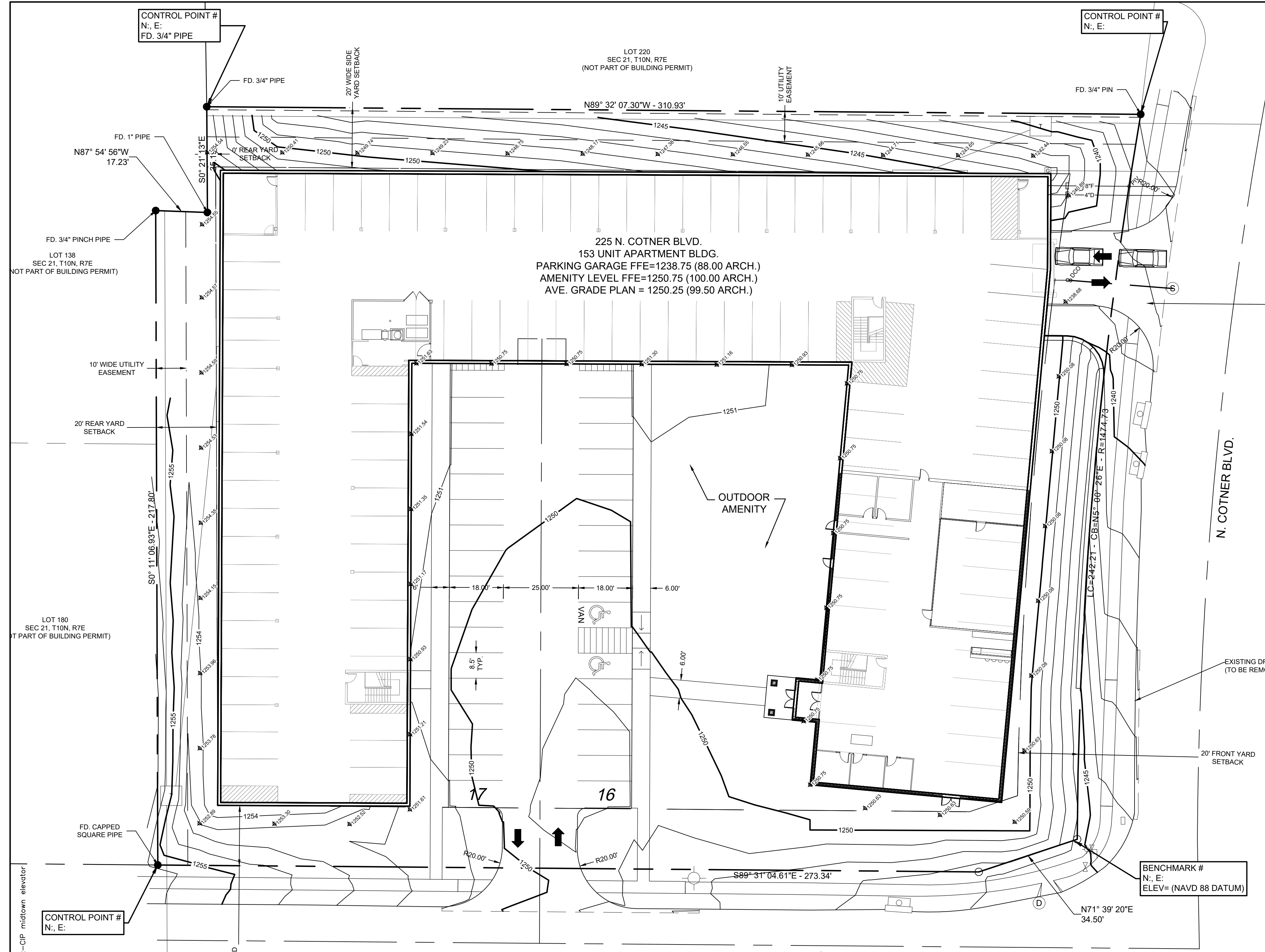
Total Hotel Net SqFt	90,895	
Total Hotel Gross Square Feet		105,330
<i>Total Project Net/Gross Square Feet per Key</i>	586.4	679.5

OTHER PROGRAM	Net Sq. Ft.	Gross Sq. Ft.
Retail Space	1,200	
University Student Lounge	900	
University Class Room	2,500	
University Teaching Kitchen	2,400	
University Teaching Kitchen Prep/Storage	800	
University Faculty Offices (10) + Waiting Area	1,800	
University Conference Room	300	
Other Total	9,900	11,880

Total Project Net SqFt	100,795	
Total Project Gross Square Feet		117,210

PROGRAM SUMMARY

BWC: F:\Projects\2014\20140314_LandPlanning\Design\140314_Site_Plan.dwg
 DATE: Aug 23, 2019 10:04am
 USER: darrick
 140314-Background
 140314_Base



PROJECT LOCATION
 VICINITY MAP
 NO SCALE

- GENERAL NOTES**
- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MEET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS.
 - CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
 - THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MEASUREMENTS TAKEN IN THE FIELD WHERE POSSIBLE. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT DIGGERS OUTLINE OF NEBRASKA AT (800) 331-5666 A MINIMUM OF 72 HOURS IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
 - WHEN WORKING IN PUBLIC R.O.W. OR PUBLIC ACCESS AND UTILITY EASEMENTS, CONTRACTOR SHALL RESTORE DISTURBED AREAS TO EXISTING GRADE FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY. ALL SPOIL MATERIAL FROM CONSTRUCTION SHALL BE REMOVED FROM THE STREET ROW OR UTILITY EASEMENT BY THE CONTRACTOR. SPOIL MATERIAL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY ENGINEER.
 - CONTRACTOR SHALL IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. DURING CONSTRUCTION, BI-WEEKLY INSPECTIONS OR INSPECTIONS AFTER 0.5 INCHES OF RAIN OR GREATER SHALL BE REQUIRED FROM THE COMMENCEMENT OF CONSTRUCTION UNTIL FINAL STABILIZATION. INSPECTION FORMS SHALL BE PROVIDED TO THE OWNER AND OWNER'S ENGINEER FOR THEIR RECORDS.
 - CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARD SPECIFICATIONS WHEN CONSTRUCTION ACTIVITY HAS BEEN HALTED OR IS PLANNED TO BE HALTED FOR MORE THAN 14 DAYS.
 - CONTRACTOR SHALL REPAIR OR REPLACE EXISTING EROSION AND SEDIMENT CONTROL STRUCTURES IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION ACTIVITY IN THE AREA.
 - PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
 - CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS TO BE USED FOR BUILDING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IF ARCHITECTURAL BUILDING DIMENSIONS VARY FROM THE COORDINATES AND DIMENSIONS SHOWN.
 - SIGNAGE SHALL BE BY A SEPARATE PERMIT.
 - ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOR ELEVATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.1	SITE PLAN SHEET
C2.1	GRADING PLAN SHEET
C2.2	CUT & FILL PLAN SHEET
EC1.1	PRE-CONSTRUCTION SEDIMENTATION AND EROSION CONTROL PLAN SHEET
EC1.2	POST-CONSTRUCTION SEDIMENTATION AND EROSION CONTROL PLAN SHEET
EC1.3	SEDIMENTATION AND EROSION CONTROL DETAIL PLAN SHEET
C3.1	UTILITY PLAN SHEET
C3.2	UTILITY PROFILE SHEET
C4.1	PAVING PLAN SHEET
C4.2	PAVING SPOT ELEVATION PLAN SHEET
L1.1	LANDSCAPE PLAN SHEET

- BENCHMARKS**
- CHISELED SQUARE ON CURB AT HYDRANT LOCATED AT NE CORNER OF N. 85TH STREET AND FREMONT STREET
 N:218594.38, E:187296.23, EL. = 1186.27 (NAVD 88)
 - CHISELED SQUARE ON CURB, NORTH SIDE OF FREMONT STREET LOCATED AT HYDRANT APPROXIMATELY 430 FEET EAST OF N. 85TH STREET
 N:218593.83, E:187665.46, EL. = 1197.81 (NAVD 88)
 - CHISELED SQUARE ON CURB, NORTH SIDE OF FREMONT STREET LOCATED AT HYDRANT APPROXIMATELY 280 FEET WEST OF N. 89TH STREET
 N:218596.23, E:188080.61, EL. = 1197.56 (NAVD 88)
- UTILITY CONTACTS**
- LINCOLN PUBLIC WORKS (402)441-7711
 - LINCOLN ELECTRIC SYSTEM (402)467-7623
 - BLACK HILLS CORPORATION (402)437-1715
 - WINDSTREAM (402)436-5774
 - TIME WARNER CABLE (402)421-0330

SITE INFORMATION

LOT 163 I.T., SECTION 21, T10N, R7E, LANCASTER COUNTY, NEBRASKA

ZONING DISTRICT: B-5 PLANNED REGIONAL BUSINESS DISTRICT
 PRE-EXISTING USE PERMIT #3G

APARTMENT UNITS: 153

STALLS PROVIDED	SURFACE STALLS:	33 (2 HC)
	GARAGE STALLS 1ST FLOOR:	78
	GARAGE STALLS BASEMENT:	102
	TOTAL STALLS PROVIDED:	213 (2 HC)
STALLS REQUIRED	153 UNITS X 1.4 (PER USE PERMIT) =	214.2
	TOTAL STALLS REQUIRED:	215 (7HC)

ENGINEER
 CIVIL DESIGN GROUP, INC.
 8535 EXECUTIVE WOODS DR. SUITE 200
 LINCOLN, NE 68512
 PH: (402) 434-8494
 FAX: (866) 215-8747
 CONTACT: DARRICK J. RADEMACHER

DEVELOPER/OWNER
 AUSTIN REALTY INVESTMENTS
 7211 S. 27TH STREET
 LINCOLN, NE 68512

drawn by: djf
 checked by: -
 approved by: -
 project no.: 2014-0314
 drawing no.:
 date: 08/02/2019

LEGEND

---	PROPERTY LINE	⊗	FIRE HYDRANT	LP	LOW POINT
---	PROP. SANITARY SEWER SERVICE	○ CO	SANITARY SEWER SERVICE CLEANOUT		
XX SAN. SEWER	PROP. SANITARY SEWER	○ PIV	POST INDICATOR VALVE W/ TAMPER SWITCH		
XX SAN. SEWER	EXIST. SANITARY SEWER	⊗ CP	CONTROL POINTS		
2"D	PROP. DOMESTIC WATER SERVICE	⊗ BC	BUILDING CORNERS		
6"F	PROP. FIRE SERVICE	⊕ 100	PAVING SPOT		
XX WATER MAIN	PROP. WATER MAIN	TC	TOP OF CURB ELEVATION (TS + 0.5')		
XX WATER MAIN	EXIST. WATER MAIN	TS	TOP OF SLAB ELEVATION		
15"RCP	PROP. STORM SEWER	G	GARAGE OPENING ELEVATION		
15"RCP	EXIST. STORM SEWER	SW	SIDEWALK ELEVATION		
UGG	UNDERGROUND GAS	BOP	BEGINNING OF PAVEMENT		
UGC	UNDERGROUND CABLE	EOP	END OF PAVEMENT		
UGE	UNDERGROUND ELECTRIC	PI	POINT OF INFLECTION (HORIZONTAL DEFLECTION)		
UGT	UNDERGROUND TELEPHONE	PC	POINT OF CURVATURE (START OF CURVE)		
	LIMITS OF 100 YEAR FEMA FLOOD PLAIN	PT	POINT OF TANGENCY (END OF CURVE)		
	8" P.C. CONCRETE PAVEMENT	PRC	POINT OF REVERSE CURVE		
	6" P.C. CONCRETE PAVEMENT	MP	MID-POINT OF CURVE		
	4" P.C. CONCRETE SIDEWALK	EP	ELEVATION POINT		
		HP	HIGH POINT		

APARTMENT UNIT SUMMARY

BLDG TYPE	UNITS	STALLS	REQUIRED TOTAL
STUDIO	48	1.4	= 67.2
1 BEDROOM	67	1.4	= 93.8
2 BEDROOM	38	1.4	= 53.2
TOTAL	153 UNITS		= 214.2

215 PARKING STALLS REQUIRED

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE STATED.

NOTE: ALL DIMENSIONS TO THE BUILDING STRUCTURES ARE TO OUTSIDE FACE OF BRICK. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.

Civil Design Group, Inc.
 8535 EXECUTIVE WOODS DR., SUITE 200
 LINCOLN, NEBRASKA 68512
 Ph: 402-434-8494 Fax: 866-215-8747
 www.civildg.com

CONSULTING ENGINEERS AND LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

REVISIONS

NO.	DATE	DESCRIPTION

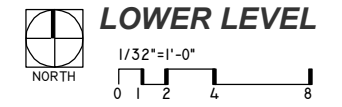
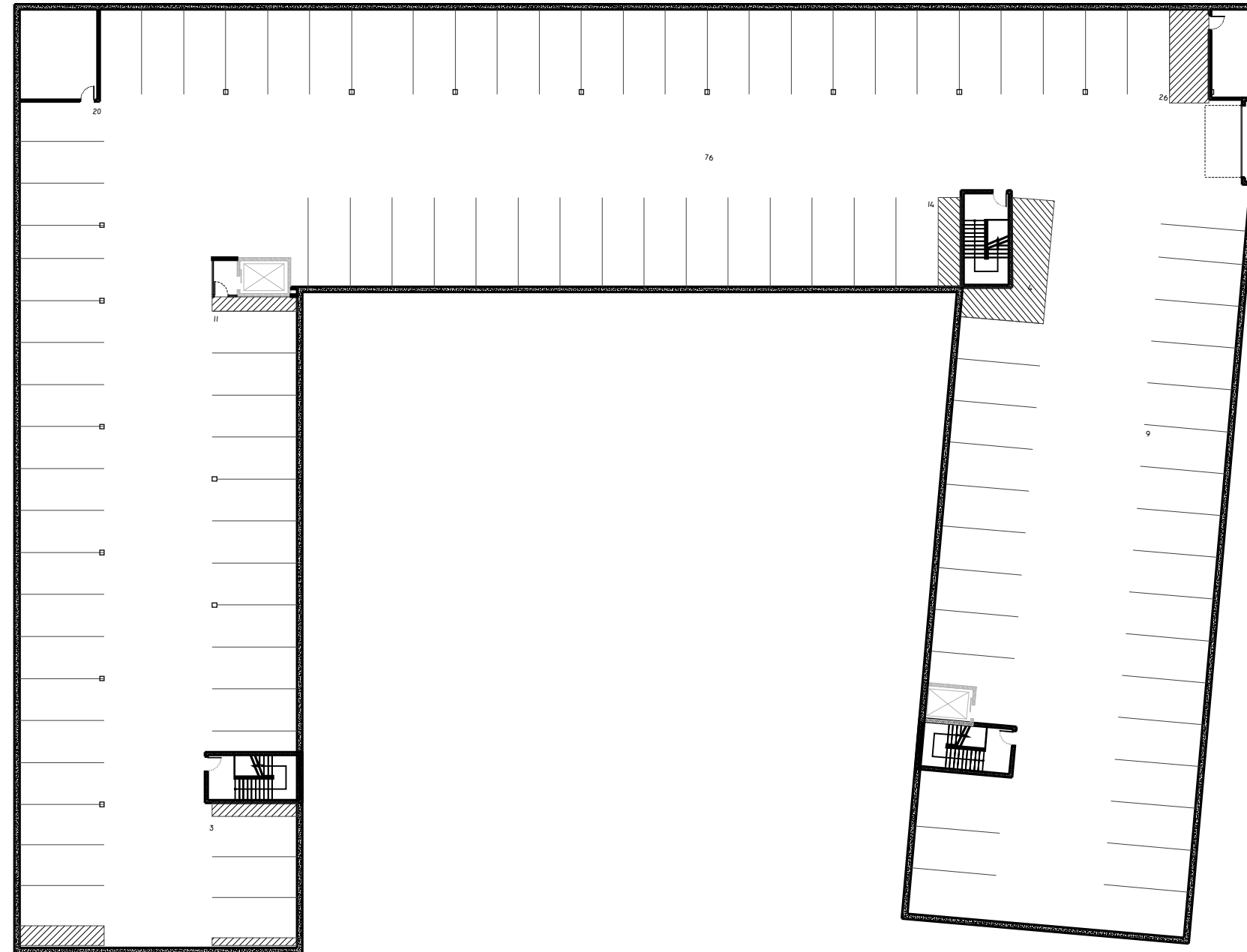
COTNER & 'P' STREET APARTMENTS

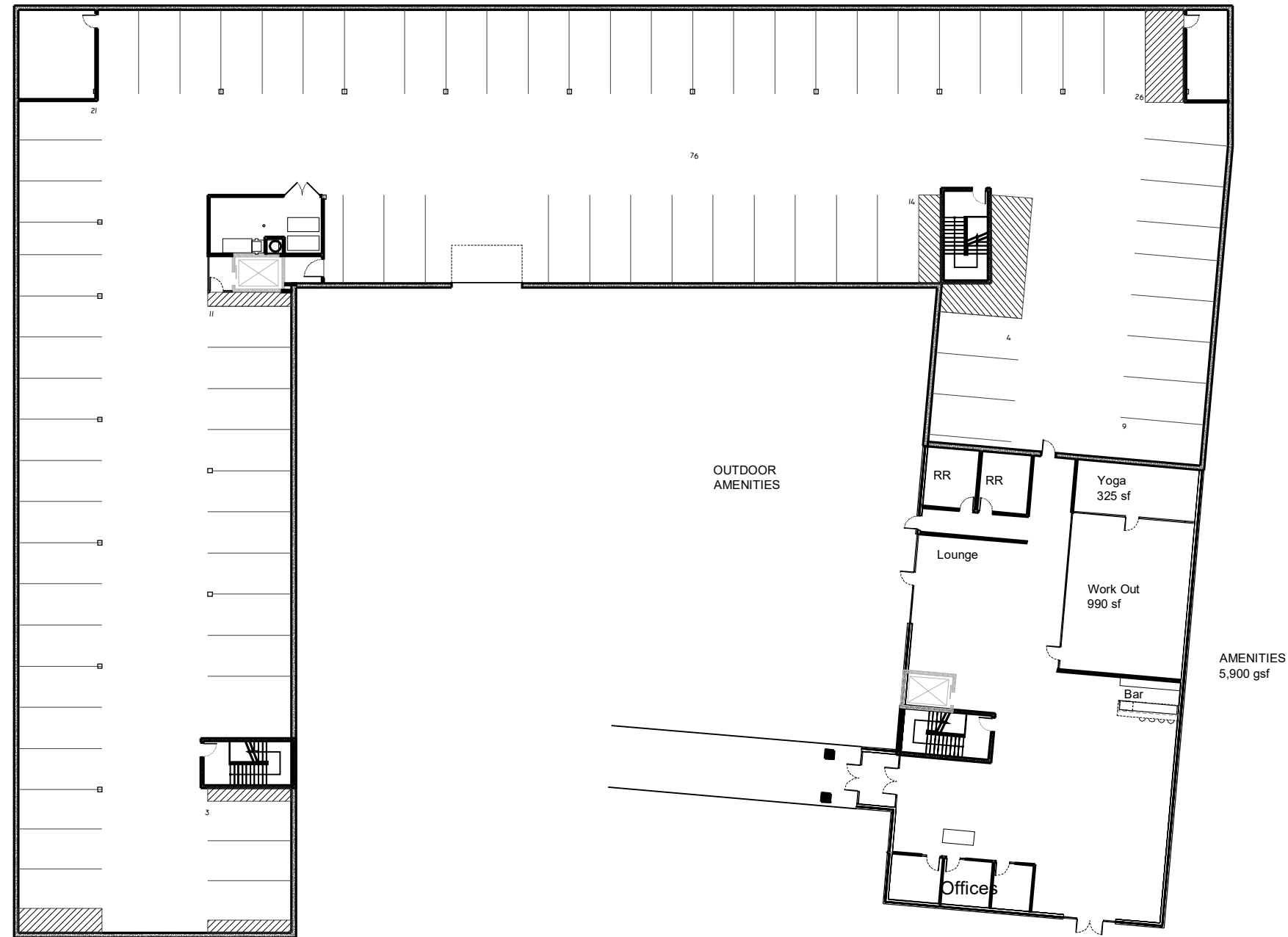
SITE PLAN


2019

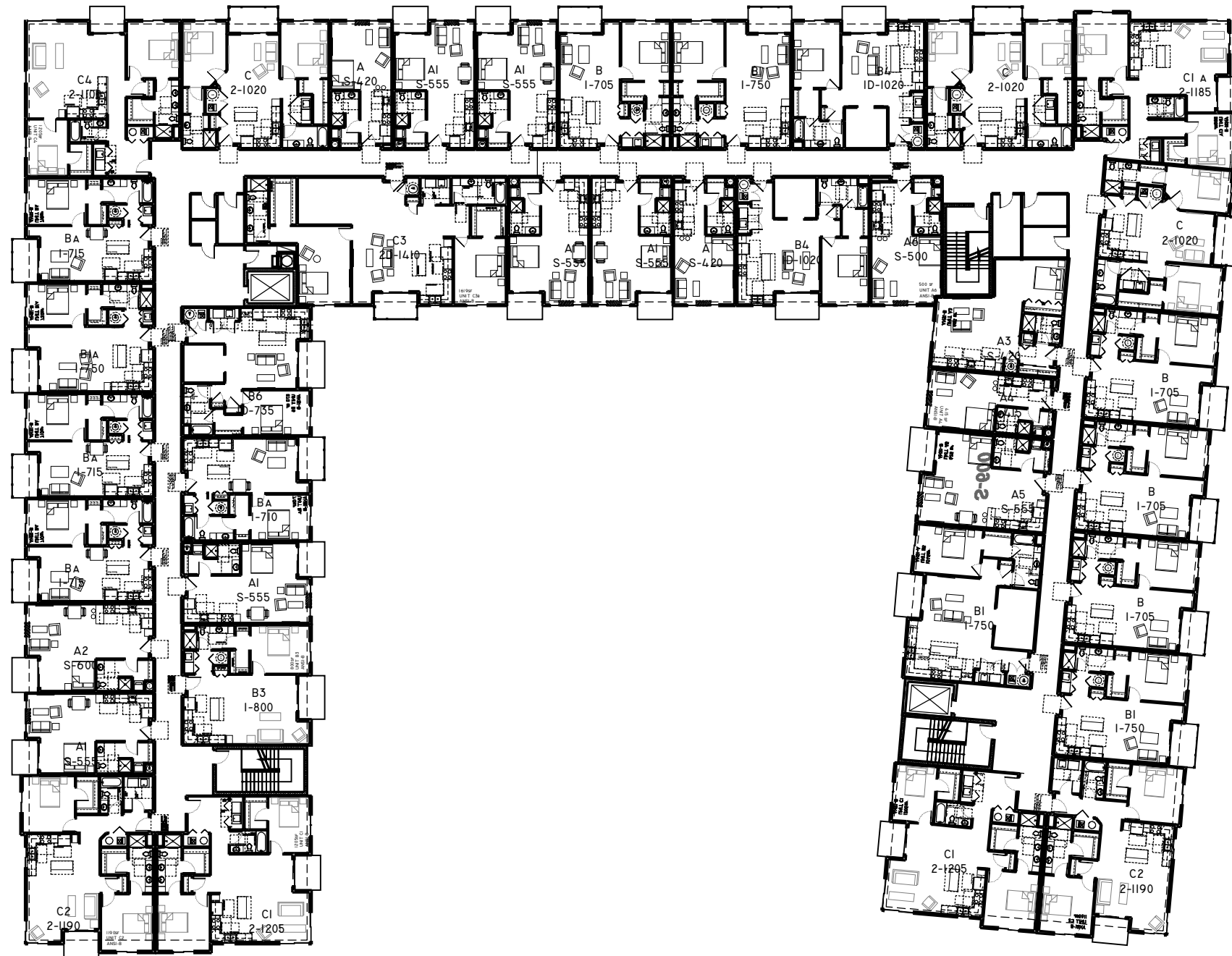
LINCOLN, NEBRASKA

SHEET C1.1

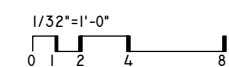


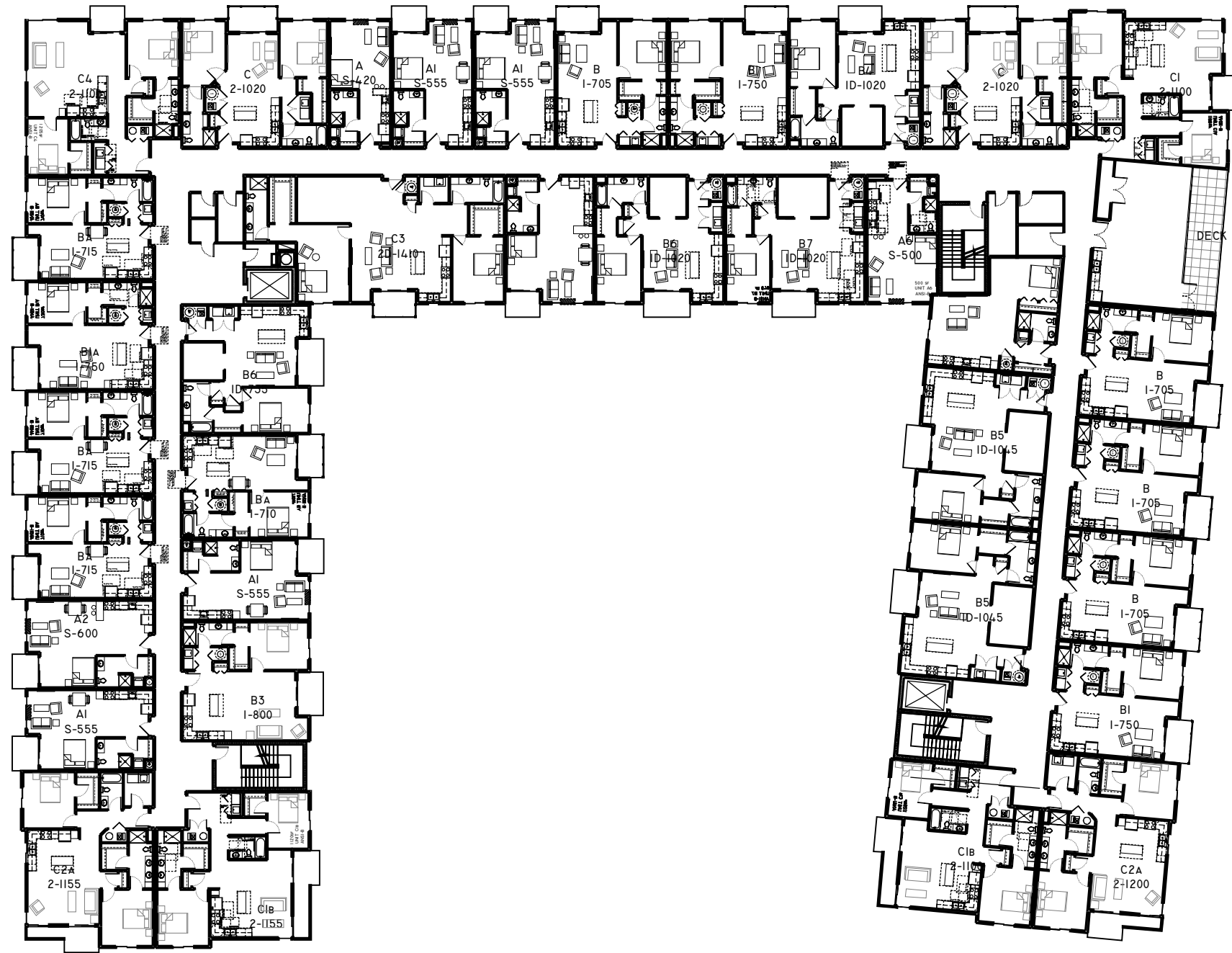


 **FIRST LEVEL**
1/32"=1'-0"
0 1 2 4 8



SECOND-FOURTH LEVEL





FIFTH LEVEL

1/32"=1'-0"
0 1 2 4 8











Item 4: Roastbusters Sidewalk Vendor

FILED

SIDEWALK VENDOR PERMIT APPLICATION

AUG 05 2019

Revised 6/24/13

CITY CLERK'S OFFICE

Each question must be completely answered & all attachments included OR your application will be returned as **INCOMPLETE** which will cause a delay in processing your application!

Please PRINT using blue or black ink only.

1

Applying for:	<input type="checkbox"/> B-3 Dist. (1 Specific Location)	<input checked="" type="checkbox"/> B-4 Dist. (Downtown Area - no specific location)	<input type="checkbox"/> Both (1 Specific Location in B-3 & Downtown Area)
---------------	---	---	---

2

Applying as, check ONE:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Employee
-------------------------	---	-----------------------------------

3

If applying as Owner, how many carts and/or stands do you wish to license?	
--	--

4

APPLICANT'S NAME:	Jeremiah Furrow
-------------------	-----------------

5

DOES APPLICANT HAVE ANY: ALIASES, MAIDEN NAME, ETC... If so, please list below:		

6

APPLICANT'S HOME ADDRESS, ETC.					
STREET ADDRESS:	1731 Dewese Dr				
CITY:	Lincoln	STATE:	NE	ZIP:	68504
HOME PHONE:		CELL PHONE #:	402-770-3663		
DATE OF BIRTH:	05/29/1986				
EMAIL ADDRESS:	roastbusterslnk@gmail.com				

7

APPLICANT'S BUSINESS ADDRESS, ETC.					
BUSINESS NAME:	Roastbusters				
STREET ADDRESS:	1731 Dewese Dr				
CITY:	Lincoln	STATE:	NE	ZIP:	68504
BUSINESS PHONE:	402-770-3663	TAX ID #:	13416286		

8

RECORD OWNER OF CART (if other than applicant)					
BUSINESS NAME:	Roastbusters				
STREET ADDRESS:	1731 Deweese Dr				
CITY:	Lincoln	STATE:	NE	ZIP:	68504
BUSINESS PHONE:	402-770-3663		TAX ID #:	13416286	

9

MAILING ADDRESS FOR CORRESPONDENCE, ETC.					
NAME:	Jeremiah Furrow				
STREET ADDRESS:	1731 Deweese Dr				
CITY:	Lincoln	STATE:	NE	ZIP:	68504

10

LOCATION WHERE YOU WISH TO BE LOCATED IN THE B-3 DISTRICT (If not applying for B-3 District, skip to next question)					
BUSINESS NAME:					
STREET ADDRESS:					
CITY:		STATE:		ZIP:	

11

LIST RESIDENCES FOR LAST FIVE YEARS		
FROM:	TO:	CITY & STATE:
2004	Current	Lincoln, NE

12

CRIMINAL HISTORY		
Has APPLICANT ever been ARRESTED/CITED for anything other than a minor traffic offense? <input type="checkbox"/> YES <input type="checkbox"/> NO If YES, please list the offense, approximate date, city & state. (use separate sheet of paper, if necessary)		
OFFENSE:	APPROX. DATE:	CITY & STATE:

13 **CRIMINAL HISTORY (cont'd)**

Has APPLICANT ever been **CONVICTED** of an offense other than a minor traffic offense?
 YES NO If YES, please list the offense, approximate date, city & state. (use separate sheet of paper, if necessary)

OFFENSE:	APPROX. DATE:	CITY & STATE:

14 **PLEASE DESCRIBE ITEMS TO BE SOLD. IN DETAIL**

Hot coffee and cold brew coffee via a beverage containment and dispensing backpack unit.

15 **IF FOOD ITEMS. PLEASE CHECK THE APPROPRIATE TYPE:**

<input type="checkbox"/>	Potentially hazardous foods cooked to serve, such as hot dogs, and hamburgers, or handled to serve such as scooped ice cream.
<input checked="" type="checkbox"/>	Non-potentially hazardous foods, prepared/packaged on site such as popcorn, cotton candy, snow cones, and dispensed beverages.
<input type="checkbox"/>	Non-potentially hazardous foods, prepackaged, such as wrapped baked goods and soda in cups with lids.
<input type="checkbox"/>	Prepackaged potentially hazardous foods that must be kept hot or cold, such as sandwiches, ice cream bars, packaged hot dogs, etc.
<input type="checkbox"/>	Non-potentially hazardous foods prepackaged single service snack items such as bottled/canned beverages, candy bars, and bagged chips.
<input type="checkbox"/>	Fresh produce, whole uncut fruits and vegetables.

16 **DAYS & HOURS OF OPERATION**

DAY	OPEN	CLOSE	DAY	OPEN	CLOSE	DAY	OPEN	CLOSE
Mon.			Thurs.			Sun.		
Tues.			Fri.			To start, just open for events — outdoor and indoor.		
Wed.			Sat.					

17 **WILL THERE BE USE OF ANY COMBUSTIBLE FUEL?** Yes No

If YES, please specify the type to be used: _____

PLEASE GIVE THE LOCATION ON THE CART OR STAND WHERE THE FIRE EXTINGUISHER IS TO BE LOCATED (Min. 40:BC rated fire extinguisher required):

2013

Drink Man Vario 2

The thirst-stilling solution



Professional mobile dispenser for non-carbonated products

The Drink Man Vario 2 provides carrying comfort to the high standards traditionally associated with Drink Man products.

Its perfect user comfort, professional look and high functionality offer all the ingredients for effective (brand) presentation.

The Drink Man Vario 2 is a professional, mobile system designed for dispensing non-carbonated (still) beverages/products.

Because the Drink Man Vario 2 has two separately operated stainless steel tanks, it is capable of dispensing two different drinks at the same time.

The Drink Man Vario 2 can be used for hot and cold drinks.



Specifications:

Weight (without liquid)	7.9 kg
Height	74 cm
Width	35 cm
Depth	20 cm
Weight per tank	1.8 kg
Filling capacity (per tank)	5.0 l
Advertising area (W x H)	50 x 55 cm

Unit price (net): € 715.-



5-litre insulated stainless steel tank

The insulation consists of an expanded polypropylene (EPP) shell.

The stainless steel tank and EPP shell are bonded together and hermetically sealed. That way the tanks can be safely held and transported by runners and service staff even when filled with hot drinks. This design also ensures that drinks stay hot even after several hours. And the same applies in reverse to cold products of course.



Two-part tap fitting (two separate hoses):

The use of armoured, i.e. textile-reinforced, silicone hoses allows safe dispensing of products at temperatures above 70 degrees.



Tap head:

The tap head is easily removed and equipped with two dispensing taps. The taps can be separated from the hose and dismantled for quick and easy cleaning. Damaged or defective taps can be exchanged within a minute by a user-friendly procedure.

Cleaning the tanks and hose:

For effective cleaning, use a solution of approx. 2-3 l hot water and a teaspoon of soda crystals. Open the tank, pour in the cleaning solution, close and shake well. Rotate the tank a few times and leave to soak, preferably overnight, then rinse out with hot water. To clean the hose, connect it to the filled tank and pump the liquid through. Leave to soak and rinse well.



Advertising

The smooth, flat outer cover of the Drink Man Vario 2 offers an ideal advertising surface.

The Drink Man Vario 2 has everything you need to get your message across: highly functional and robust, it combines optimally designed detail solutions for perfect, "wrinkle-free" brand advertising, guaranteeing a high recognition value.

Thanks to the firm, flat surface of the outer shell, the advertising message can be swapped as required within the space of a minute.

The transparent plastic cover opens on three sides for user-friendly insertion of the advertising banner, and holds it firmly in place while protecting it from the weather. There is even a holder on each side for inserting flags or banners.

**Any questions about our products?
Call us on +49 89 95 83 85 30**

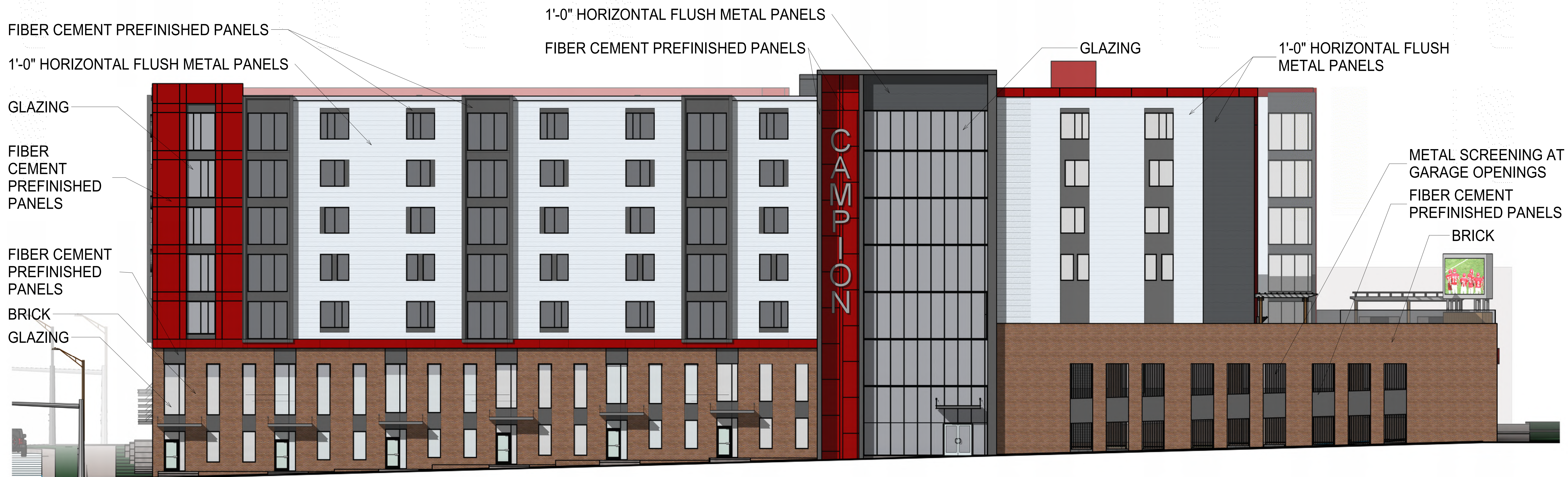
– Subject to change; errors excepted –

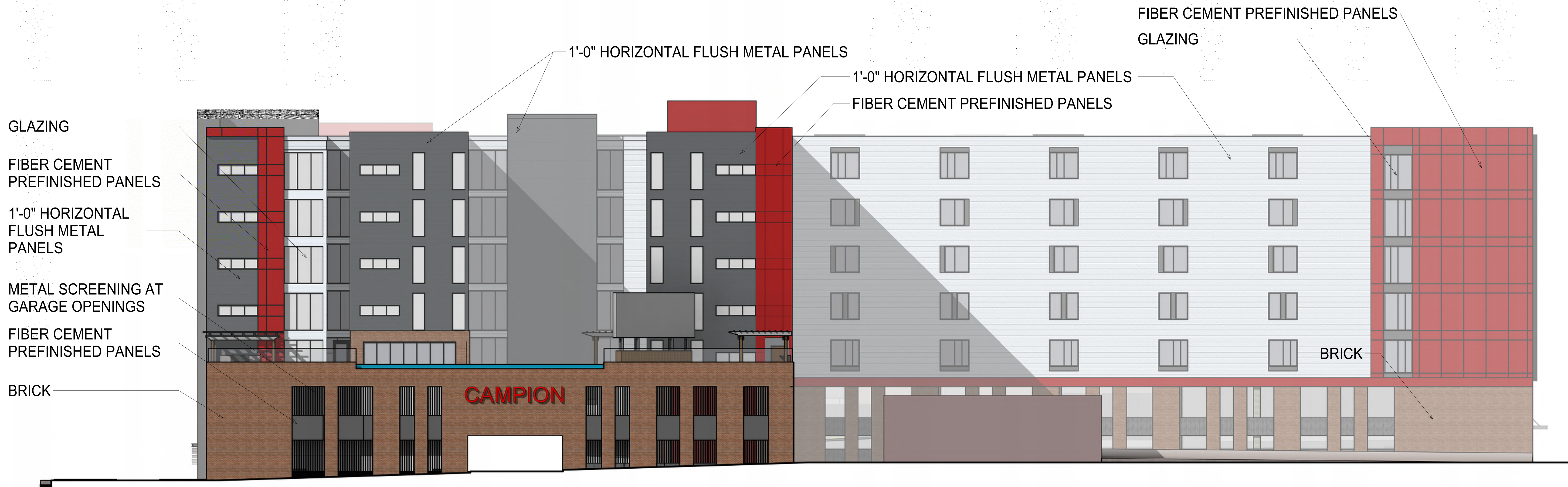


















1 1ST FLOOR
1" = 20'-0"

1ST FLOOR
42,704 S.F. - PARKING (128 SPACES) (ON GRADE PARKING)
11,756 S.F. - TYPE 3B WOOD CONSTRUCTION
4,234 S.F. - MECHANICAL YARD
6 - 3 BEDROOM TOWN HOMES (1344 SQ FT)
8 - 2 BEDROOM TOWN HOMES (940 SQ FT)

BUILDING STATISTICS

514 BEDS
259 PARKING SPACES (2 ADDITIONAL SPACES DEDICATED TO SCOOTER/MOTORCYCLE PARKING)

SQUARE FOOTAGE BREAKDOWN (CONSTRUCTION TYPE)

1ST FLOOR
ON GRADE PARKING 42,704 SQ FT
MECHANICAL YARD 4,234 SQ FT
TYPE 3B WOOD CONSTRUCTION 11,756 SQ FT (FOUNDATION FOR THIS AREA)

2ND FLOOR
PARKING STRUCTURE 46,389 SQ FT (INCLUDES RAMP TO 1ST FLOOR)
TYPE 3B WOOD CONSTRUCTION 12,500 SQ FT

3RD FLOOR
3RD FLOOR CONCRETE DECK 62,694 SQ FT
OUTDOOR OPEN AREA ON DECK 21,094 SQ FT
TYPE 3B WOOD CONSTRUCTION 41,600 SQ FT

4TH THRU 7TH FLOORS (PER FLOOR)
TYPE 3B WOOD CONSTRUCTION 41,600 SQ FT

TOTALS SQUARE FOOTAGE (CONSTRUCTION TYPE)

ON GRADE PARKING 42,704 SQ FT
FOUNDATION FOR 1ST FLOOR TYPE 3B WOOD CONSTRUCTION 11,756 SQ FT
MECHANICAL YARD 4,234 SQ FT
RAISED PARKING STRUCTURE 46,389 SQ FT
3RD FLOOR CONCRETE DECK 62,694 SQ FT
TYPE 3B WOOD CONSTRUCTION 232,256 SQ FT

UNIT BREAKDOWN

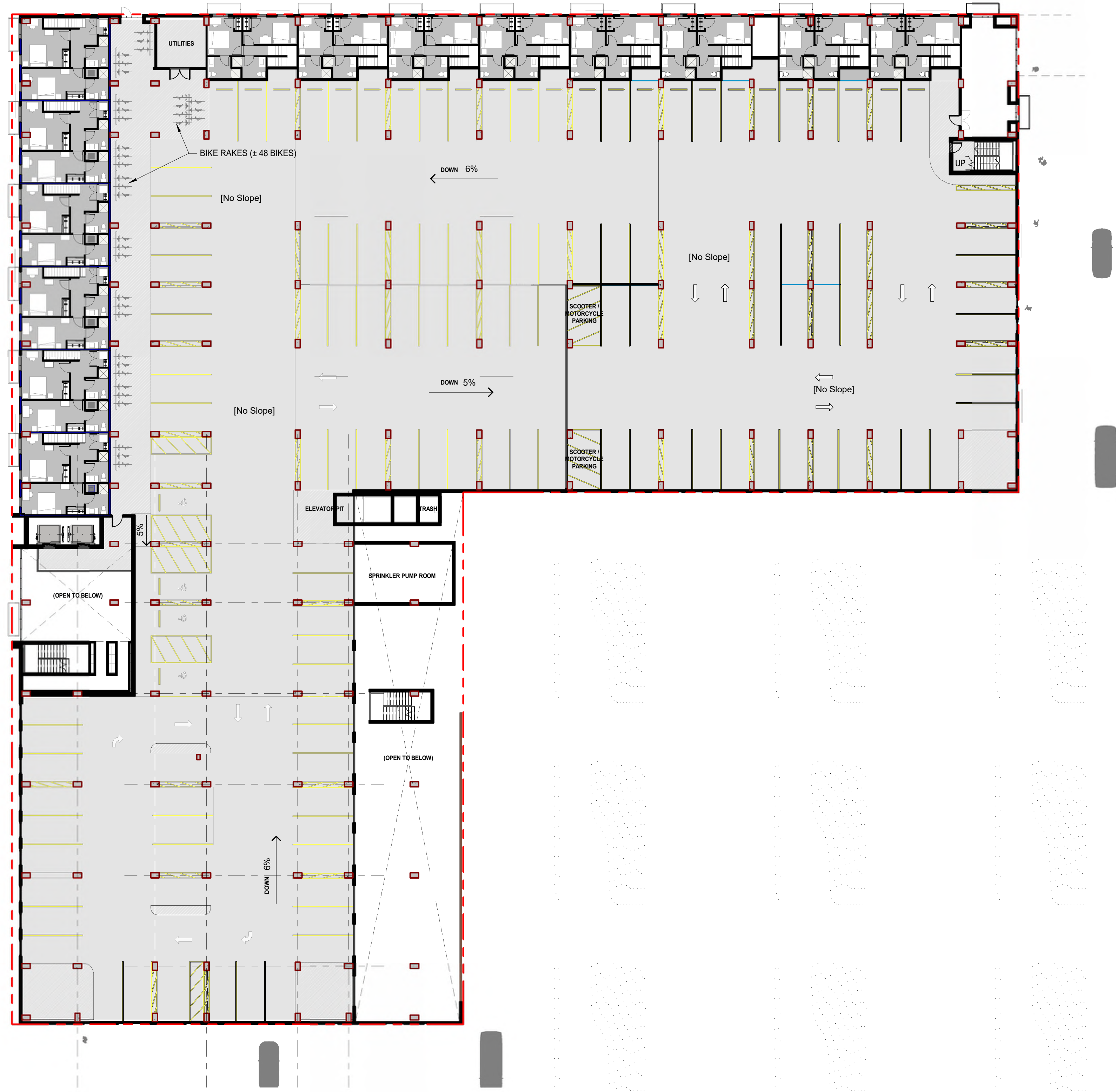
1ST AND 2ND FLOOR
6 - 3 BEDROOM TOWNHOMES 1,344 SQ FT EACH
8 - 2 BEDROOM TOWNHOMES 940 SQ FT EACH

3RD FLOOR
19 - 4 BEDROOM UNITS 1,286 SQ FT EACH
1 - 4 BEDROOM CORNER UNIT 1,286 SQ FT EACH

4TH THRU 7TH FLOOR (PER FLOOR)
18 - 4 BEDROOM UNITS 1,286 SQ FT EACH
2 - ADA 4 BEDROOM UNITS 1,416 SQ FT EACH
4 - 4 BEDROOM CORNER UNITS 1,286 SQ FT EACH
1 - 4 BEDROOM LARGE CORNER UNIT 1,384 SQ FT EACH

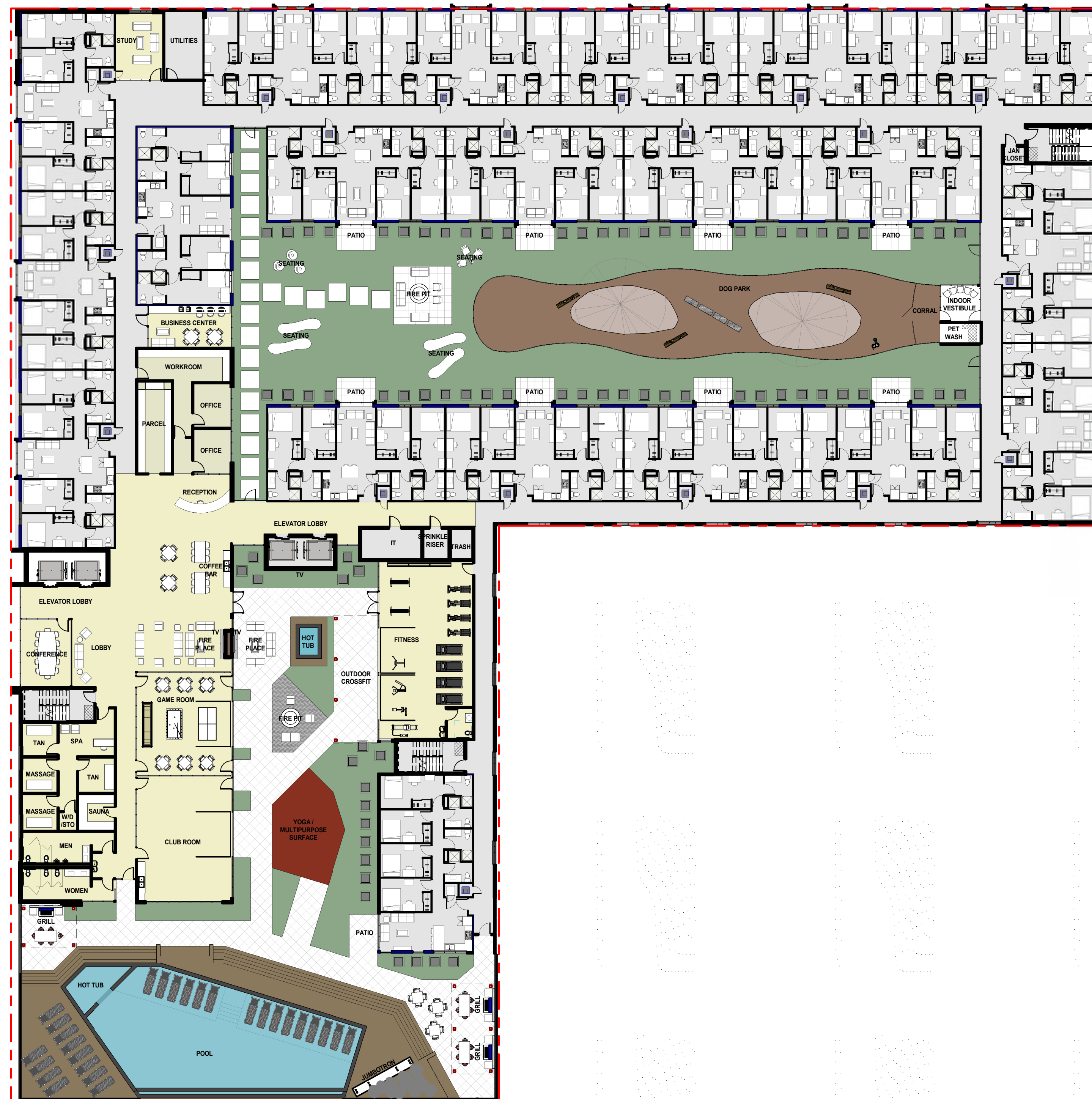
TOTAL UNITS (UNIT MIX) (134 TOTAL UNITS)

6 - 3 BEDROOM TOWNHOMES
8 - 2 BEDROOM TOWNHOMES
91 - 4 BEDROOM UNITS
17 - 4 BEDROOM CORNER UNITS
4 - 4 BEDROOM LARGE CORNER UNITS
8 - 4 BEDROOM ADA UNITS



1 2ND FLOOR
1" = 20'-0"

2ND FLOOR
46,389 S.F. - PARKING (131 SPACES - INCLUDES RAMP DOWN TO LEVEL 1 PARKING)
12,500 S.F. - TYPE 3B WOOD CONSTRUCTION



1 3RD FLOOR

1" = 20'-0"

3RD FLOOR
 62,694 S.F. - CONCRETE DECK
 41,600 S.F. - TYPE 3B WOOD CONSTRUCTION
 21,094 S.F. - OUTDOOR DECK

19 - 4 BEDROOM UNITS 1,286 SQ FT EACH
 1 - 4 BEDROOM UNITS 1,286 SQ FT EACH



1 4TH-7TH FLOOR
1" = 20'-0"

4TH - 7TH FLOOR
41,600 SQ FT TYPE 3B WOOD CONSTRUCTION (PER FLOOR)
18 - 4 BEDROOM UNITS (PER FLOOR)
2 - 4 BEDROOM ADA UNITS (PER FLOOR)
4 - 4 BEDROOM CORNER UNITS (PER FLOOR)
1 - 4 BEDROOM LARGE CORNER UNIT (PER FLOOR)

LEGEND

- COMMON AREAS
- NET LEASABLE (UNITS)
- PARKING ON GRADE
- RAISED PARKING STRUCTURE & RAMP
- MECHANICAL / ELECTRICAL (ENCLOSED SPACES)
- MECHANICAL YARD



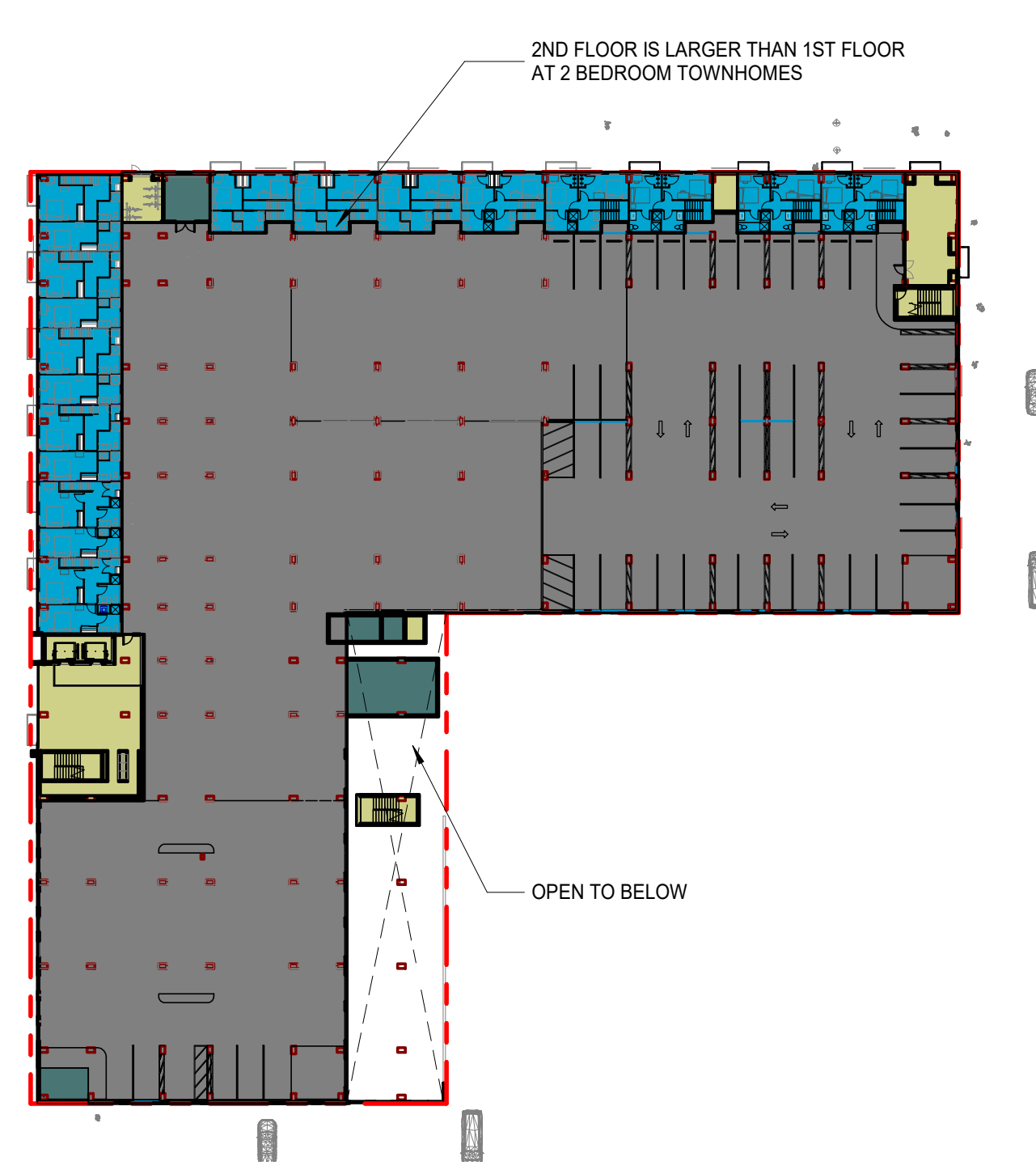
1ST FLOOR

7,552 SQ. FT. - NET LEASABLE (UNITS)
 3,206 SQ. FT. - COMMON AREAS
 4,234 SQ. FT. - MECHANICAL YARD
 998 SQ. FT. - MECH / ELECTRICAL (ENCLOSED SPACES)
 42,704 SQ. FT. - PARKING ON GRADE

58,694 SQ. FT. - TOTAL
 (11,756 SQ. FT. OF TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 12.87%

6 - 3 BEDROOM TOWN HOMES (1344 SQ. FT.) (672 SQ. FT. PER FL)
 8 - 2 BEDROOM TOWN HOMES (940 SQ. FT.) (440 SQ. FT. ON 1ST FL)



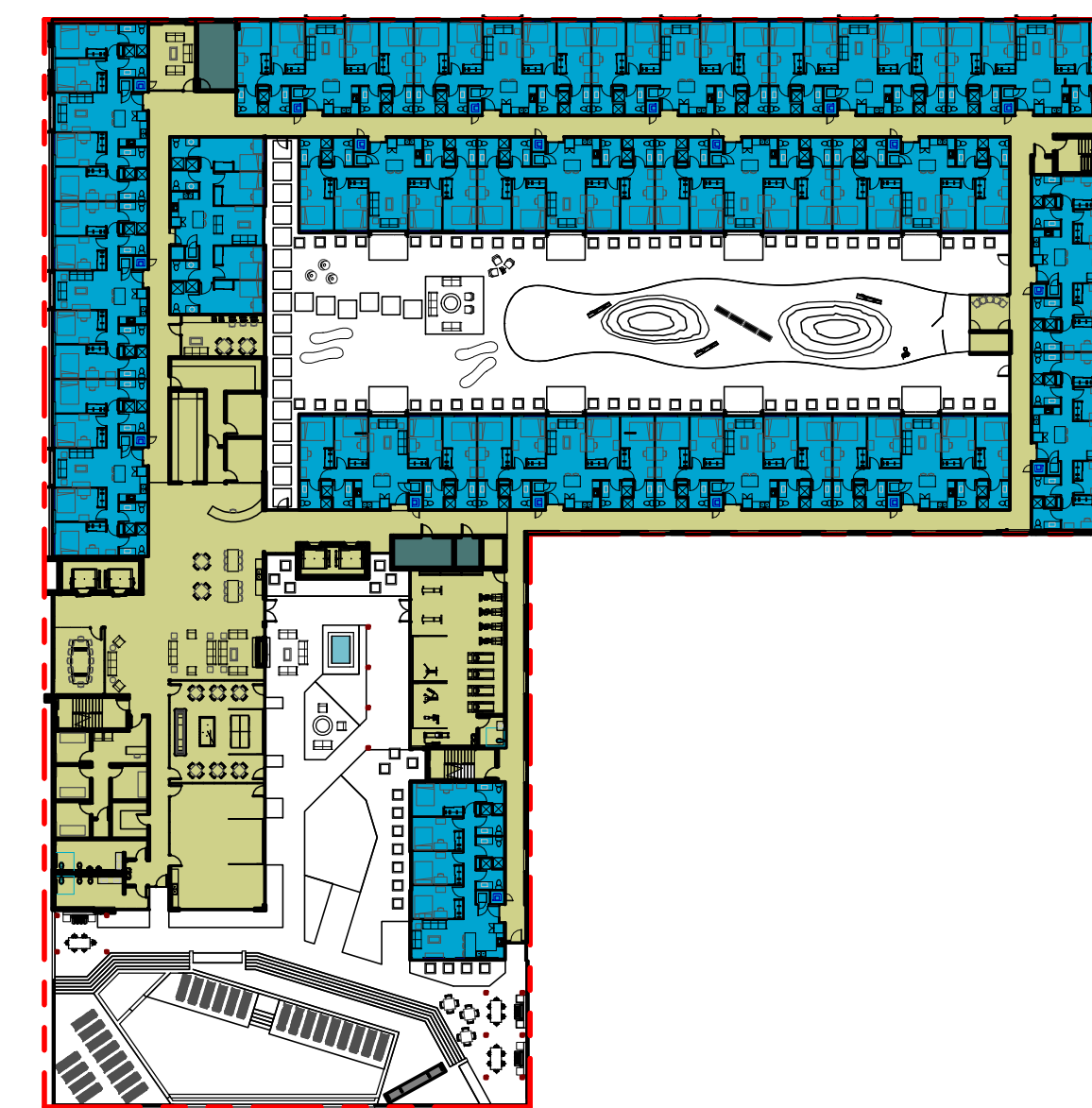
2ND FLOOR

8,032 SQ. FT. - NET LEASABLE (UNITS)
 3,291 SQ. FT. - COMMON AREAS
 1,177 SQ. FT. - MECH / ELECTRICAL (ENCLOSED SPACES)
 46,389 SQ. FT. - PARKING STRUCTURE (INCLUDING RAMP)

58,889 SQ. FT. TOTAL
 (12,500 SQ. FT. OF TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 13.64%

6 - 3 BEDROOM TOWN HOMES (1344 SQ. FT.) (672 SQ. FT. PER FL)
 8 - 2 BEDROOM TOWN HOMES (940 SQ. FT.) (500 SQ. FT. ON 2ND FL)



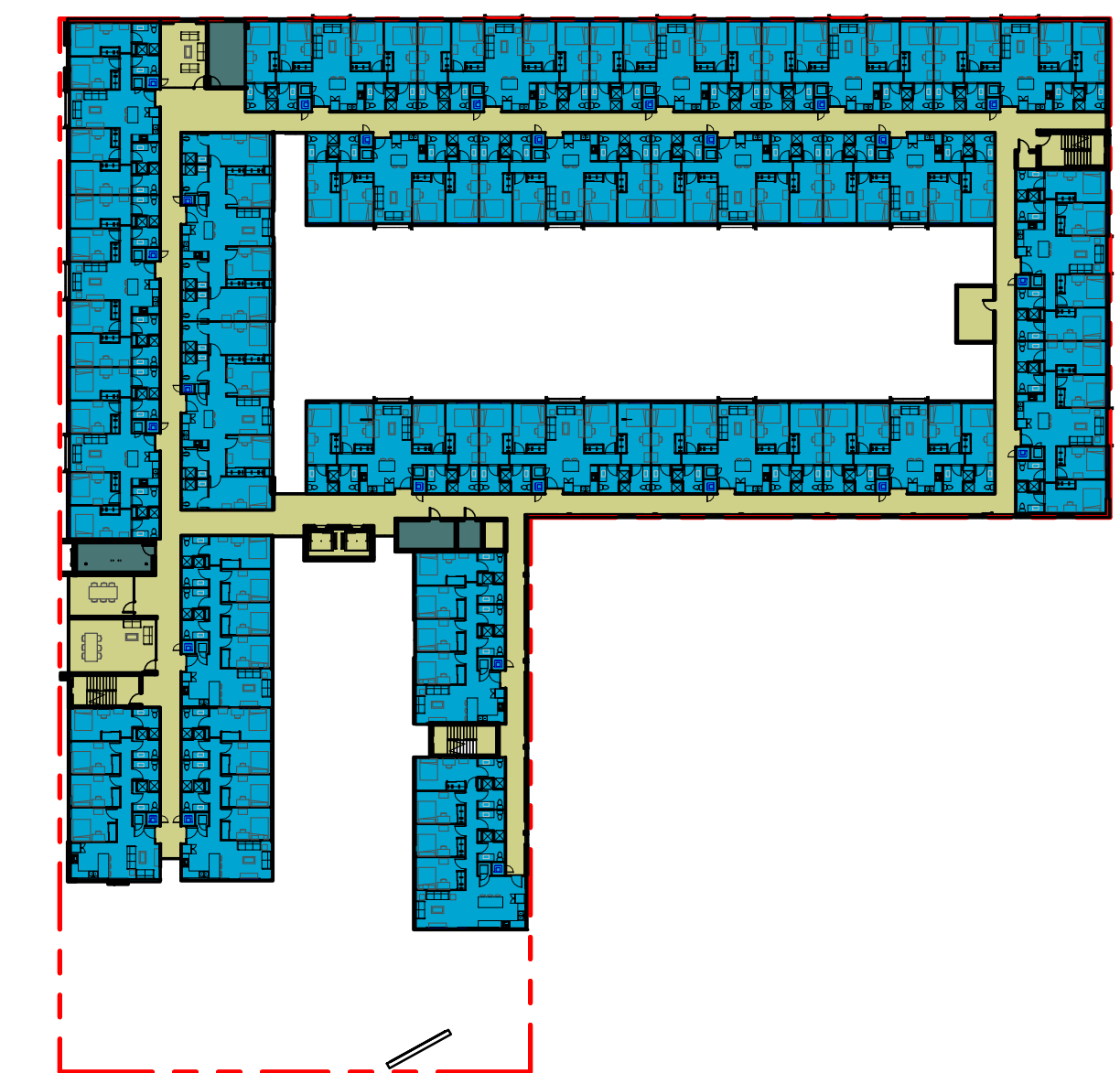
3RD FLOOR

25,720 SQ. FT. - NET LEASABLE (UNITS)
 15,419 SQ. FT. - COMMON AREAS
 461 SQ. FT. - MECH / ELECTRICAL

41,600 SQ. FT. TOTAL (TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 61.83%

19 - 4 BEDROOM UNITS (1,286 SQ. FT. EACH)
 1 - 4 BEDROOM CORNER UNIT (1,286 SQ. FT. EACH)



4TH - 7TH FLOOR

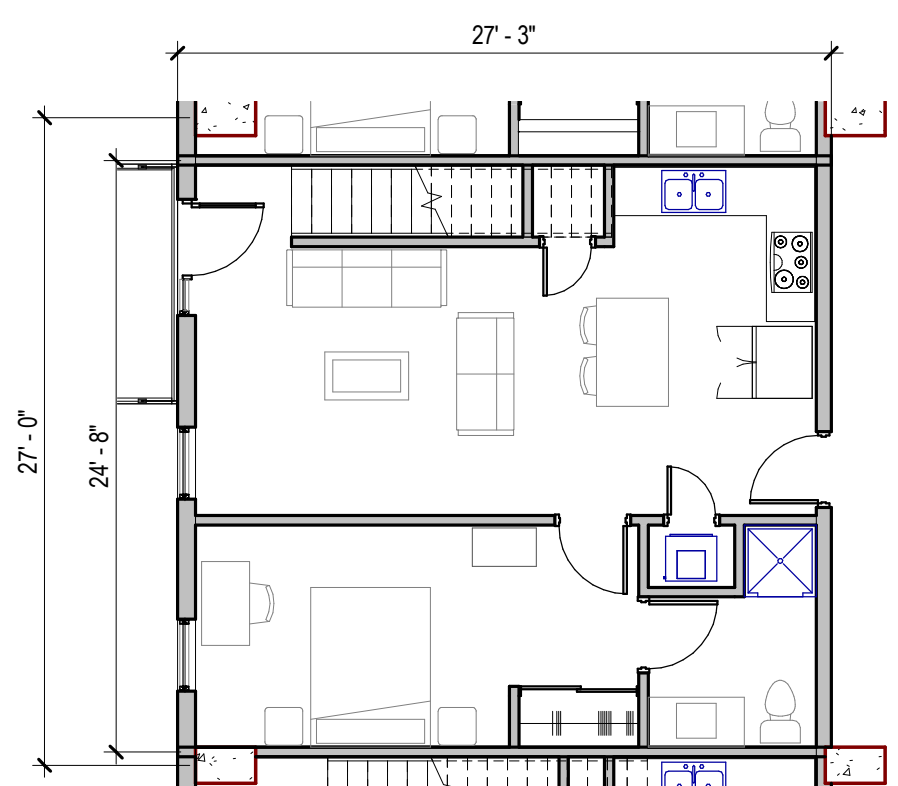
32,508 SQ. FT. - NET LEASABLE (UNITS) (PER FLOOR)
 8,389 SQ. FT. - COMMON AREAS (PER FLOOR)
 703 SQ. FT. - MECH / ELECTRICAL (PER FLOOR)

41,600 SQ. FT. TOTAL (PER FLOOR) (TYPE 3B WOOD CONSTRUCTION)

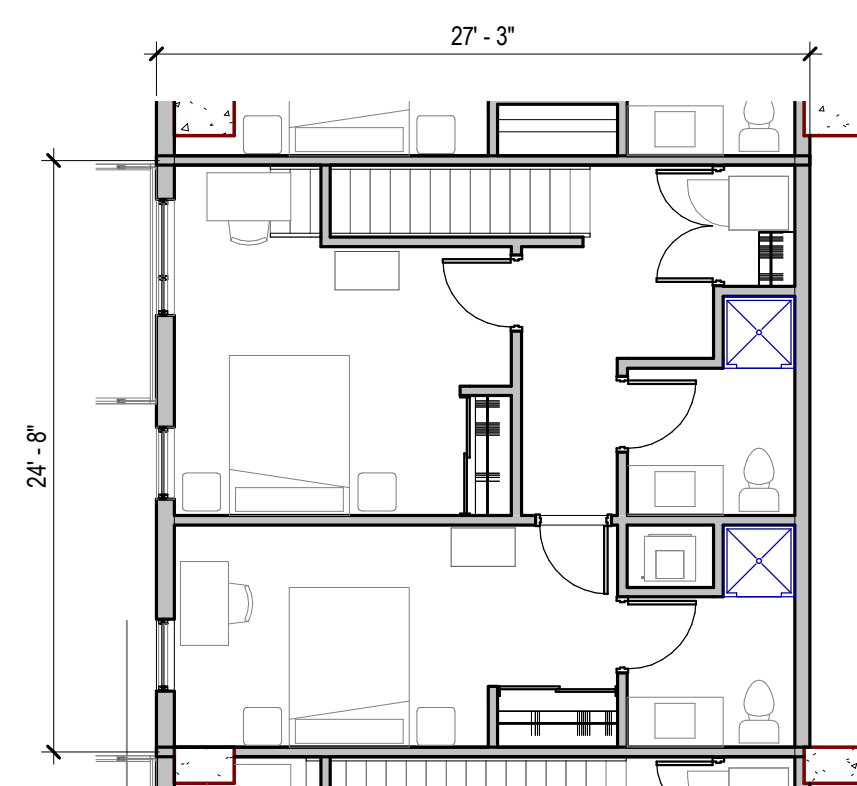
LEASABLE / GROSS RATIO = 78.14%

18 - 4 BEDROOM UNITS (PER FLOOR) (1,286 SQ. FT. EACH)
 2 - 4 BEDROOM ADA UNITS (PER FLOOR) (1,416 SQ. FT. EACH)
 4 - 4 BEDROOM CORNER UNITS (PER FLOOR) (1,286 SQ. FT. EACH)
 1 - 4 BEDROOM LARGE CORNER UNIT (PER FLOOR) (1,384 SQ. FT. EACH)

(TOWN HOMES ALONG M STREET)

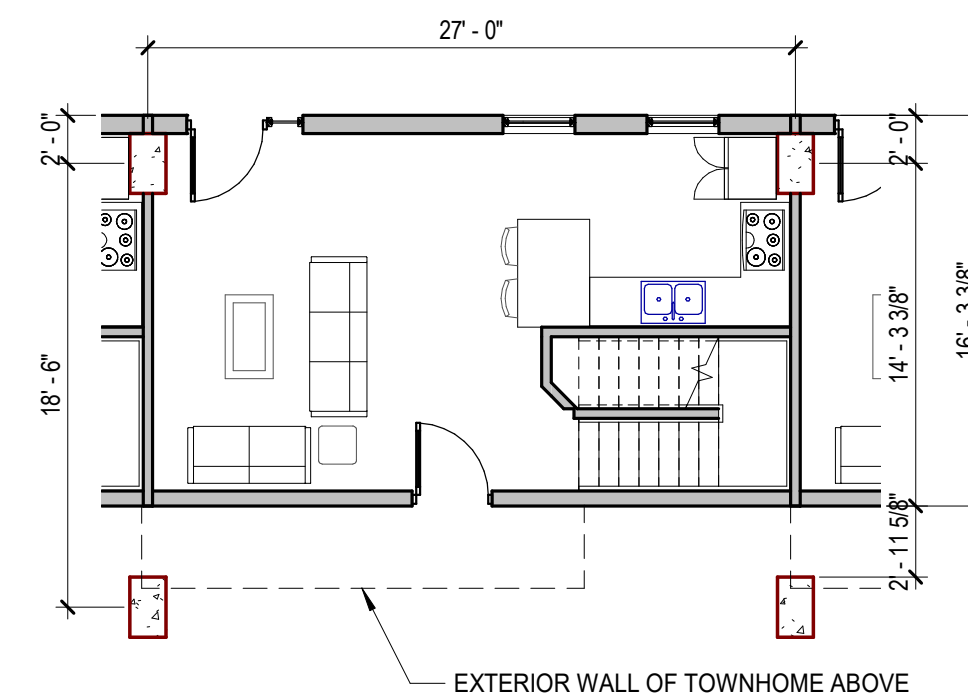


1 1 FIRST FLOOR TOWN HOME (3 BEDROOM)
1/8" = 1'-0"

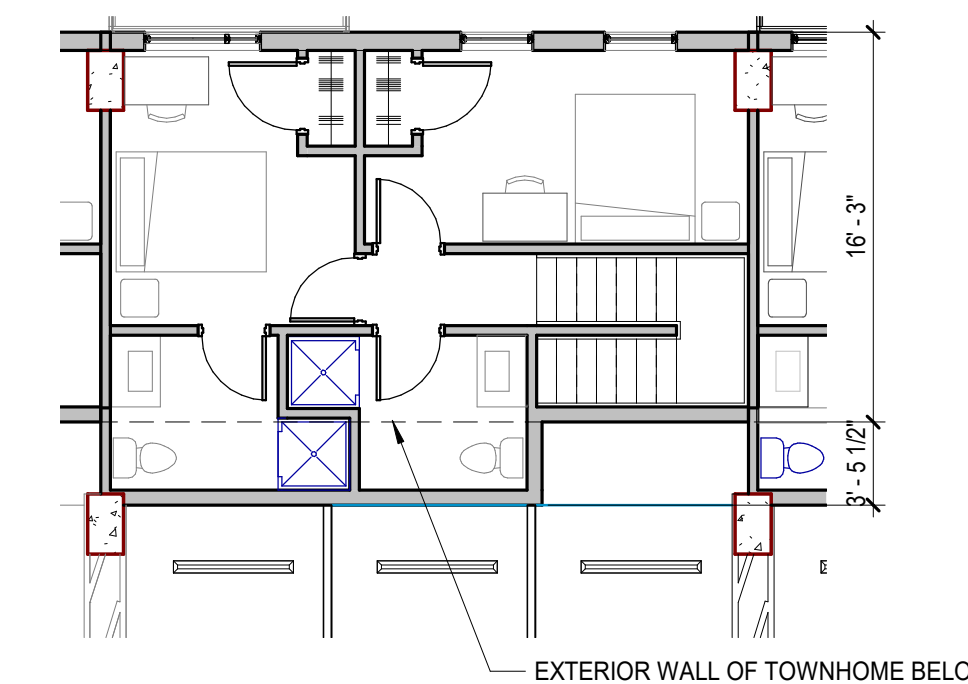


2 2ND FLOOR TOWN HOME (3 BEDROOM)
1/8" = 1'-0"

(TOWN HOMES ALONG 9th STREET)

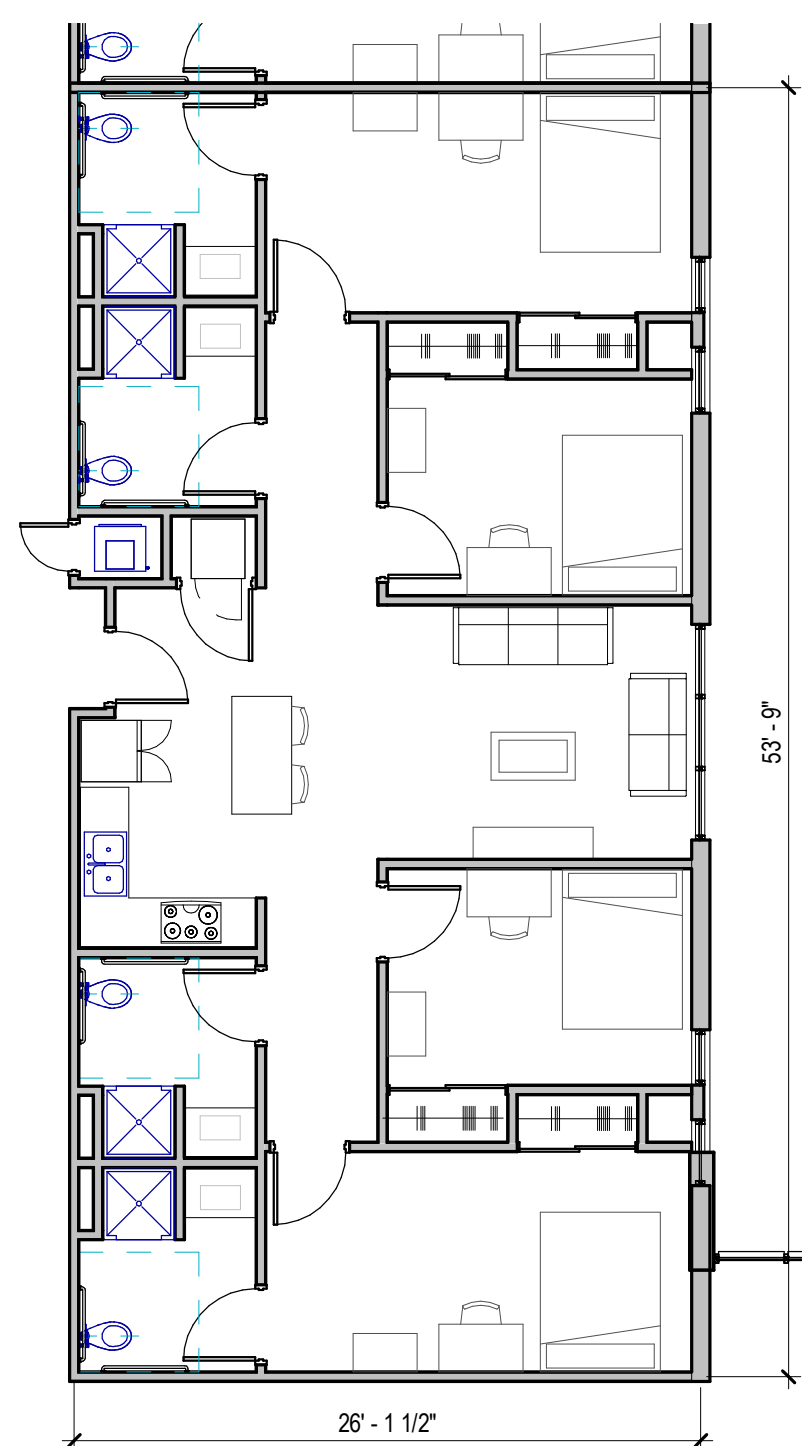


3 1 FIRST FLOOR TOWN HOME (2 BEDROOM)
1/8" = 1'-0"

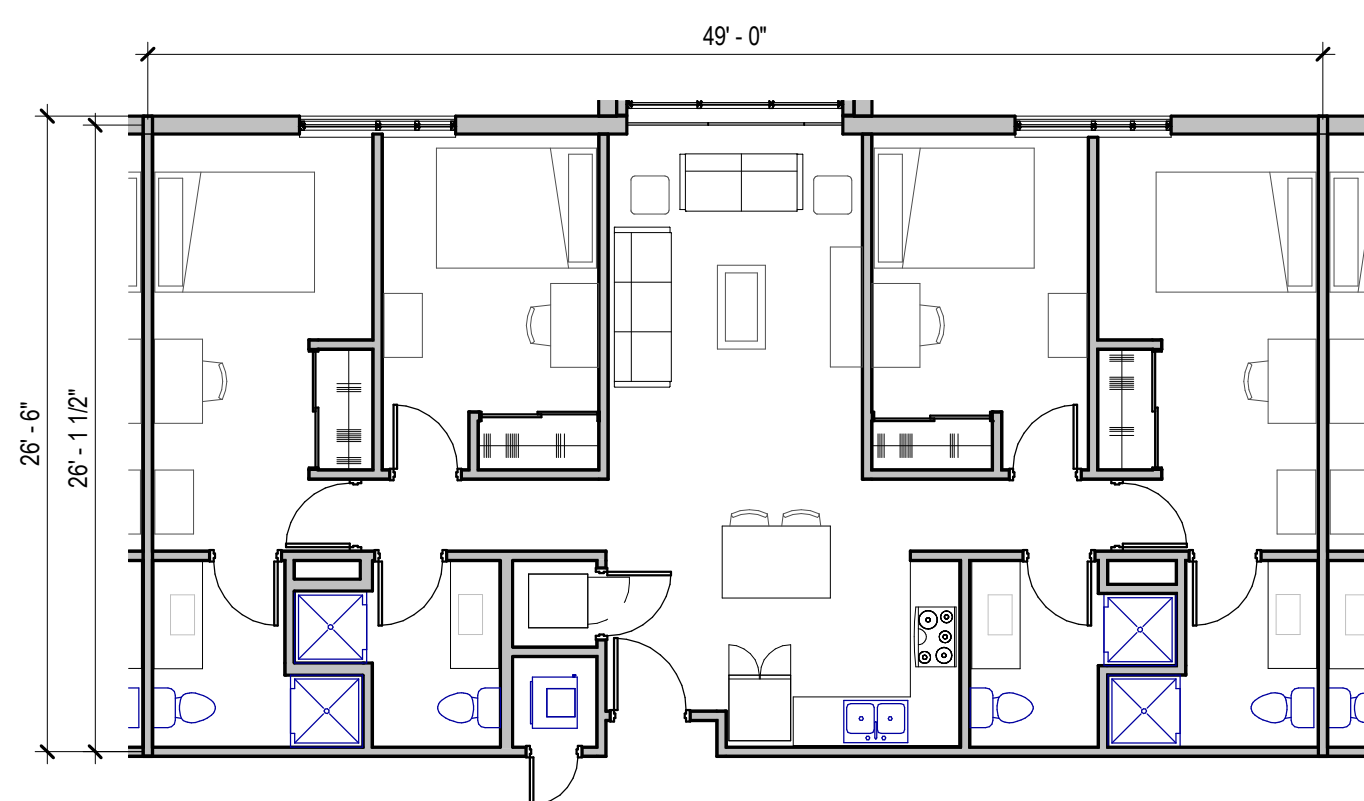


4 2ND FLOOR TOWN HOME (2 BEDROOM)
1/8" = 1'-0"

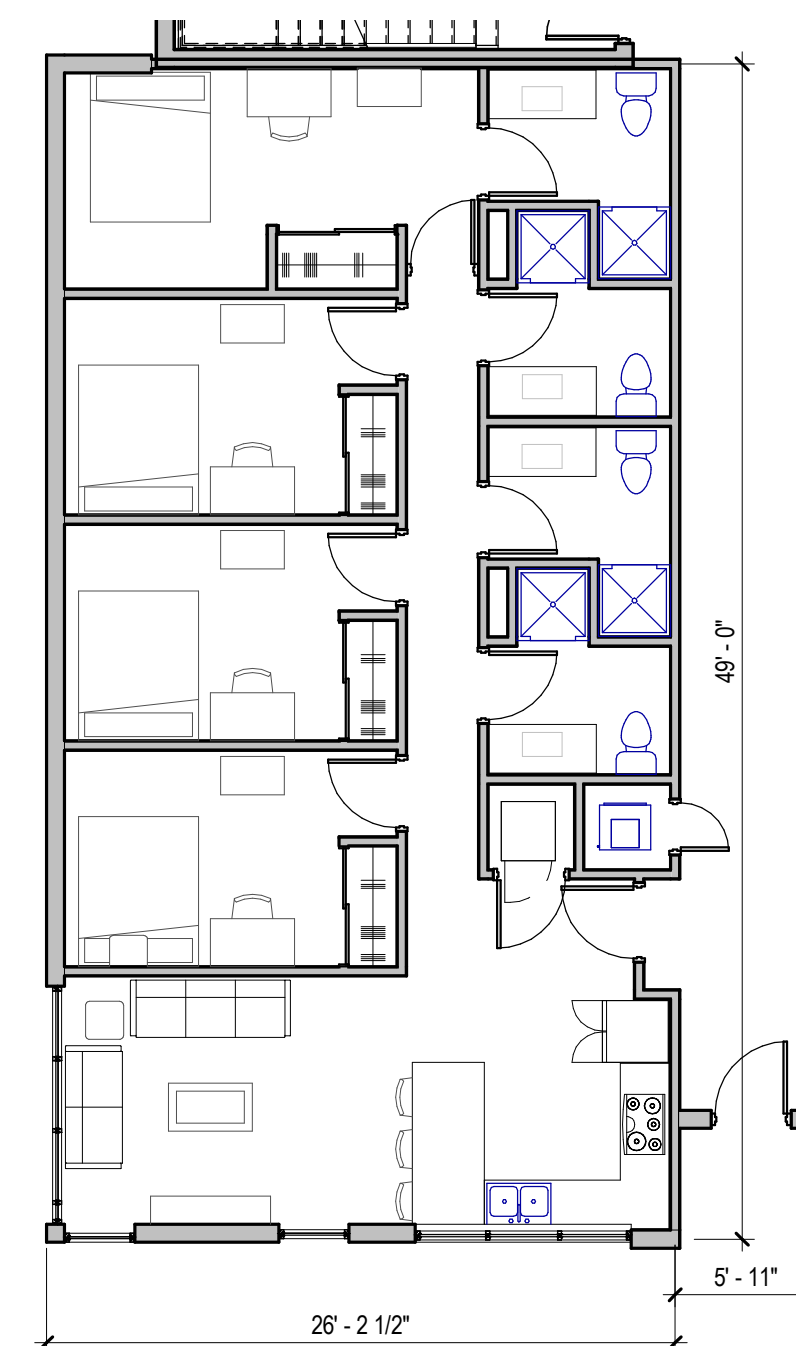
(OTHER UNIT TYPES)



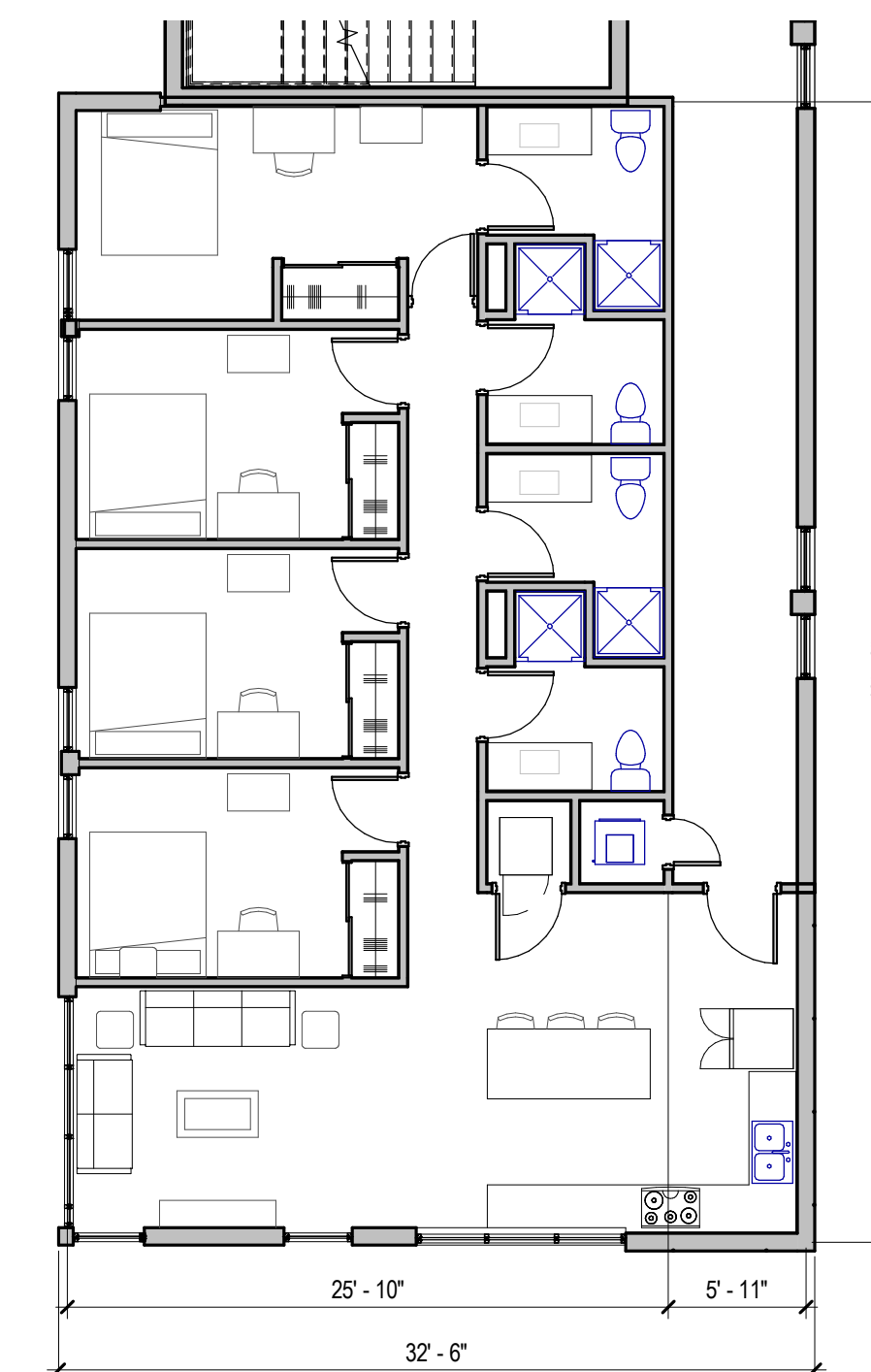
5 4 BEDROOM ADA UNIT
1/8" = 1'-0"



6 TYPICAL 4 BEDROOM UNIT
1/8" = 1'-0"



7 4 BEDROOM CORNER UNIT (TYPICAL)
1/8" = 1'-0"



8 4 BEDROOM CORNER UNIT (LARGE)
1/8" = 1'-0"
(4TH - 7TH FLOOR AT SOUTHEAST CORNER ONLY)