

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **March 3, 2020**, at **3:00 p.m.** in Room 210 on the 2<sup>nd</sup> 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 February 4, 2020.

### DISCUSS AND ADVISE

2. Nebraska Innovation Campus Hotel Redevelopment  
– *UDR19045*
3. Antelope Tower Redevelopment  
– *UDR20010*
4. 13<sup>th</sup> & O Redevelopment  
– *UDR20011*
5. 2400 Q Redevelopment  
– *UDR20012*

### DISCUSSION

6. Staff Report & misc.  
– Lincoln Children's Zoo update  
– Mayor's Arts Awards, April 14, 2020

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

### ACCOMMODATION NOTICE

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TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of March 3, 2020

DATE: February 25, 2020

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## **ITEM 2: Nebraska Innovation Campus Hotel Redevelopment**

The Urban Design Committee reviewed a proposal for a hotel on Nebraska Innovation Campus last September. That conceptual design has since been incorporated into an adopted Redevelopment Agreement. A new proposal is now coming to the Committee for your advice to the City administration.



*1. Proposed hotel, looking southeast*

Ashley Solt, Director of Acquisitions for Goldenrod Companies, the developer, sent the new renderings to Urban Development Department (UDD) with the following summary of what was changed:

- *The massing of the building was altered to reduce the scale of the hotel, and create hierarchy on the corner with the glass box of the rooftop bar.*
- *The brick bump out masses were combined into one, and extend only to the 5<sup>th</sup> floor instead of rising above the parapet in the previous version.*
- *The geometry of the windows were revised to reinforce the overall concept of picture frames. The guestrooms are conceived as individual frames that share a story.*
- *The materials changed from a light stone to a custom brick blend to reinforce the design concept and fit in with the context of the campus and local vernacular. The gray stucco was changed to an off white, and the metal panel accent was darkened.*
- *The protruding mass of the main entrance was reduced to align with the façade, and the canopy was extended.*

- *The university entrance was given more hierarchy by including a dark metal frame instead of the continuation of the rhythm of the ground level retail spaces*

Higher resolution images which compare the concept and the new proposal have been received and are attached for your review.

### **ITEM 3: Antelope Tower Redevelopment**

Developer Fred Hoppe is proposing a mixed use building for the block bounded by Antelope Valley Parkway and South 20<sup>th</sup>, K, and L Streets. The developer is seeking tax increment financing (TIF) bringing this project to you for your review and advice. This site is also zoned B-4, therefore the Downtown Design Standards apply as well. Plans and elevations are attached.



*2. Proposed building, looking northeast*

The building is oriented north-south along Antelope Valley Parkway. It is proposed to include commercial space on the first floor and residential above. A surface parking lot will be located east of the building on the remainder of the site. Access is provided from both K and L Streets and the parking lot is adequately screened around the perimeter.

Developers are asking for a special permit to increase the allowable height for the site. The zoned height is 57 feet and a 10 foot increase is desired. Your advice to Planning Commission is sought on this special permit. The attached application letter describes their request.

Downtown Design Standards stipulate that transparency should be provided *“between four and nine feet above the sidewalk.”* The Standards also say that *“buildings shall have at least one principal entrance that faces the street.”* Your interpretation of these standards as they relate to the Antelope Valley façade should be considered in your discussion.

#### ITEM 4: 13<sup>th</sup> & O Redevelopment

Developers are requesting TIF for the renovation of their buildings between 13<sup>th</sup> and 14<sup>th</sup> Streets on the south side of O Street. Existing businesses will remain on the first floor and residential will be added on the upper floors. The building facades are proposed to be renovated as pictured below. Your review and advice is sought for this TIF project.



3. Proposed facade renovations

#### ITEM 5: 2400 Q Street Redevelopment

Developers at 24<sup>th</sup> & Q Streets are proposing a three-story twelve-plex on the northeast corner of that intersection. This project is seeking TIF and therefore warrants your review and advice. The site is in a residentially-zoned district within the 1950s City Limit and thus is under the purview of the Neighborhood Design Standards.



4. Street facade elevations

The developer's project description that includes plans for affordable housing units is attached along with plans and elevations of the proposed building.

Along with the TIF consideration, one standard warrants your discussion and interpretation. Consider the following Neighborhood Design Standards which addresses long facades along the street:

*The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln's established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New*

*buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.*

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PRELIMINARY DESIGN  
8/2019



CURRENT DESIGN

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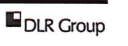
**DLR Group**

ITEM 2



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PRELIMINARY DESIGN  
8/2019



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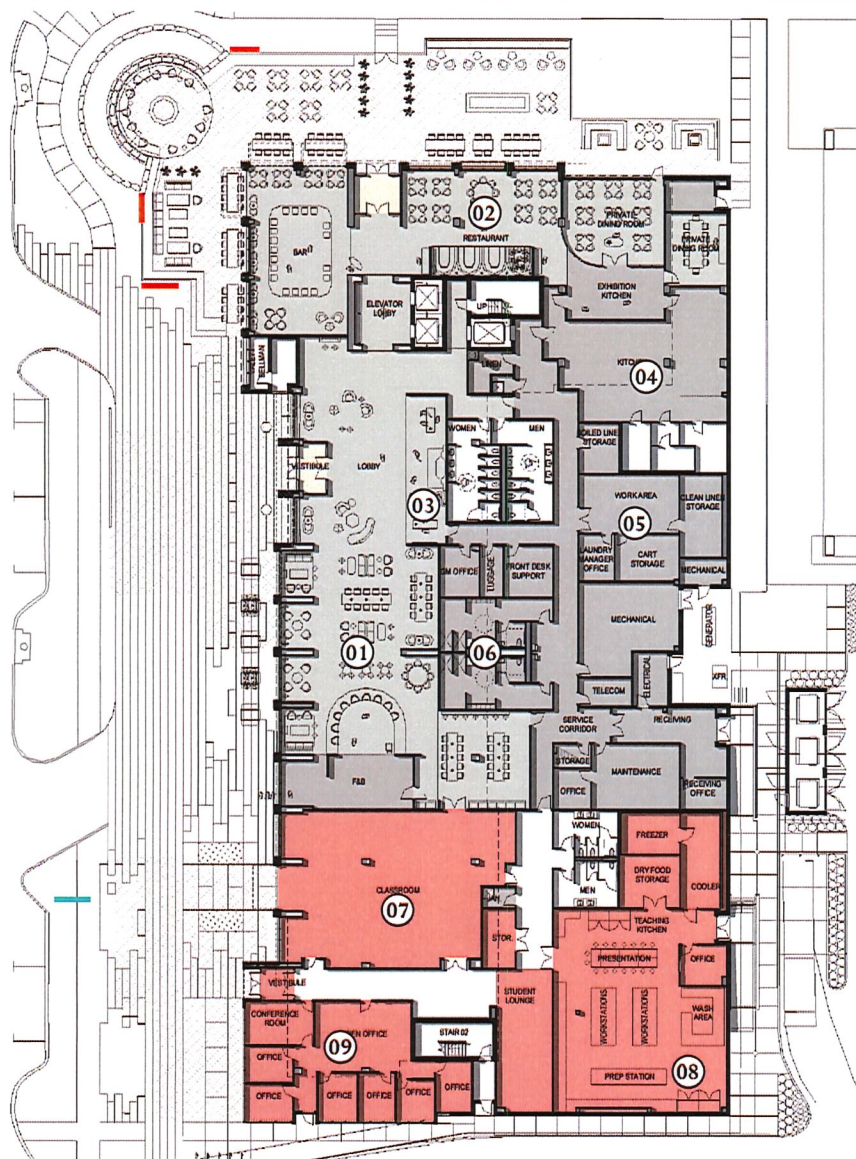
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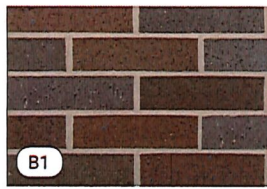
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- LOBBY / LOUNGE
  - 01 SOFT SEATING
  - 02 RESTAURANT
  - 03 RECEPTION
- BACK OF HOUSE
  - 04 KITCHEN
  - 05 HOUSE KEEPING
  - 06 EMPLOYEE
- UNIVERSITY
  - 07 CLASSROOM
  - 08 KITCHEN
  - 09 OPEN OFFICE
- PROPOSED MONUMENT SIGN
- PROPOSED WAY-FINDING

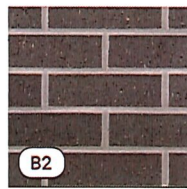
LOBBY + SITE PLAN  
30,000 GSF

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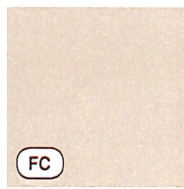
B1

**ENDICOTT BRICK BLEND**  
10% MANGANESE BROWN - VELOUR  
45% EXECUTIVE IRONSPOT - VELOUR  
45% SIENNA IRONSPOT - VELOUR



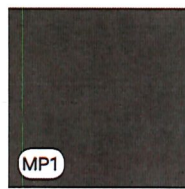
B2

**ENDICOTT BRICK**  
MANGANESE BROWN -  
VELOUR



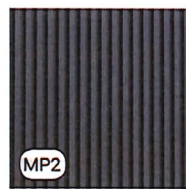
FC

**AFCC**  
PATINA - SAND



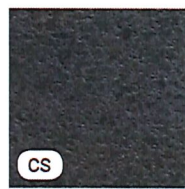
MP1

**MORIN FLAT**  
BLUE GRAY



MP2

**MORIN 1.0**  
BLUE GRAY



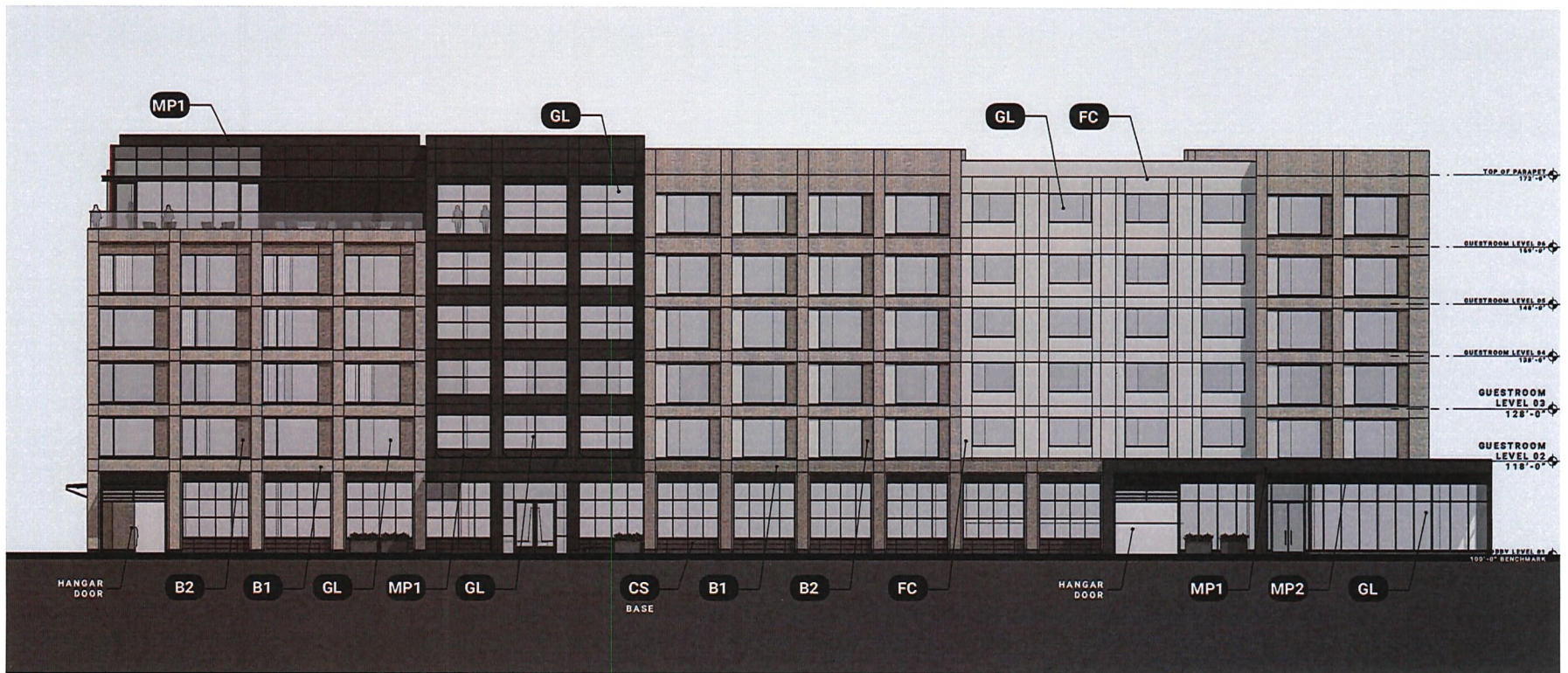
CS

**CAST STONE**  
CORDOVA - MIDNIGHT

GL

**MATERIAL KEY**

- B1 BRICK 01
- B2 BRICK 02
- FC FIBER CEMENT BOARD
- MP1 METAL PANEL 01
- MP2 METAL PANEL 02
- CS CAST STONE
- GL GLAZING

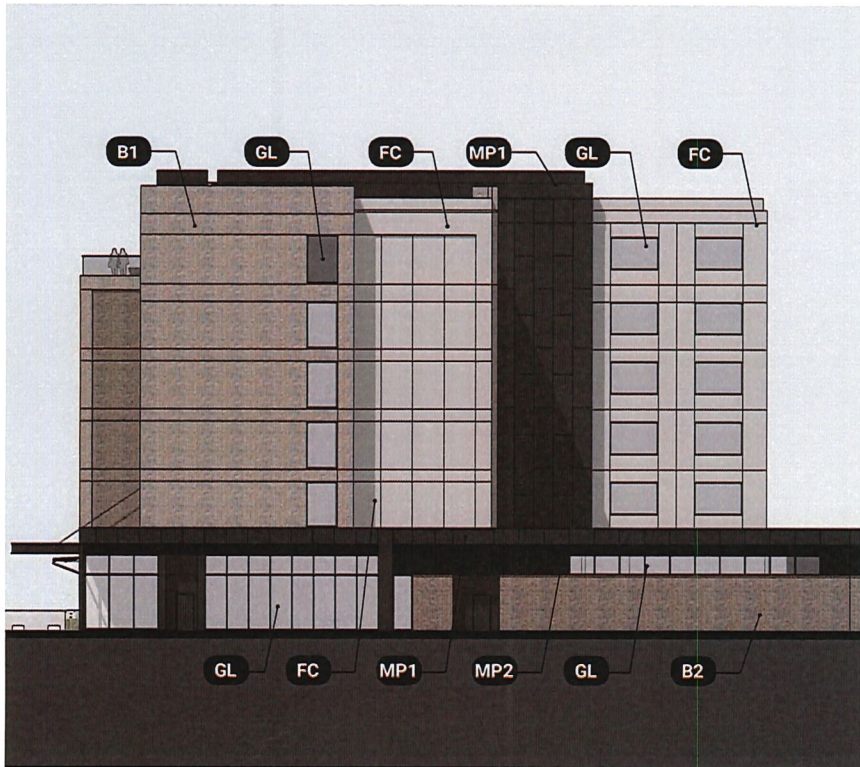


**WEST ELEVATION**  
SCALE : 1" = 20'

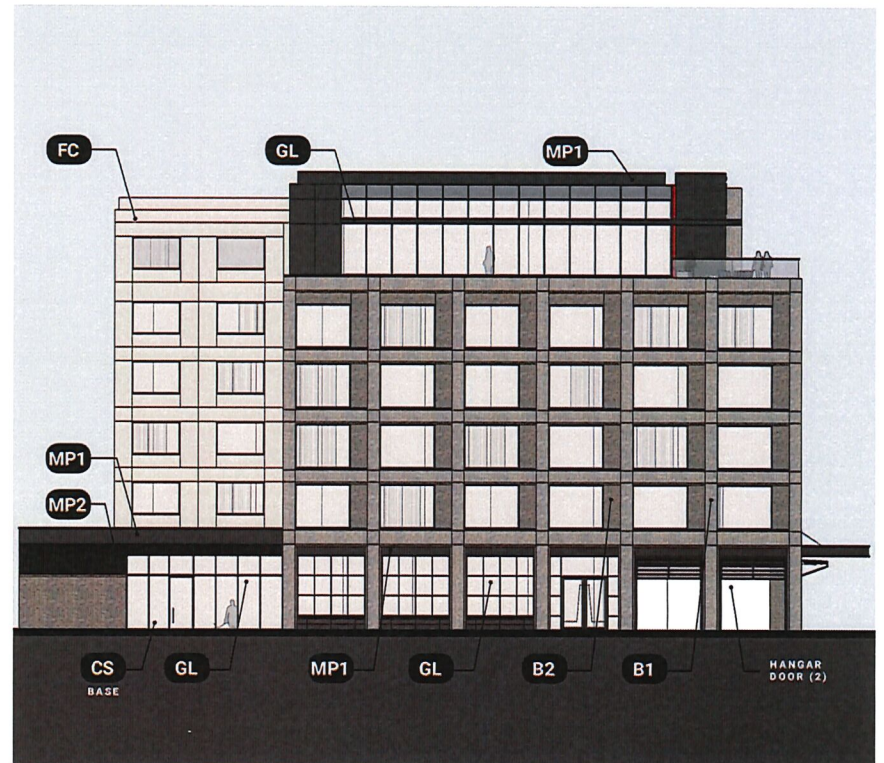
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MATERIAL KEY

B1	BRICK 01
B2	BRICK 02
FC	FIBER CEMENT BOARD
MP1	METAL PANEL 01
MP2	METAL PANEL 02
CS	CAST STONE
GL	GLAZING



SOUTH ELEVATION  
SCALE : 1" = 20'



NORTH ELEVATION  
SCALE : 1" = 20'

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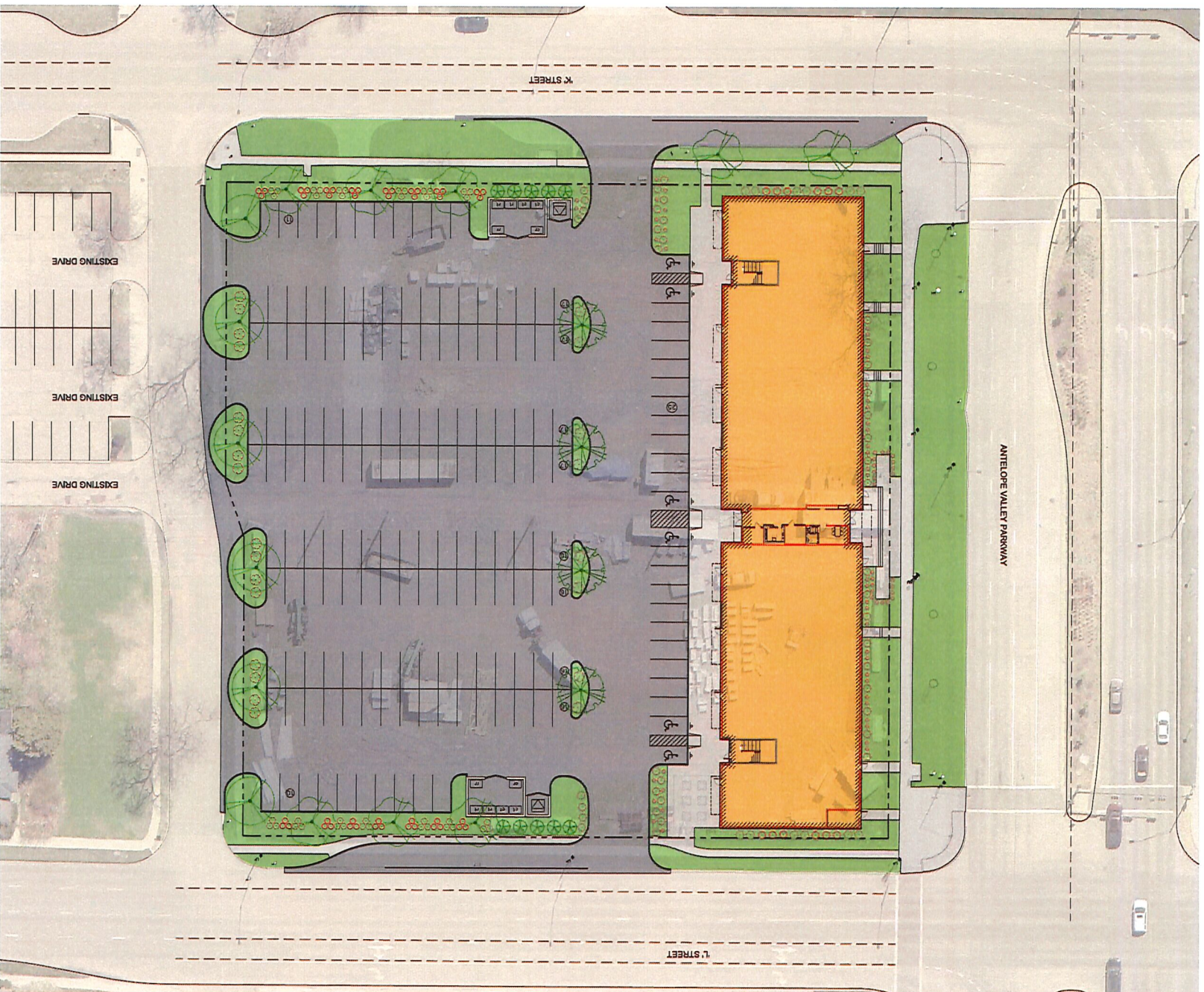
MATERIAL KEY

B1	BRICK 01
B2	BRICK 02
FC	FIBER CEMENT BOARD
MP1	METAL PANEL 01
MP2	METAL PANEL 02
CS	CAST STONE
GL	GLAZING



EAST ELEVATION  
SCALE : 1" = 20'

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**ARCHI + ETC.** LLC  
ARCHITECTURE ETCETERA

NOTE: Image shows design intent only. Reference the construction documents for actual building construction



**ARCHI + ETC.LLC**  
ARCHITECTURE ETCETERA

NOTE: Image shows design intent only. Reference the construction documents for actual building construction

NOTICE OUR ETCETERA BE INSPIRED BY OUR ARCHITECTURE

NOTE: SEE LANDSCAPE PLAN (L1.01) FOR MECHANICAL AND ELECTRICAL SCREENING OF UNITS AND METERS



NORTH ELEVATION - 3/32" = 1'-0"



EAST ELEVATION - 3/32" = 1'-0"



WEST ELEVATION - 3/32" = 1'-0"

ARCHITECTURE ETCETERA  
**ARCHI + ETC.** LLC  
ARCHITECTURE ETCETERA  
1400 N. 10TH ST. SUITE 200  
LINCOLN, NE 68502  
P: 402.444.4410  
WWW.ARCHITECTUREETCETERA.COM



Ayers & Ayers, Inc.  
1400 N. 10TH ST. SUITE 200  
LINCOLN, NE 68502  
P: 402.444.4410  
WWW.AYERSANDAYERS.COM

ANTELOPE MIXED USE BUILDING  
**WJS, LLC**  
Antelope Valley Blvd & Street  
Lincoln, Nebraska  
West Color Elevation

Date Started:  
12-19-17  
SCHEMATIC PLAN  
12-27-17

Preliminary  
not for  
construction

17-171  
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February 19, 2020

Mr. David Cary  
Planning Director  
City of Lincoln Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, Ne 68508

**Re: *Antelope Tower – 20<sup>th</sup> and K Street  
Lincoln, NE***

Dear David:

On behalf of WJS, LLC, we are submitting a Special Permit for a permitted use exceeding the maximum height permitted in the B-4 district (Section 27.63.250) for the Antelope Tower Project at 20<sup>th</sup> and K Streets. This project is proposed to generally be located between "L" Street on the north, "K" Street on the south, South Antelope Valley Parkway on the west and 20th Street on the east (the "Project Site"). The Project Site is legally described as Lots 49–55, Boggs and Holmes Subdivision and Lots 11–17, McMurtry's Addition, Block 2, all in Lincoln, Lancaster County, Nebraska.

The current allowed maximum height is 57', per the B-4 Lincoln Center Business District Height Regulations. We are requesting a height waiver to allow for maximum building height up to 67'. The additional height allowance requested is for the purpose of facilitating construction that provides functional and attractive business space on the ground level, appropriate floor to floor/ceiling heights for residential upper levels, and architectural appeal through varying parapet heights at the roof line.

We believe that there is no detrimental effect to allowing the increase in height. Considering nearby topography and allowable building heights on those parcels, the roof line of the proposed facility on this property would still be lower than allowable roof heights on all lots within 3 blocks north or west of this site in the B-4 Lincoln Center Business District zone.

We have included with this application for your consideration building elevation drawings that show the proposed height of the facility and the proposed use of height variations at the building parapet line. We have also included a sight line exhibit that has been prepared that illustrates the topographic changes of the existing landscape showing the increase in grade elevation to the west of the subject property.

Thank you for taking the time to review and consider this request for special permit / height regulation variance. Please contact Nate Buss at [nbuss@olsson.com](mailto:nbuss@olsson.com) or 402.458.5645 if you have any questions or require any additional information to assist in your review.

Sincerely,

Nathaniel Buss, PE

**Cc: *Tom Huston (Cline Williams)***

**Encls: *Special Permit application; Special Permit application fee; Site Plan (via ProjectDOX), Building Elevations (via ProjectDOX), Sight Line Exhibit (via ProjectDOX),***





**WEST ELEVATION - 24TH STREET**

SCALE: 3/16" = 1' - 0"

**HEPBURN APARTMENTS  
2400 Q STREET**

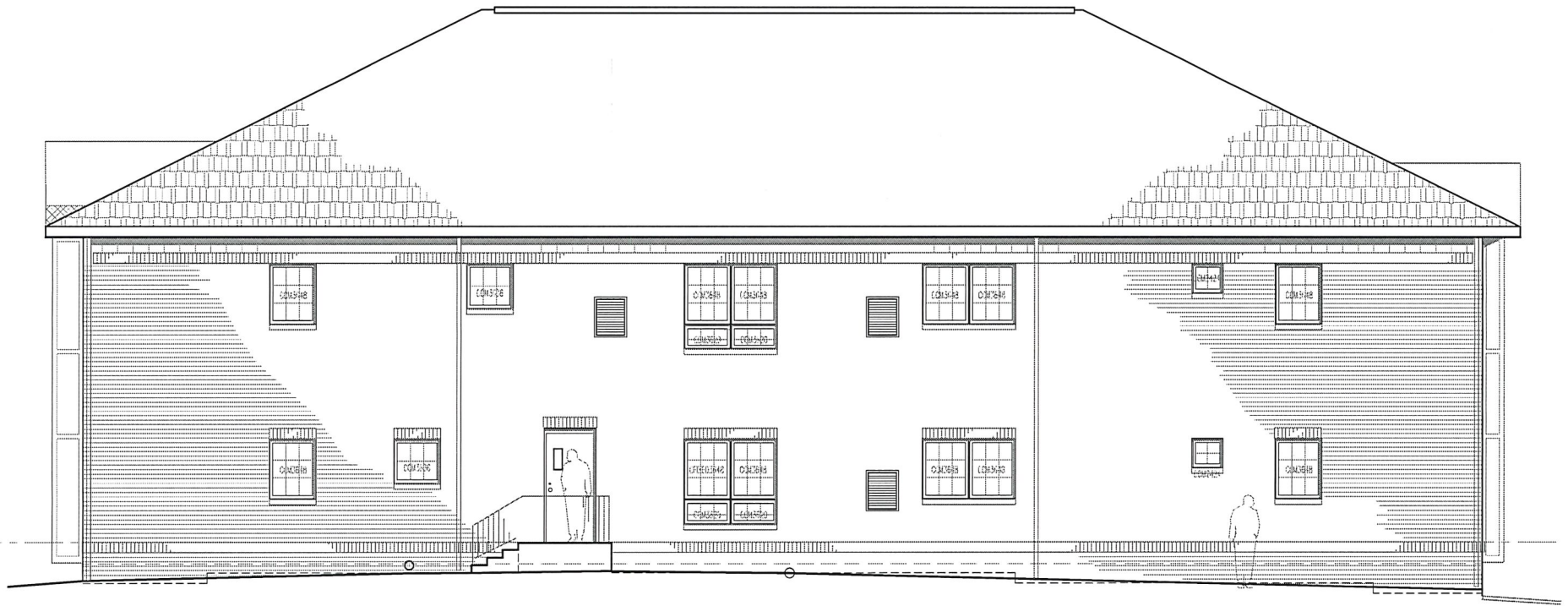




**SOUTH ELEVATION - Q STREET**

SCALE: 3/16" = 1' - 0"

**HEPBURN APARTMENTS  
2400 Q STREET**



**EAST ELEVATION - FACING ADJACENT APT BUILDING**

SCALE: 3/16" = 1' - 0"

**HEPBURN APARTMENTS**

February 24, 2020

## **Hepburn Square Redevelopment Project**

### **Project Description**

The Hepburn Square Redevelopment Project (“Project”) includes redevelopment of the currently vacant corner of 2400 Q Street and 2410 Q Street into a twelve unit multi-family housing apartment building which incorporates affordable housing units and accepts housing vouchers. The project is generally located on the block bounded by 24<sup>th</sup> Street, 25<sup>th</sup> Street, Q Street and R Street and covers approximately 0.4 acres.

The proposed project site is currently vacant except for a gazebo located on 2410 Q Street. The block surrounding the project site consists of five apartment style buildings which provide assisted living services. The developer proposes to remove the existing gazebo to construct a 12 unit apartment building providing market rate apartments. The developer is currently in discussions with the City of Lincoln regarding dedicating units for affordable housing and acceptance of housing vouchers as part of a development package that includes the use of tax increment financing to fund site acquisition, façade enhancements, and other public improvements, related activities and costs permitted under the Community Development Law.

The goal of this project to strengthen the Lincoln community by providing in-fill residential dwelling units that combine market rate and affordable housing through the redevelopment of property within close proximity to Downtown Lincoln. The Project will remove blighted and substandard conditions and make a positive contribution to the area by redeveloping majority vacant and underutilized spaces to provide new and integrative housing opportunities.