

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **January 5, 2021**, at **3:00 p.m.** in **Room 113** on the 1st 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 October 6, 2020.

DISCUSS AND ADVISE

2. Terminal Building Streetscape
– UDR20068
3. Revolution Wraps Redevelopment
– UDR20069
4. 1645 Washington Redevelopment
– UDR20070
5. Wyuka Housing Redevelopment
– UDR20071

DISCUSSION

6. Staff Report & misc.
 - Discussion on brick alleys
 - Larry Enersen Urban Design Award

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 January 5, 2021

DATE: December 29, 2020

ITEM 2: Terminal Building Streetscape

The Historic Preservation Commission previously reviewed (and unanimously approved) plans for the rehabilitation of Terminal Building at the southwest corner of 10th and O Streets. The building is planned to include a mix of uses with commercial, office, and residential. Developers are working with The Clark Enersen Partners on the O Street and 10th Street streetscapes. Because you are more familiar with urban design impacts, your advice is being sought on this element of the project.



Conceptual images of the proposed streetscape are attached for your review. Designs include paver areas and a number of large planting beds, which are intended to be compatible with the planned streetscape for the 9th & O hotel project. Your advice is sought on this use of TIF and on the work to be completed in the right-of-way.

ITEM 3: Revolution Wraps Redevelopment



Revolution Wraps has plans to construct a 12,000 square foot building with associated parking and landscaping at 1801 Cornhusker Hwy. Revolution Wraps is an existing locally-owned business that creates vehicle wraps, signs, and other graphic design products. This new building will allow them to expand their operations in Lincoln. The building will be used by Revolution Wraps as office, production, and installation space. The site plan and building renderings are attached for your review. The Committee's advice is sought on this use of tax increment financing.

ITEM 4: 1645 Washington Redevelopment

The large house just west of 17th and A streets is being proposed for redevelopment into an 8-unit residential multi-family apartment building. It will consist of 4 two-bedroom units and 4 one-bedroom units, totaling 6,228 livable square feet. Your advice is sought on this use of TIF.

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.

More detailed information on the project is attached.

ITEM 5: Wyuka Housing Redevelopment

Fred Hoppe is proposing to construct nearly 100 residential units on the former Wyuka property on the east side of N. 36th Street. The developer’s presentation is attached.

Tax increment financing is being sought by the developer and therefore this project also warrants review by Urban Design Committee related to this use of public funding. Also, the proposed project will have a significant impact on the urban form of this neighborhood—further warranting your review.



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

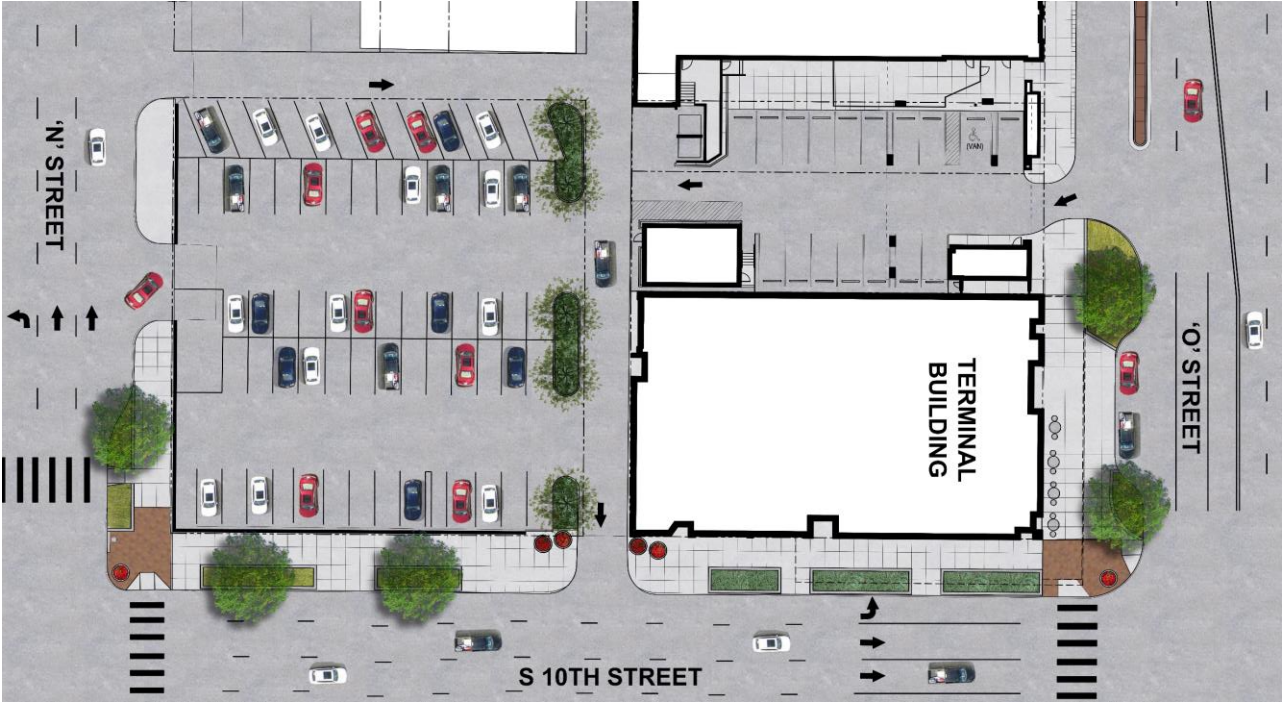














Preliminary
 Not for
 Construction

REGA
 ENGINEERING
 GROUP, INC.
 601 OLD CENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

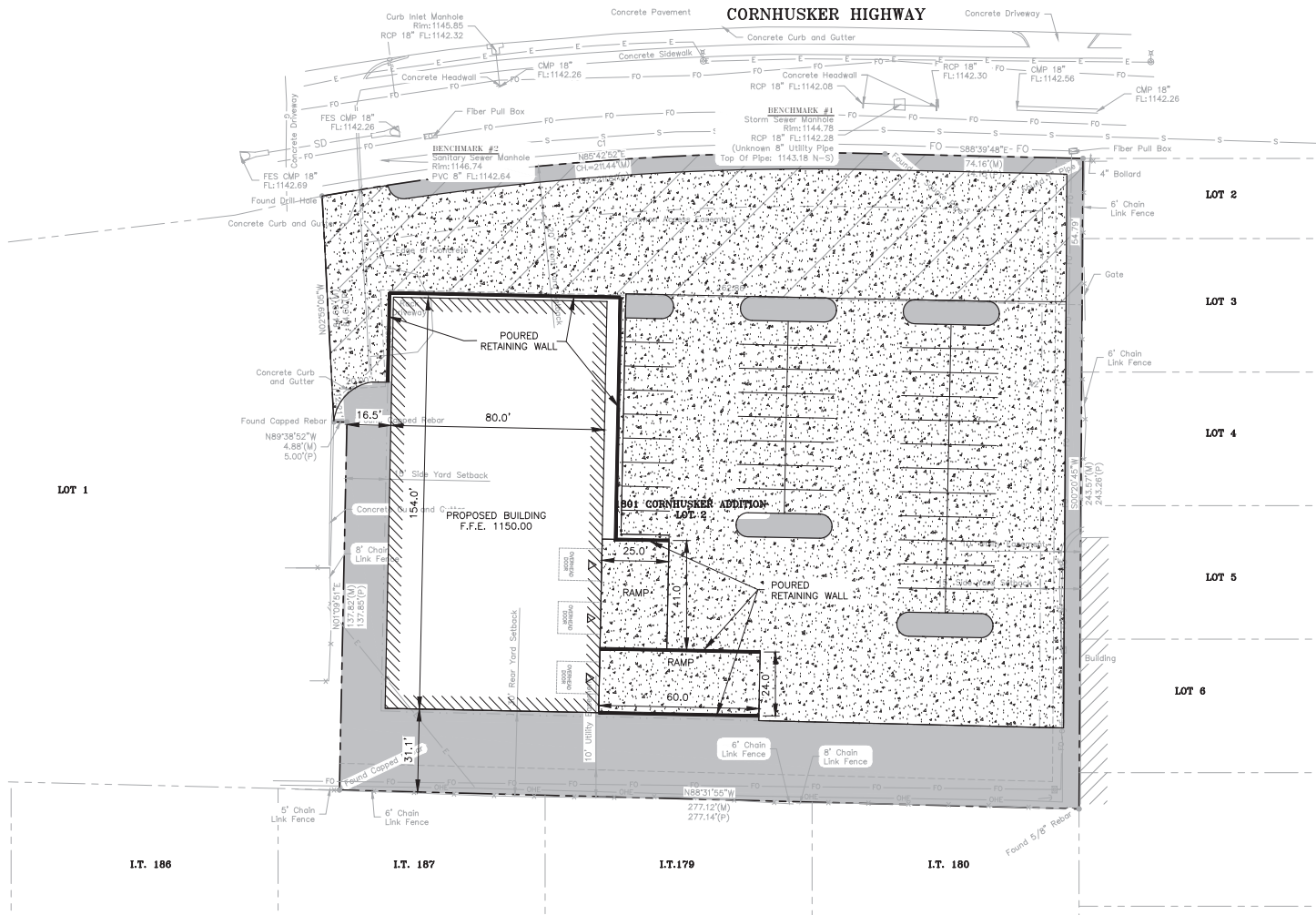
Project Number:
 20-027
 Date:
 11-09-2020
 Revisions:

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LEGEND

- CONCRETE PAVEMENT
- PROPERTY LINE (ASSUMED)
- LANDSCAPING (SEE LANDSCAPE PLAN)



BENCHMARK





BENCHMARK #1, STORM SEWER MANHOLE,
 EL=1144.78

BENCHMARK #2, SANITARY SEWER MANHOLE,
 EL=1146.74

REGA #201210

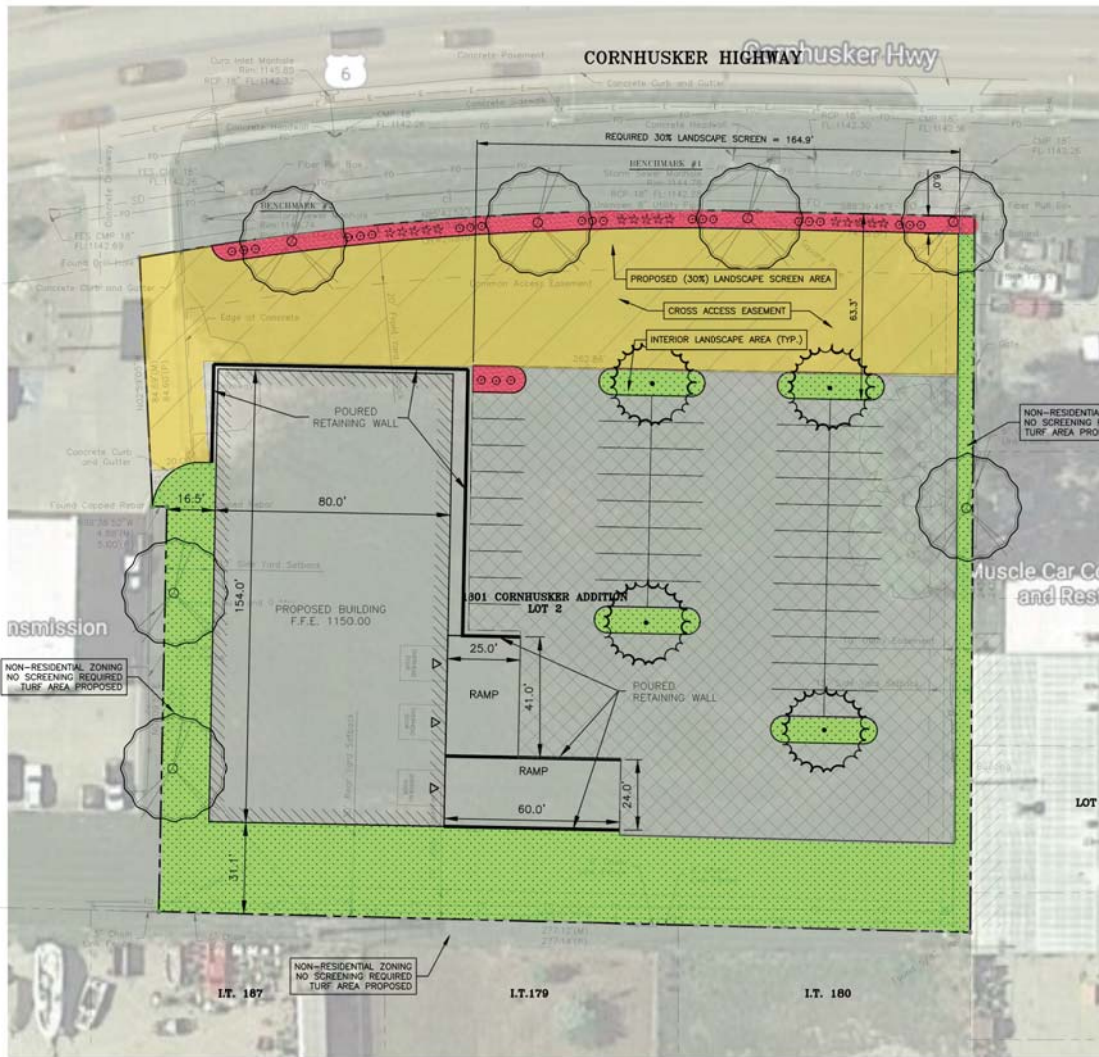
ISSUED FOR:	DATE:
URBAN DEVELOPMENT COORDINATION	11/10/2020

LAYOUT PLAN
 SCALE: 1" = 20'-0"

LEGEND		
	14,947 SF	ACCESS EASEMENT
	22,870 SF	PARKING AREA SHOWN (PARKING STALLS AND DRIVE LANES) ACCESS EASEMENT (14,947 SF) NOT INCLUDED
	12,042 SF	LANDSCAPE (TURF) AREA (NOT APPLIED TO SCREENING REQUIREMENTS)
	2,720 SF	LANDSCAPE SCREENING AREA / OPEN SPACE LANDSCAPE (COMBINED) (TREES, SHRUBS, GROUNDCOVERS AND TURF)

LANDSCAPE REQUIREMENTS:

- OPEN SPACE (12,300 SF BUILDING)
- 3 SHADE TREES REQUIRED
- 400 SF UNDERSTORY PLANTINGS REQUIRED
- PARKING LOT TREES:
22,870 SF CONCRETE AREA = 4 TREES REQUIRED
- PARKING LOT SCREENING:
CORNHUSKER HWY SCREEN, 165 LF (30% COVERAGE REQUIRED)
149 SF SCREEN REQUIRED
- STREET TREES:
CORNHUSKER HWY, 45MPH, 286 LF PROPERTY FRONTAGE
4 TREES REQUIRED



BENCHMARK
 BENCHMARK #1, STORM SEWER MANHOLE,
 EL=1144.78
 BENCHMARK #2, SANITARY SEWER MANHOLE,
 EL=1146.74

REGA #201210
 ISSUED FOR: URBAN DEVELOPMENT COORDINATION
 DATE: 11/10/2020

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 ENGINEERING
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 601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68502
 (402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

REVOLUTION WRAPS
 NEW BUILDING
 1807 CORNHUSKER, LOT 2
 LINCOLN, NEBRASKA

Project Number: 20-027
 Date: 11-09-2020
 Revisions:

Nebraska 811
 Know what's below.
 Call before you dig.

LANDSCAPE CONCEPT PLAN
 SCALE: 1" = 30'-0"







1645 Washington Northwest Elevation



1645 Washington South / Rear Elevation



Urban Design Review

01.05.21



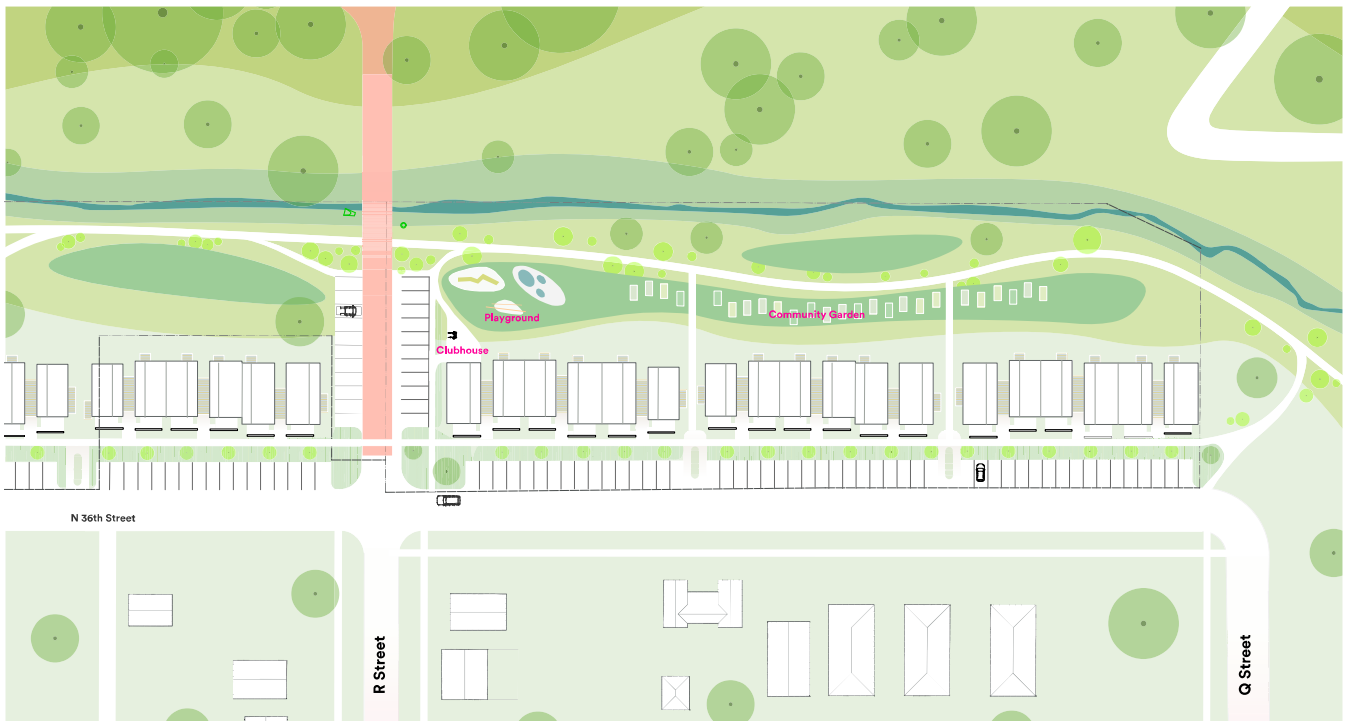
Site





Site plan - S to R Streets

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Site plan - R to Q Streets

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West Elevation - 3 clusters

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West Elevation - Enlarged

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East Elevation
Urban Design Review 01.05.21



- Accent panel at windows and porches
- Hardie board lap siding
- Brick

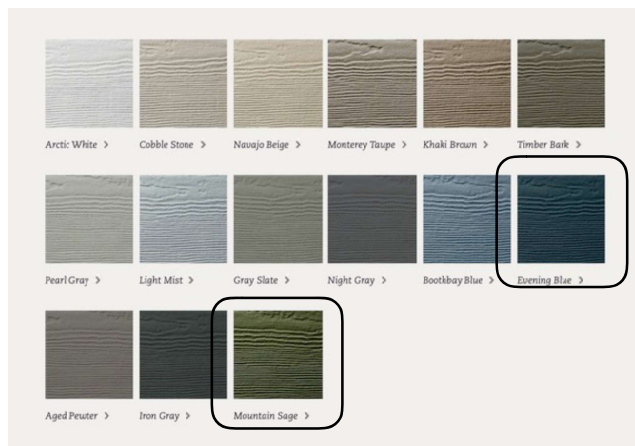
View
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BOS Apartments, Omaha - APMA

Precedent: Similar unit scale and configuration

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Hardie board



Brick

Proposed cladding materials

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75 North Housing, Omaha - Landon Bone Baker Architects

Precedent: Accent at windows

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