

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **September 7, 2021**, at **3:00 p.m.** in City Council Chambers on the 1<sup>st</sup> floor, County-City Building, 555 S. 10<sup>th</sup> 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 3, 2021](#).

\* [Memo](#) from Stacey Hageman

### DISCUSS AND ADVISE

2. [23<sup>rd</sup> & Y Street Redevelopment](#) – *UDR21056*
3. [Central Lumber Redevelopment](#) – *UDR21077*
4. [Tabitha Redevelopment](#) – *UDR21078*

### STAFF REPORT & MISC.

5. Staff report & misc.

*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.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2021/ag090721.docx>

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TO: **Urban Design Committee**  
FROM: Stacey Hageman  
RE: Meeting of September 7, 2021  
DATE: August 31, 2021

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**ITEM 2: 23<sup>rd</sup> & Y Street Redevelopment**

Aaron Burd is returning with his proposal for 23<sup>rd</sup> and Y Streets. This project was previously before the Committee in July. The project includes the redevelopment of the southern portion of the block on the north side of Y Street between 23<sup>rd</sup> and 24<sup>th</sup> Streets into an approximately 36 units of multi-family housing, including a number of affordable housing units.

The project’s location between the N. 27<sup>th</sup> Street commercial district and the University of Nebraska-Lincoln’s city campus, makes it an ideal location for redevelopment to higher density multi-family housing.

Revised plans and elevations are attached which include revisions to the roofline and coloring.

**ITEM 3: Central Lumber Redevelopment**

Central Lumber is locating a warehouse use on the north side of Arbor Road between N. 56<sup>th</sup> and N. 70<sup>th</sup> Streets. The building is primarily metal panel with some stone accents near the entrance. Your advice is sought on the use of Tax Increment Financing for this project.

**ITEM 4: Tabitha Redevelopment**

Tabitha is proposing a new building north of their current facility along S. 48<sup>th</sup> Street. They are requesting the use of Tax Increment Financing (TIF) and are proposing a PUD with numerous waivers to the underlying zoning including waivers to parking, detention, setbacks, uses, and height.

The PUD would increase the allowable height from 35 feet to 70 feet, not including mechanical equipment and elevator towers. Parking would be reduced to 1 stall per unit and be allowed in the front yard. Developers are also proposing to eliminate or reduce the stormwater detention and runoff requirements. They would also like to reduce the internal setbacks to 0 feet and the front yard to 20 feet, and they would like to allow multi-family and healthcare facilities residential uses.

Plans and elevations are attached. Advice on the use of TIF and your recommendation on the PUD are sought from the Committee.



Looking north on Y Street Current exterior concepts 08252021



Looking north on Y Street previous exterior concepts 04232021

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1. South Elevation looking at Y Street
2. Landscaping Plan
3. Floor Plan
4. Comparison of previous to new looking Northeast from 23rd & Y
5. Enlarged Entry comparison
6. Exterior Material definition
7. Looking Southwest from 24th street at the Alley
8. Looking Northwest at 24th & Y Streets



Architecture

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Lincoln, NE 68506  
402-489-5290  
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**LANDSCAPE SCHEDULE**

	QUANTITY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	METHOD	SIZE
<b>TREES</b>							
	5	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	40'	25'	B&B	2" CAL.
	5	WHITE OAK	QUERCUS ALBA	50'	40'	B&B	2" CAL.
<b>SHRUBS - EVERGREEN</b>							
	28	BOXWOOD	BUXUX MICROPHYLLA	3'-4'	3'-4'	GALLON	#2
<b>SHRUBS - DECIDUOUS</b>							
	22	DOUBLE KNOCK OUT ROSE	ROSA RADTKO PP16,202	3'-4'	3'-4'	GALLON	#2
	10	ROSE MALLOW, HARDY HIBISCUS	HIBISCUS MOSCHEUTOS	3'-5'	2'-3'	GALLON	#2
	32	YEW	TAXUS x MEDIA 'DENSIFORMIS'	3'-4'	4'-6'	GALLON	#2
<b>ORNAMENTAL GRASS</b>							
	16	KOREAN FEATHER REED GRASS	CALMAGROSTIS BRACHYTRICHA	3'-4'	2'-3'	GALLON	#2
<b>GROUNDCOVERS / PERENNIALS</b>							
	~1,000sf	SHRUB BED/PLANTING AREA - HARDWOOD MULCH. NATURAL CULTIVATED EDGE TO SEPARATE GRASS FROM MULCH					
	~2,860sf	RHIZOMATOUS TALL FESCUE (RTF) SOD. (BID ALTERNATE: MILLER SEED, PREFERRED TURF PLUS)					
	~6,000sf	NATIVE PRARIE 6 (25 LBS/AC) PLUS MIDWEST WILDFLOWER (2.5 LBS/AC) SEED MIX (MILLER SEED)					

- NOTES:**
- BASIC PLANT MATERIAL STANDARDS:
    - EVERGREEN TREES: MINIMUM HEIGHT OF SIX FEET.
    - SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD.
    - GROUND COVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER.
    - DECIDUOUS SHADE TREES: MINIMUM CALIPER OF TWO INCHES AS MEASURED 12 INCHES ABOVE GROUND.
    - ALL OTHER SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
  - ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
  - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A DEPTH OF THREE INCHES.
  - THE IRRIGATION SYSTEM DESIGN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. THE CONTRACTOR SHALL PROVIDE AN OVER-HEAD SPRAY IRRIGATION SYSTEM CAPABLE OF WATERING THE TURF AREAS SHOWN ON THE PLANS TO A DEPTH OF 1" WITHIN 1-HOUR. CONTRACTOR SHALL PROVIDE A SUB-SURFACE DRIP IRRIGATION SYSTEM CAPABLE OF WATERING ALL PLANTING AREAS SHOWN ON THE PLANS. THE IRRIGATION CONTROLLER SHALL BE INSTALLED INSIDE THE BUILDING (MECHANICAL ROOM) NEAR THE IRRIGATION SYSTEM WATER SERVICE STUB OUT.

**SEED MIX:**

- NATIVE PRAIRIE 6  
 HARD FESCUE  
 SHEEP'S FESCUE  
 BLUE FESCUE  
 LITTLE BLUESTEM  
 SIDCOATS GRAMA  
 BLUE GRAMA
- MIDWEST WILDFLOWER MIX  
 PURPLE CONEFLOWER  
 CORN POPPY  
 LANCE-LEAVED COREOPSIS  
 INDIAN BLANKET  
 SCARLET FLAX  
 DWARF BLUE CORNFLOWER  
 PURPLE PRAIRIE CLOVER  
 SHASTA DAISY  
 POLKA-DOT CORNFLOWER  
 CLASPING CONEFLOWER  
 GREYHEAD CONEFLOWER  
 OX-EYE SUNFLOWER  
 PRAIRIE ASTER  
 DWARF EVENING PRIMROSE  
 PLAINS COREOPSIS  
 MEXICAN RED HAT  
 PRAIRIE CONEFLOWER  
 BLACK-EYED SUSAN  
 NEW ENGLAND ASTER

**LANDSCAPE REQUIREMENTS:**

- PARKING LOT TREES  
 12,350 SF CONCRETE AREA = 3 TREES REQ.  
 4 TREE PROVIDED
- PARKING LOT SCREENING REQUIREMENTS  
 NORTH 23RD STREET SCREEN: 18.00 LF (90% COVERAGE REQUIRED) (48.6 SF)  
 45.00 SF SCREEN PROVIDED + 6' WOOD FENCE
- NORTH 24TH STREET SCREEN: 18.00 LF (90% COVERAGE REQUIRED) (48.6 SF)  
 45.00 SF SCREEN PROVIDED + 6' WOOD FENCE
- OTHER LANDSCAPE PROVIDED  
 (BEYOND PER CITY REQUIREMENTS)  
 Y STREET BUILDING FOUNDATION LANDSCAPE PLANTING (SOUTH FACADE)  
 8 ROSE MALLOW / HARDY HIBISCUS  
 18 DOUBLE KNOCK-OUT ROSE  
 1,450SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX
- NORTH 23RD STREET LANDSCAPE (WEST FACADE)  
 2 ROSE MALLOW / HARDY HIBISCUS  
 2 DOUBLE KNOCK-OUT ROSE  
 11 BOXWOOD  
 8 KOREAN FEATHER REED GRASS  
 750SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX
- NORTH 24TH STREET LANDSCAPE (EAST FACADE)  
 2 ROSE MALLOW / HARDY HIBISCUS  
 2 DOUBLE KNOCK-OUT ROSE  
 11 BOXWOOD  
 8 KOREAN FEATHER REED GRASS  
 750SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX
- BUILDING FOUNDATION LANDSCAPE PLANTING (NORTH FACADE)  
 31 YEW  
 1,950SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX

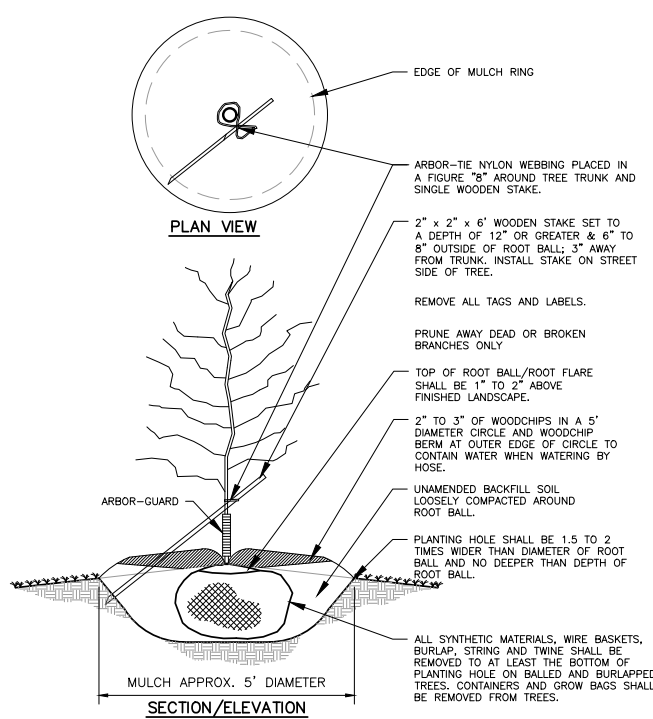
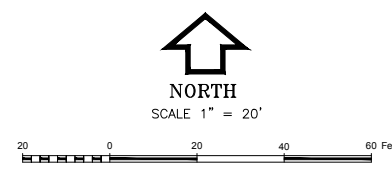
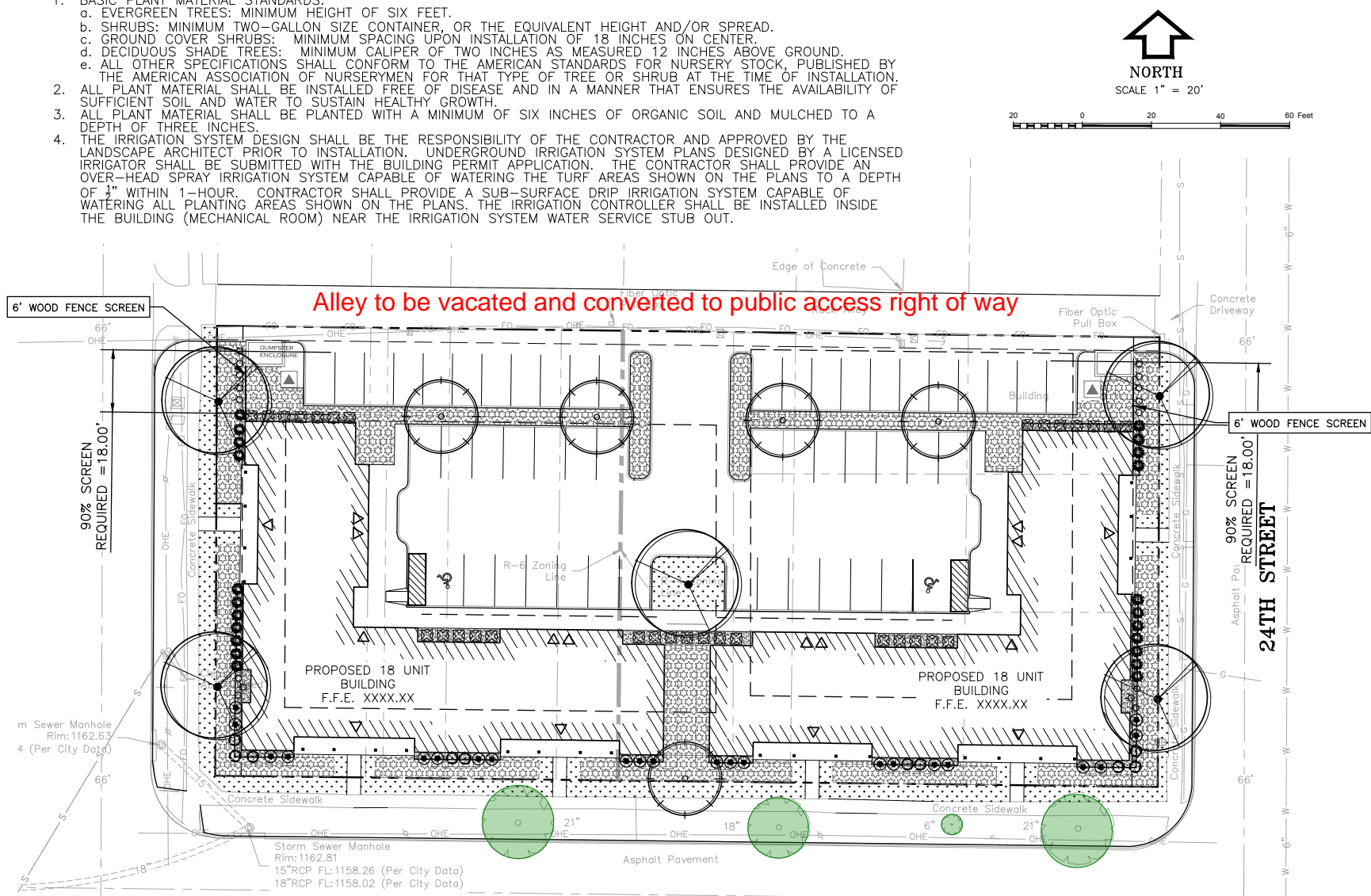
PROJECT  
 211026

**REGA**  
 ENGINEERING  
 GROUP, INC.

601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342

- ENGINEERING
- PLANNING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

**NAT'S ADDITION**  
**SITE LANDSCAPE PLAN**  
**'Y' STREET DEVELOPMENT**

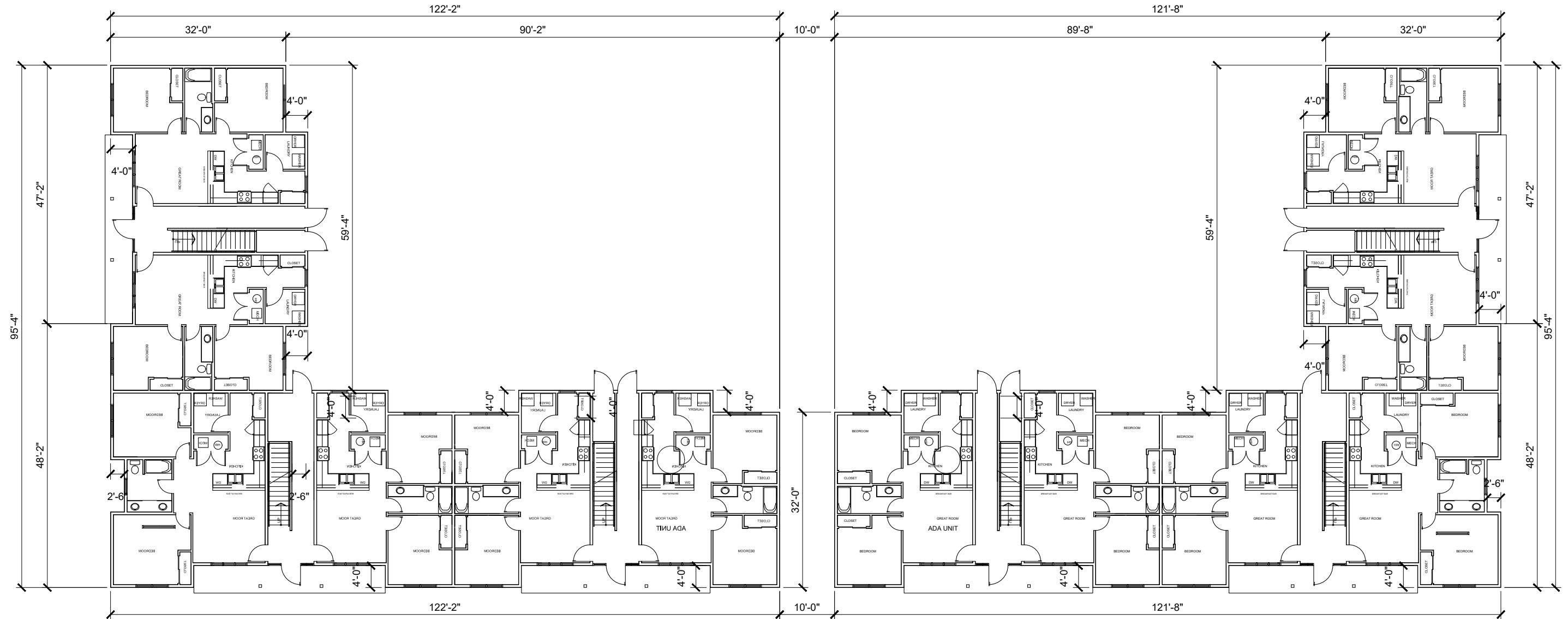


- 1 TREE PLANTING**  
 NO SCALE
- 
- 2 SHRUB/GROUNDCOVER PLANTING**  
 NO SCALE
- NOTE:**
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  - BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
  - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.

2

DATE: 03/15/2021  
 DESIGNED BY:  
 DRAWN BY: CDH  
 CHECKED BY: MLK/DR

SHEET NO.  
**1 of 1**



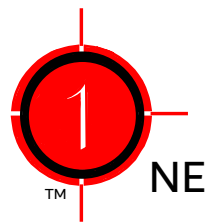
BUILDING A

BUILDING B



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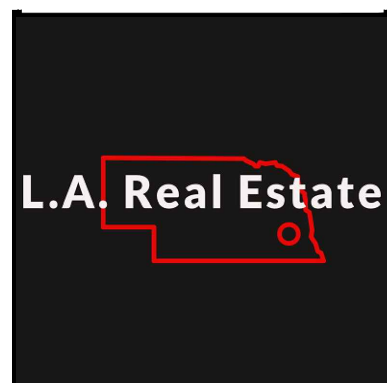
**Riley**  
Kevin C. Riley  
1322 Shire Lane  
Eagle, NE 68347  
402-432-0579  
kriley221965@gmail.com  
S  
I  
G  
N  
S



Original submittal looking northeast from 23rd & Y Street



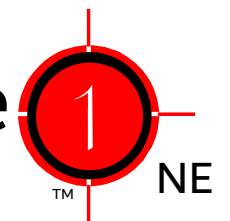
Revised submittal looking northeast from 23rd & Y Street



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Original view looking northeast from 23rd & Y Street



Updated view looking northeast from 23rd & Y Street



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Color identifier

Exterior finish information

1. All roofing material to be Pabco Roofing Products "Antique Black".
2. Vinyl siding to be 4" exposure Certainteed "Charcoal Gay" limited to only the north sides of the building in the parking area.
3. On 23rd & 24th street in all other area's not identified shall be "Gray Slate" Hardie Board.
4. Hardie Board "Light Mist" board & batten siding.
5. Hardie Board "Night Gray" to be panel style material.
6. Stone to be Edwards stone Cottonwood Dimensional
7. All doors & windows to be black, fascia, gutters & downspouts to all be black.
8. All trim to match the color of the area it is adjacent to.
9. All porch columns to be wrapped in Hardie "Night Gray".



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Looking southwest from 24th at the alley

Note: Alley to be vacated and converted to public access right of way



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Looking northwest from 24th & Y Street



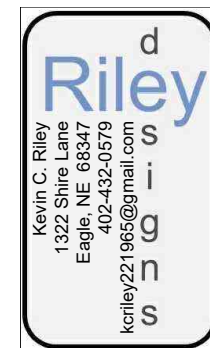
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## **New Distribution Facility**

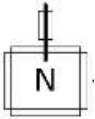
**AMENDMENT  
TO THE  
NORTH 56TH STREET & ARBOR ROAD REDEVELOPMENT PLAN  
Central Lumber Sales Redevelopment Project**

ARCHI + ETC.LLC  
ARCHITECTURE ETCETERA



# Project Location

# CLS Development

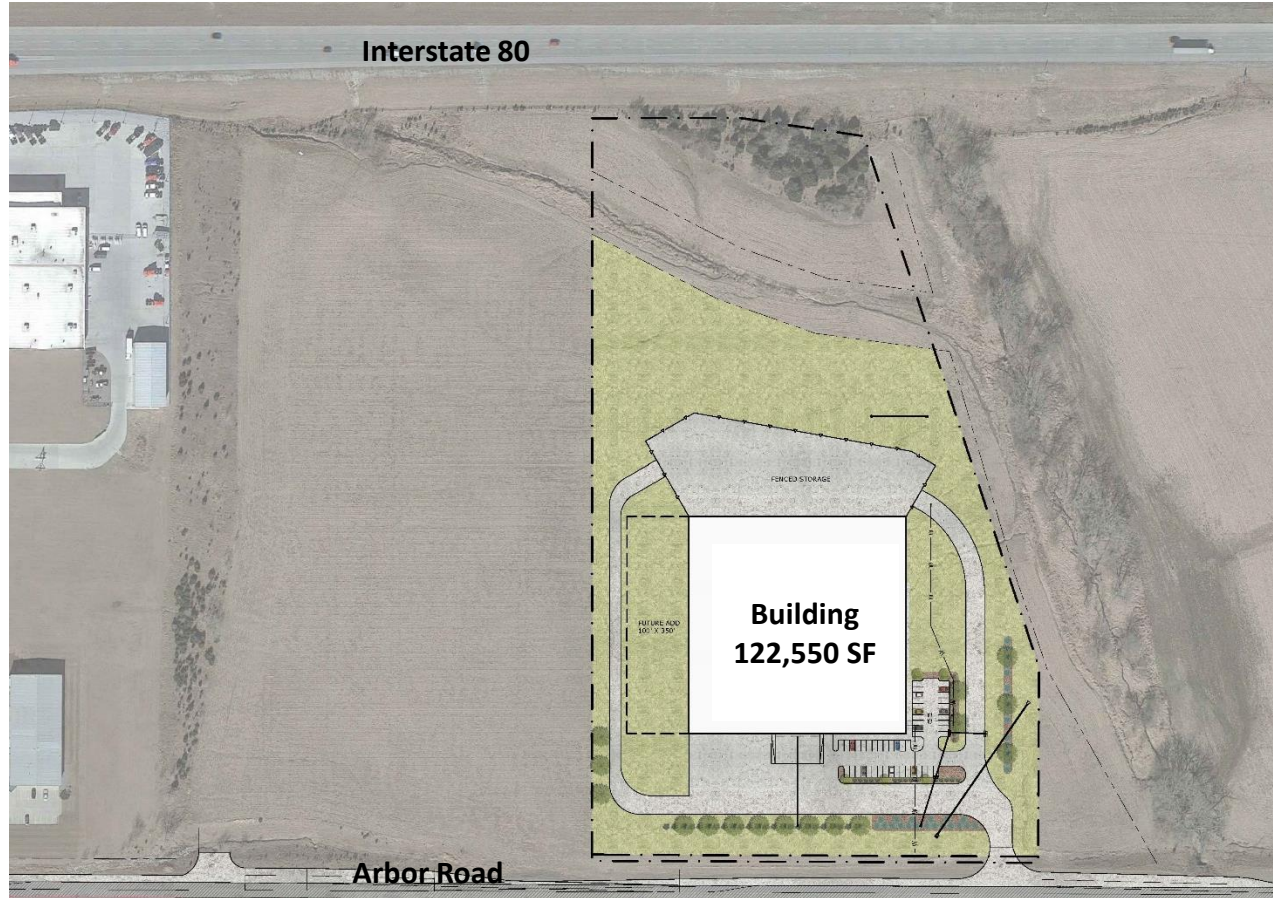


## Location Plan

Not to Scale

# Site Plan

# CLS Development



Crimson Spire Oak



White Swamp Oak

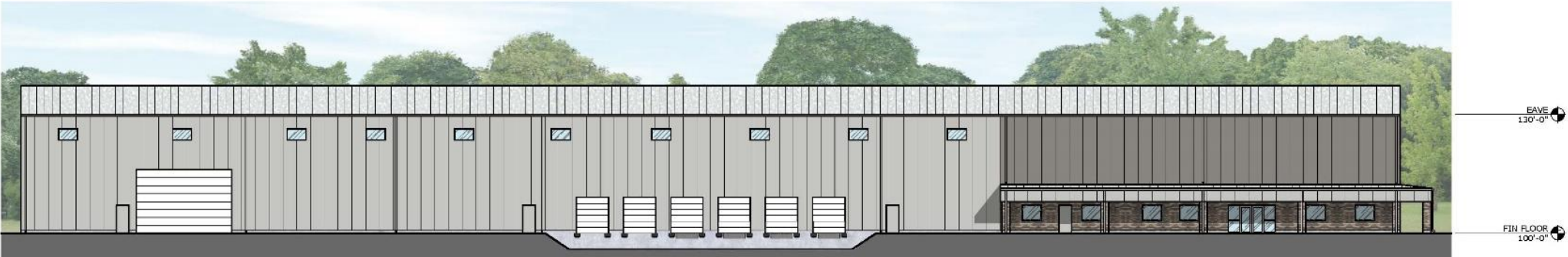


Gro-Low Sumac



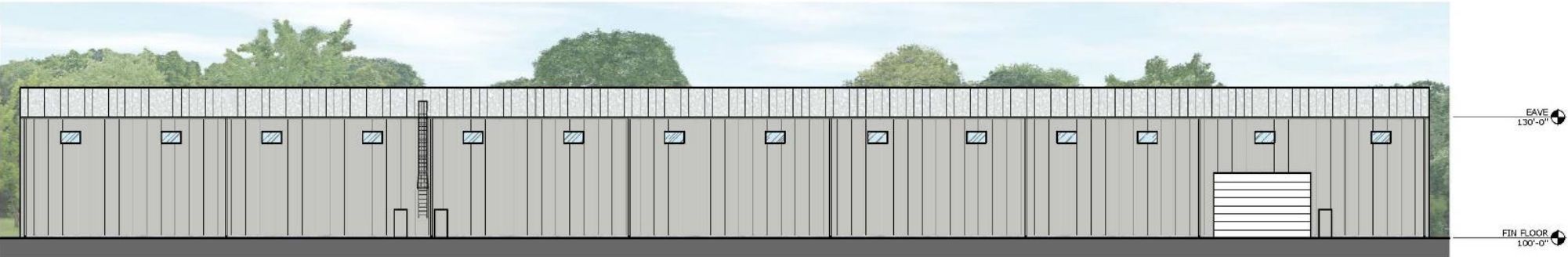
Pfitzer Juniper





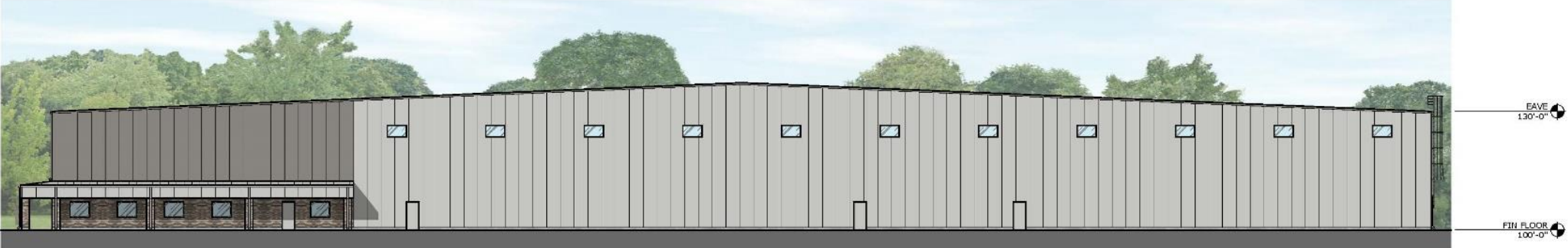
## South Exterior Elevation

Not to Scale



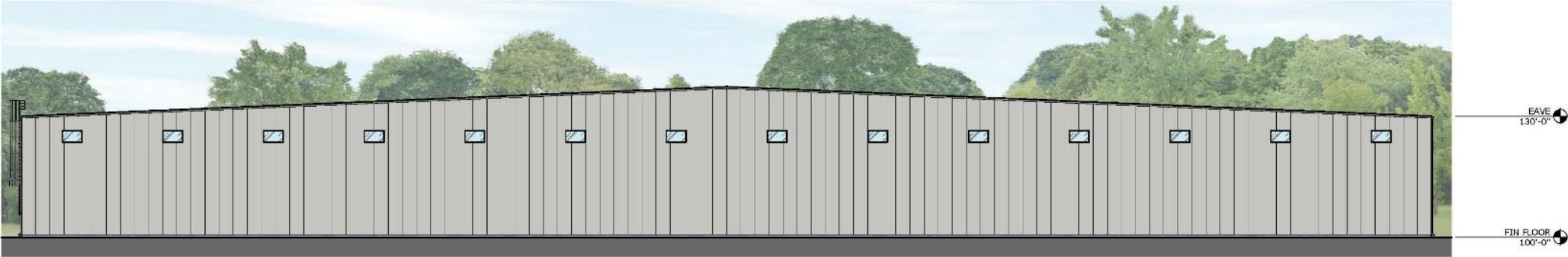
## North Exterior Elevation

Not to Scale



## East Exterior Elevation

Not to Scale



## West Exterior Elevation

Not to Scale

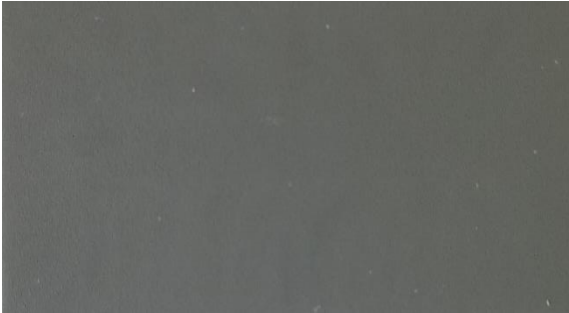
# Building Materials

# CLS Development



## Simulated Stone Facade

Not to Scale



## Insulated Metal Panel

Cool Gray Stone



## Insulated Metal Panel

Cool Shell Gray



## Window Frame

Clear Anodized Frame

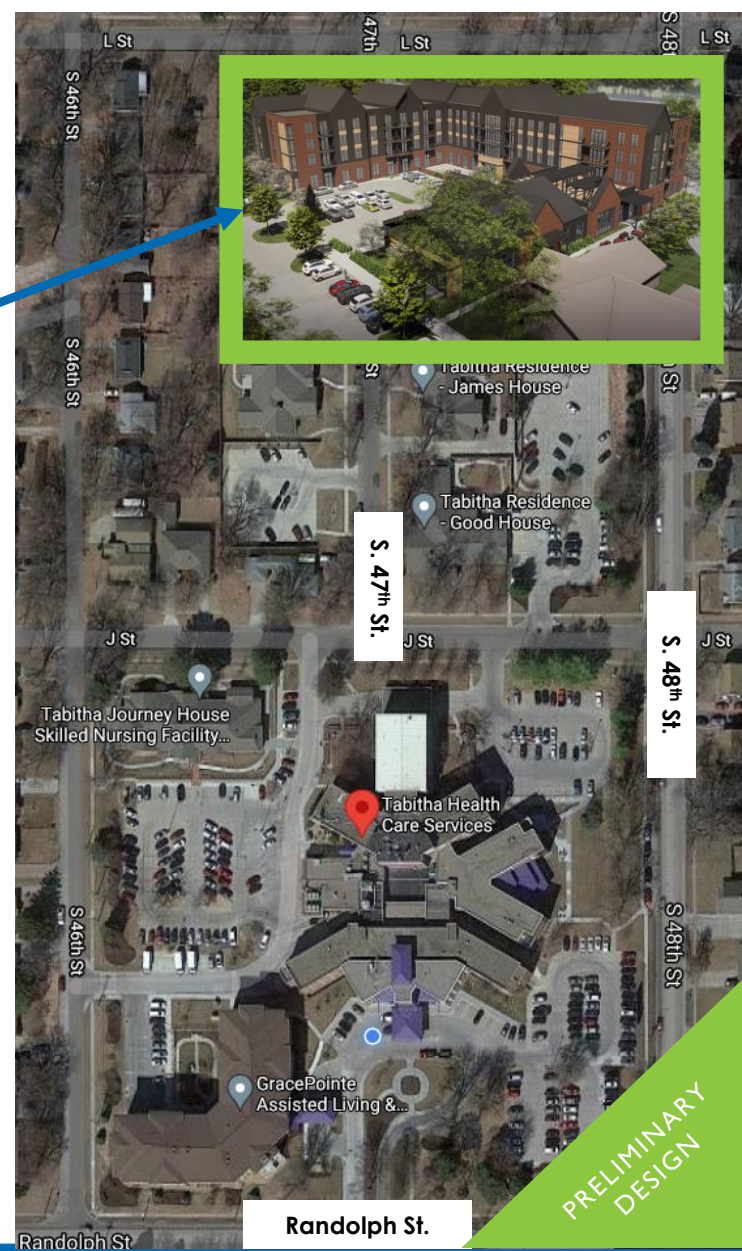
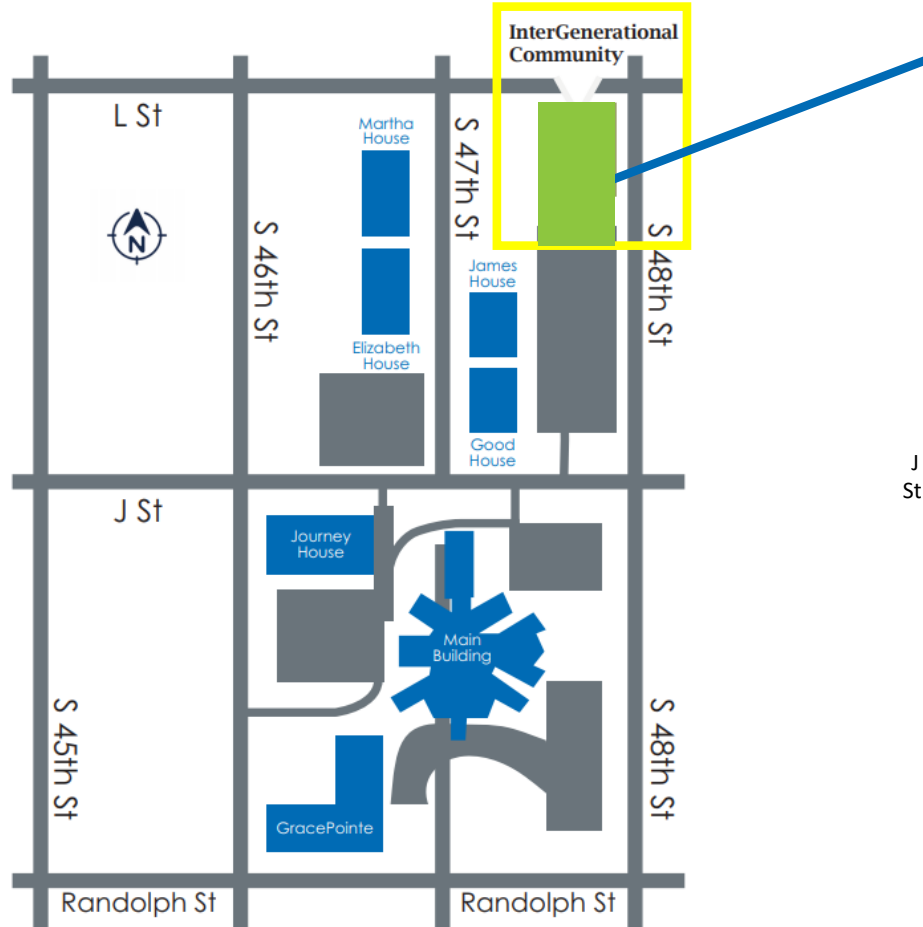


## Architectural Metal Roof

Cool Solar White

# Building Location

Corner of S. 48<sup>th</sup> & 'L' Streets



# Building Summary

## GROSS AREA UNIT COUNT

GARAGE LEVEL	36,919	SF	
LEVEL 1	37,030	SF	31
LEVEL 2	27,139	SF	32
LEVEL 3	27,139	SF	32
LEVEL 4	27,139	SF	32
<b>TOTAL</b>	<b>155,366</b>	<b>GSF</b>	<b>127 UNITS</b>

## RESIDENTIAL MIX AVG. UNIT SIZE

MICRO	12	300 SF
STUDIO	27	542 SF
1 BED + 1 BATH	76	613 SF
2 BED = 2 BATH	12	998 SF
<b>TOTAL</b>	<b>127 UNITS</b>	

## PARKING

GARAGE (below ground)	88
ABOVE GROUND	32
<b>TOTAL</b>	<b>120 SPACES</b>

## OUTDOOR PLAZA AREA

7,800 SF

## 8/5/21 Update:

**MICRO's - 17**

**JR. 1 BED RM STE - 35**

**1 BED RM STE - 64**

**2 BED RM STE - 12**

**TOTAL UNITS: 128 UNITS**

**91:9 UNIT RATIO**

**1ST FLOOR AREA = 36,258 GSF**

**2ND-4TH FLOOR AREA = 26,012 GSF**

**PARKING GARAGE FLOOR AREA = 36,587 GSF**

**TOTAL BUILDINGS (1) = 150,881 GSF**

**PARKING GARAGE STALLS = 93 STALLS**

**SITE PARKING = 59 STALLS**

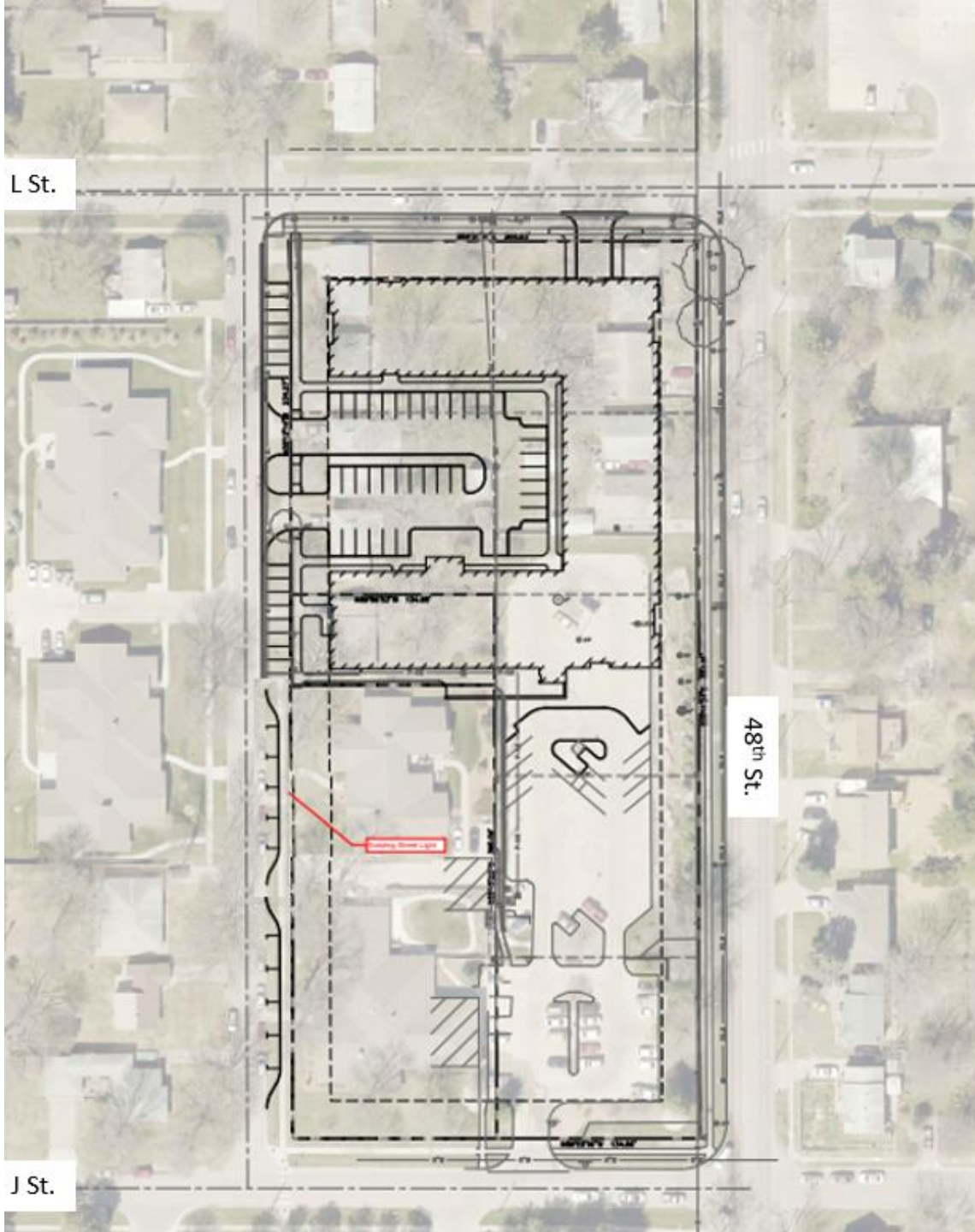
**TOTAL PARKING = 152 STALLS**

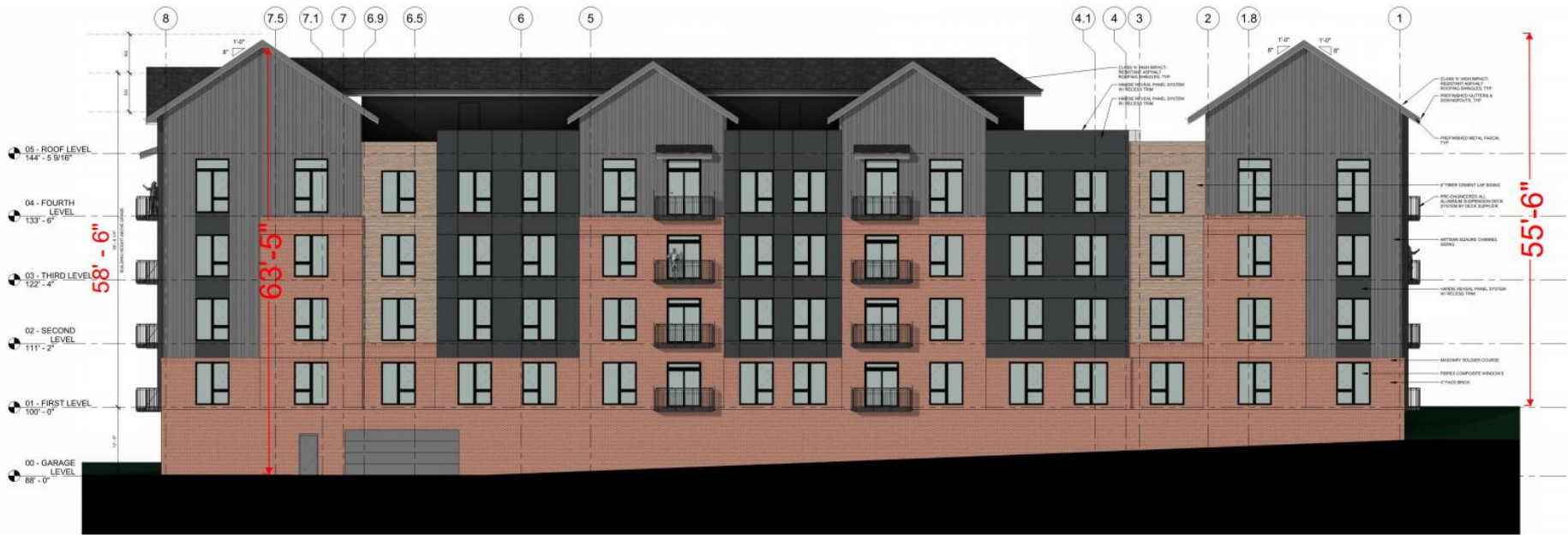
**PARKING RATIO = 1.19**

## Summary:

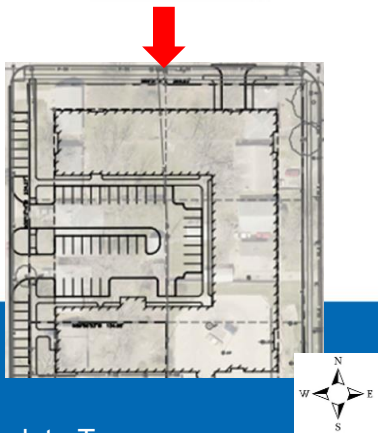
- Added 1 Unit (increased the number of Micro Units and created a 1 Bedroom Jr. Suite)
- Added 32 Parking Spaces
  - 27 Surface
  - 5 Garage

# Updated Site Plan

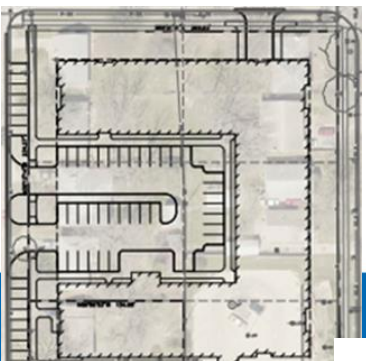
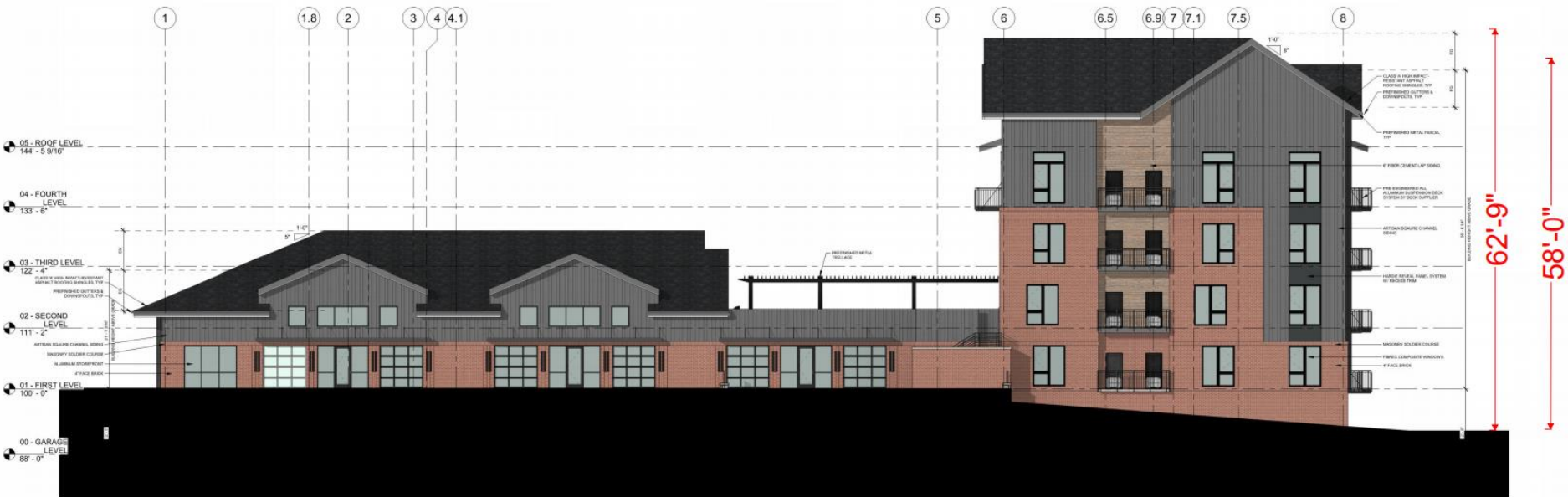




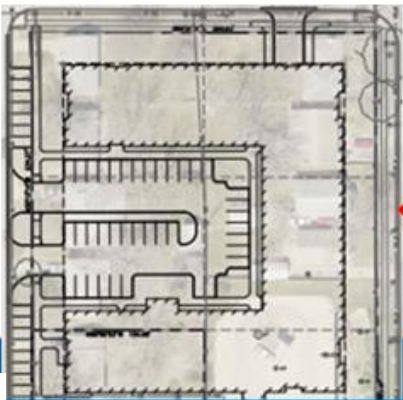
1 BUILDING ELEVATION - NORTH  
1/8" = 1'-0"



## BUILDING ELEVATION NORTH SIDE OF BUILDING



BUILDING ELEVATION  
SOUTH SIDE OF BUILDING

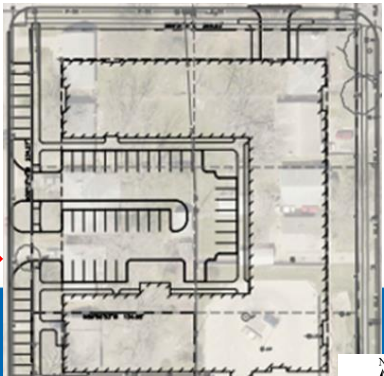


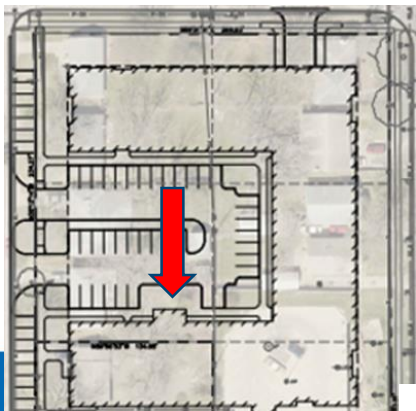
BUILDING ELEVATION  
EAST SIDE OF BUILDING





BUILDING ELEVATION  
WEST SIDE OF BUILDING





## BUILDING ELEVATION NORTH INTERIOR ENTRY VIEW



# Beautiful Spaces

*To Create Meaningful Relationships*

## Rooftop Terrace

Off  
2<sup>nd</sup> Level

