

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **February 2, 2021**, at **3:00 p.m.** in **City Council Chambers** on the 1<sup>st</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 [January 5, 2021](#).

### DISCUSS AND ADVISE

2. [Center Park Garage Streetscape](#)  
– *UDR21005*
3. [The Post Lofts Entry](#)  
– *UDR21006*
4. a. TIF Discussion, Urban Development Department  
  
b. [1645 Washington Redevelopment](#)  
– *UDR20070*  
  
c. [Wyuka Housing Redevelopment](#)  
– *UDR20071*

### STAFF REPORT & MISC.

5. 2020 Annual Report

*Urban Design Committee's agendas may be accessed on the Internet at*  
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

### 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 February 2, 2021

DATE: January 27, 2021

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### **ITEM 2: Center Park Garage Streetscape**

Your advice is being sought on improvements to be made in the right-of-way adjacent the Center Park garage on N Street. The site plan and other images are attached.

Much of the existing streetscape for this half-block is made up of pavers, some of which have begun to settle in recent years. Beyond the obvious tripping hazards that this creates, the overreliance on pavers along the block gives it a dated look. The streetscape also lacks any significant landscaping, other than the five trees along 12<sup>th</sup> Street.

The proposed improvements will create a better balance between standard and decorative paving, provide additional landscaping, and improve pedestrian connectivity by adding bulb-outs along N Street at the 11<sup>th</sup> and 12<sup>th</sup> Street intersections. The improvements have also been designed to accommodate the potential conversion of 11<sup>th</sup> and 12<sup>th</sup> Streets from one-way to two-way in the future.

### **ITEM 3: The Post Lofts Entry**

The Post Lofts (at the old Post & Nickel) are proposing work at the north building entrance along P Street. This is the main entry to seven market rate lofts. The existing electrical for the new Chase Bank is problematic and they're proposing to "cover" the conduit while still giving access for future service. Applicant Peter Hind describes the following work:



*Our design uses a painted bent steel plate system with exposed fasteners. To provide protection for the residents as they enter we have designed a canopy system to integrate into the bent steel panels. The ceiling of the canopy will be reclaimed lumber from the original construction of the building. The steel structure will be supported back to the building by using long turn-buckles and steel rod. The signage (by others) is proposed to be a "blade" sign and will conform to city standards for size and illumination.*

Your advice is sought on this work in the public right-of-way. Additional images are attached.

**ITEM 4 a: TIF Discussion**

Dan Marvin, Director of the City’s Urban Development Department, will provide more information on Tax Increment Financing (TIF) and the role of the Urban Design Committee.

**ITEM 4 b: 1645 Washington Redevelopment**

The large house just west of 17<sup>th</sup> and A streets is being proposed for redevelopment into an 8-unit residential multi-family apartment building. This project was brought to you last month for your advice related to the proposed use of TIF. More detailed information was requested by UDC and renderings of the front façade are attached.



The goal of this redevelopment project is to provide affordable rental housing in close proximity to downtown, as well as to encourage more redevelopment of the unique yet blighted area in the South of Downtown. The project is intended to make a positive impact to the area by redeveloping a longtime vacant property into one of the most updated properties in the neighborhood.

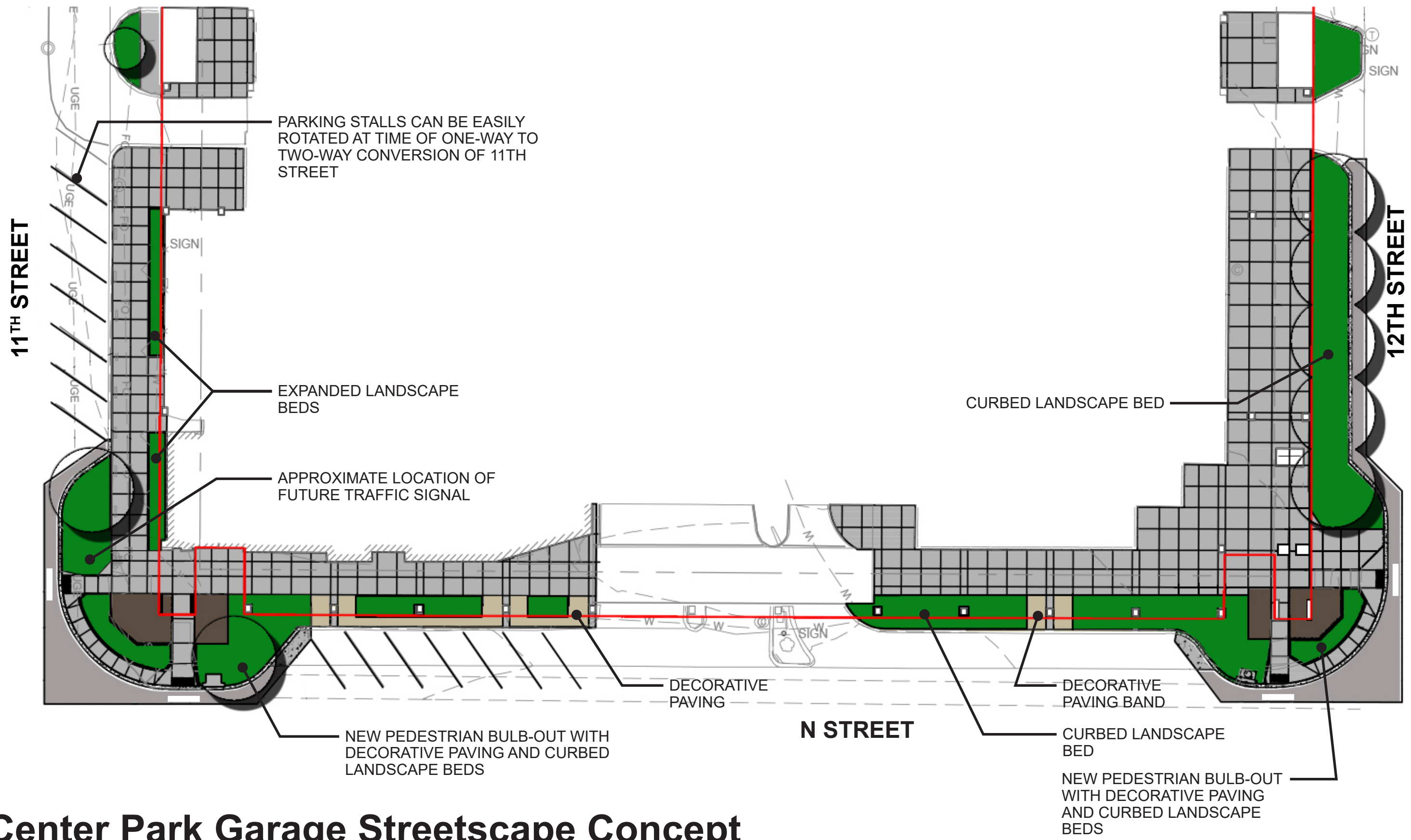
**ITEM 4 c: Wyuka Housing Redevelopment**



Last month, Urban Design Committee’s advice was requested related to the proposed development on the east side of N. 36<sup>th</sup> Street, adjacent the historic Wyuka Cemetery. An updated site plan is attached for reference, but more updates will be made prior to the meeting.

I will note also that this development falls within the National Register of Historic Places boundary for Wyuka Cemetery, and therefore was also reviewed by the Historic Preservation Commission. HPC agrees that the project will not negatively impact the historic Wyuka site.

Urban Design Review 02.02.21



# Center Park Garage Streetscape Concept

— BUILDING OVERHANG



**11TH STREET** existing conditions



**11TH & N STREETS** existing conditions





**DUNE** by kornegay design



**GLIDE** by landscape forms



**LAKESIDE** by landscape forms



**LANDSCAPE PALETTE**





The Post Lofts - North Entry Submittal  
Existing Condition  
01/23/2021



The Post Lofts - North Entry Submittal  
 Proposed  
 01/23/2021











Legend

- ① APARTMENT BUILDINGS
- ② STORMWATER DETENTION
- ③ EXISTING CARETAKER HOUSE
- ④ EXISTING BRICK PAVEMENT TO REMAIN
- ⑤ NEW PUBLIC ROAD
- ⑥ ON-SITE PARKING LOT
- ⑦ EXISTING DRAINAGE CHANNEL
- ⑧ WEST EDGE LANDSCAPE SCREEN
- ⑨ EXISTING EAST LANDSCAPE SCREEN

