

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **January 7, 2020**, 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 December 3, 2019.

DISCUSS AND ADVISE

2. Skate Zone Redevelopment Revisions (Urban Dev/Trent Reed)
– *UDR19089*
3. Campion Redevelopment Revisions (Urban Dev/Campion)
– *UDR19048*

DISCUSSION

4. Staff Report & misc.:
 - Canopy Park Redevelopment Update
 - Enersen Urban Design Award

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.

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TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of January 7, 2020

DATE: December 31, 2019

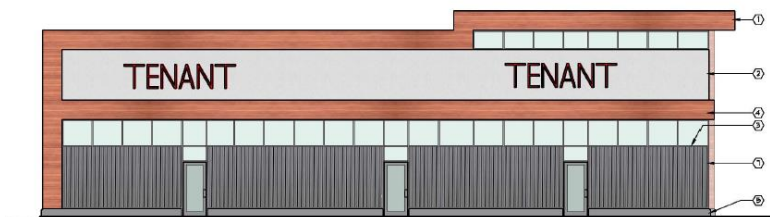
ITEM 2: Skate Zone Redevelopment Revisions

The Committee reviewed a proposal for the Skate Zone site on North 48th Street in September 2017. The original proposal included a hotel on the east portion of the site and a commercial building on the west portion adjacent 48th Street. See the original site plan below.



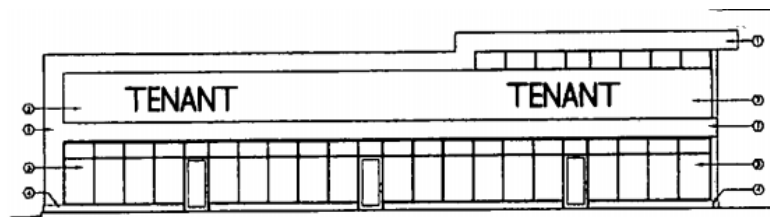
Proposed Site Plan, September 2017

Initially, the west elevation of the commercial building (the façade facing 48th Street) was proposed with windows at the transom level only. The Committee’s advice was to extend the storefront around that side of the building.



Proposed West Elevation, September 2017

Although the project didn’t return to UDC for additional advice, the elevations attached to the redevelopment agree (i.e. what the developer agreed to build) responded to UDC’s advice, adding a continuous storefront along 48th Street.



Approved West Elevation, October 2017

After a long delay, the project is now underway—actually, they’ve started construction—and the west building elevation does not match what was previously approved. The developer has offered to remedy the situation by adding “spandrel windows” to the west façade.



Commercial Building, October 2019

The concrete block wall that’s already been built would remain in place with windows essentially added as a veneer. The west elevation now being proposed is included below. More detailed information is attached. The City administration has been asked to accept the amended design and seeks UDC’s advice before deciding how to proceed.



Current Proposal

ITEM 3: Campion Redevelopment Revisions

Campion is proposing a housing project on the block bounded by 9th, 10th, L and M Streets. The Committee reviewed their proposal in September and granted conditional approval. The Committee requested the applicant return to UDC with a more undulation of the exterior and improvements to the front townhomes. The architect has provided revised drawings for your review (see attached).

The seven story building will include 147 primarily 4-bedroom units. Townhomes were initially proposed lining the parking structure along 9th and M Streets. The revised proposals has eliminated the townhome element with parking located along 9th Street's first and second floor frontage. Approximately 143 covered parking stalls will be available for tenant use.

The attached plans and renderings detail the building and site design. Although materials are not denoted, I assume they are proposing the same materials as previously indicated: brick, metal panels, and prefinished fiber cement panels.

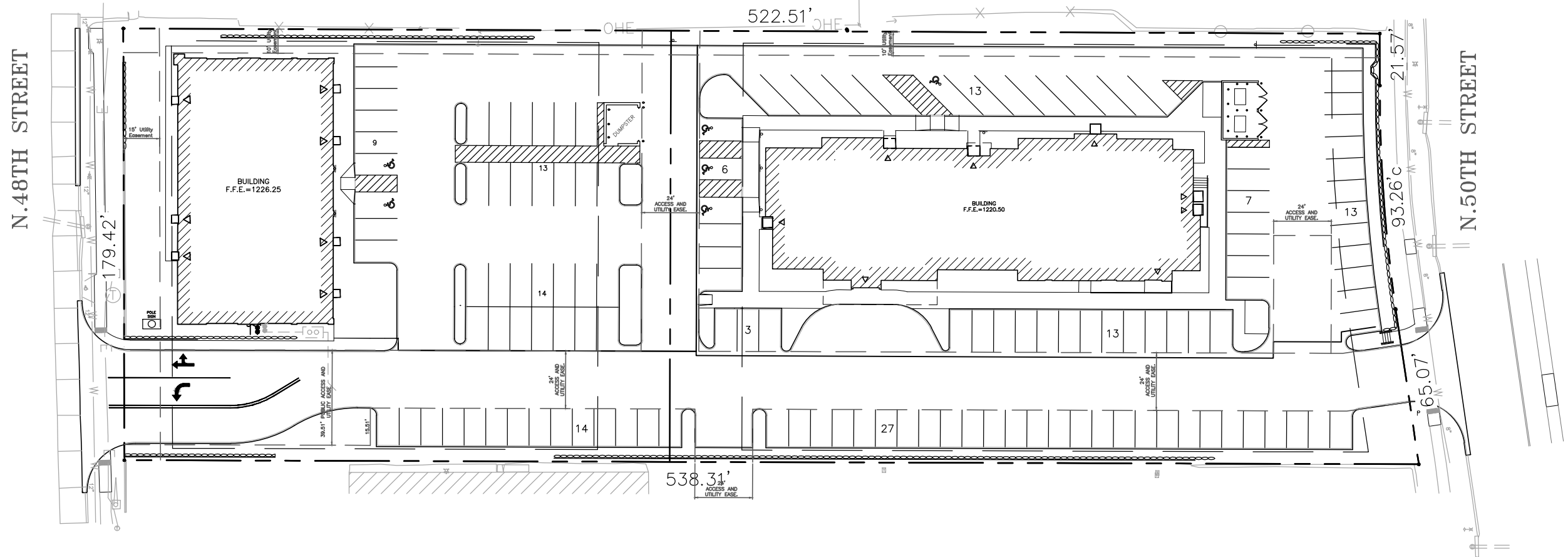
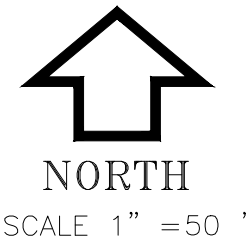
The Committee's advice is sought on this potential tax increment financing project.



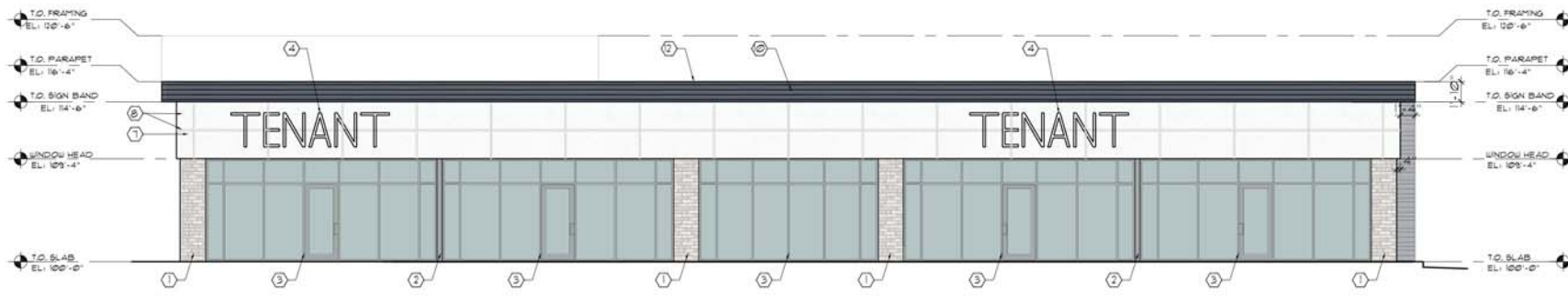
Proposed Building, September 2019



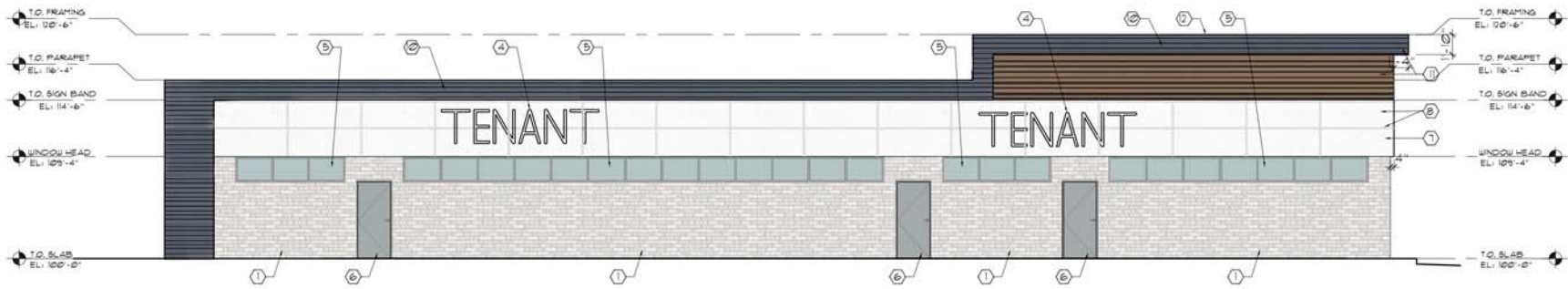
Current Proposal



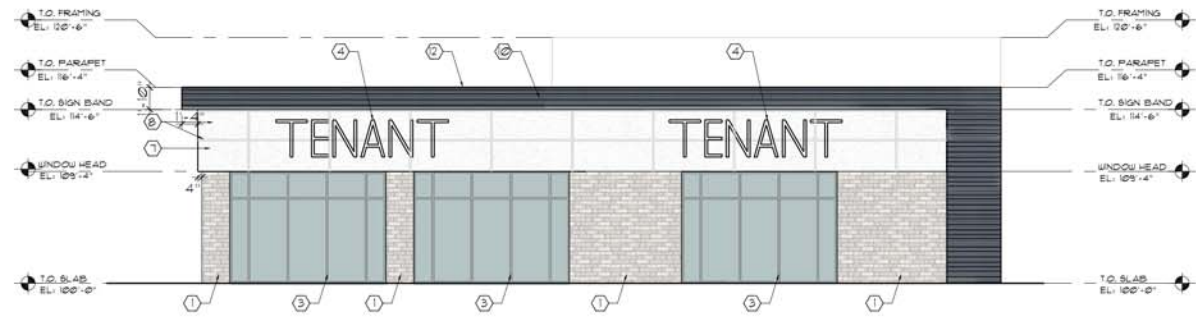
302 N.48TH AND 305 N. 50TH STREET
OVERALL SITE PLAN EXHIBIT
LINCOLN, NE.



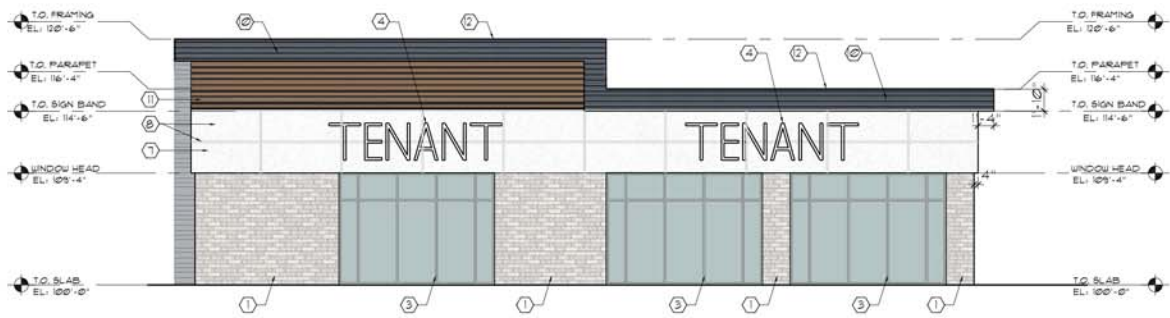
01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

- 1 GLEN GERY MODULAR BRICK
COLOR: YUKON WHITE
- 2 PREFINISHED BREAK METAL
TO MATCH STOREFRONT
- 3 STOREFRONT SYSTEM
(CLEAR ANODIZED)
- 4 TENANT SIGN
- 5 SPANDREL GLASS
- 6 HOLLOW METAL DOOR COLOR
STOREFRONT
- 1/8/9 EIFS SIGN BAND
COLOR: LITE GRAY 502
- LONGBOARD ALUMINUM CLADDING -
COLOR: LIGHT NATIONAL WALNUT
W/ BLACK SUBSTRATE BACKING
- NICHINA METALIC RIBBED
COLOR: GUNSMOKE

DRAFT

REVISIONS		BY	DATE



SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE



SIGNAGE

SIGNAGE

TENANT
TENANT
TENANT

40TH STREET

IF 000 V - 20
201 173 8000

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SIGNAGE

SIGNAGE

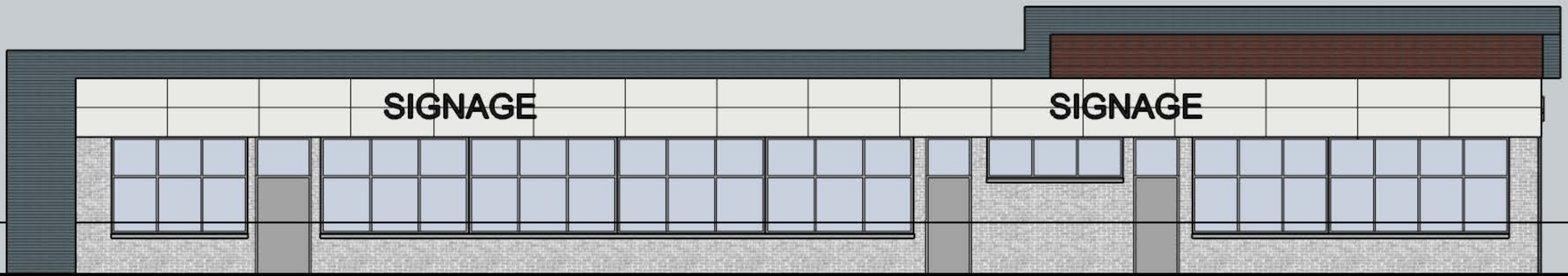
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48TH STREET

48TH STREET

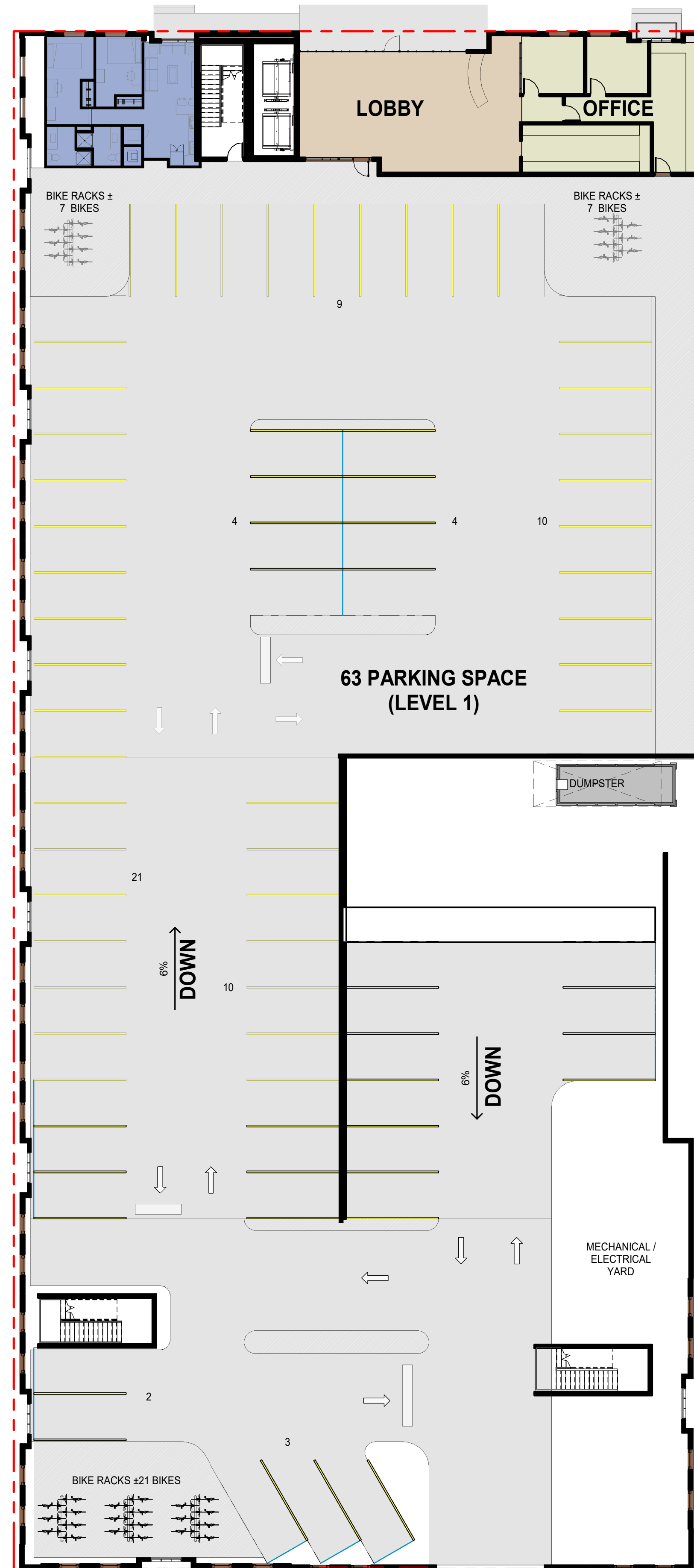
SIGNAGE

SIGNAGE









BUILDING STATISTICS

571 BEDS
143 PARKING SPACES (2 ADDITIONAL SPACES DEDICATED TO SCOOTER/MOTORCYCLE PARKING)

SQUARE FOOTAGE BREAKDOWN (CONSTRUCTION TYPE)

1ST FLOOR
ON GRADE PARKING 28,077 SQ FT
MECHANICAL YARD 2,357 SQ FT
OUTDOOR OPEN AREA FO DOG YARD 5,636 SQ FT
TYPE 3B WOOD CONSTRUCTION 11,756 SQ FT (FOUNDATION FOR THIS AREA)

2ND FLOOR
PARKING STRUCTURE 32,991 SQ FT (INCLUDES RAMP TO 1ST FLOOR)
TYPE 3B WOOD CONSTRUCTION 118,665 SQ FT

3RD FLOOR
3RD FLOOR CONCRETE DECK 53,000 SQ FT
OUTDOOR OPEN AREA ON DECK 8,319 SQ FT
TYPE 3B WOOD CONSTRUCTION 44,681 SQ FT

4TH THRU 7TH FLOORS (PER FLOOR)
TYPE 3B WOOD CONSTRUCTION 43,546 SQ FT

TOTALS SQUARE FOOTAGE (CONSTRUCTION TYPE)

ON GRADE PARKING 28,077 SQ FT
FOUNDATION FOR 1ST FLOOR TYPE 3B WOOD CONSTRUCTION 18,665 SQ FT
MECHANICAL YARD 2,357 SQ FT
RAISED PARKING STRUCTURE 32,991 SQ FT
3RD FLOOR CONCRETE DECK 53,000 SQ FT
TYPE 3B WOOD CONSTRUCTION 256,195 SQ FT

UNIT BREAKDOWN

1ST FLOOR
8 - 4 BEDROOM UNIT 1,286 SQ FT EACH
1 - 2 BEDROOM UNIT 778 SQ FT EACH

2ND FLOOR
8 - 4 BEDROOM UNIT 1,286 SQ FT EACH
2 - 2 BEDROOM UNIT 778 SQ FT EACH

3RD FLOOR
21 - 4 BEDROOM UNITS 1,286 SQ FT EACH
1 - 4 BEDROOM ANGLE UNIT 1,257 SQ FT EACH
1 - 3 BEDROOM ANGLED UNIT 1,100 SQ FT EACH
1 - 2 BEDROOM UNIT 778 SQ FT EACH

4TH THRU 7TH FLOOR (PER FLOOR)
23 - 4 BEDROOM UNITS 1,286 SQ FT EACH
2 - ADA 4 BEDROOM UNITS 1,416 SQ FT EACH
1 - 2 BEDROOM UNITS 778 SQ FT EACH

TOTAL UNITS (UNIT MIX) (147 TOTAL UNITS)

129 - 4 BEDROOM UNITS
8 - 2 BEDROOM UNITS
8 - 4 BEDROOM ADA UNITS
1 - 4 BEDROOM ANGLED UNITS
1 - 3 BEDROOM ANGLED UNITS

11,066 SQ. FT. - NET LEASABLE (UNITS)
7,135 SQ. FT. - COMMON AREAS
2,357 SQ. FT. - MECHANICAL YARD
463 SQ. FT. - MECH / ELECTRICAL (ENCLOSED SPACES)
28,077 SQ. FT. - PARKING ON GRADE

49,098 SQ. FT. - TOTAL (EXCLUDES DOG YARD - 5,636 SQ. FT.)
(18,665 SQ. FT. OF TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 22.54%

8 - 4 BEDROOM UNITS (1,286 SQ. FT.) 32 BEDS
1 - 2 BEDROOM UNIT (778 SQ. FT.) 2 BEDS
34 BEDS THIS FLOOR

1 1ST FLOOR
1/16" = 1'-0"



11,844 SQ. FT. - NET LEASABLE (UNITS)
 6,167 SQ. FT. - COMMON AREAS
 654 SQ. FT. - MECH / ELECTRICAL (ENCLOSED SPACES)
 32,991 SQ. FT. - PARKING STRUCTURE (INCLUDING RAMP)

51,656 SQ. FT. - TOTAL
 (18,665 SQ. FT. OF TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 22.93%

8 - 4 BEDROOM UNITS (1,286 SQ. FT.) 32 BEDS
 2 - 2 BEDROOM UNIT (778 SQ. FT.) 4 BEDS
 36 BEDS THIS FLOOR

1 2ND FLOOR
 1/16" = 1'-0"



30,141 SQ. FT. - NET LEASABLE (UNITS)
 13,505 SQ. FT. - COMMON AREAS
 1,035 SQ. FT. - MECH / ELECTRICAL

44,681 SQ. FT. - TOTAL (TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 67.46%

21 - 4 BEDROOM UNITS (1,286 SQ. FT.)	84 BEDS
1 - 4 BEDROOM ANGLED UNIT (1,257 SQ. FT.)	4 BEDS
1 - 3 BEDROOM ANGLED UNIT (1,100 SQ. FT.)	3 BEDS
1 - 2 BEDROOM UNIT (778 SQ. FT.)	2 BEDS
	93 BEDS THIS FLOOR

1 3RD FLOOR
 1/16" = 1'-0"



33,188 SQ. FT. - NET LEASABLE (UNITS)
 9,323 SQ. FT. - COMMON AREAS
 1,035 SQ. FT. - MECH / ELECTRICAL

43,546 SQ. FT. - TOTAL (TYPE 3B WOOD CONSTRUCTION)

LEASABLE / GROSS RATIO = 76.21%

23 - 4 BEDROOM UNITS (1,286 SQ. FT.)	92 BEDS
2 - ADA 4 BEDROOM UNITS (1,416 SQ. FT.)	8 BEDS
1 - 2 BEDROOM UNIT (778 SQ. FT.)	2 BEDS
	102 BEDS THIS FLOOR

TOTAL BEDS 4TH THRU 7TH FLOOR = 408 BEDS

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