

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **February 1, 2022**, 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 [January 4, 2022](#).

### DISCUSS AND ADVISE

2. [MAD48 \(SAINT47\) Redevelopment Project – UDR21111](#)
3. [Coyote Lane Redevelopment Project – UDR22005](#)

### STAFF REPORT & MISC.

4. Staff report & misc; 2021 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.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2022/ag020122.docx>

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TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of February 1, 2022

DATE: January 27, 2022

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**ITEM 2: MAD48 (SAINT47) Redevelopment Project**

Studio951 is working with the developer of a site on the northeast corner of 47<sup>th</sup> and St. Paul in University Place. They are proposing 7 attached townhomes oriented to 47<sup>th</sup> Street with rear garages. Because of the limited residential context surrounding the site, and the lack of significant features (like porches) on homes in the immediate area, the proposed design meets Neighborhood Design Standards. Your advice is sought on the proposal based on the use of public funding (Tax Increment Financing) for this redevelopment project. Revised conceptual images of the proposal are included below.





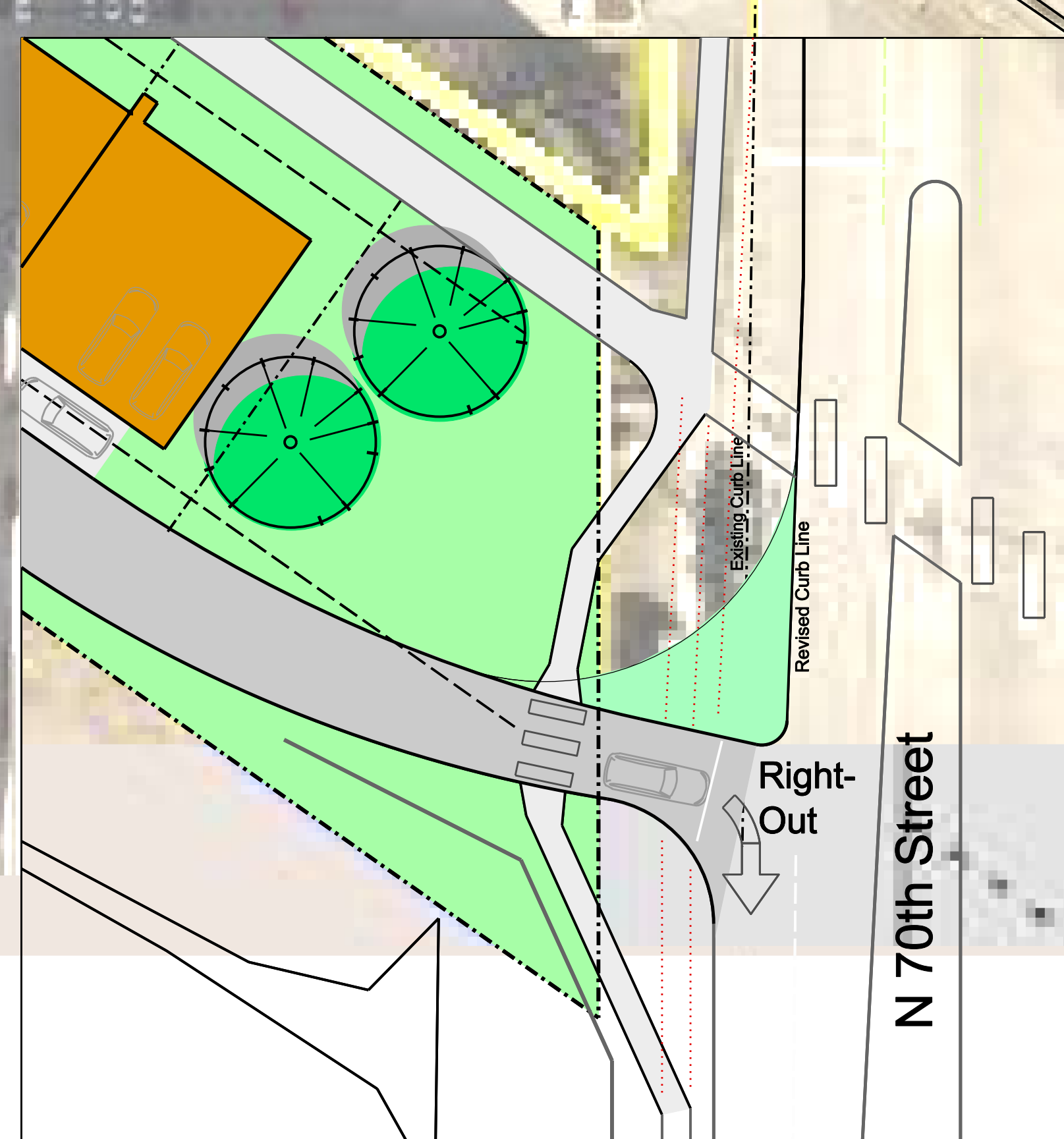
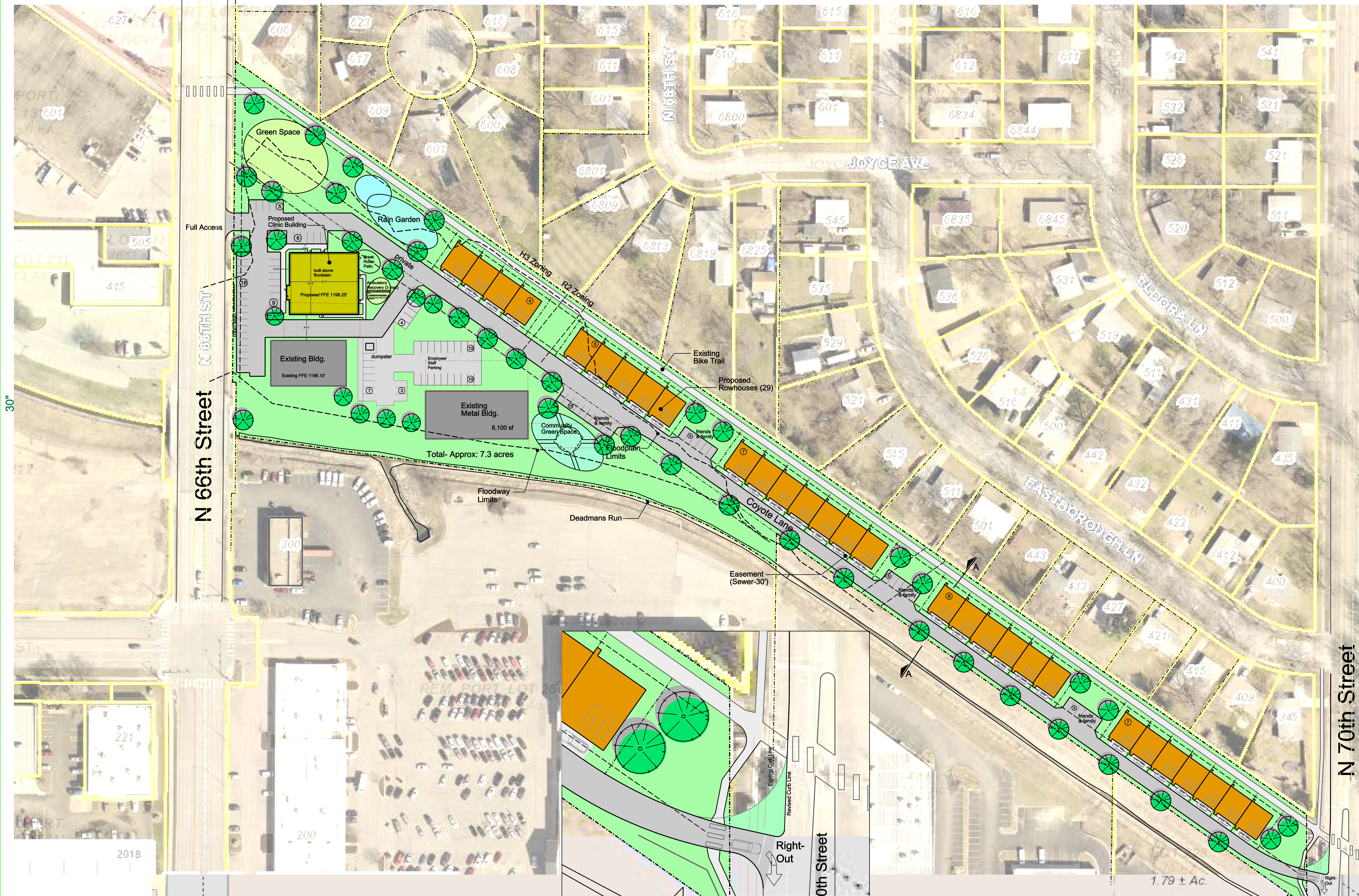
**ITEM 3: Coyote Lane Redevelopment Project**

Peace Studio Architects is working with developers on an infill redevelopment project at the former Finke Gardens site. The 7.3 acre site stretches from 66<sup>th</sup> to 70<sup>th</sup> Streets along the Mopac bike trail and Deadmans Run.

The first phase will include a new commercial building on 66<sup>th</sup> street. A second phase will renovate the former Nursery building for complimentary commercial use. About 29 new trail-oriented rowhouses are also being proposed in this phase. The rowhouses will be in groups of 4 to 7.

Your advice is sought on this potential TIF project. Plans and a cross-section of the site are attached for your review.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2022/02 Feb/2022Memo.docx>



**Partial Plan**  
1"=20'-0"  
North

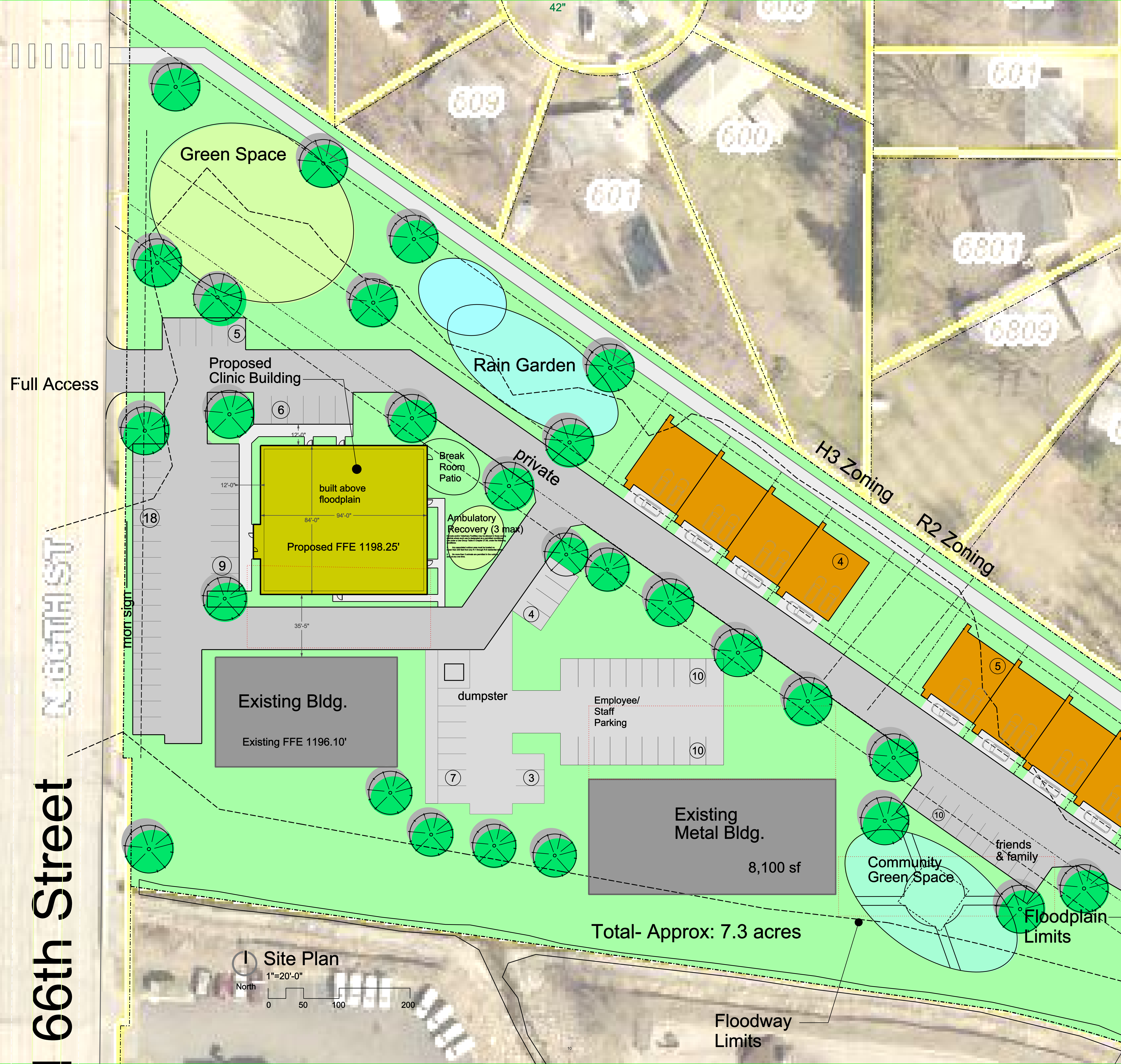
**Site Plan**  
1"=50'-0"  
North

Site Planning  
Diagrams  
A T

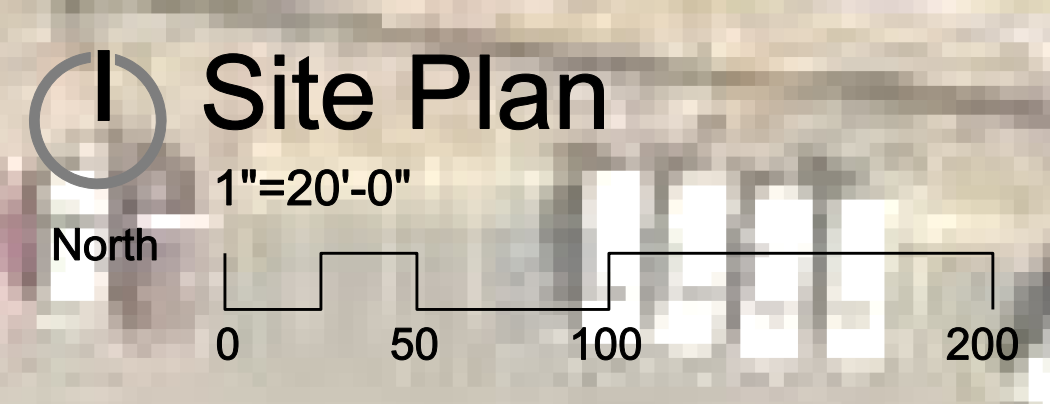
**Coyote Lane**  
Redevelopment

Job Number: 20016.fgr  
Date: 9 November 2021

**C1.1**



**66th Street**

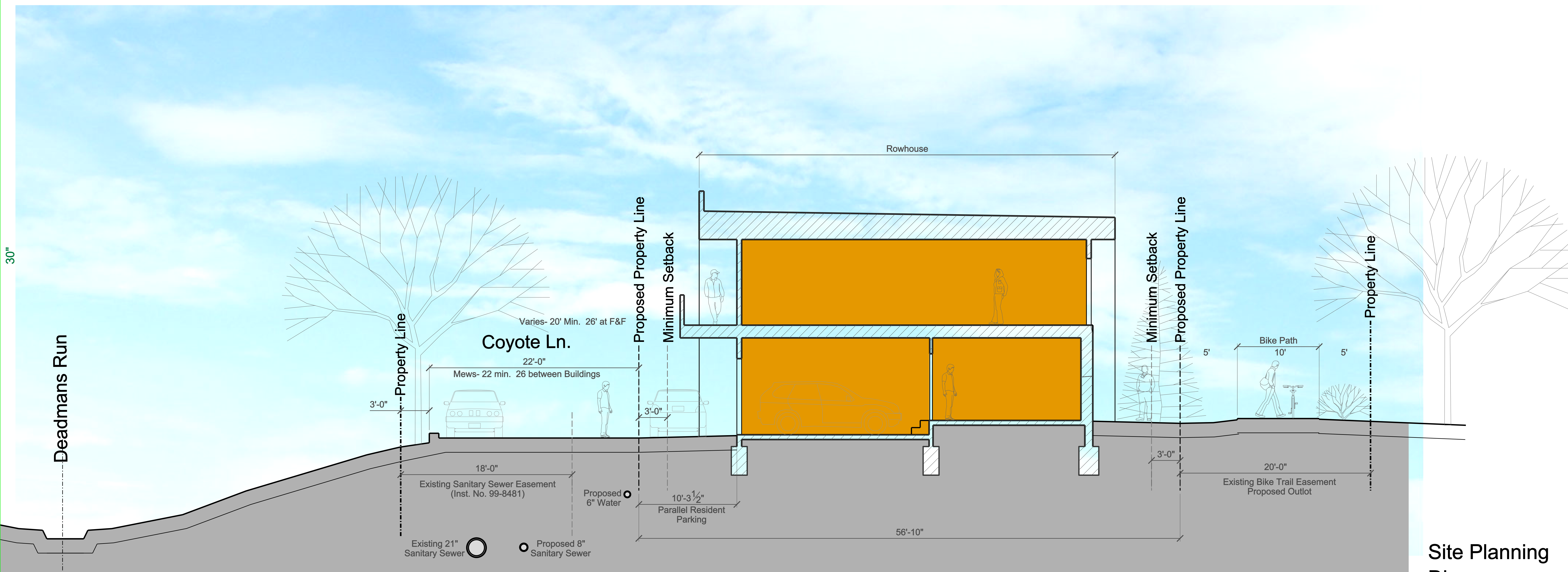


Site Planning  
Diagrams  
A T

**Coyote Lane**  
Redevelopment

Job Number: 20016.fgr  
Date: 9 November 2021

**C1.2**



30"

Deadmans Run

Property Line

Proposed Property Line

Minimum Setback

Minimum Setback

Proposed Property Line

Property Line

**Site Section- AA**  
1/4"=1'-0"  
North  
0 2 4 8 16

Site Planning  
Diagrams  
A T

**Coyote Lane**  
Redevelopment

Job Number: 20016.fgr  
Date: 9 November 2021

**A3.1**