URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **October 4, 2022**, at **3:00 p.m.** in City Council Chambers 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 September 13, 2022.

HEARING AND ACTION

2. Neighborhood Design Standards Appeal at 1200 S. 16th – *UDR22085*

DISCUSS AND ADVISE

3. Advisory Review of Foxtail Meadows Redevelopment – *UDR22096*

4. Advisory Review of 9th & R Redevelopment – *UDR22097*

5. Advisory Review of 335 N 23rd Redevelopment – *UDR22099*

6. Advisory Review of Lincoln Downtown Corridors – *UDR22098*

STAFF REPORT & MISC.

6. 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 Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

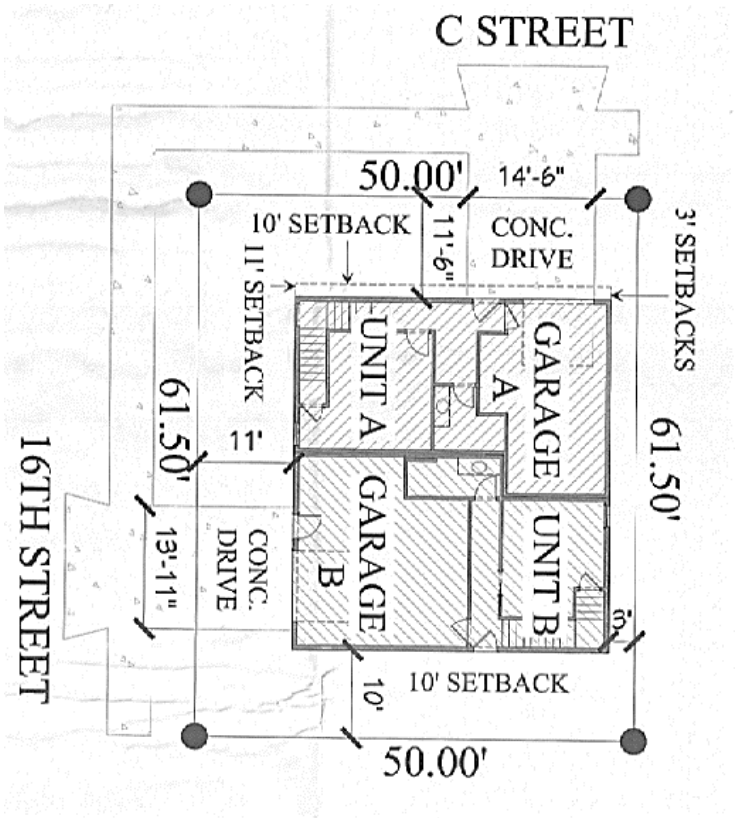
URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22085, Neighborhood Design Standards Appeal
ADDRESS/LOCATION	1200 South 16th Street
HEARING DATE	October 4, 2022
APPLICANT	Matt Larson, 402-616-6747, matt@changehousedesign.com
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

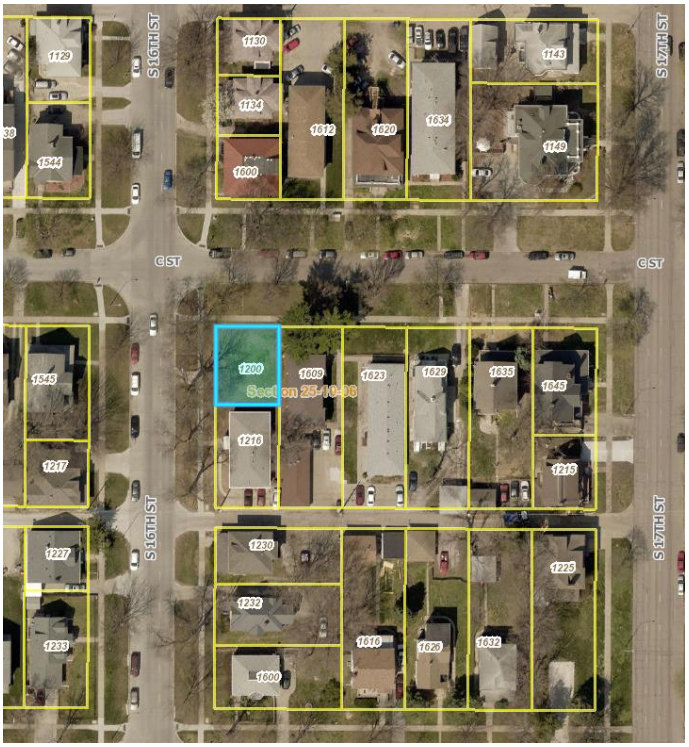
Summary of Request

Matt Larson is applying for a building permit at 1200 S 16th Street. He would like to build a duplex, maximizing this 50' x 61.5' lot at the southeast corner of 16th and C Streets. I have not seen updated plans, but have included last month's staff report below for your continued consideration.

The proposed site plan in shown to the right.



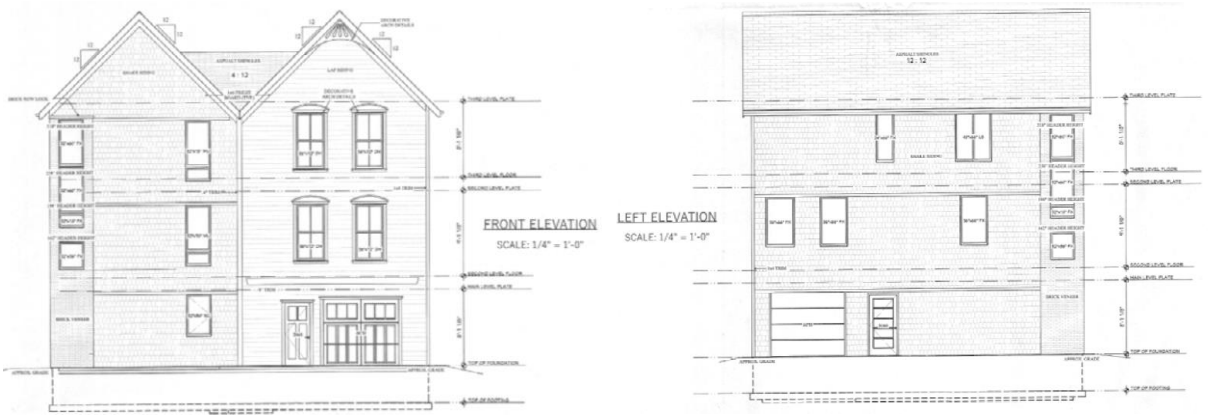
Each unit will have a garage facing the street, which is atypical for this area. Many of the surrounding properties are multi-family apartments with parking off the alley, but there isn't a pattern of garages. The Neighborhood Design Standards say "*if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal facade at least five feet.*" Because the limited site area, garages are proposed to be in line with the main façade of the building. This does not meet the standard for garages.



According to the Standards, "*Existing residential structures within established neighborhoods typically share similar design features, such as a common orientation to the street, seen in the location of entrances, windows, and porches.*" In this area, shown to the left, the primary orientation is to 16th Street.

The standards also say "*On corner properties with two required front yards, the principal facade for purposes of orientation (requiring door and windows) shall match the*

pattern of half or more of the houses on the same and facing block fronts, if such a pattern exists. The other required front yard shall not be required to have an entrance to a dwelling unit but shall meet other requirements for a principal facade (regarding windows, limitations on garage doors, and building length)." The street-facing elevations are shown below. This standard requires one more window to be located on the first floor C Street façade, which the applicant has agreed to provide.



Another Standard says that "*Front porches are required, when half or more of the houses on the same and facing block fronts or on adjacent blocks have front porches. Front porches shall be equal in width to at least 50% of the length of the front facade and equal in depth to half the depth of the front yard, or ten feet, whichever is less. Smaller porches may be approved based on evidence that half or more of the houses on the same and facing block fronts or on the adjacent block faces have smaller porches.*" 4 out of 8 houses (or 50%) along 16th Street have front porches. This proposal does not meet the standard for front porches. I recommend that the applicant add some reference to a porch element along 16th Street (i.e. a roof above the entrance and garage door).

I denied this project because it does not meet the Neighborhood Design Standards for orientation, garages setbacks, or porches. Urban Design Committee is the Appeal Board for these design standards and can waive these standards if it finds that "*the design enhances its setting and meets the overall intent and spirit of the Design Standards.*"

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22096, Advisory Review of Foxtail Meadows
ADDRESS/LOCATION	Highway 77 & West Pioneers Boulevard
HEARING DATE	October 4, 2022
APPLICANT	Wynn Hjermstad, 402-441-8211, whjermstad@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

Summary of Request

The Foxtail Meadows Redevelopment project includes the redevelopment and rehabilitation of approximately 53.51 acres surrounding Hope Church located south of Pioneers Boulevard on the east side of South Folsom Street. This project is requesting Tax Incremenet Financing and is coming to you for your advice regarding this use of public funding.

The goal of the Projects is to revitalize and strengthen the residential community in the Project Area by providing affordable residential dwelling units through the redevelopment of existing underutilized real property located in a targeted growth area of Lincoln which currently lacks the full infrastructure required for development. Multiple sub-projects will be financed through a variety of mechanisms, some of which target housesholds between 40% and 120% of area median income. This project will provide a variety of neighborhood amenities such as playgrounds, community gardens, and green space.

The design of the neighborhood incorporates a variety of housing types with commercial space and amenities integrated throughout. The project will consist of income and rent restricted housing as well as market rate housing, with rental and ownership options for both. The project will utilize a variety of housing typologies, many of which are currently referred to as “Missing Middle” housing, including small lot single family homes, attached single family townhomes, and 3-story multifamily structures. Interspersed among the different housing projects will be collectively shared greenspace and amenities, as well as a central commercial area feature including both Hope Church and a commercial pad-site.

The Projects will include partnerships between both public and private entities, including affordable ownership opportunities in collaboration with Nebraska Housing Resources, a 501 (c)(3) agency focused on affordable and workforce housing, land acquisition gap financing provided by Lincoln Community Foundation, a design collaboration with Hope Community Church, and conventional financing sources from community banking institutions. The South Folsom Redevelopment Plan (which includes this project area) is a candidate for financing from Community Development Resources, a CDFI, which has expressed interest in so financing. Collectively, the financing programs and housing types enable the Projects to increase the variety of housing options for home purchasers and renters in the affordable housing market of Lincoln targeted to affordable and workforce housing. Workforce housing is as defined in Neb. Rev. Stat. §81-1228 (10)(c) NRS.

The Projects are notable in that they provide affordable housing outside of the historic Lincoln core and will develop an area with significant supportive infrastructure for future residents. The location is immediately proximate to recreational amenities such as Wright Park and the Optimist Youth Sports Complex. The site plan calls for a convenience store in the center of the development which, in addition to the Hope Community Church, will comprise the commercial core to the development. The location of this project is in a census tract recognized by diversitydatakids.org as scoring “Very High” on its Overall Child Opportunity Index and is near land owned by Lincoln Public Schools for a future elementary school. Finally, the Redevelopment Area is within 10 minutes of Downtown

Lincoln and significant employment opportunities within the community. The location presents an excellent opportunity to distribute affordable housing throughout the city of Lincoln, while ensuring significant supportive resources and amenities to the new neighborhood.

The Project Area is largely vacant, located adjacent to and surrounding the Hope Reformed Church.

In conjunction with annexation, the Plan Area underwent a zone change from Agriculture into a residential neighborhood, “R-4” Residential zoning classification coupled with a Planned Unit Development (PUD) Overlay to permit the development of the complementary commercial uses to provide neighborhood services in this mixed-use redevelopment project. In addition to the annexation and change of zone, the Redeveloper will request some waivers to facilitate the density necessitated by the plan.

The South Folsom Redevelopment Area is identified in PlanFoward, Lincoln-Lancaster County 2050 Comprehensive Plan as an area for future growth of the City of Lincoln. The Future Land Use Map identifies the Plan Area to be residential – urban density with the norther most portion identified as to commercial. The development of the Plan Area into a residential neighborhood of up to 650 units targeted to workforce housing and housing for persons 60% of Area Median Income and below but with some commercial uses to service the livability of the neighborhood is consistent with PlanForward.

The residential land uses will be affordable and mudium density to permit a higher dwelling unit count for affordability purposes. The R-4 zoning district permits 13.93 dwelling units per acre with the PUD which can be increased by up to 25% for the encouragement of affordable housing, allowing more than 17 dwelling units per acre. The conceptual design of the initial development contemplates up to 650 multifamily, rowhome, townhome, and single family detached housing units. The entire Foxtail Meadows Redevelopment Area is 47.25 acres so the site accommodates up to 650 unitd under an R-4 PUD, without considering the density bones related to affordability.

The area will have a pedestrian trail located in the neighborhood for the use of the projects’ residents.

The Projects envision a central community gathering area adjacent to the Church, and green spaces and “pocket parks” integrated throughout the development, including a detention facility which will capture the storm water drainage, and a community park.

The Projects will contain areas for community gardens for resident use and playground area and outdoor recreation for younger residents.

The infrastructure for the Plan Area requires improvements. The Plan Area borders Highway 77 on its eastern edge which is a controlled-access Nebraska highway and does not permit any access points or drive connections. The principal access points for the Projects will be on South Folsom Street on the West side of the Plan Area. The first phases of the Projects will require some transportation improvements including turn lanes to accommodate the increase of traffice to the access points onto South Folsom Street and perhaps a roundabout adjacent to the commercially designed areas of the Projects.

Further, the nature of the Projects and its residents suggest that when built out the neighborhood should be served by public transportation to shopping, public services and schools.

The Projects will consist of multiple separate and distinct but related housing clusters plus a small commercial area to provide services to this planned neighborhood. The project areas will be developed in two (2) phases, with eight (8) distinct sub-phases. The Site Plan depicts the conceptual layout of the varios phases of the Projects describing housing types, the small area inteded for a neighborhood convenience store and coffee shop. The site plan depicts the location of the park which may include a public pavilition and a dog park along with a playground for neighborhood families.

The sub-phases will liekly be developed over a period of time as each sub-phase is absorbed by the market and occupied by affordable housing tenants and owners. The precise timing of each sub-phase will be governed by a series of Redevelopment Agreements which will apply to a given sub-phase of a combination of sub-phases, such that each sub-phase or sub-phases will have an independent "Effective Date" under the Redevelopment Agreement or amendment. This will govern the division period for the capture of the incremental taxes for purposes of paying for eligible public improvements with tax increment financing. Currently, the Phasing Plan in intended to cover the first three (3) sub-phases as summarized below:

Phase 1:

- Sub-Phase 1a: Consists of 131 units of multifamily and townhome dwellings restriced to families with incomes below 60% Area Median Income.
- Sub-Phase 1b: Includes up to 35 townhome dwellings restricted to families with incomes below 60% Area Median Income.
- Sub-Phase 1c: Comprised of up to 29 small lot single family detached units.

The foregoing description reflects the Redevelopers' vision currently and may be amended as projects and phases develop. Each sub-phase will be a separate redevelopment agreement outlining the provisions of the phase and the uses of funds. For any sub-phase that does not directly include affordable housing financed through the Low Income Housing Tax Credit program or similar program that results in affordable housing restrictions, the uses of Tax Increment Financing will be directed in such a way as to support affordable housing, and not uses that do not incorporate affordable housing.

Plans and other images are attached for your review. This project is located along the Highway 77 entryway corridor so consideration of the views from that corridor will be important. The current view is shown below.



Although there aren't any design standards that apply to this development, we can look to the Neighborhood Design Standards for guidance. They call for neighborhood compatibility of elements like roof pitch, garage and porch placement, and orientation--*In areas subject to these Standards that do not have prevailing patterns (such as new streets developed as Community Unit Plans [CUPs]), the general intent is to produce dwellings which are oriented to principal access ways and have the "neighborly" design characteristics called for in these standards, while respecting the creative design elements fostered by CUPs.*

Urban Design Review

10.04.22

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Phase 1a:

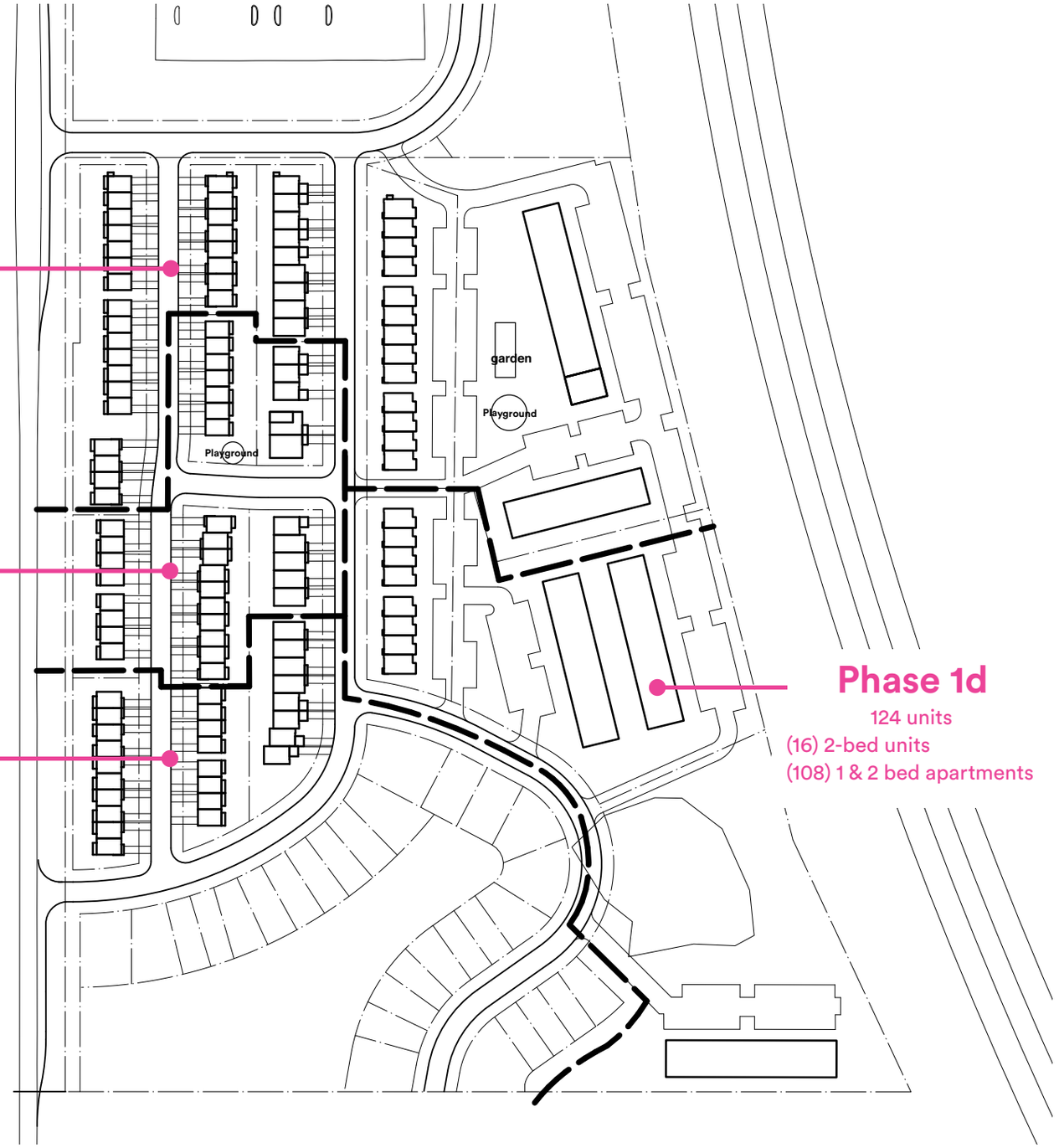
131 units
(35) 3 & 4 bed row house
(26) 2-bed units
(70) 1 & 2 bed units

Phase 1b

35 units
(35) 3 & 4 bed units

Phase 1c

55 units
(26) 3 & 4 bed row houses
(29) single-family houses



Phase 1d

124 units
(16) 2-bed units
(108) 1 & 2 bed apartments

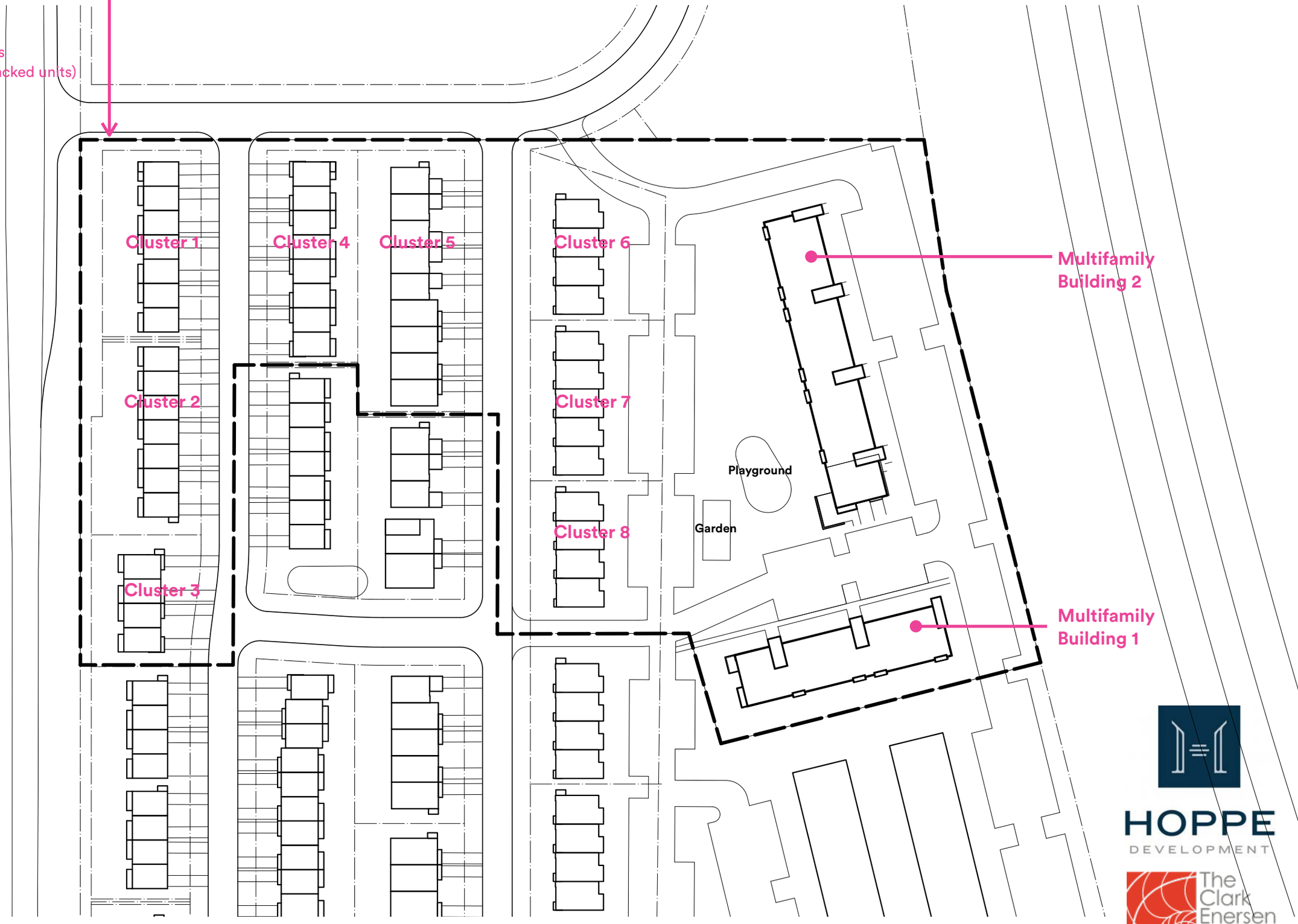
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Phase 1a:

131 units
(14) 3 bed row house
(12) 4 bed row house
(9) visitable 3 & 4 bed units
(26) 2-bed apartments (stacked units)
(70) 1 & 2 bed apartments



Phase 1a Site plan

Urban Design Review 10.04.22

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Cluster 1 Front Elevation

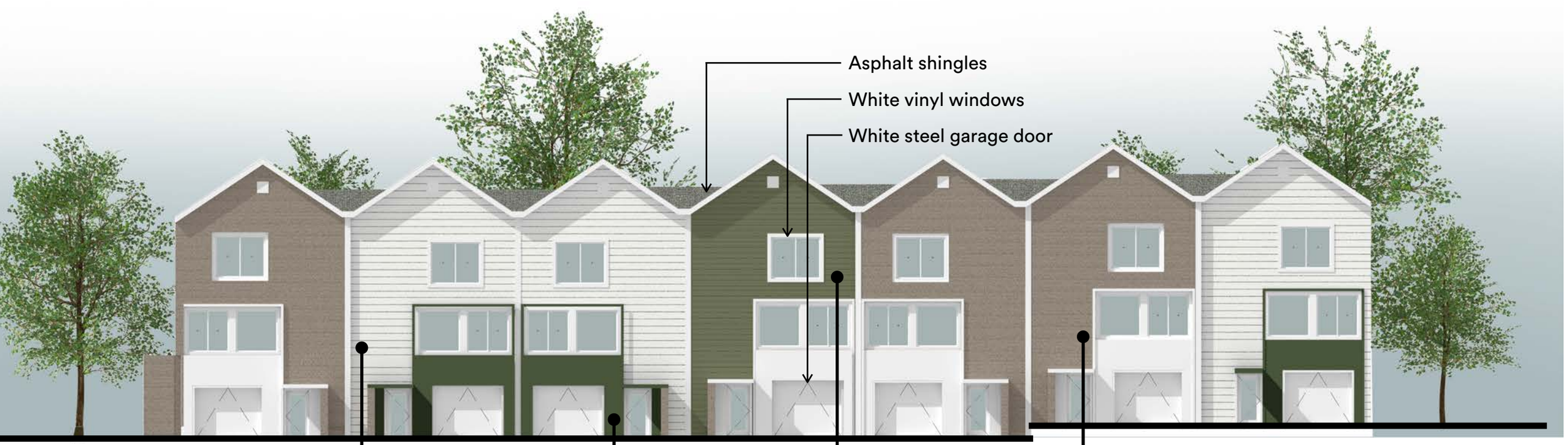
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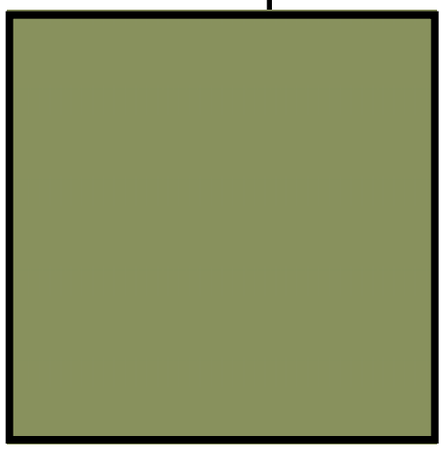


Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish



Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Leapfrog, SW6431



Fiber Cement Panel

Hardie Lap Siding

Mountain Sage, 7” exposure

Smooth Finish



Brick

Yankee Hill

Frosty Sahara

Modular Running Bond

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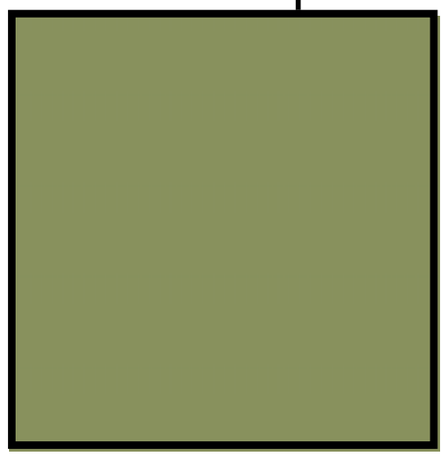
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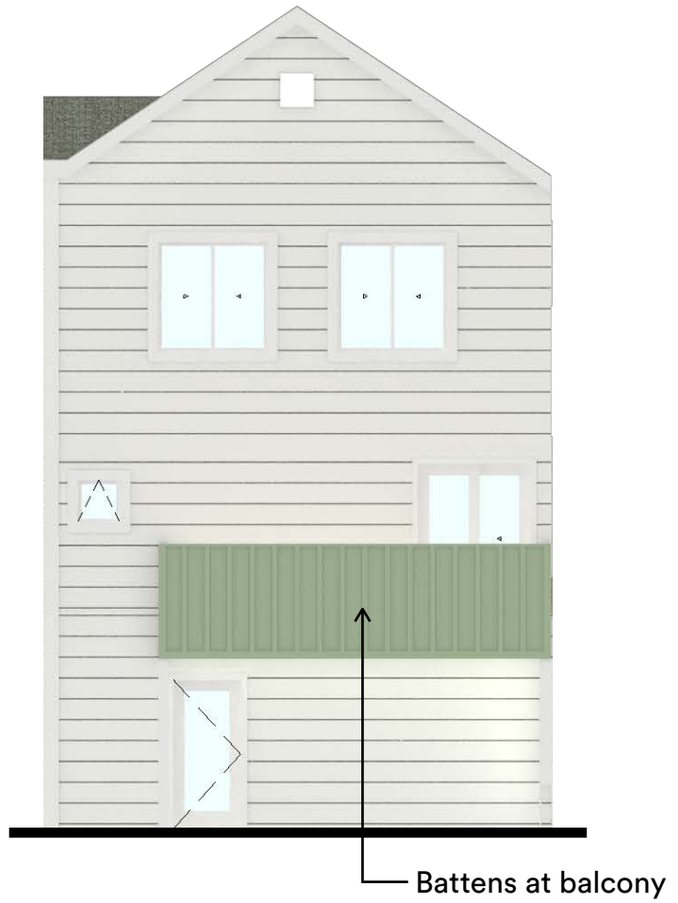
Cluster 1 Front Elevation
Proposed cladding materials

Urban Design Review 10.04.22









Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish

Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Leapfrog, SW6431

Enlarged Unit Elevation

Cluster 1 Rear Elevation
Proposed cladding materials

Urban Design Review 10.04.22



Cluster 4 Front Elevation

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Fiber Cement Panel

Hardie Lap Siding

Mountain Sage, 7” exposure

Smooth Finish

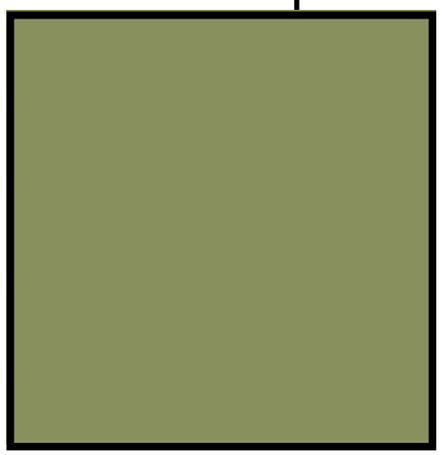


Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish



Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Leapfrog, SW6431



Brick

Yankee Hill

Frosty Sahara

Modular Running Bond

HOPPE DEVELOPMENT

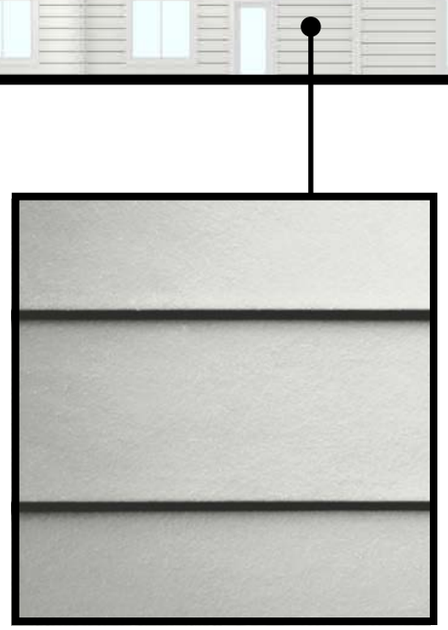
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Cluster 4 Front Elevation
Proposed cladding materials

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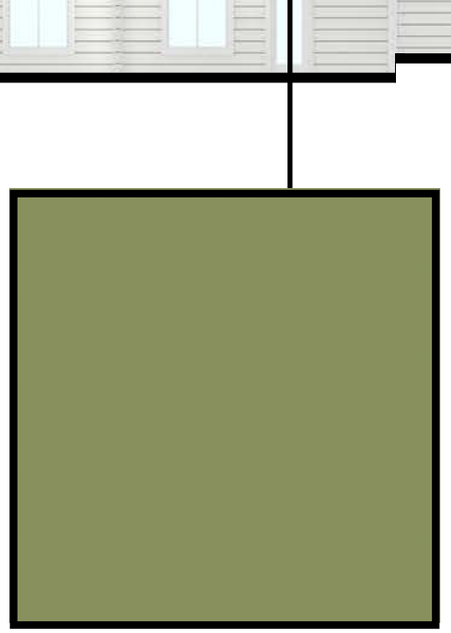


Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish



Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Leapfrog, SW6431

Cluster 4 Front Elevation
Proposed cladding materials

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Cluster 5 Front Elevation

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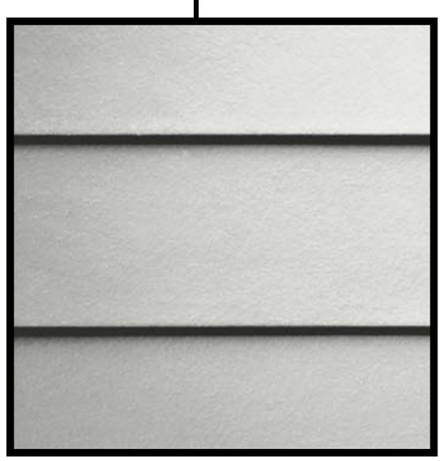


Brick

Yankee Hill

Frosty Sahara

Modular Running Bond

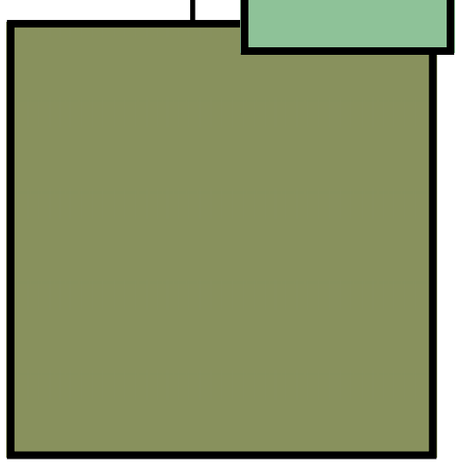


Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish

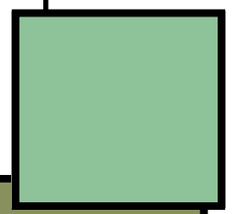


Fiber Cement Panel

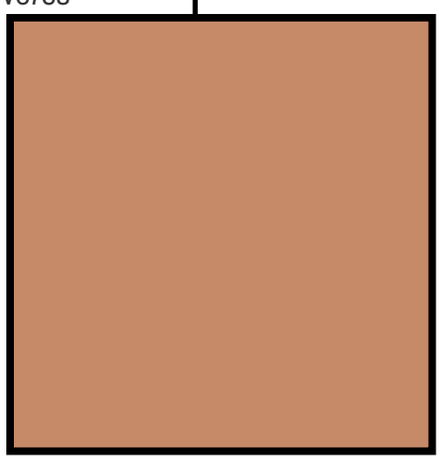
Smooth Hardie Panel

Paint: Sherwin Williams

Leapfrog, SW6431



Window trim:
Sherwin
Williams Vegan,
SW6738



Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Subdued Sienna, SW9009

HOPPE DEVELOPMENT

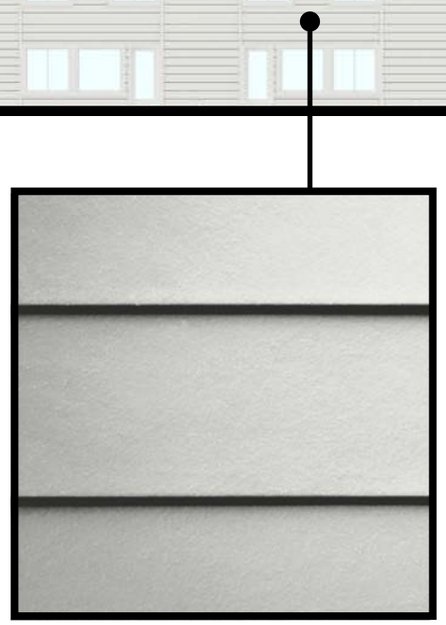
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Cluster 5 Front Elevation
Proposed cladding materials

Urban Design Review 10.04.22





Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish

Cluster 5 Rear Elevation
Proposed cladding materials



Cluster 6 Front Elevation

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HOPPE DEVELOPMENT

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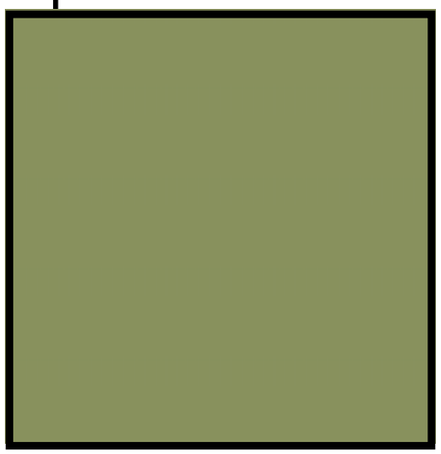


Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish



Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Leapfrog, SW6431



Brick

Yankee Hill

Frosty Sahara

Modular Running Bond

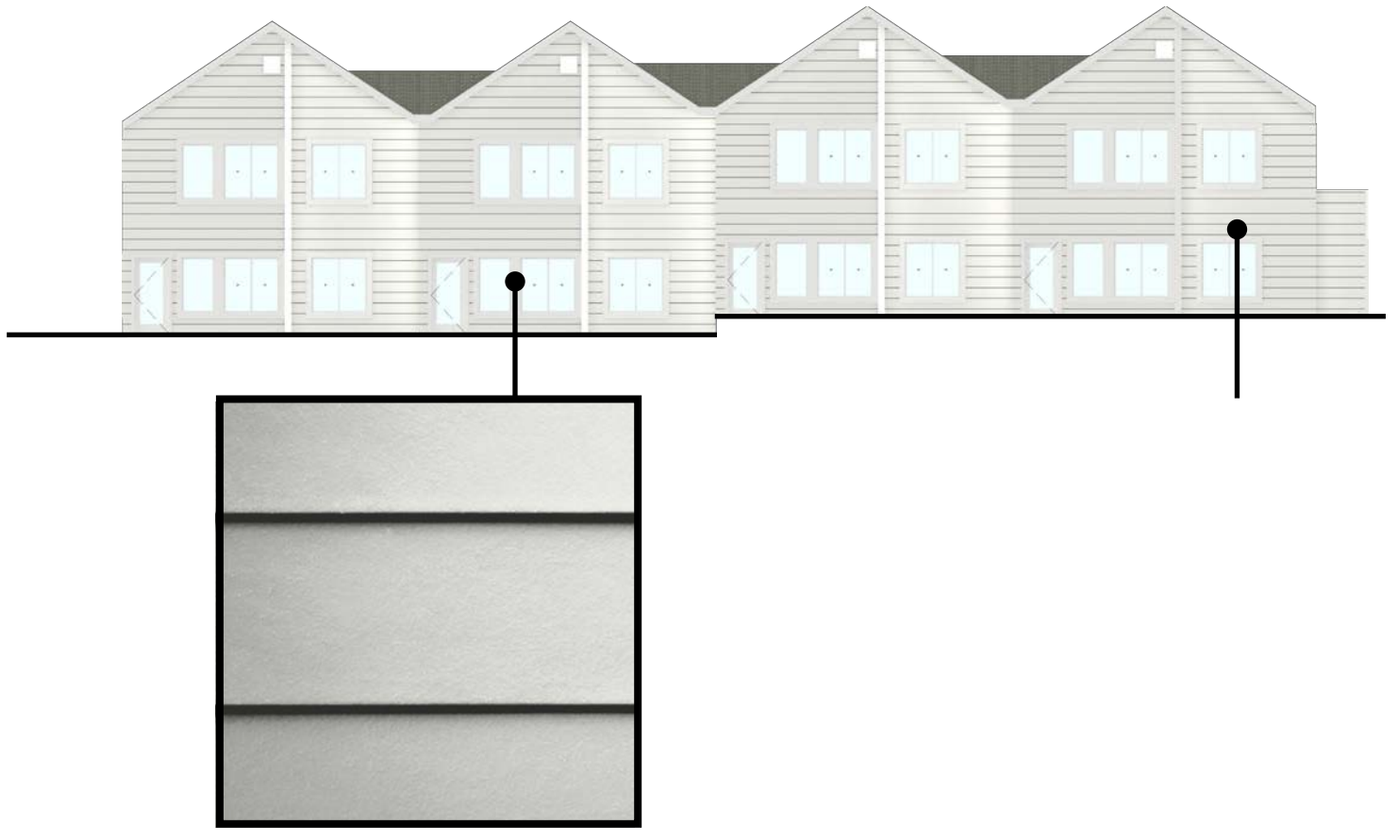
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Cluster 6 Front Elevation
Proposed cladding materials

Urban Design Review 10.04.22



Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish

Cluster 6 Front Elevation
Proposed cladding materials

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Multifamily Building 2 Front Elevation

Urban Design Review 10.04.22

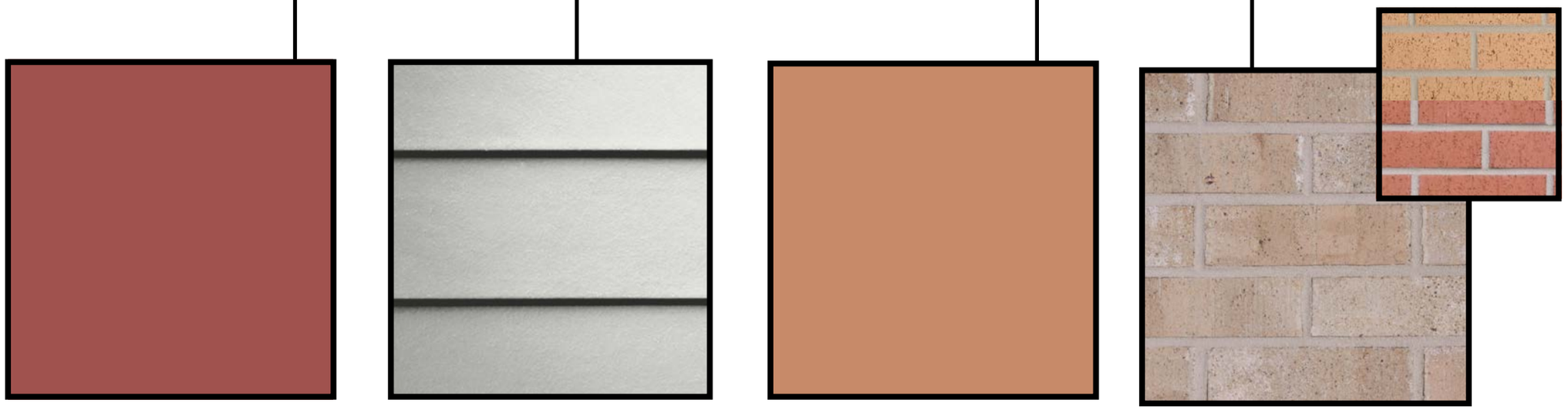
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HOPPE DEVELOPMENT

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Painted Trim

Paint: Sherwin Williams

Bravado Red, SW6320

Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

Smooth Finish

Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Subdued Sienna, SW9009

Yankee Hill Brick

Red-toned brick w/ Frosty Sahara Finish

Face Brick, Modular, Coated

Multifamily Building 2
Proposed cladding materials

Urban Design Review 10.04.22



Multifamily Building 2 Rear Elevation

Urban Design Review 10.04.22

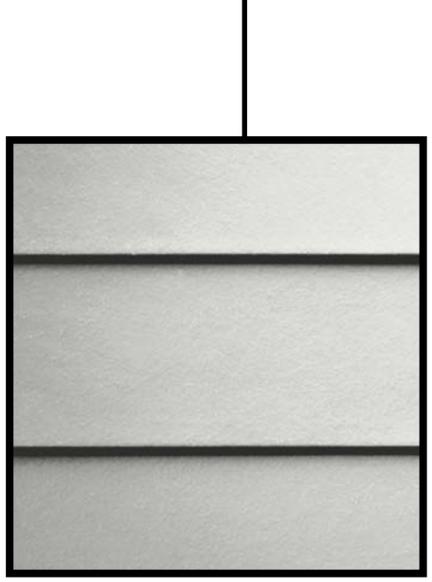
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HOPPE DEVELOPMENT

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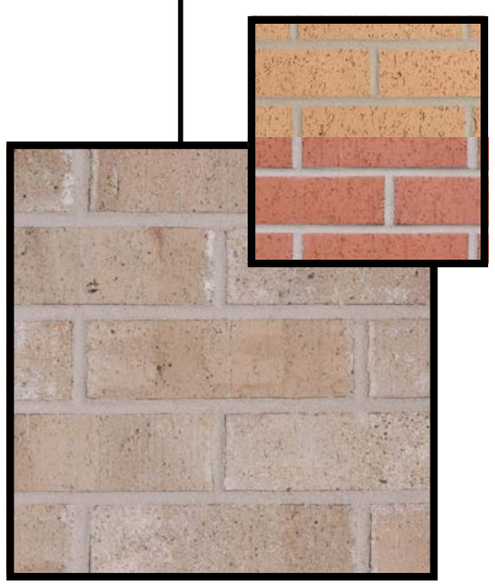


Fiber Cement Siding

Hardie Lap Siding

Arctic White, 7” exposure

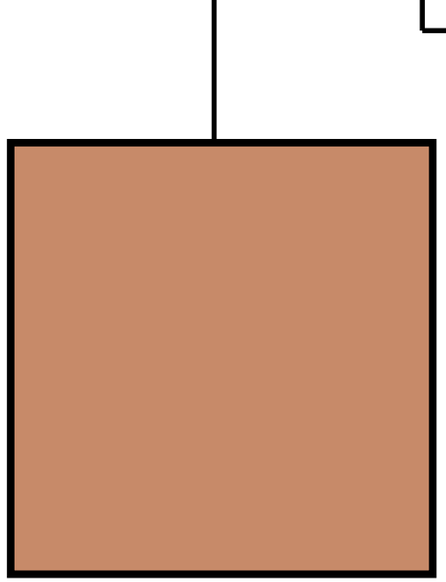
Smooth Finish



Yankee Hill Brick

Red-toned brick w/ Frosty Sahara Finish

Face Brick, Modular, Coated

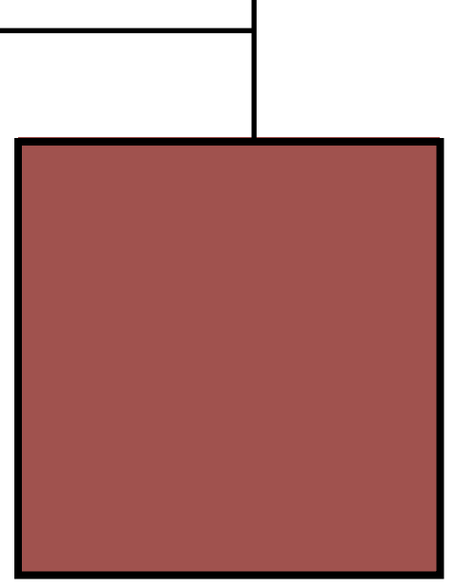


Fiber Cement Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Subdued Sienna, SW9009



Painted trim and Panel

Smooth Hardie Panel

Paint: Sherwin Williams

Bravado Red, SW6320

Multifamily Building 2
Proposed cladding materials



HOPPE
DEVELOPMENT

The Clark Enersen Partners

daa



HOPPE DEVELOPMENT

The Clark Enersen Partners

daa



HOPPE
DEVELOPMENT

The Clark Enersen Partners

Phase 1C Single Family Residences

Urban Design Review 10.04.22

daa

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22097, Advisory Review of 9th & R Redevelopment
ADDRESS/LOCATION	401 North 9th Street
HEARING DATE	October 4, 2022
APPLICANT	Hallie Salem, 402-441-7866, hsalem@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

Summary of Request

Developers are proposing to erect a building at the northwest corner of 9th and R Streets on the site east of the Marriot Courtyard. This site is not within the Haymarket District but is immediately adjacent to the R Street boundary. Therefore, although Urban Design Committee will be the primary review body, the Historic Preservation Commission's advice was also sought on the design of the building as it relates to Haymarket.

In HPC's September review, the Commissioners agreed that they liked the design of the building. They appreciated the extension of the drop off canopy, how the architects picked up on the design of neighboring buildings through materiality. They commented on the amount of glass on first floor and how it creates an active streetscape, which relates to some characteristics of the warehouse district next door.

Plans and other images are attached for your review.

https://linclanc.sharepoint.com/sites/planningdept-boards/shared documents/boards/udc/reports/2022/10 oct/udr22097_9th & r.docx



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ELEVATION GENERAL NOTES

1. REFER TO DOOR SCHEDULE AND WINDOW SCHEDULE FOR SIZES AND TYPES.
2. ALL ROOF DRAINS SHALL FLOW DIRECTLY TO GUTTER.
3. CUSTOM COLORS ARE SELECTED AND SHALL BE APPROVED BY OWNER. SUBMIT COLOR SAMPLES OF ALL FINISH PRODUCTS TO OWNER AND ARCHITECT PRIOR TO INSTALLATION.
4. AT ALL PENETRATIONS OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS, THE SPACE BETWEEN THE WALL AND PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR TO FORM AN AIRTIGHT SEAL
5. PAINT ALL PENETRATIONS, VENTS AND LOUVERS TO MATCH SURROUNDING WALL.

EXTERIOR FINISH LEGEND

01 FACE BRICK
Color: Dark Yankee Hill Brick

02 FACE STONE
Color: Light

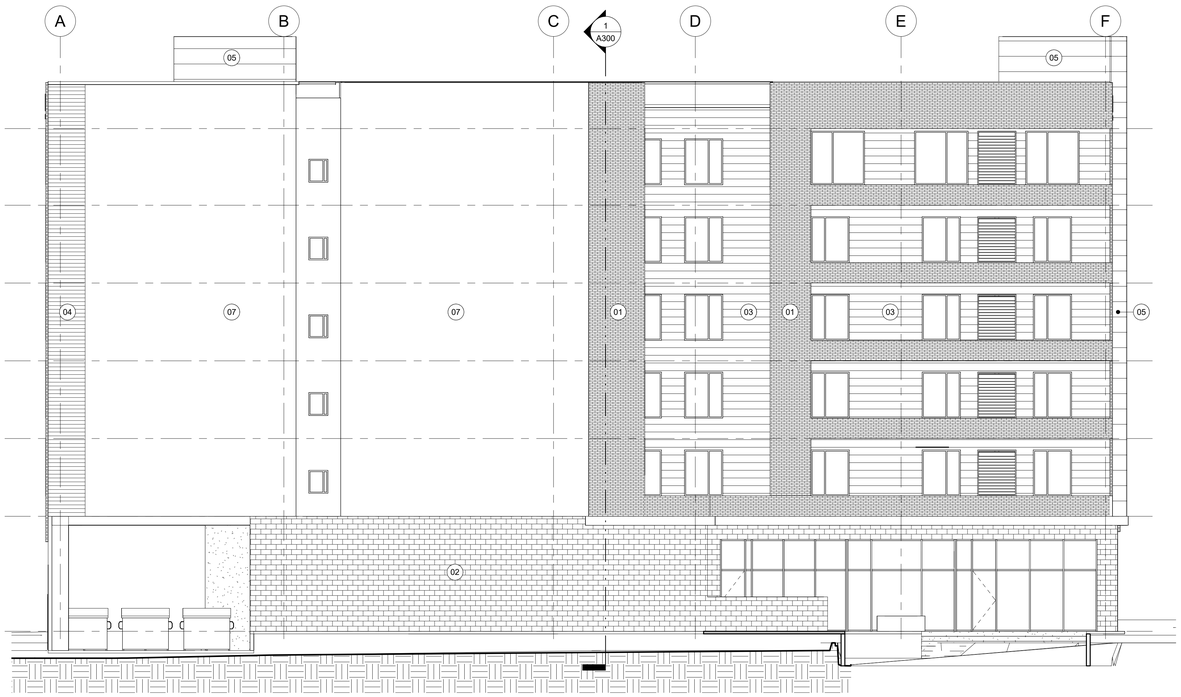
03 METAL PANEL
Color: Graphite
Pac-Clad Flush Wall Panels

04 METAL PANEL
Color: Slate Gray
Pac-Clad Flush Wall Panels

05 METAL PANEL
Color: Native Copper
Alucobond Wall Panels

06 PRE-FINISHED METAL COPING
Color: Match Adjacent Wall
Firestone Building Products

07 STUCCO
Color: Slate Gray



4 WEST ELEVATION
1/8" = 1'-0"



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



3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

LINE TWENTY NINE ARCHITECTURE
14253 S MORNING LIGHT DR
HERRIMAN, UT 84096
T: 385.232.0998
T: 801.822.3271
www.line29architecture.com

PROJECT:
Lincoln Residence Inn By Marriott
401 North 9th Street
Lincoln, NE 68508

CLIENT:
Woodbury Corporation
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

REVISIONS

STAMP

DRAWING:
EXTERIOR ELEVATIONS

DATE: 07/08/22
PROJECT #: 22-001
DRAWN BY: Author
CHECKED BY: Checker

SCHEMATIC DESIGN

A200

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8/8/2022 2:35:09 PM
Autodesk Docs://Woodbury/ Lincoln Rd-22-001 Lincoln Rd v22.rvt











9/6/2022 2:30:29 PM
Autodesk Docs://Woodbury Lincoln R22-001 Lincoln R22.rvt

LINE 29 NINE TWENTY
ARCHITECTURE

14253 S MORNING LIGHT DR
HERRIMAN, UT 84096
T: 385.232.0998
T: 801.822.3271
www.line29architecture.com

PROJECT:
Lincoln Residence
Inn By Marriott

401 North 9th Street
Lincoln, NE 68508

CLIENT:
Woodbury
Corporation

2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

REVISIONS:

STAMP:

DRAWING:
COLOR
ELEVATIONS

DATE: 07/08/22
PROJECT #: 22-001
DRAWN BY: Author
CHECKED BY: Checker

SCHEMATIC
DESIGN

A201

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LINE 29 NINE
TWENTY
ARCHITECTURE

14253 S MORNING LIGHT DR
HERRIMAN, UT 84096
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PROJECT

Lincoln Residence
Inn By Marriott

401 North 9th Street
Lincoln, NE 68508

CLIENT

Woodbury
Corporation

2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

REVISIONS

STAMP

DRAWING

3D VIEWS

DATE: 09/09/22
PROJECT #: 22-001
DRAWN BY: Author
CHECKED BY: Checker

SCHEMATIC
DESIGN

A202

9/8/2022 2:45:50 PM
Autodesk Docs://Woodbury Lincoln IR/22-001 Lincoln IR (v22).rvt

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URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22099, Advisory Review of 335 N 23rd Redevelopment
ADDRESS/LOCATION	335 North 23rd Street
HEARING DATE	October 4, 2022
APPLICANT	Ernie Castillo, 402-441-7855, ecastillo@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

Summary of Request

Ben Kunz is working with the Urban Development Department on a redevelopment at the southwest corner of 23rd and R Streets. The mixed-use building is seeking the use of Tax Increment Financing, warranting your review.

The building will include about 3,000 square feet of commercial space on the first floor, and 9 residential units above. The first floor includes 6 “micro restaurant” suites with a public outdoor seating area along 23rd Street and parking behind the building. Upper-floor residential units range from studios to two-bedrooms, with one live-work loft. The developer is also proposing a rooftop solar array.

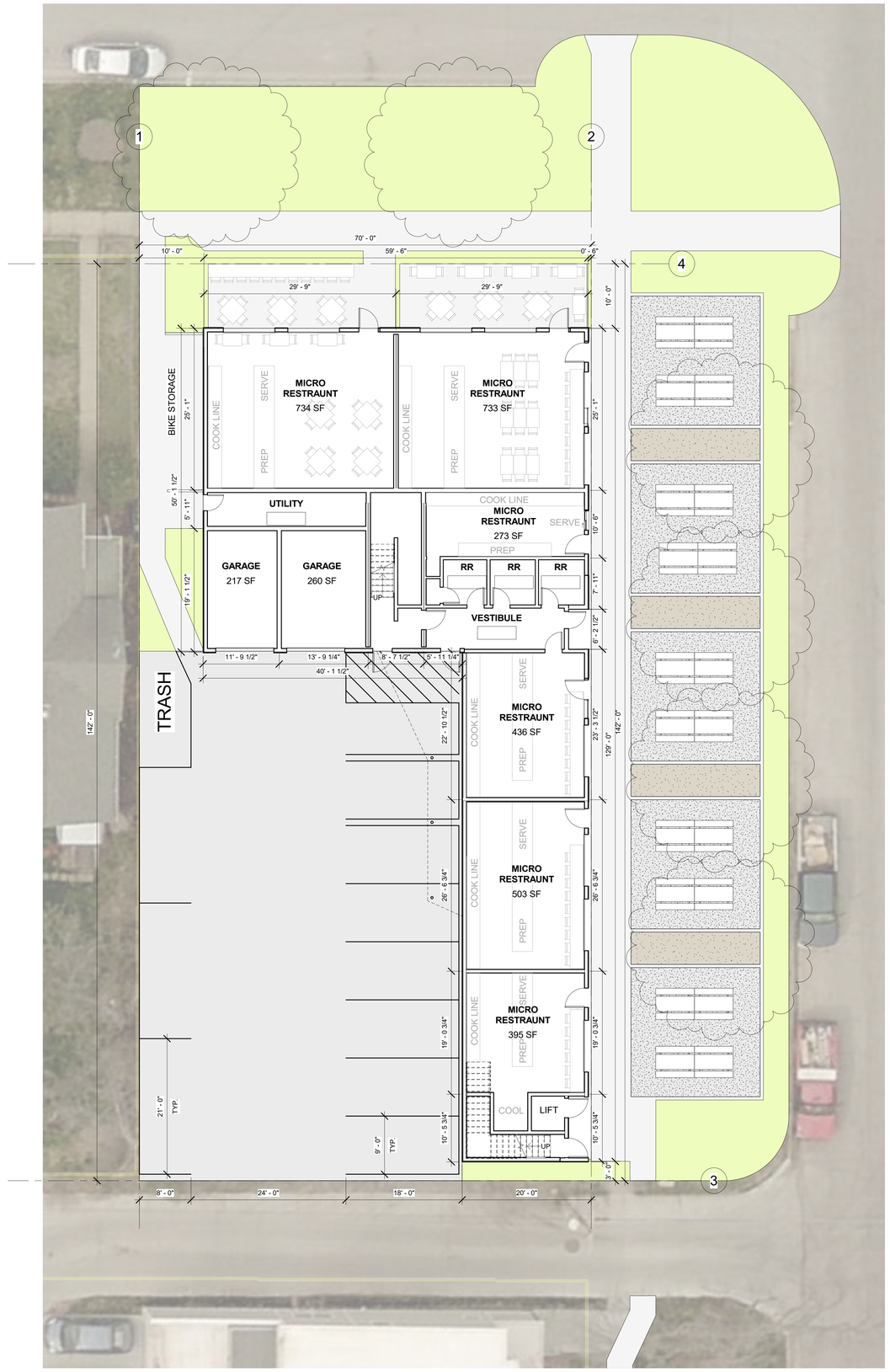
The project area is within the Antelope Village PUD and is identified as a “Neighborhood Business Area.” This business area is within the area zoned B-3. This area is intended to provide a transition from a broad range of business uses to a more compatible blend of commercial and residential uses.”

The Antelope Valley Redevelopment plan says “Viable neighborhoods start with sound housing stock. Yet, quality and sustainable neighborhoods require in close proximity a broad range of neighborhood support service and economic opportunities; such as schools, churches, jobs, retail, entertainment, infrastructure, public safety, human services, arts, and cultural experiences. The Antelope Valley vision strives to provide this broad range of services and opportunities to residents, workers, customers, clients, and visitors of the Antelope Valley Area.”

Plans, elevations, and proposed building materials are attached for more information.

https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2022/10 Oct/UDR22099_335 N 23rd.docx

R STREET



23RD STREET

DEVELOPMENT STATISTICS

SITE	PROVIDED	ALLOWED
SITE AREA	9,940 SF	
SITE AREA/UNIT	1,105 SF	1,000 SF
FRONT SETBACK 23RD ST	0'	10' (PUD)/0' B-3
FRONT SETBACK R ST	10'	10'
BACK YARD	10'	10'
SIDE YARD ALLEY	3'	5' (PUD)/0' B-3
PARKING		
STALLS ON SITE	13	
STALLS OFF SITE	0	
TOTAL STALLS	13	14
BIKE FACILITY	1	

BUILDING	
GROSS BUILDING AREA	12,047 SF
BUILDING FOOTPRINT	4,515 SF
GROSS COMMERCIAL AREA	3,165 SF
NET COMMERCIAL AREA	2,876 SF
COMMERCIAL LOAD AREA	347 SF
RESIDENTIAL AREA	7,900 SF
ROOF DECK	1,085 SF
GARAGE AND UTILITY AREA	635 SF

UNITS		
COMMERCIAL		5-6
STUDIO	(544 SF)	2
STUDIO LOFT	(757 SF)	2
2 BED	(855 SF)	2
2 BED LOFT	(1,110 SF)	2
LIVE-WORK LOFT	(833 SF)	1
TOTAL		**9**

1 First Floor
1/8" = 1'-0"

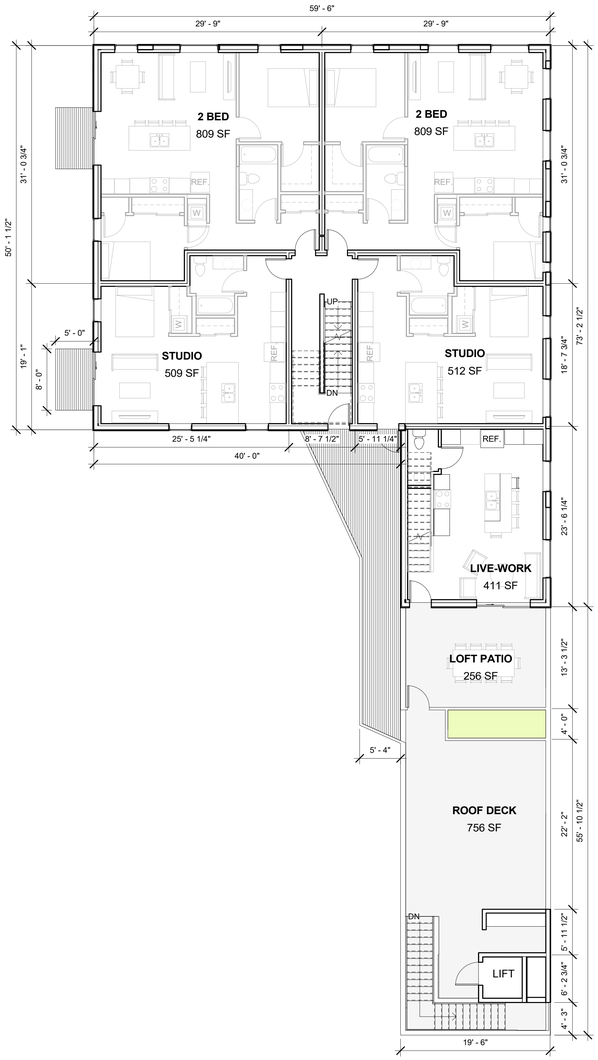
335 N 23rd St

A1

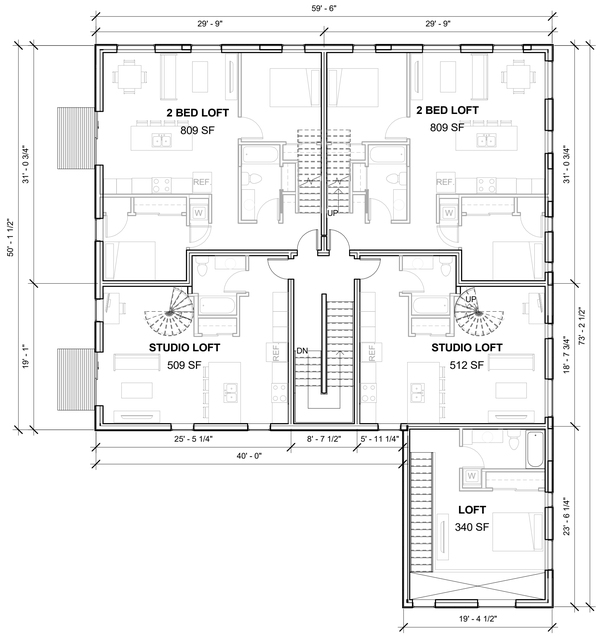
Site Plan

09/12/2022

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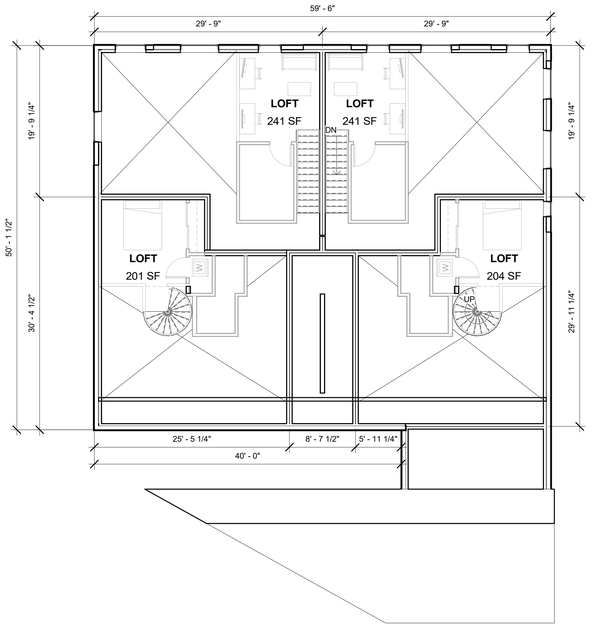


3 LEVEL 2
1/8" = 1'-0"

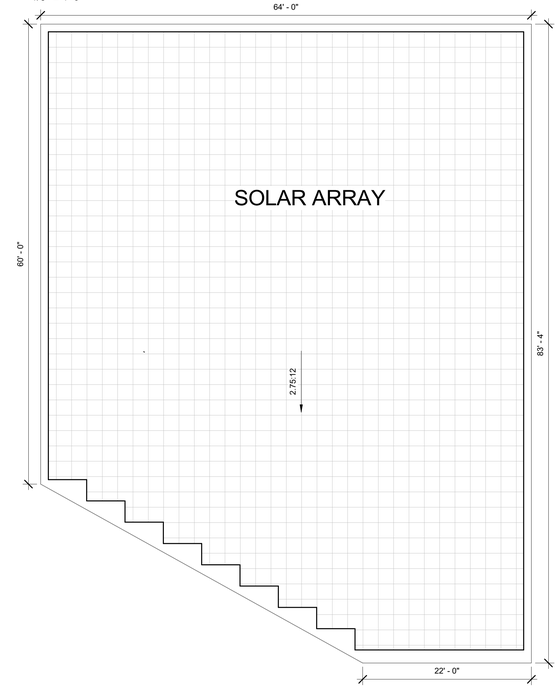


1 LEVEL 3
1/8" = 1'-0"





4 MEZZANINE
1/8" = 1'-0"



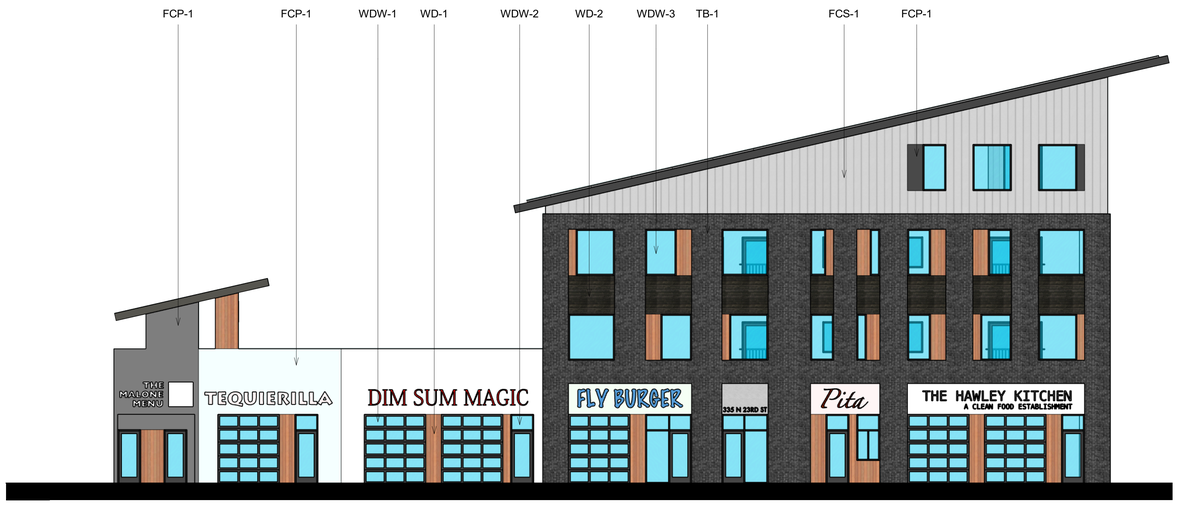
2 ROOF PLAN
1/8" = 1'-0"

335 N 23rd St

A2

2nd, 3rd & Roof Floor

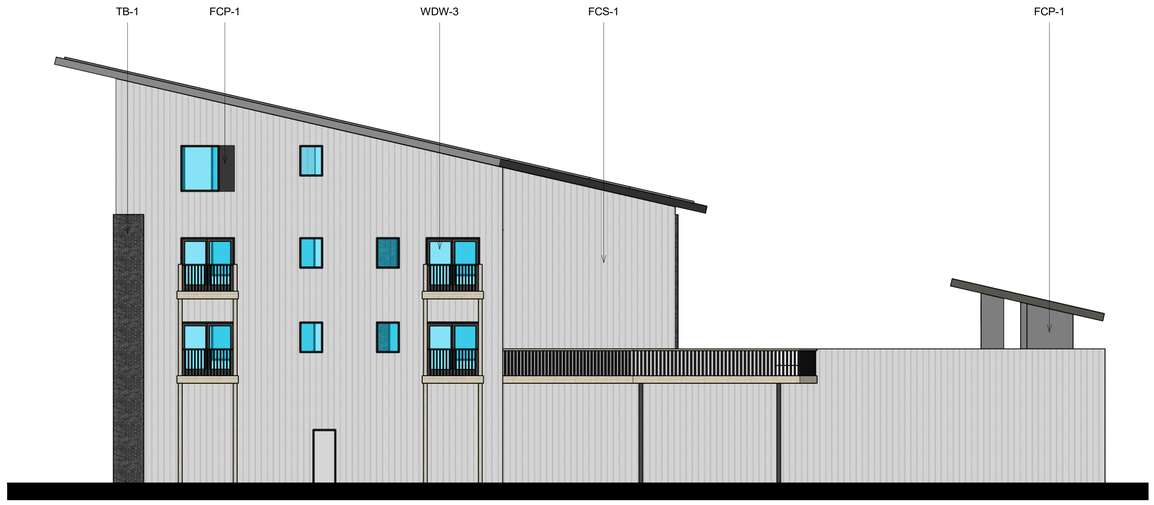
09/12/2022



1 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



4 South Elevation
1/8" = 1'-0"

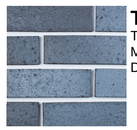
MATERIALS



FCP-1
Fiber Cement Panel
Smooth
Various Colors



WD-1
Wood Look Cladding
Vertical/Soffit
Cedar



TB-1
Thin Brick
Modular
Dark Gray or Black



RF-1
Asphalt Shingles
Black

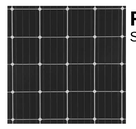
WDW-1
Aluminum Storefront or Overhead Door
Black Frame



FCS-1
Fiber Cement Siding
Vertical - Smooth
White or Light Gray



WD-2
Cedar Siding
Horizontal
Weathered or Sho Shugi Ban



RF-2
Solar Panels

WDW-2
Aluminum Storefront
Black Frame

WDW-3
Residential Fiberglass Window Unit
Black Frame

335 N 23rd St

A4
Elevations

09/12/2022

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335 N 23rd St

A4

Perspectives



335 N 23rd St

A4

Perspectives

09/12/2022



335 N 23rd St

A4

Perspectives

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22098, Advisory Review of Lincoln Downtown Corridors
ADDRESS/LOCATION	Downtown Lincoln
HEARING DATE	October 4, 2022
APPLICANT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

Summary of Request

Downtown Corridors is a city-led streetscape enhancement effort meant to improve the attractiveness, safety, connectivity and overall vibrancy of some of downtown's most important street corridors – O Street, 9th, 10th, 11th and 14th. Since January of this year, city staff has been working with a design consultant to develop a master plan for these improvements. That master plan, including the identification of a first phase of improvements, is set to be completed by the end of the year. The Urban Design Committee is being asked to review and provide feedback on the preferred alternatives for each street corridor prior to completion of the plan.

More information is attached.

https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2022/10 Oct/.docx

CULTIVATING THE DOWNTOWN LINCOLN EXPERIENCE.

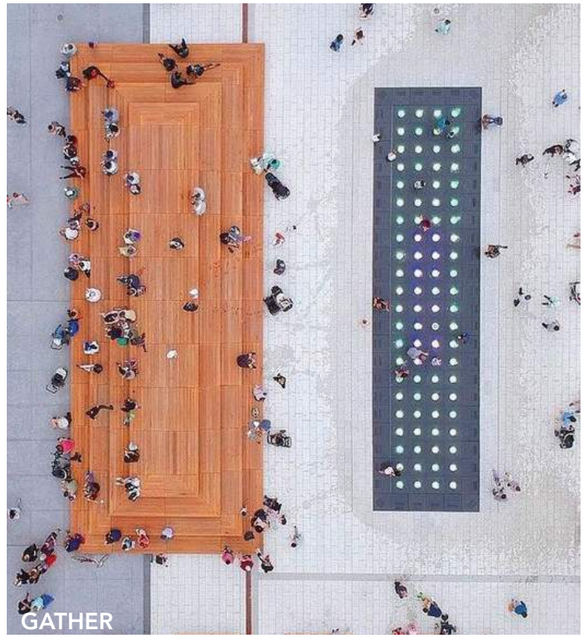
DOWNTOWN CORRIDORS

O Street • 9th • 10th • 11th • 14th

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CORRIDOR PLANS

14th STREET


GATHER


EMBRACE CULTURE



PROGRAM READY

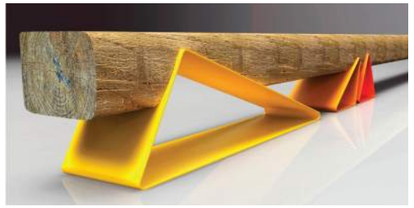




















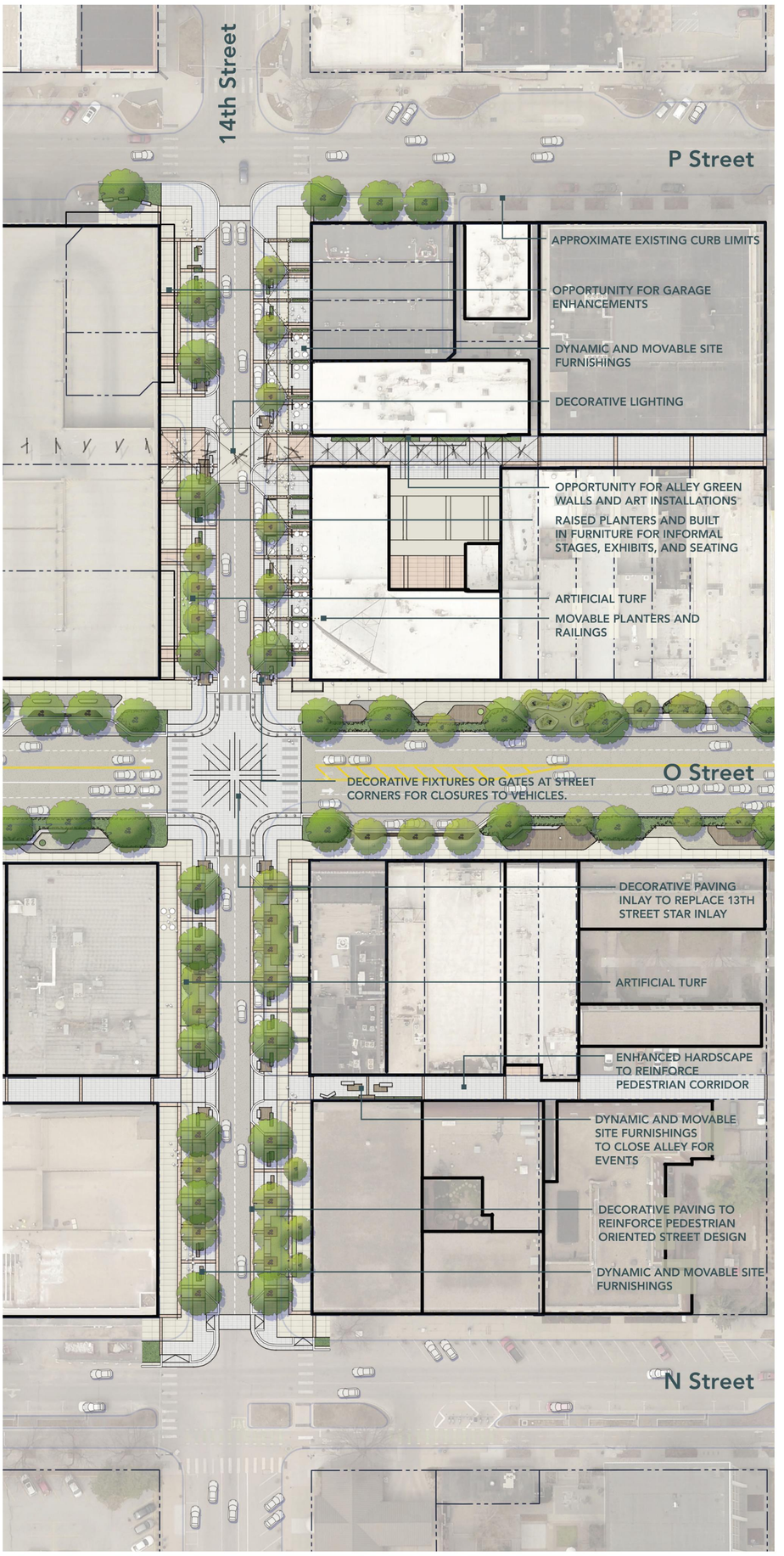
INDUSTRIOUS . GRITY . AGILE . DURABLE . DESTINATION

OPEN HOUSE #2

14th STREET
N St. to P St.

KEY MAP





PREFERRED PLAN

0 15 30 60 90' north

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11th STREET


URBAN OPEN SPACE


CELEBRATE ART


PLAYFUL FORMS









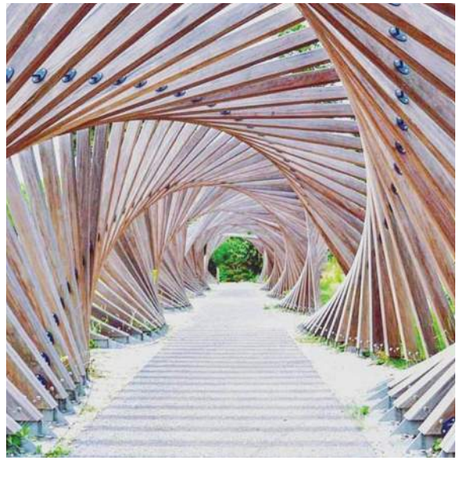












OPEN HOUSE #2

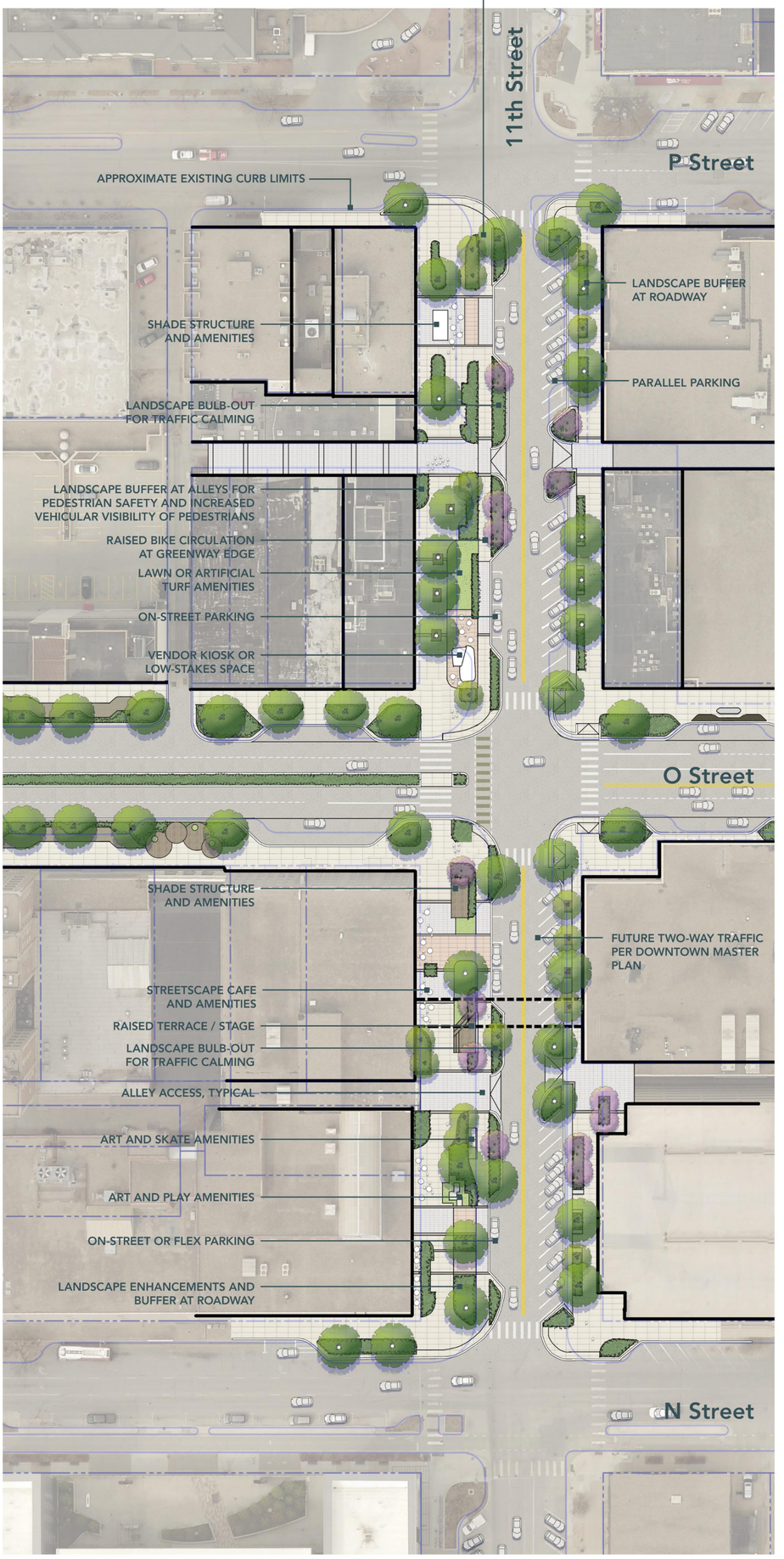
11th STREET

N St. to P St.

KEY MAP



PROVIDE BIKE CIRCULATION WITHIN GREENWAY. OPPORTUNITY TO SEPARATE FROM ROADWAY WITH LANDSCAPE BULB-OUTS AND ON-STREET PARKING.



PREFERRED PLAN

0 15 30 60 90' north

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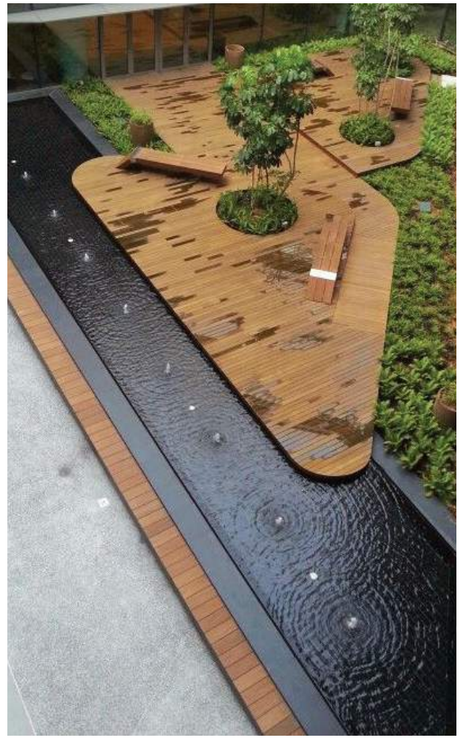
O STREET


SOPHISTICATED FORMS


RICH TEXTURE


ELEVATED LAYERS





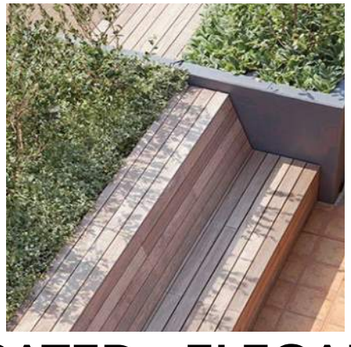




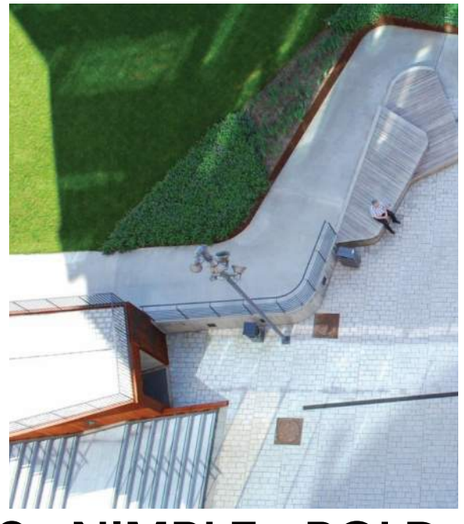












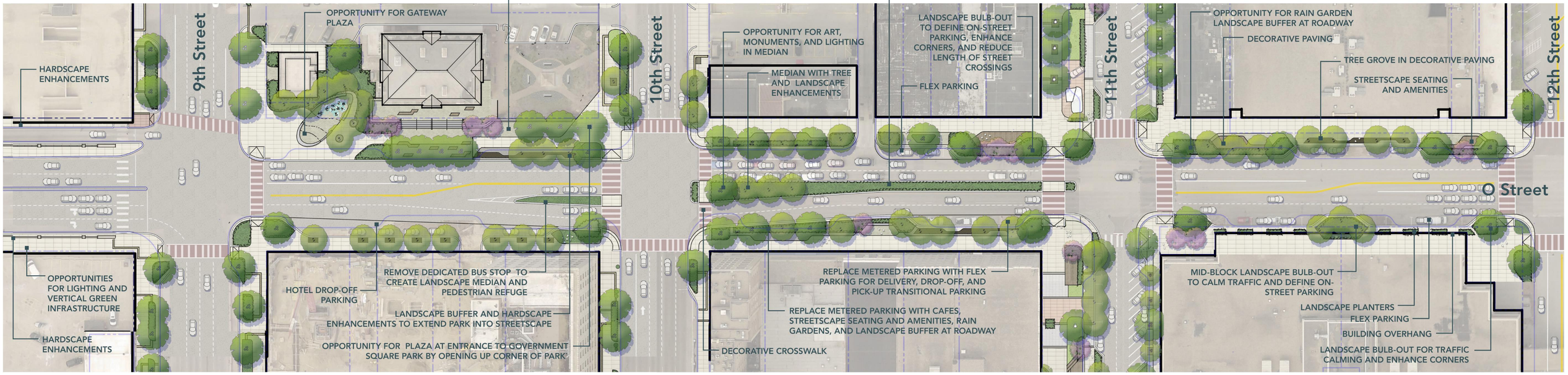
SOPHISTICATED . ELEGANT . TIMELESS . NIMBLE . BOLD

OPEN HOUSE #2

O STREET
9th St. to 12th St.

KEY MAP





PREFERRED PLAN

0 15 30 60 90' north

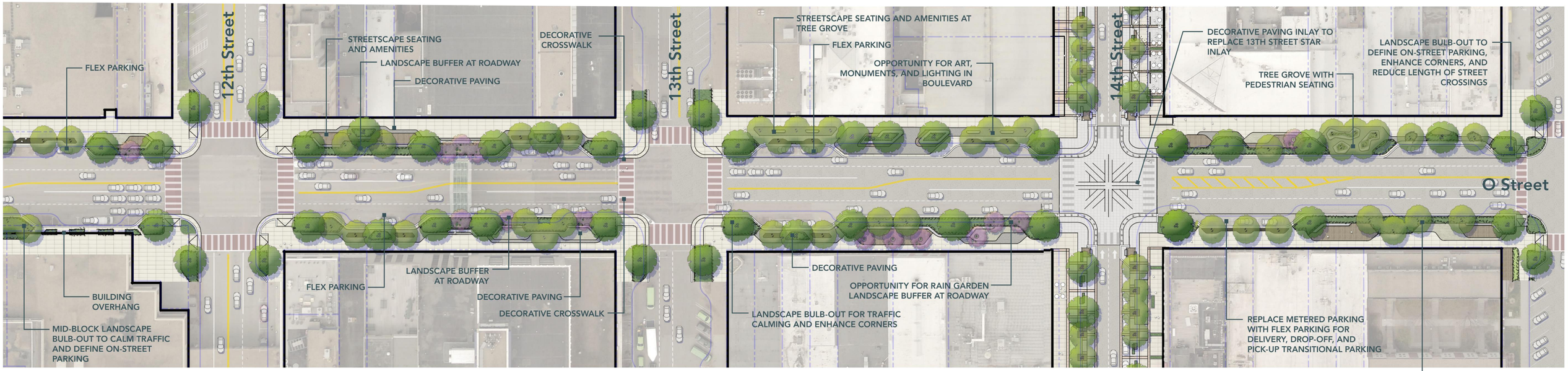
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OPEN HOUSE #2

O STREET
12th St. to CENTENNIAL MALL

KEY MAP





PREFERRED PLAN

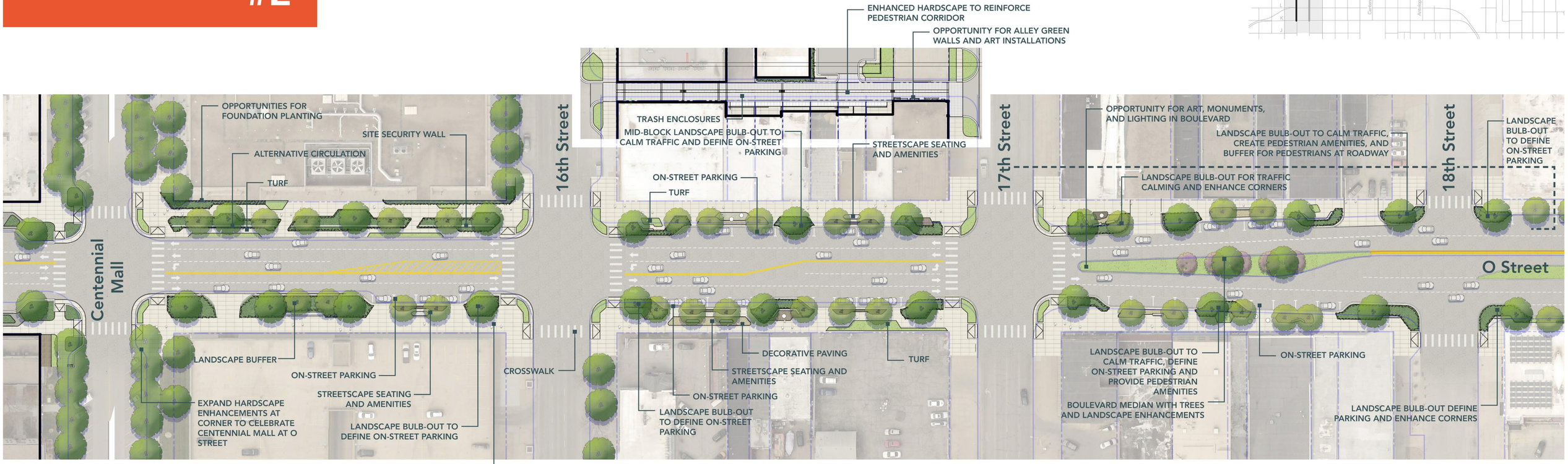
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OPEN HOUSE #2

O STREET
CENTENNIAL MALL to 18th St.

KEY MAP





PREFERRED PLAN

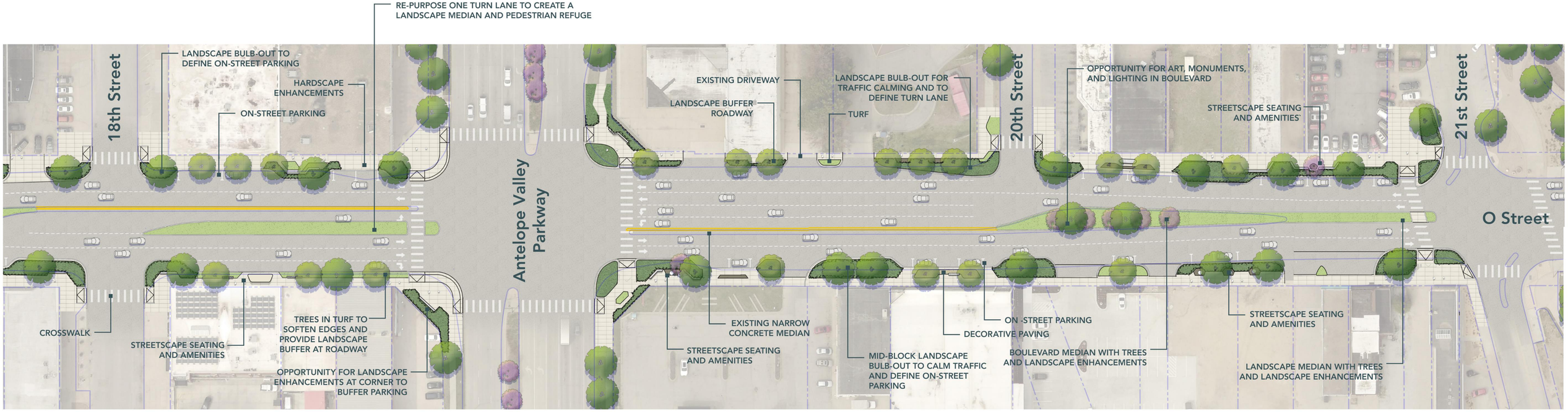
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OPEN HOUSE #2

O STREET
18th St. to 21st St.

KEY MAP





PREFERRED PLAN

0 15 30 60 90' north

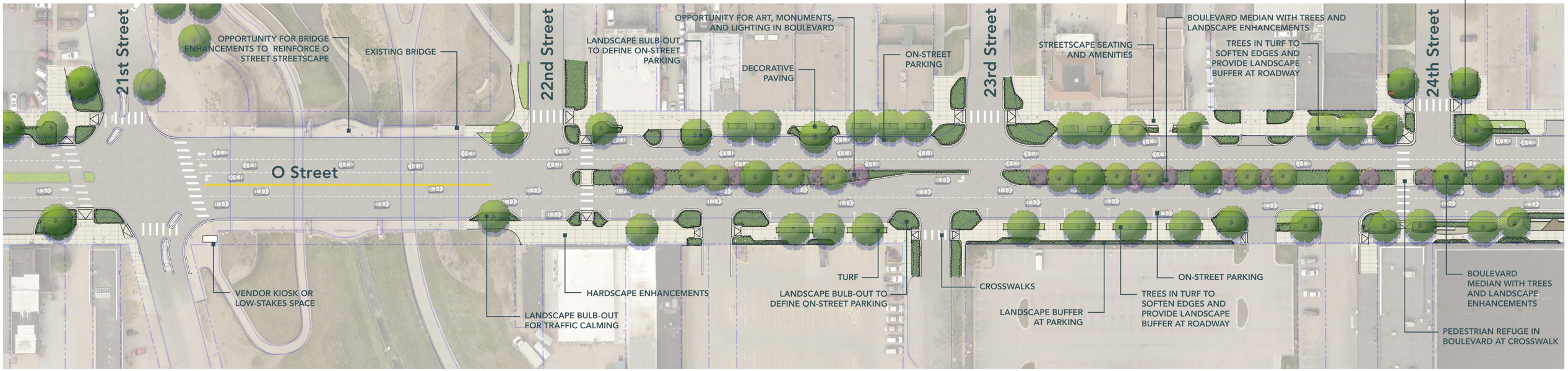
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OPEN HOUSE #2

O STREET
21st St. to 24th St.

KEY MAP





PREFERRED PLAN

0 15 30 60 90' north

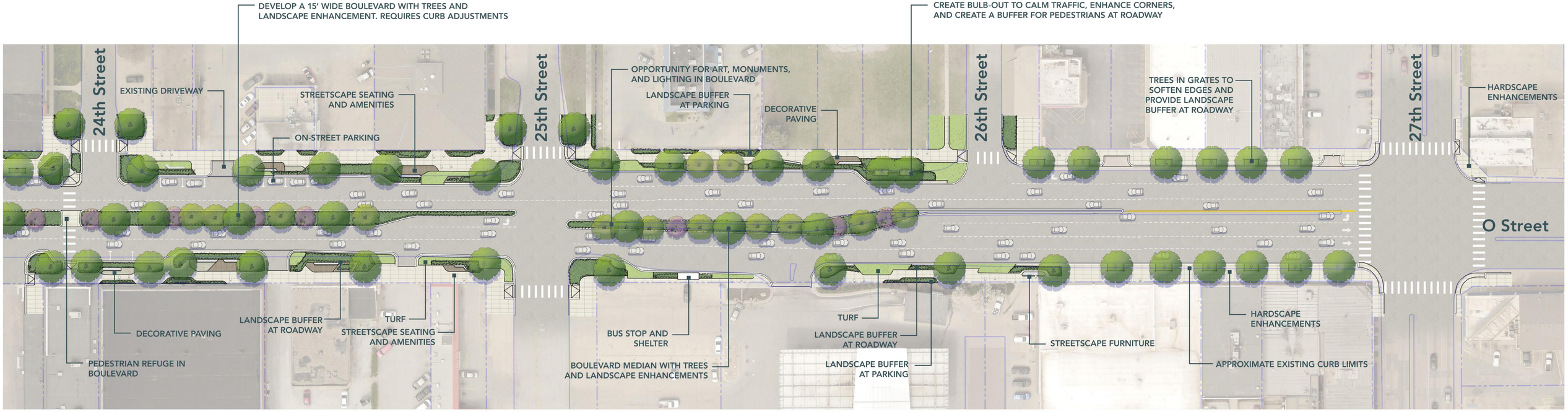
Back to Top

OPEN HOUSE #2

O STREET
24th St. to 27th St.

KEY MAP





PREFERRED PLAN

0 15 30 60 90' north

Back to Top

9th & 10th STREETS


TREE CLUSTERS

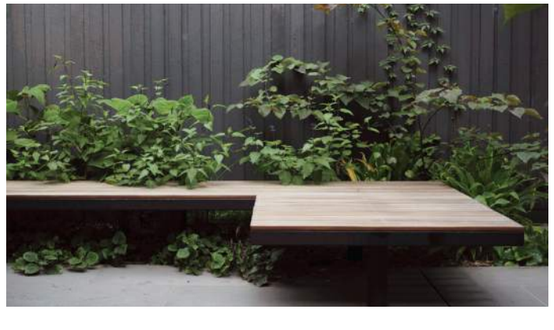

ENHANCED EDGES

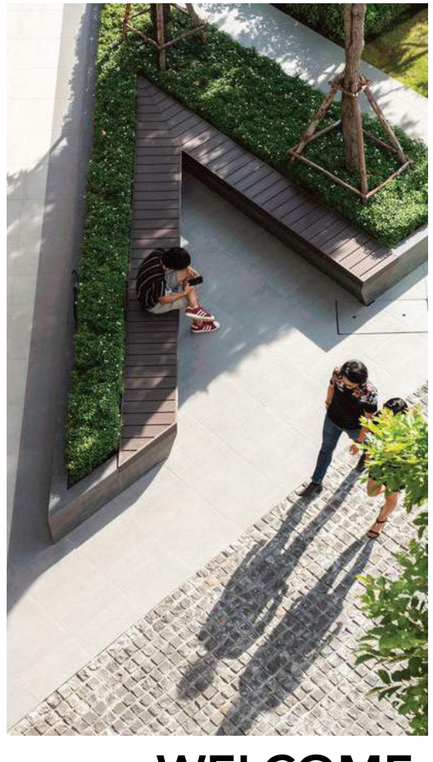

PEOPLE NODES





















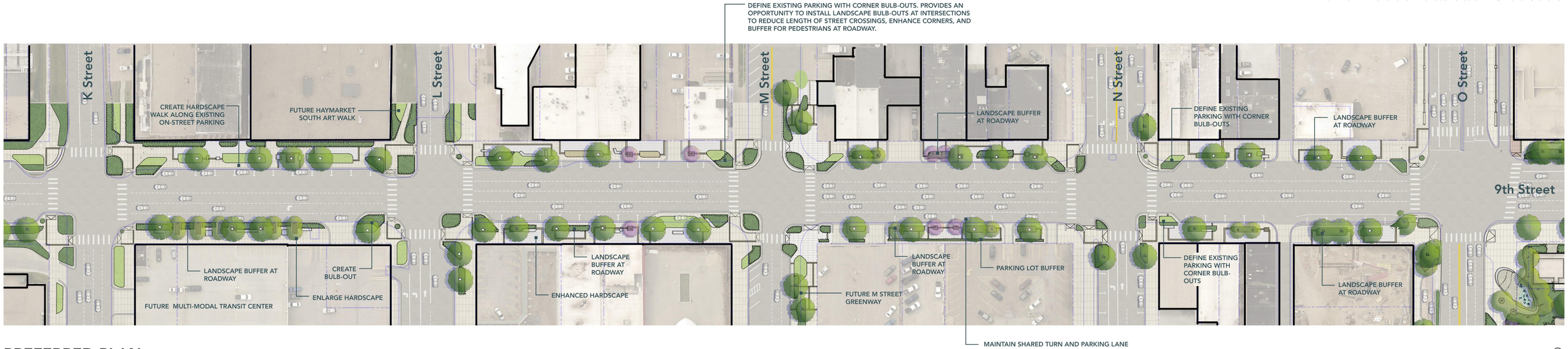
WELCOME. ELONGATE . SOFTEN . ENHANCE . SLOW

OPEN HOUSE #2

9th STREET
K St. to O St.

KEY MAP





PREFERRED PLAN

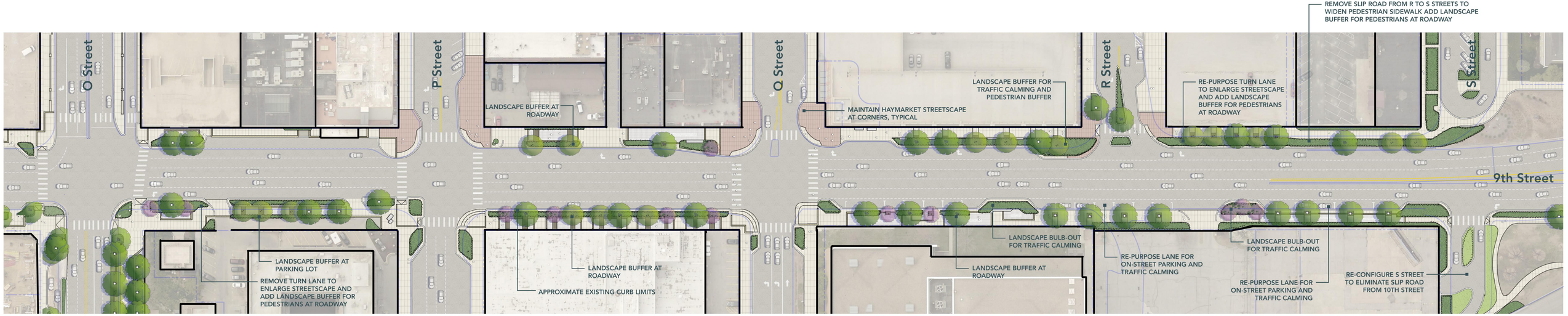
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OPEN HOUSE #2

9th STREET
O St. to S St.

KEY MAP





PREFERRED PLAN

0 15 30 60 90' north

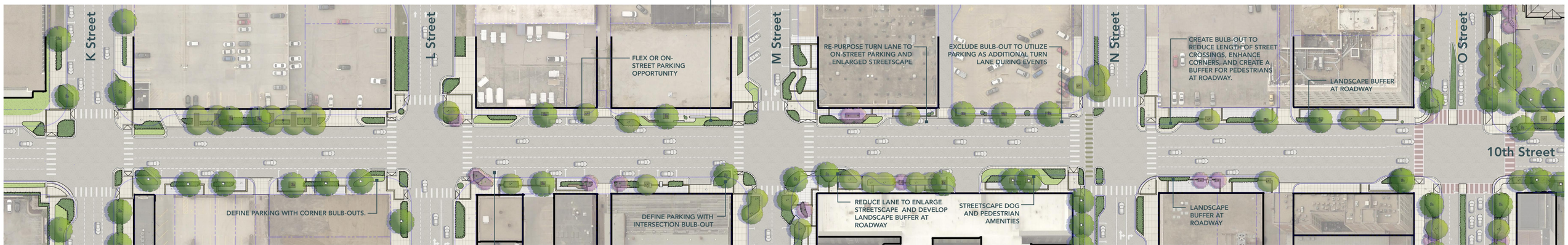
Back to Top

OPEN HOUSE #2

10th STREET
K St. to O St.

KEY MAP





PREFERRED PLAN

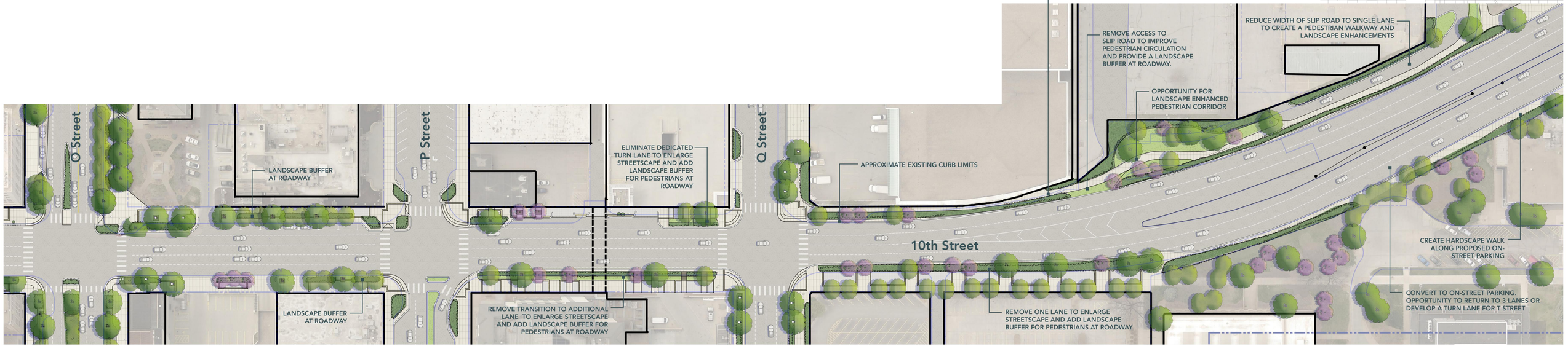
OPEN HOUSE #2

10th STREET

O St. to S St.

KEY MAP





PREFERRED PLAN

Back to Top

CULTURAL INSIGHTS

RESEARCH APPROACH

Who We Heard From



Downtown Residents

People who live within our project site or its surrounding area.

Surveys
In-Depth Interviews



Business Owners

People who own or manage businesses within our project site, and people who own local business outside of downtown to gain contrasting perspective.

Surveys
In-Depth Interviews



Corridor Avoiders

People who actively avoid our project site, or downtown Lincoln all together.

In-Depth Interviews



Corridor Frequenters

People who frequent our project site including shoppers, event-goers and employees of downtown.

Surveys
In-Depth Interviews

INSIGHT

As we sifted through qualitative responses, we heard a desire for *something deeper than aesthetic changes* or downtown landscaping.

INSIGHT

We started classifying this as *“Cultivated Vibrance”* in the data. Business owners, residents and visitors alike want there to be a feeling that there’s *“something going on” in downtown Lincoln.*

PROJECT OBJECTIVE

Collect differing perspectives on the Lincoln Downtown Corridors to inform a ~~Revitalization~~ Cultivation Plan that reflects their desires and best use cases.

RESEARCH APPROACH

Revitalize vs Cultivate

Oftentimes, “Revitalization” plans (while intending to restore energy) focus on beautification of an area; Lincoln Corridors needs more than that.

REVITALIZATION

- Focuses on physical improvements
- Solutions centered on aesthetic
- Top-down initiated, administered, can feel sterile
- Tears out the “old” to create the “new”
- Results in a modern cityscape

CULTIVATION

- Focuses on cultural improvements
- Solutions centered on people
- Bottom-up initiated, organic, can feel human
- Builds on the “old” to create something “new”
- Results in a charming neighborhood

CORRIDOR VISION





1 | CORE CREATORS

The makers, entrepreneurs and innovators of Lincoln bring a different perspective to creating new spaces for artists and bring energy to places where people will want to be.

RECOMMENDATIONS:

- INVITE MAKER COLLABORATION
- DEVELOP LOW-STAKES SPACE
- ENCOURAGE STREETSCAPE ACTIVITY

2 | COMMUNITY ECOSYSTEM

Celebrate the variety of existing businesses and experiences, and create new spaces in the "dead zones" to offer a continuous discovery of something new every step of the way.

RECOMMENDATIONS:

- INSPIRE MORE ECOSYSTEMS
- INCLUDE OWNERS & MAKERS
- INCENTIVIZE DIVERSE BUSINESSES

CORRIDOR VISION





3 | DESIGN GRAVITY

Create interesting spaces to make any downtown destination worth the walk.

RECOMMENDATIONS:

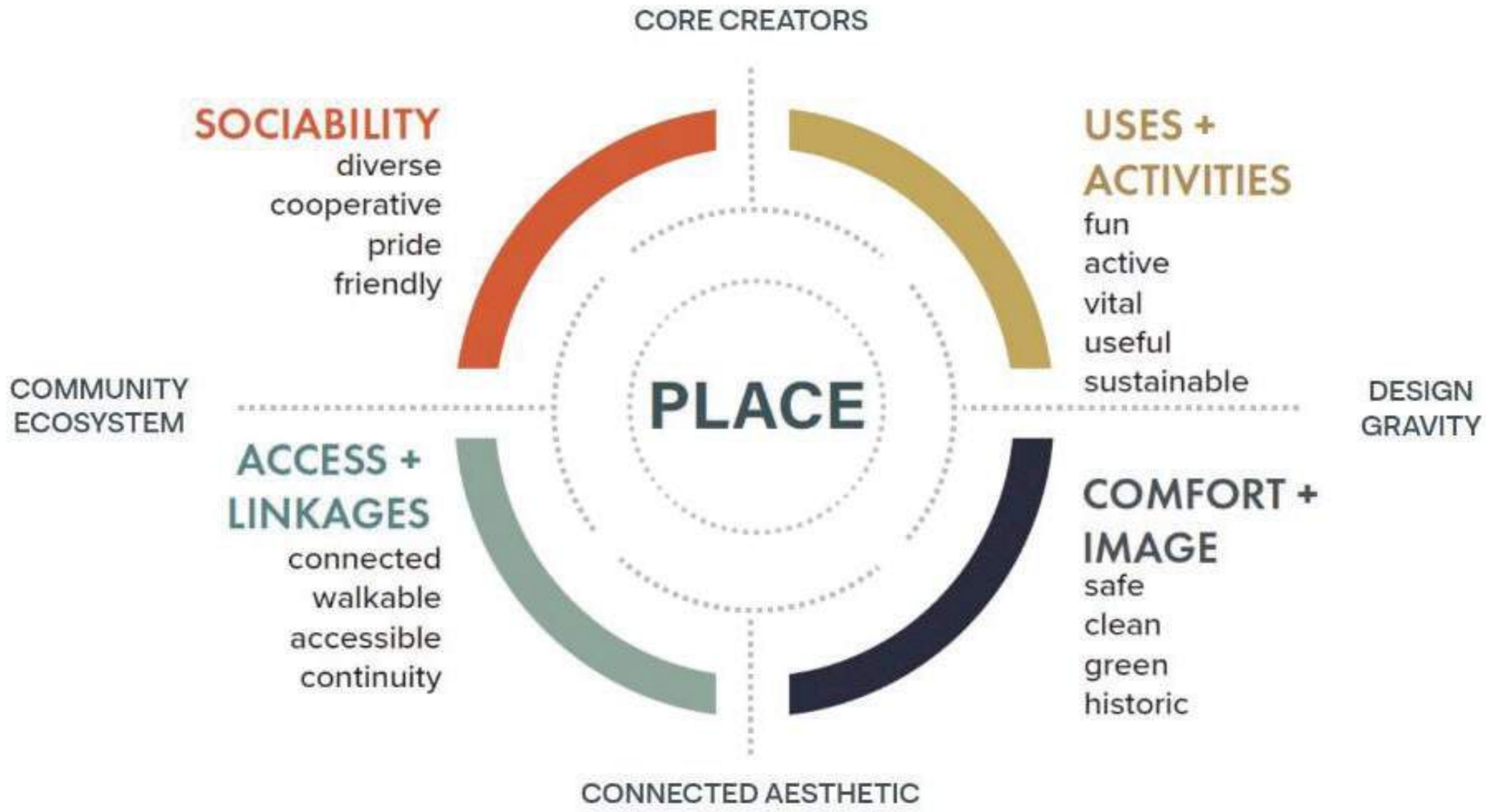
- CREATE CONNECTIVE EXPERIENCE
- MAKE PARKING A CONNECTIVE EXPERIENCE
- DEVELOP UBER DROP-OFFS
- DESIGN FOR COMFORT
- CREATE RESTFUL OFFSHOOTS

4 | CONNECTED AESTHETIC

Create a feeling or moment connecting downtown to the rest of the city that says, “this is Lincoln”.

RECOMMENDATIONS:

- INSTALL CITY OF LINCOLN SIGN
- REINFORCE DOWNTOWN BRAND
- BE CONTEXTUAL AWARE
- ADD PLANT LIFE
- INSTALL FEATURES FOR COMFORT
- FEATURE REVOLVING LOCAL ART



PUBLIC SPACE.

To build a successful public space, we need an understanding of community tendencies and ideals, and how they shift in response to social change.

INFLUENCE.

We look at public space as the locations where we exchange ideas, have a good time, and build relationships. The 'sphere of influence' in our lives shape these spaces which offer a forum for social interaction, recreation, entertainment, relaxation and community building.

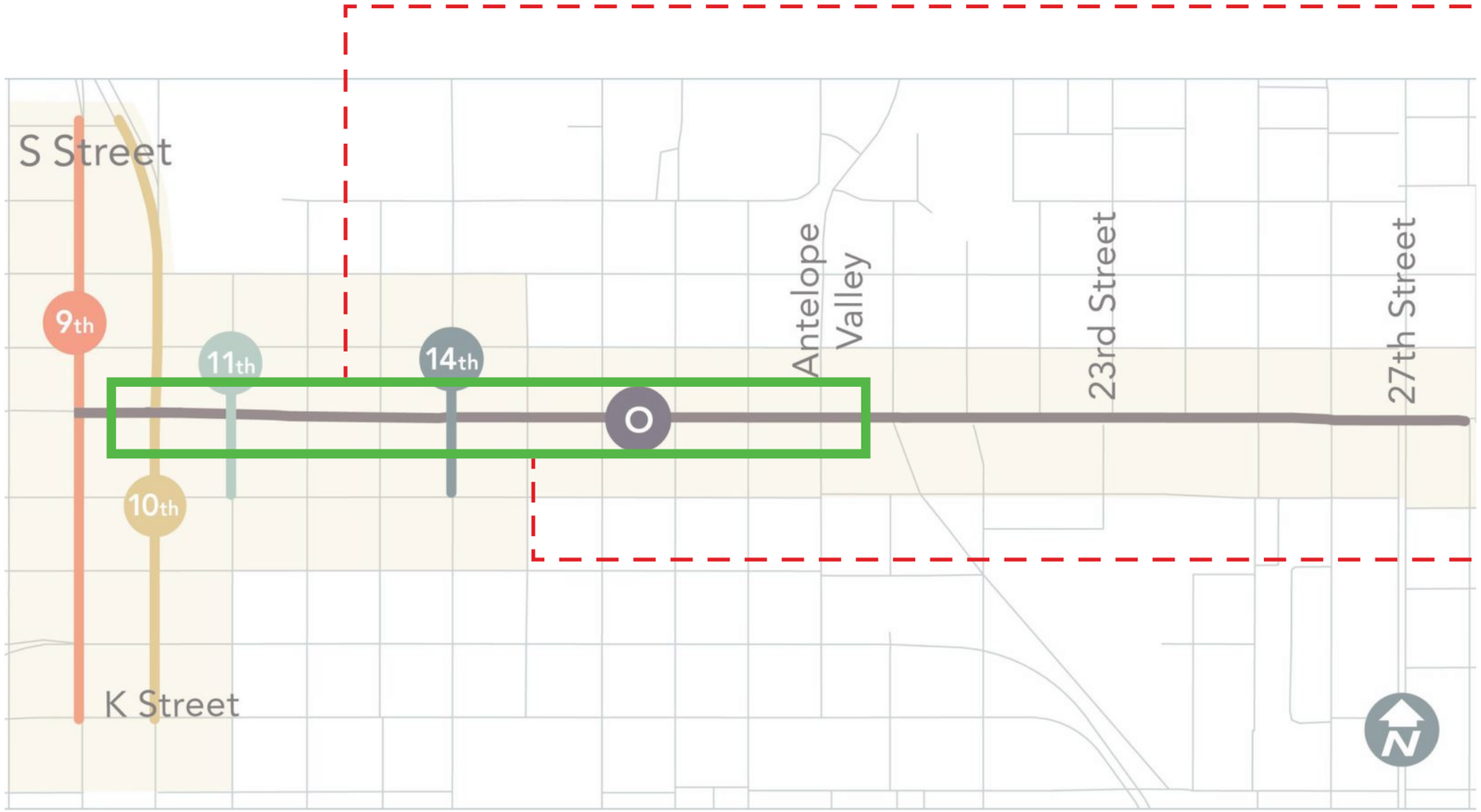
PILLARS OF THE PUBLIC REALM.

Placemaking focuses on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well being. The social, cultural, economic, and environmental factors need to be weighed equally during the visioning process.

BIG IDEAS

INCORPORATE Medians And Pedestrian Refuge Islands On O Street

BIG IDEAS AND OPPORTUNITIES



Landscape Medians (9th - Antelope Valley)

› **Medians at select locations and intersections for enhanced interest.**

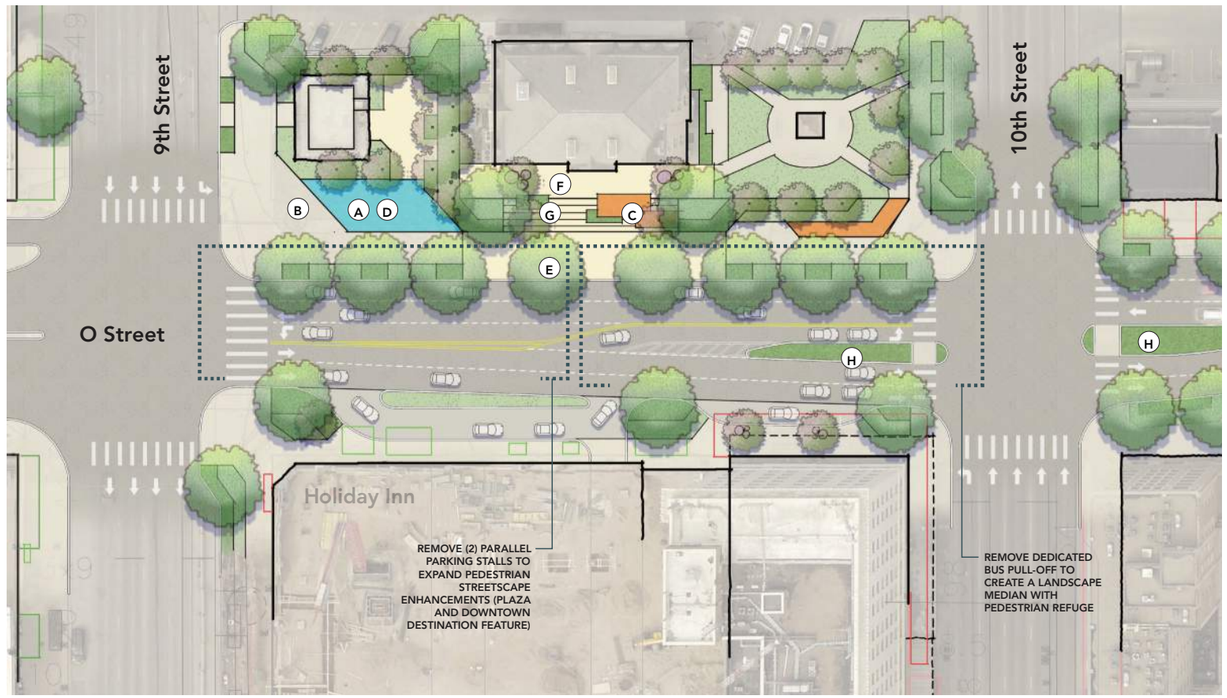


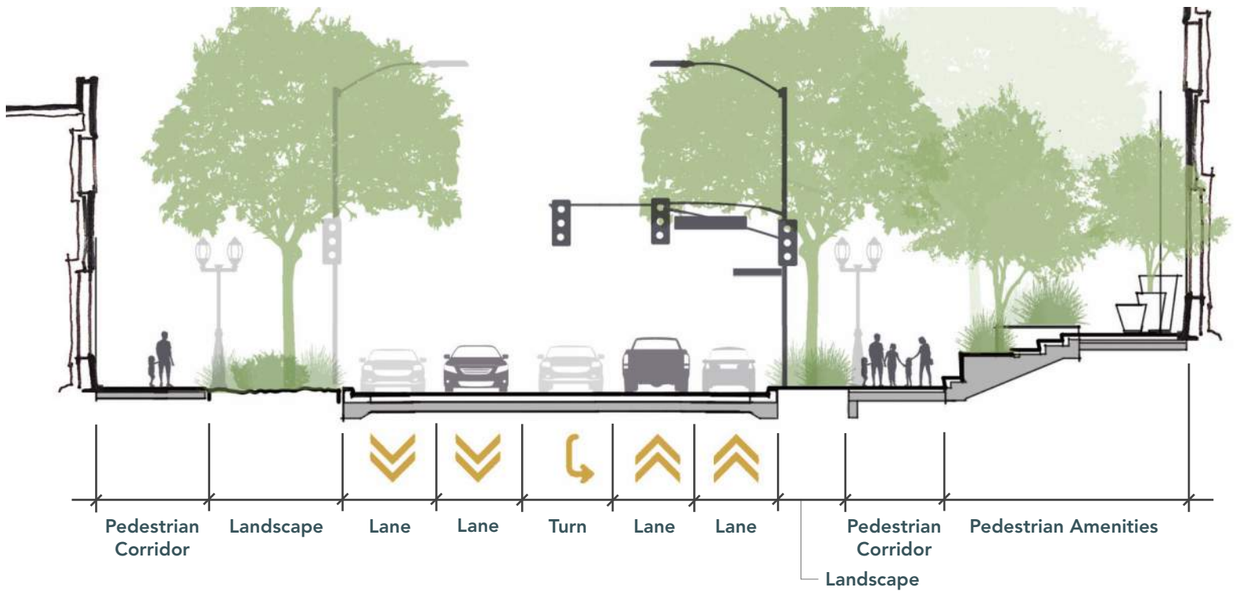
Pedestrian Refuge Islands (9th - Antelope Valley)

› **Pedestrian Refuge space in crosswalks to create safer pedestrian crossings and slower turns.**

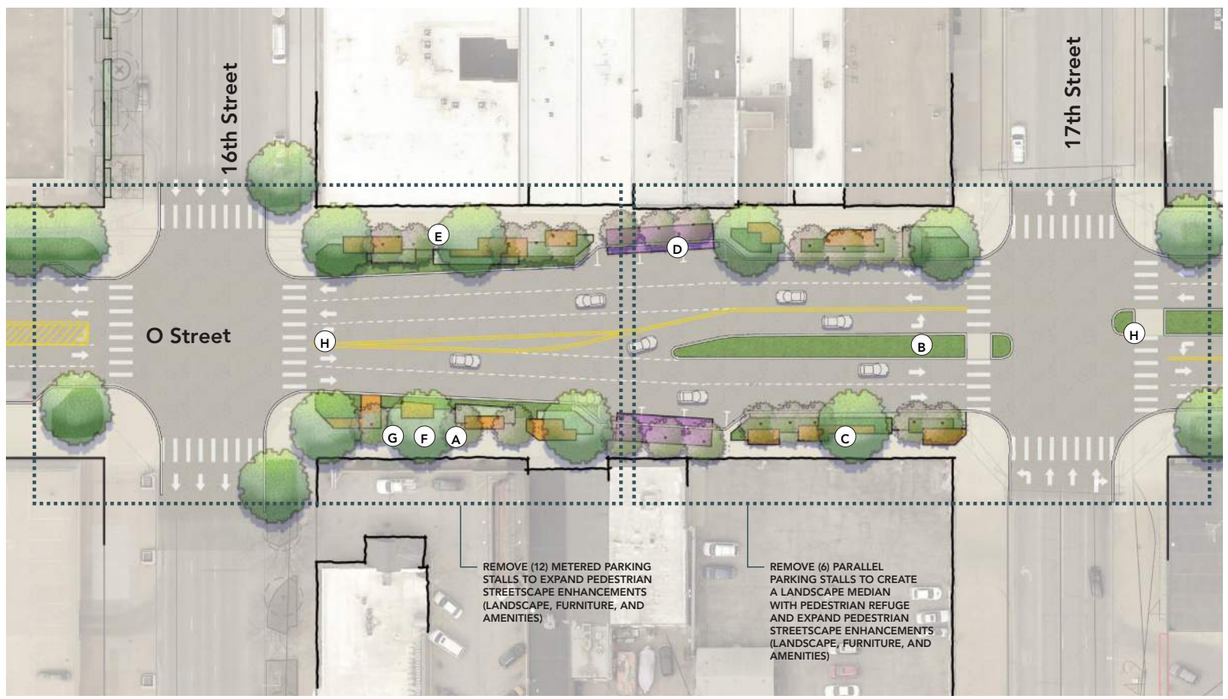


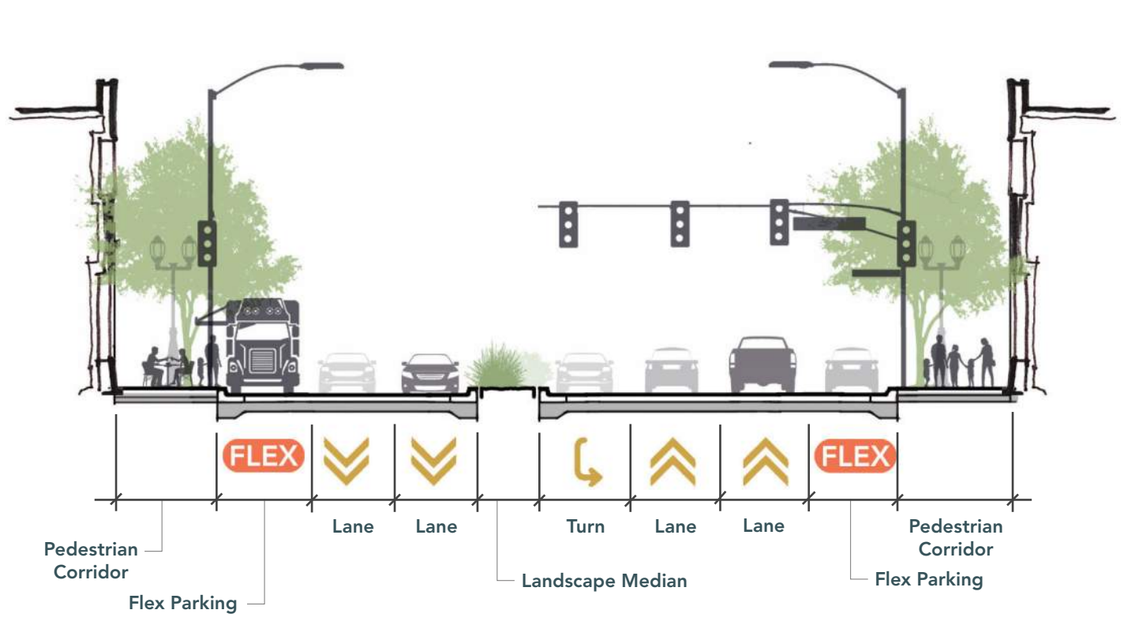
O STREET
BETWEEN 9TH AND 10TH STREET





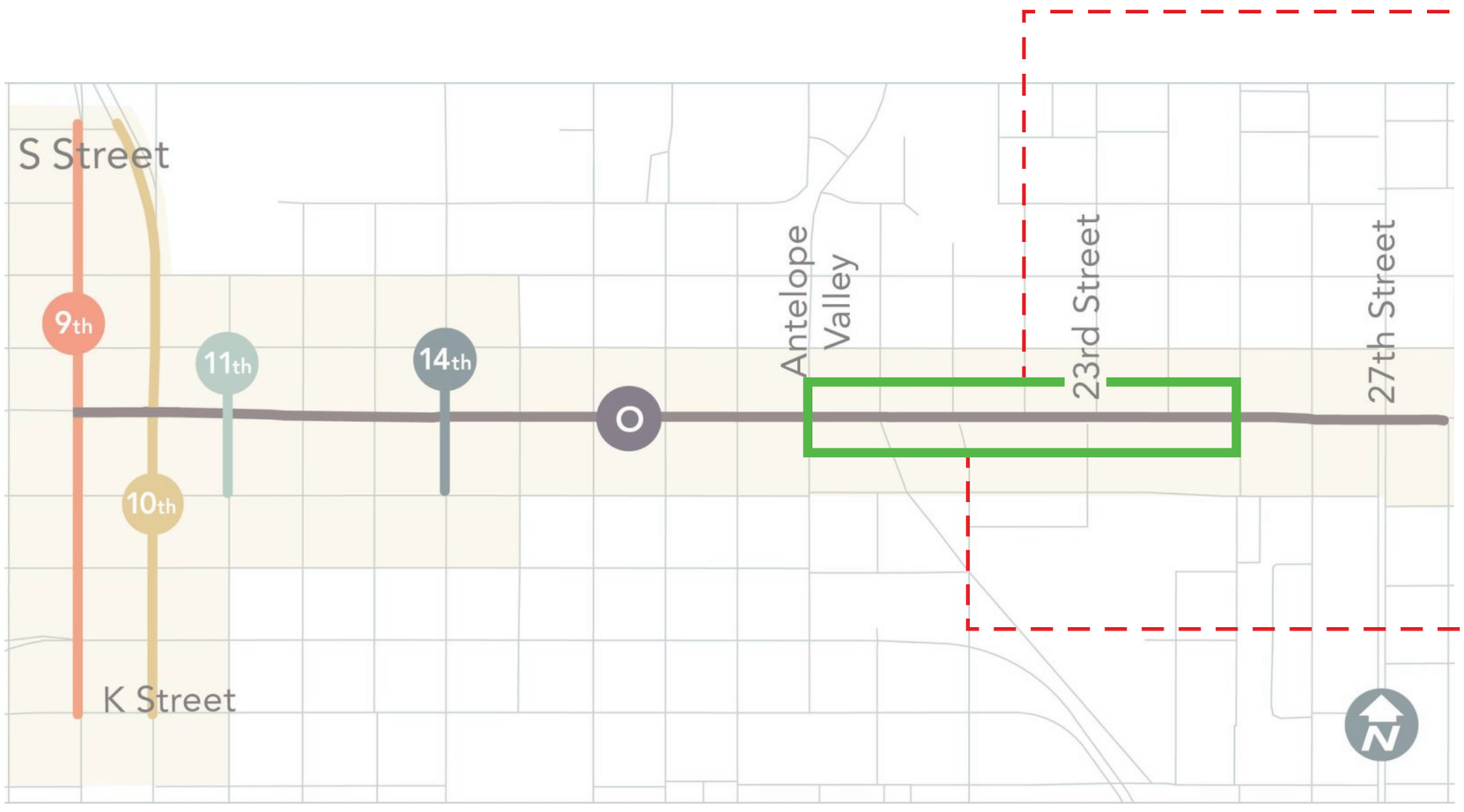
O STREET
BETWEEN 16TH AND 17TH STREET





INCORPORATE Boulevard And Pedestrian Refuge Along O Street

BIG IDEAS AND OPPORTUNITIES



Boulevard Landscape (Antelope Valley - 25th)

- Wide central median with large canopy trees.
- Increases shade, reduces heat island effect and creates more comfortable pedestrian environment.

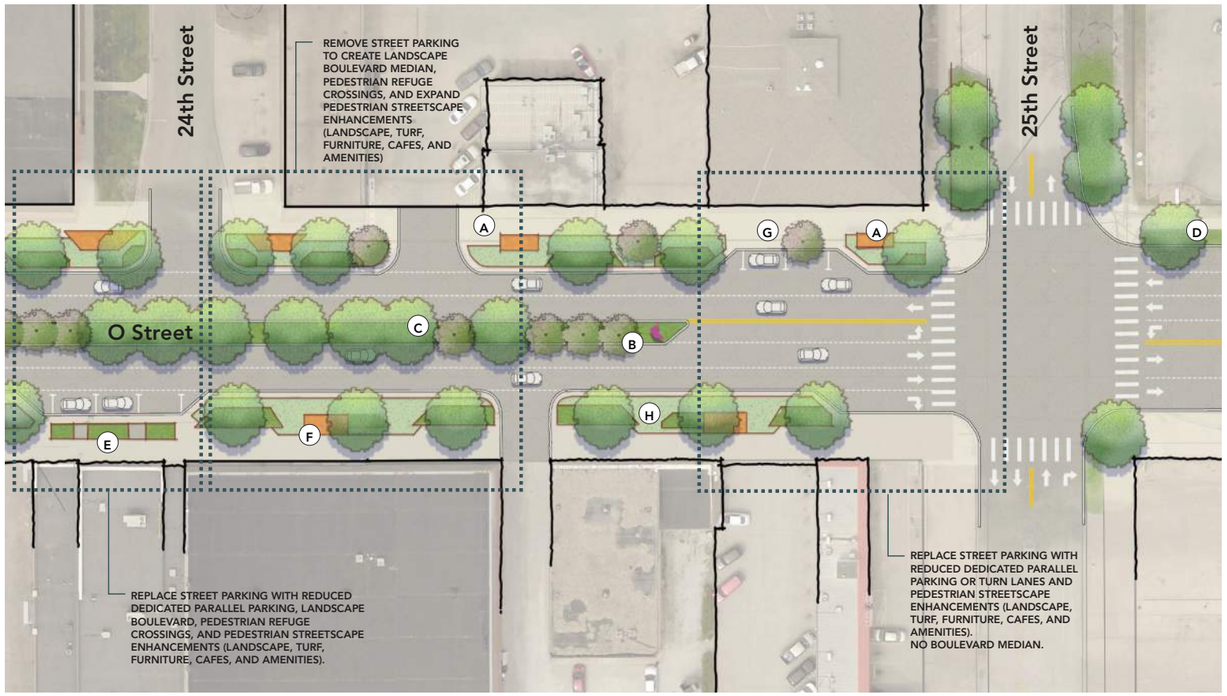


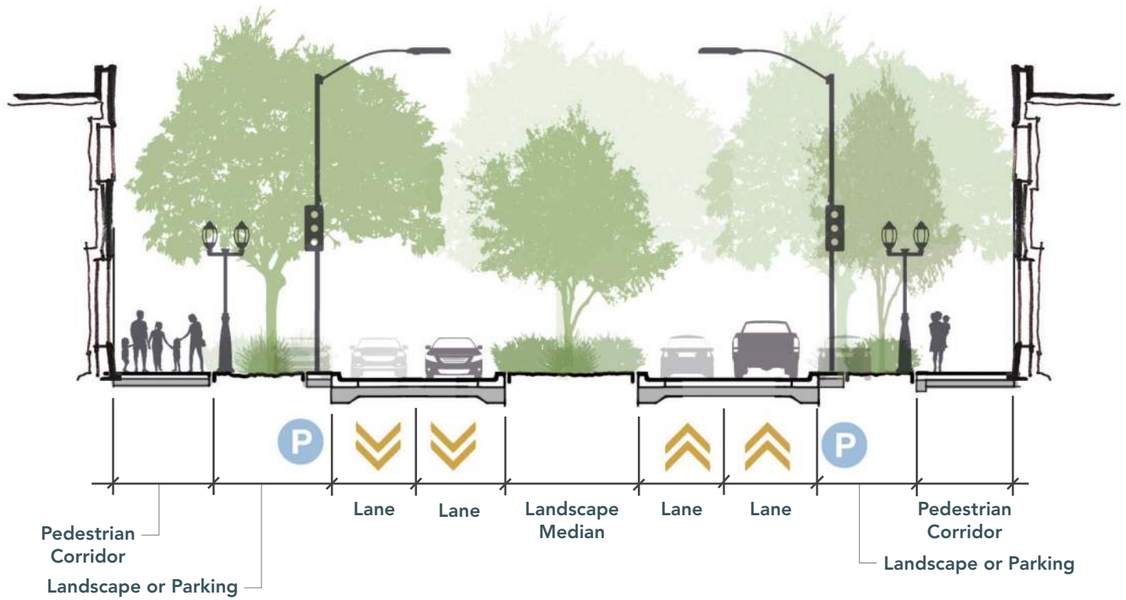
Pedestrian Refuge Islands (Antelope Valley - 25th)

- Wide central median provides opportunity for a pedestrian zone mid-crossing.



O STREET
BETWEEN 25TH AND 22ND STREET





REMOVE Metered Parking On O Street

BIG IDEAS AND OPPORTUNITIES



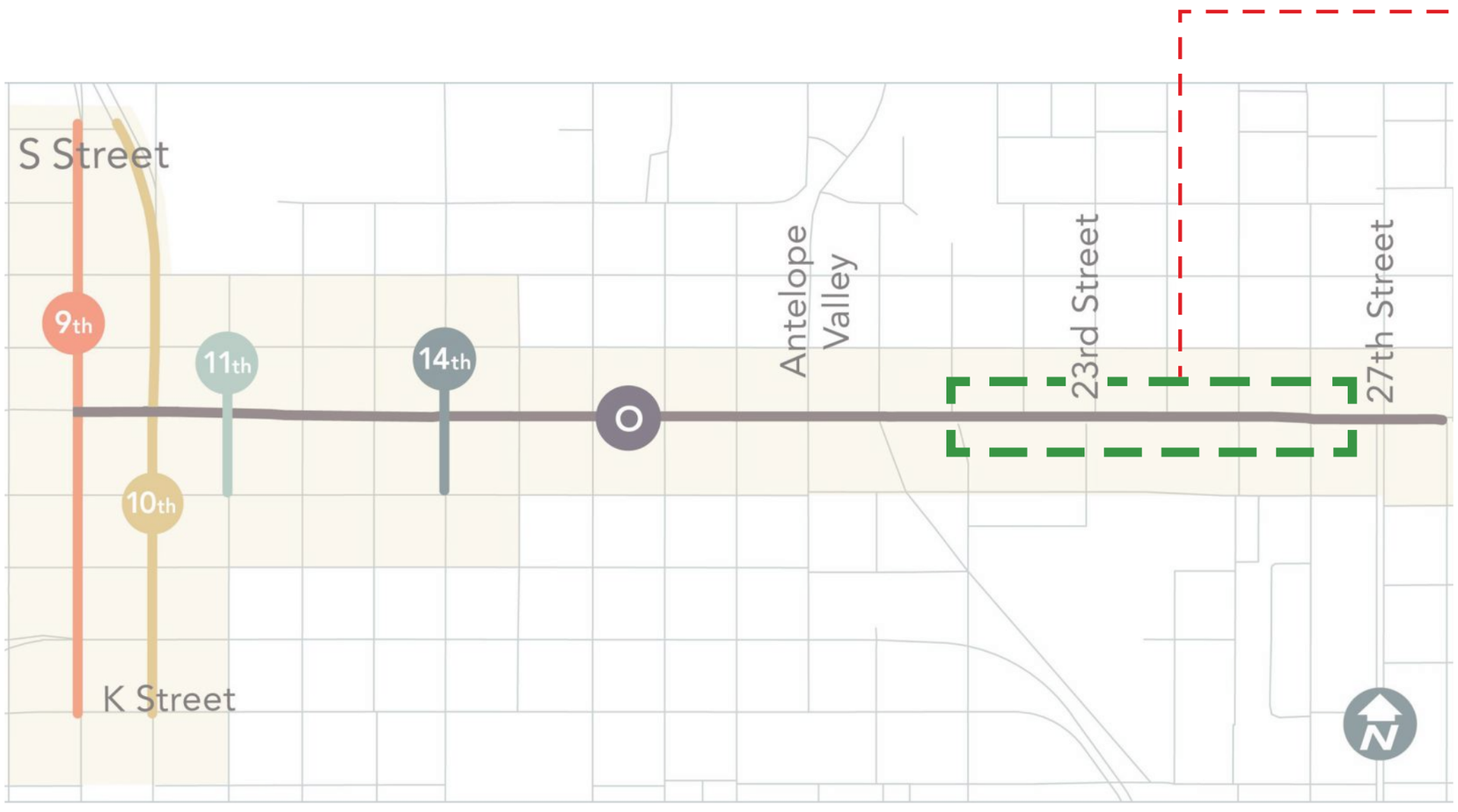
REMOVE Metered Parking between 9th - 21st Street

- Reduce metered parking in central downtown area to enhance and expand pedestrian zone.
- Replace existing metered parking with Pick-Up and Drop-Off ONLY Zones.
- Encourage visitors and guests to park their vehicles in the available parking garages.



DEFINE Parking On O Street

BIG IDEAS AND OPPORTUNITIES



DEFINE Parking on O Street between 21st - 27th Street

- Incorporate curb bulb-outs to define parallel parking spaces along East O Street.
- Introduce street trees and understory planting with the space gained by introducing bulb-outs.
- Eliminate underutilized parking spaces and replace with planting and pedestrian public realm space.

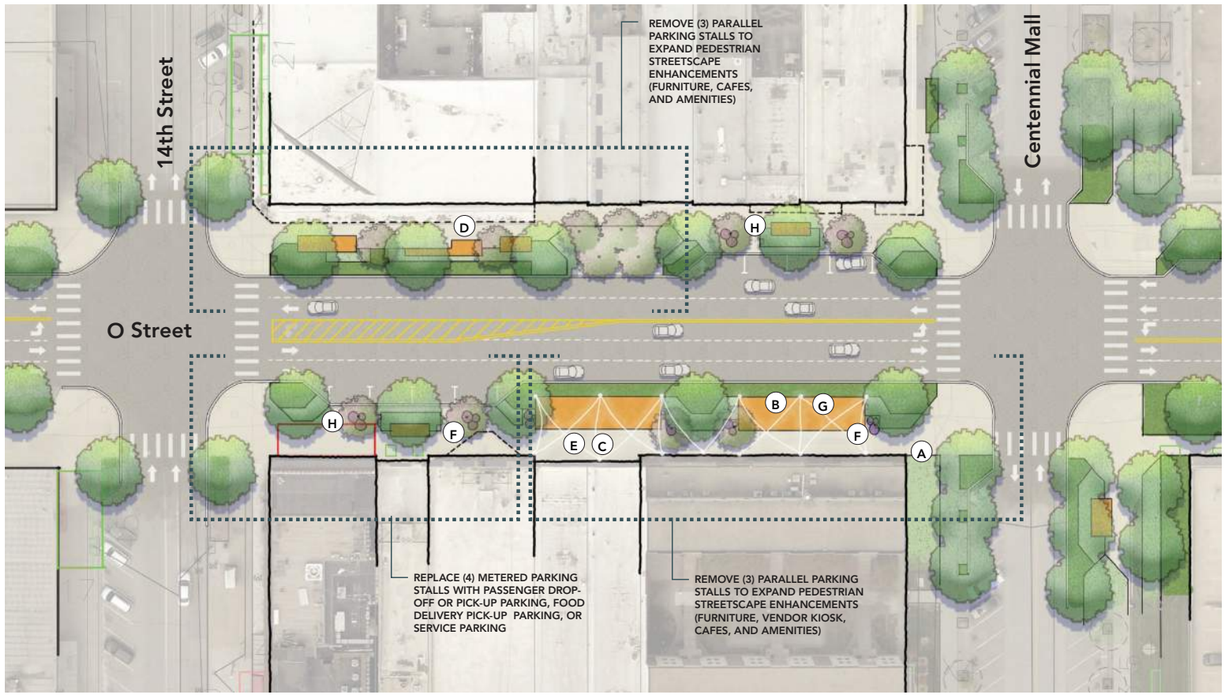


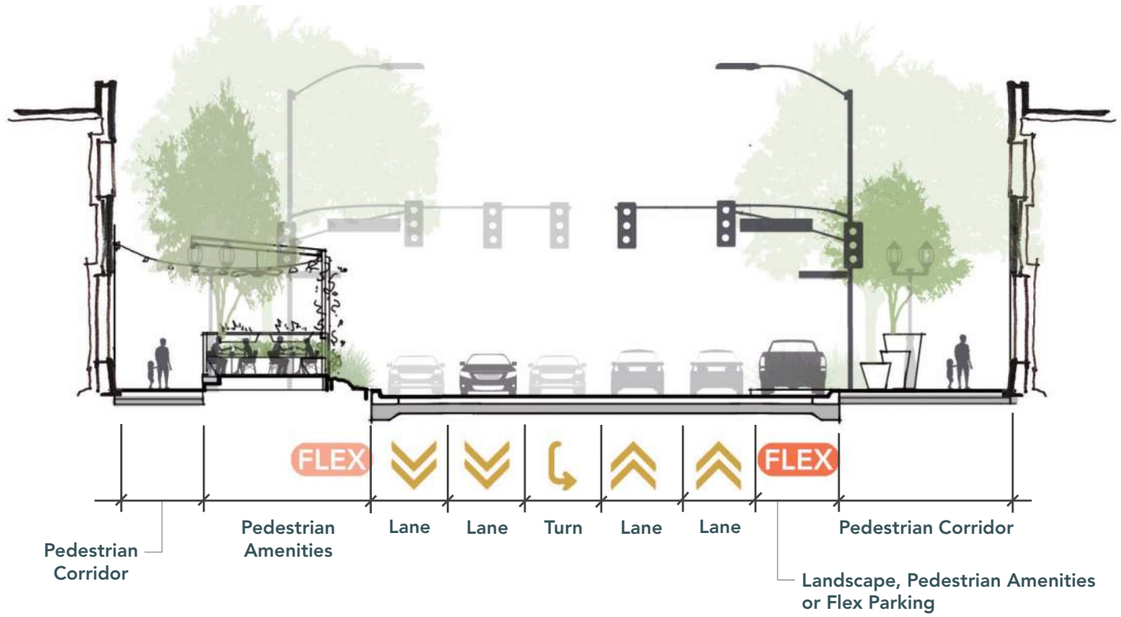




O STREET

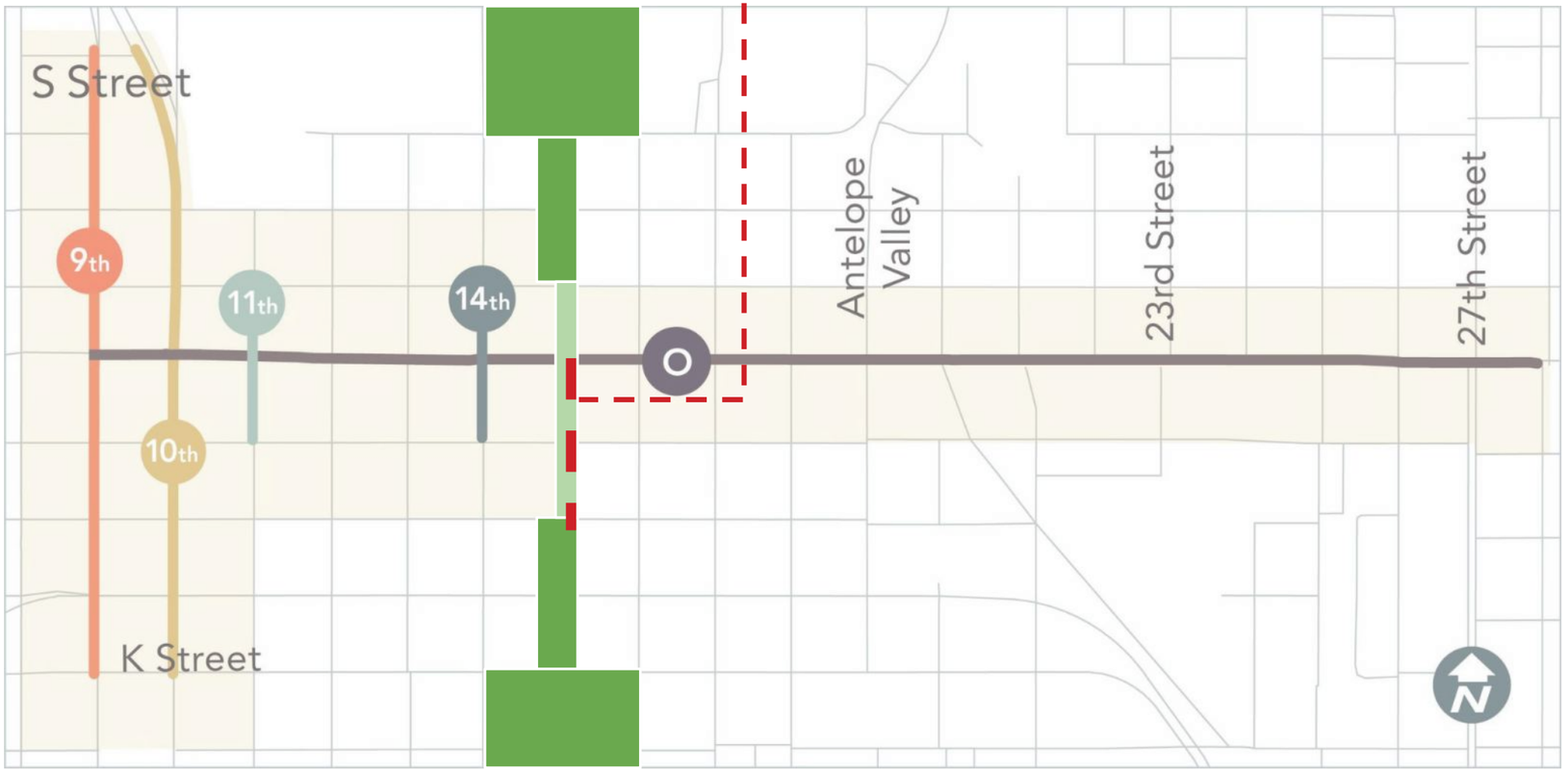
BETWEEN 14TH STREET AND CENTENNIAL





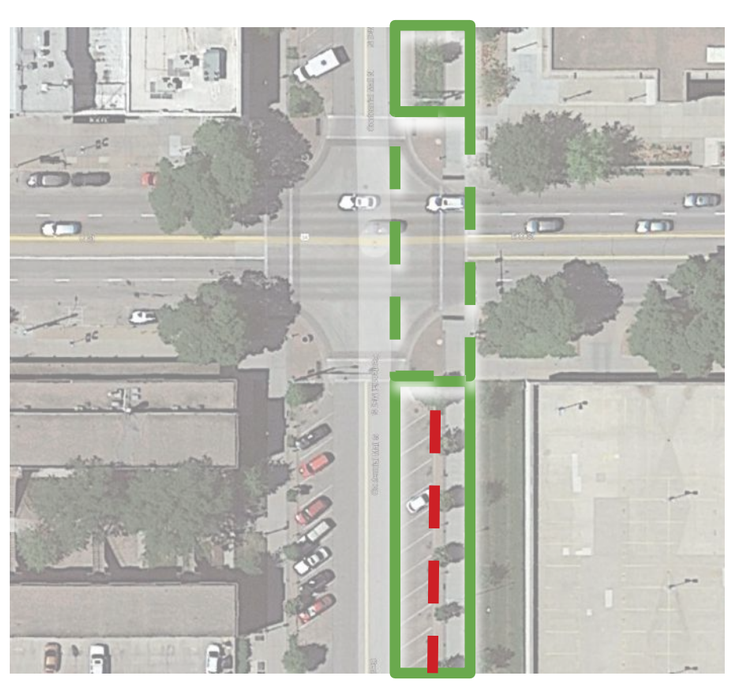
REMOVE Parking On Centennial Mall And Connect Open Space

BIG IDEAS AND OPPORTUNITIES



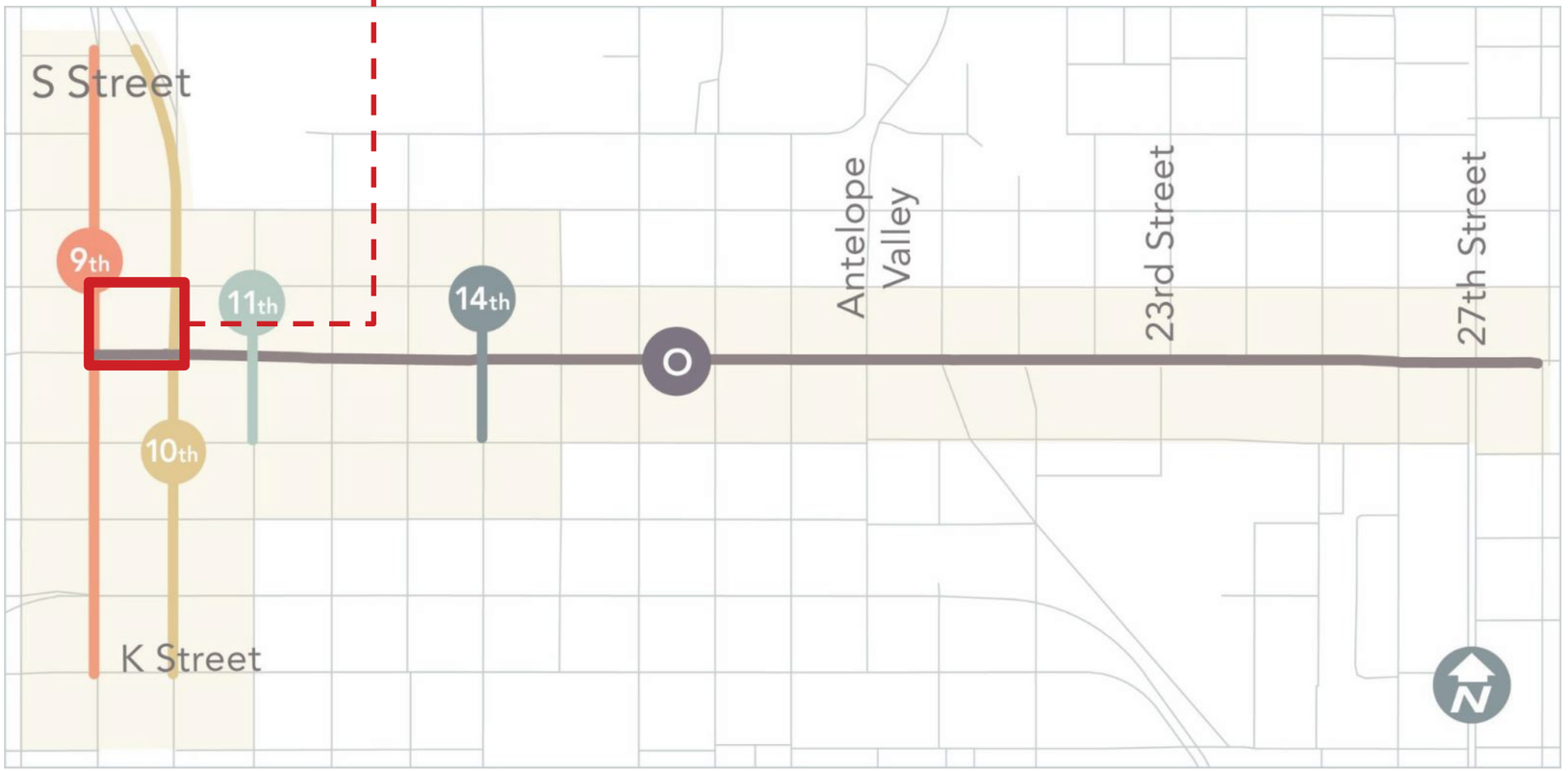
REMOVE Parking on Centennial Mall:

- Remove a few parking stalls on the East side of Centennial Mall (near O) and increase the open green space.
- Provide a public realm open space connection through O Street



GATEWAY Plaza At O Street (Between 9th And 10th)

BIG IDEAS AND OPPORTUNITIES



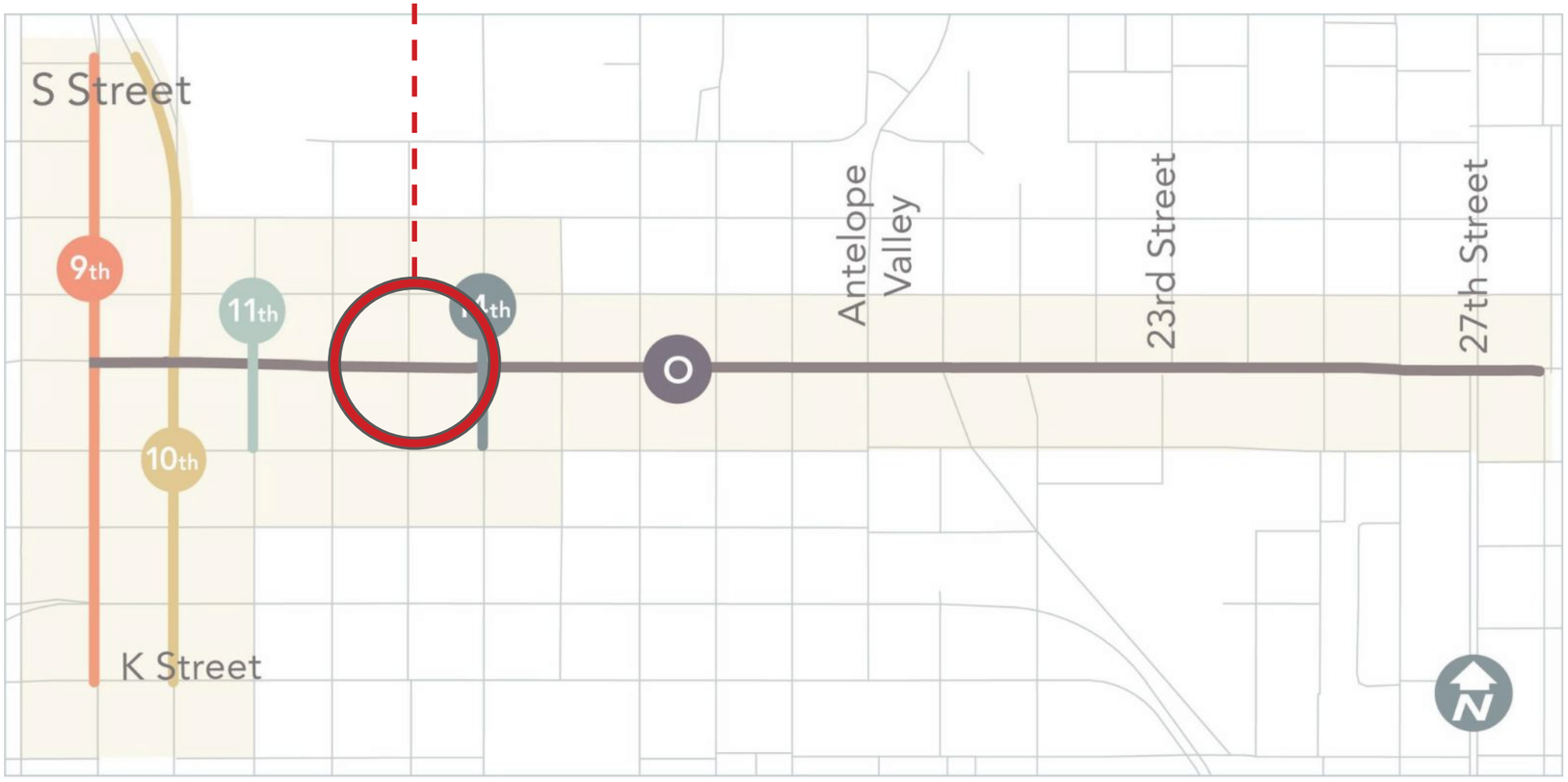
GATEWAY Plaza

- Iconic architectural element at the primary entry to downtown O street (from west)
- Opportunity for activated public open space at crossroads between O and Haymarket District
- Remove large landscape and overgrown hedges to open up visual corridors



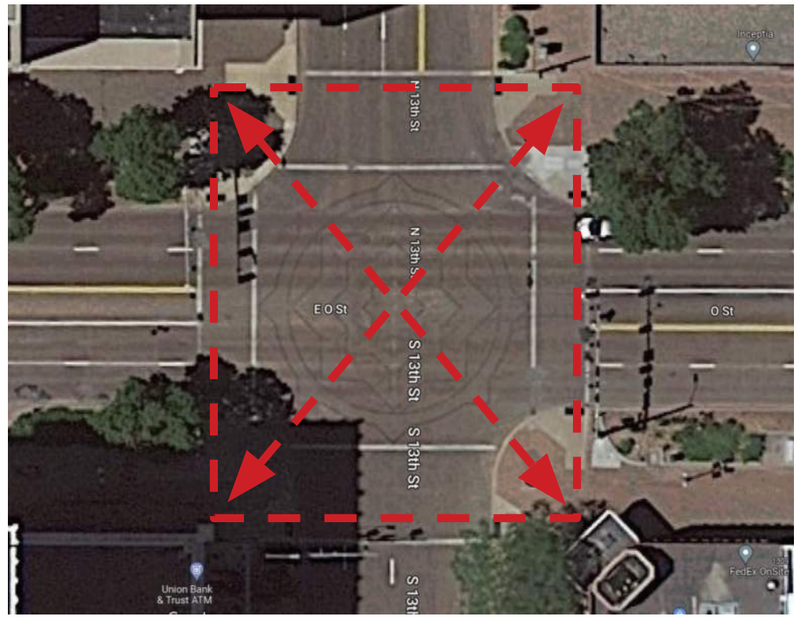
4-way Red Light For Vehicles So Pedestrians Cross All Directions At The Same Time AT 14TH STREET

BIG IDEAS AND OPPORTUNITIES

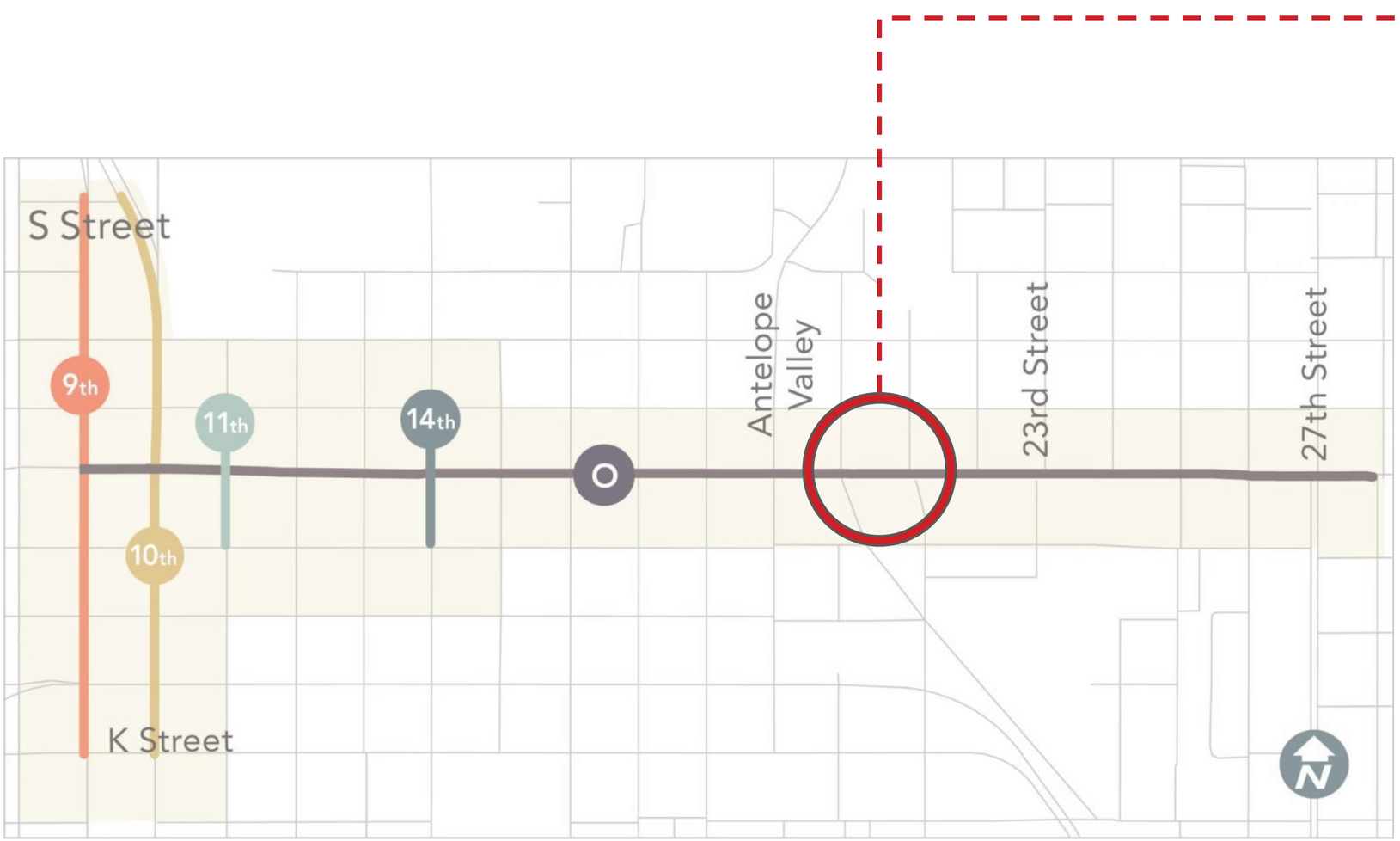


4-way RED LIGHT for pedestrians:

- Historically, the star at 13th street was a 4-way red light to allow diagonal crossing.
- Opportunity to study current vehicular patterns and trends to identify an appropriate 4-way stop intersection.
- Traffic calming to reduce high speed vehicular traffic.



REVITALIZE Bridge To Align To O Street Corridor Improvements:



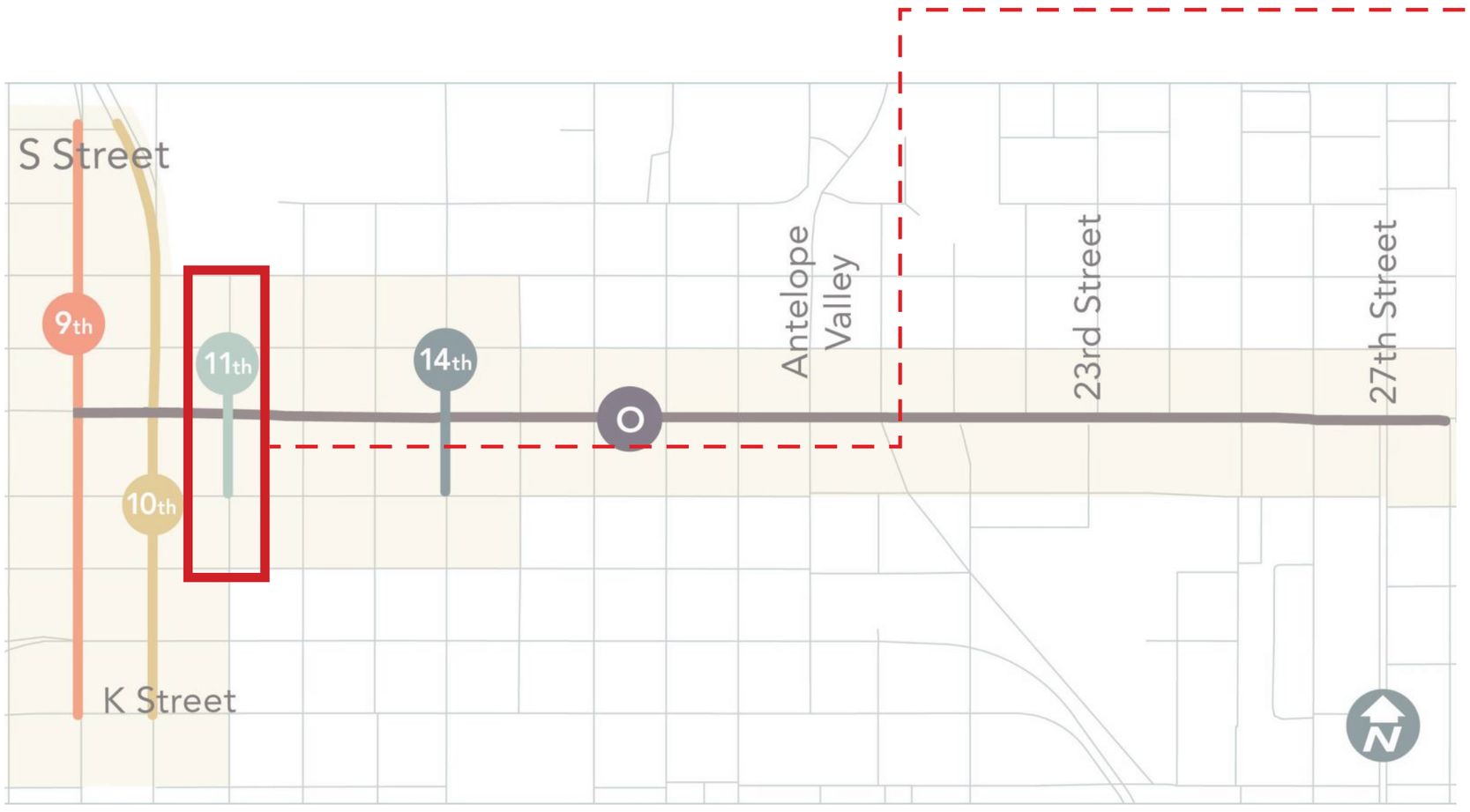
REVITALIZE bridge to align to O Street Aesthetic:

- The existing bridge aesthetics respond to the fit and finish of the park below
- Missed opportunity to reinforce the existing threshold into Downtown Lincoln



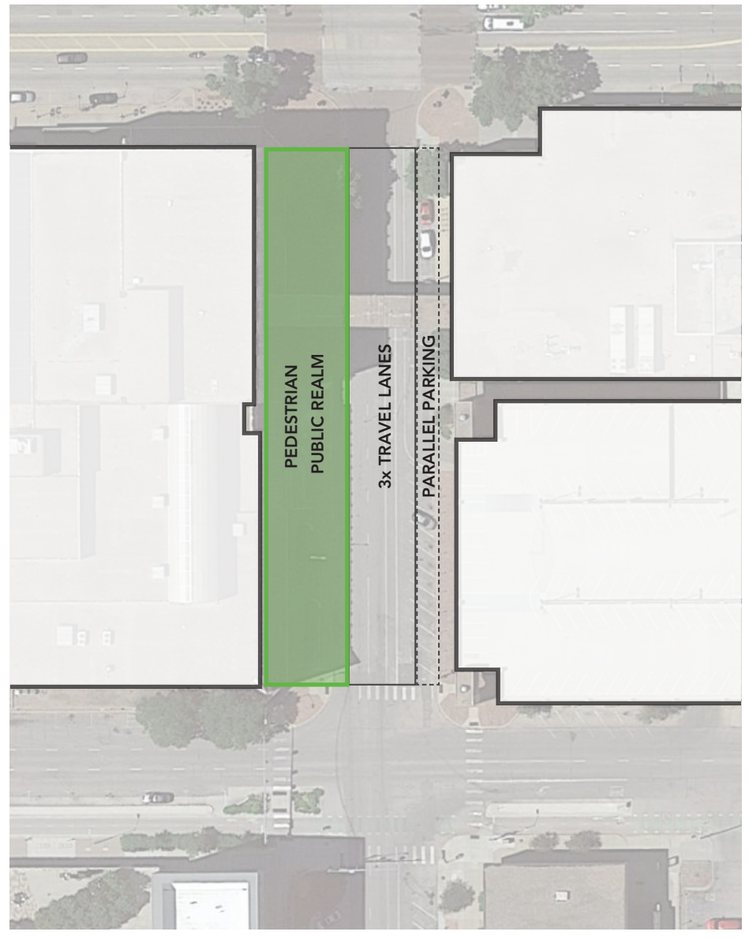
ENHANCE 11th Street As Pedestrian Greenway

BIG IDEAS AND OPPORTUNITIES



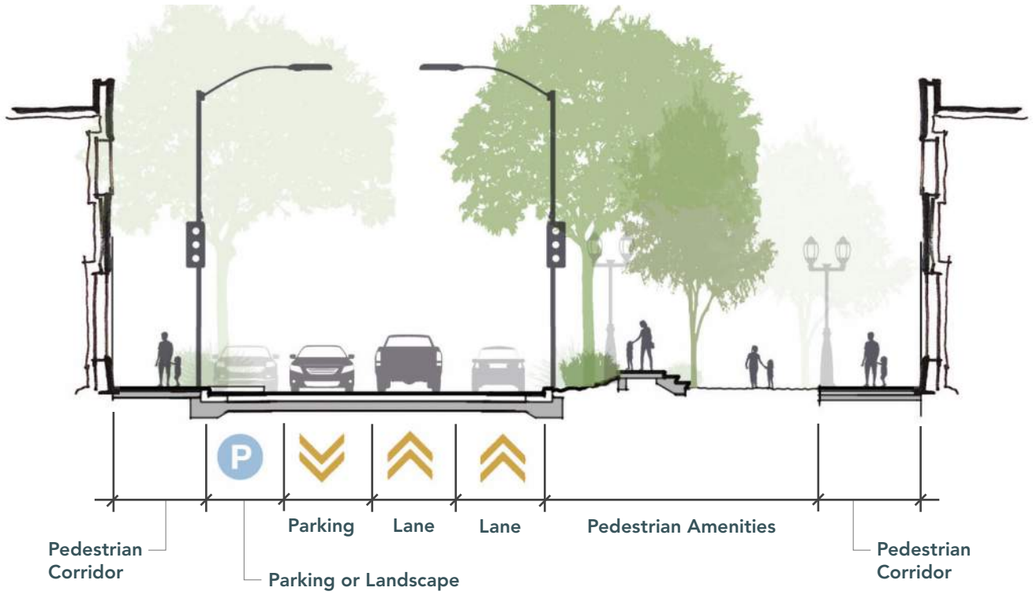
11th Street Enhancement and Lane Removal

- Remove lane and increase public realm space for greenway connection from O Street.
- Opportunity to create an expansive North/South Greenway Street through downtown (Q Street to Lincoln Mall).
- Wide enough Open Space Corridor for programmed spaces and amenities.



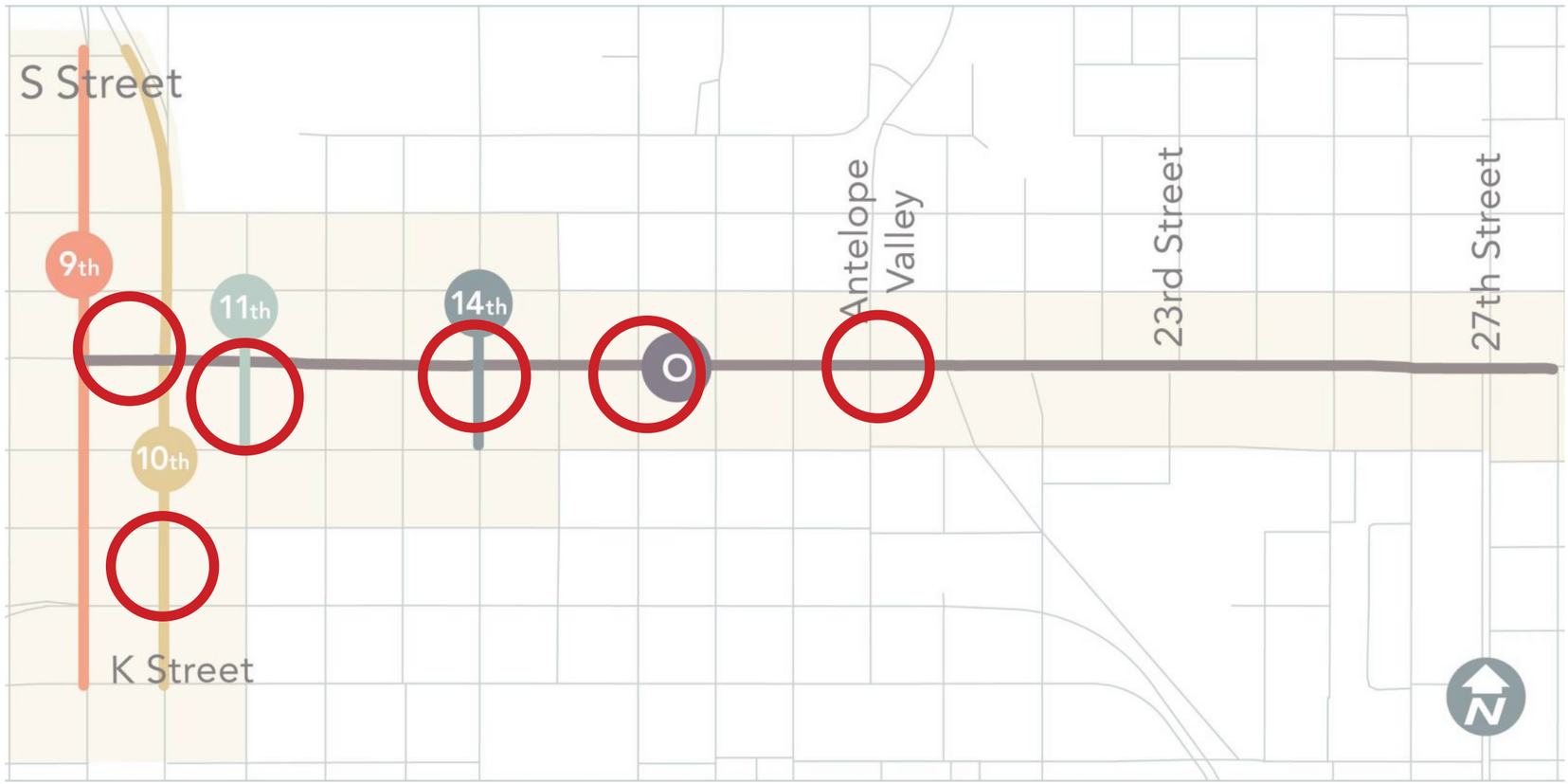
11TH STREET
BETWEEN O AND N STREET





CREATE Low Stakes Incubator Space

BIG IDEAS AND OPPORTUNITIES



Low Stakes Incubator Spaces

- Incorporation of street vendors, boutique pop-ups, food trucks, kiosks, etc.
- Design spaces that can be scaled up to allow local businesses to occupy during permitted hours.
- Activity on the along the street will add interest between ecosystems.



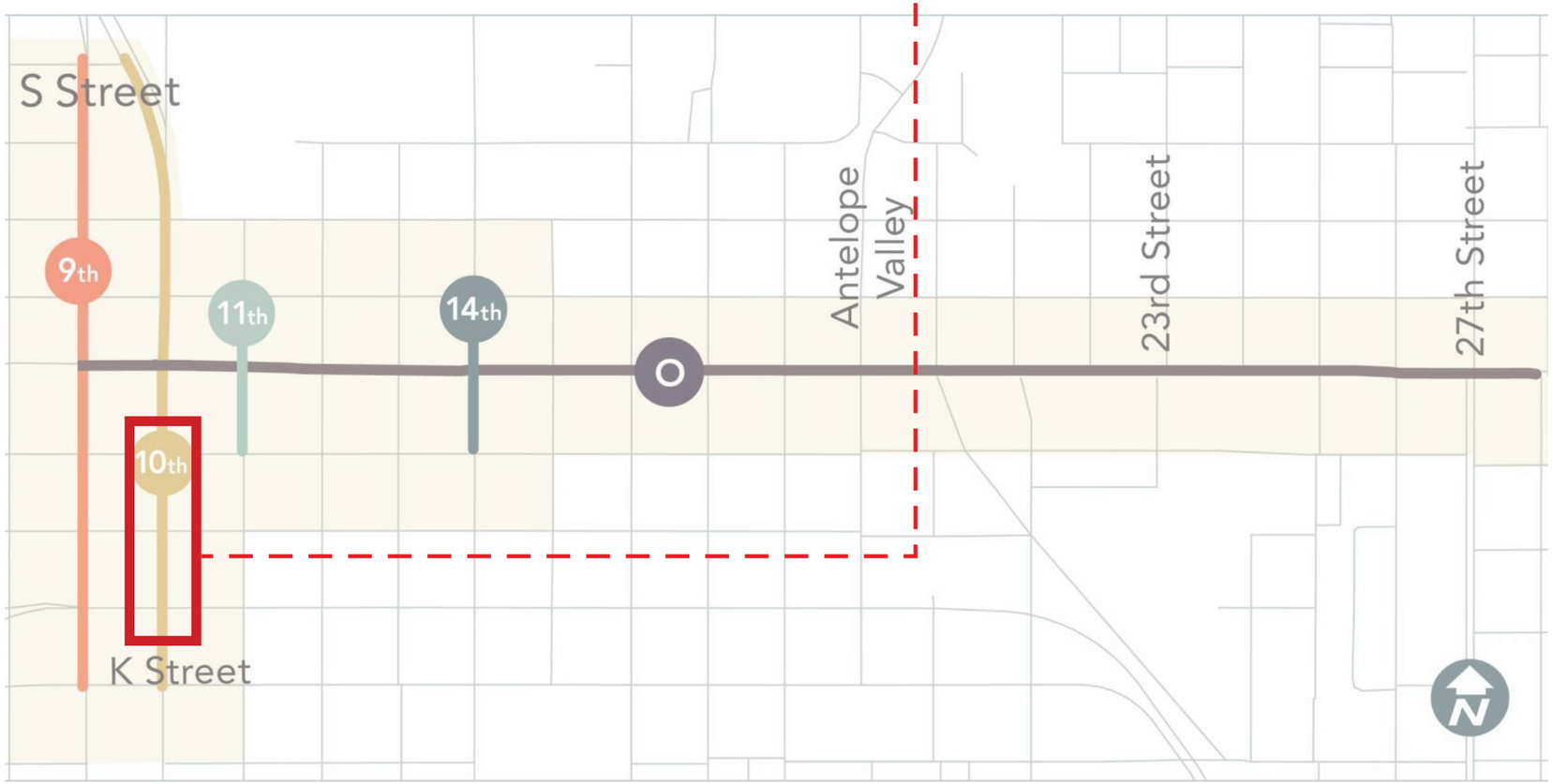






REPURPOSE Travel Lanes on 10th STREET

BIG IDEAS AND OPPORTUNITIES



10th Street Enhancement and Lane Removal

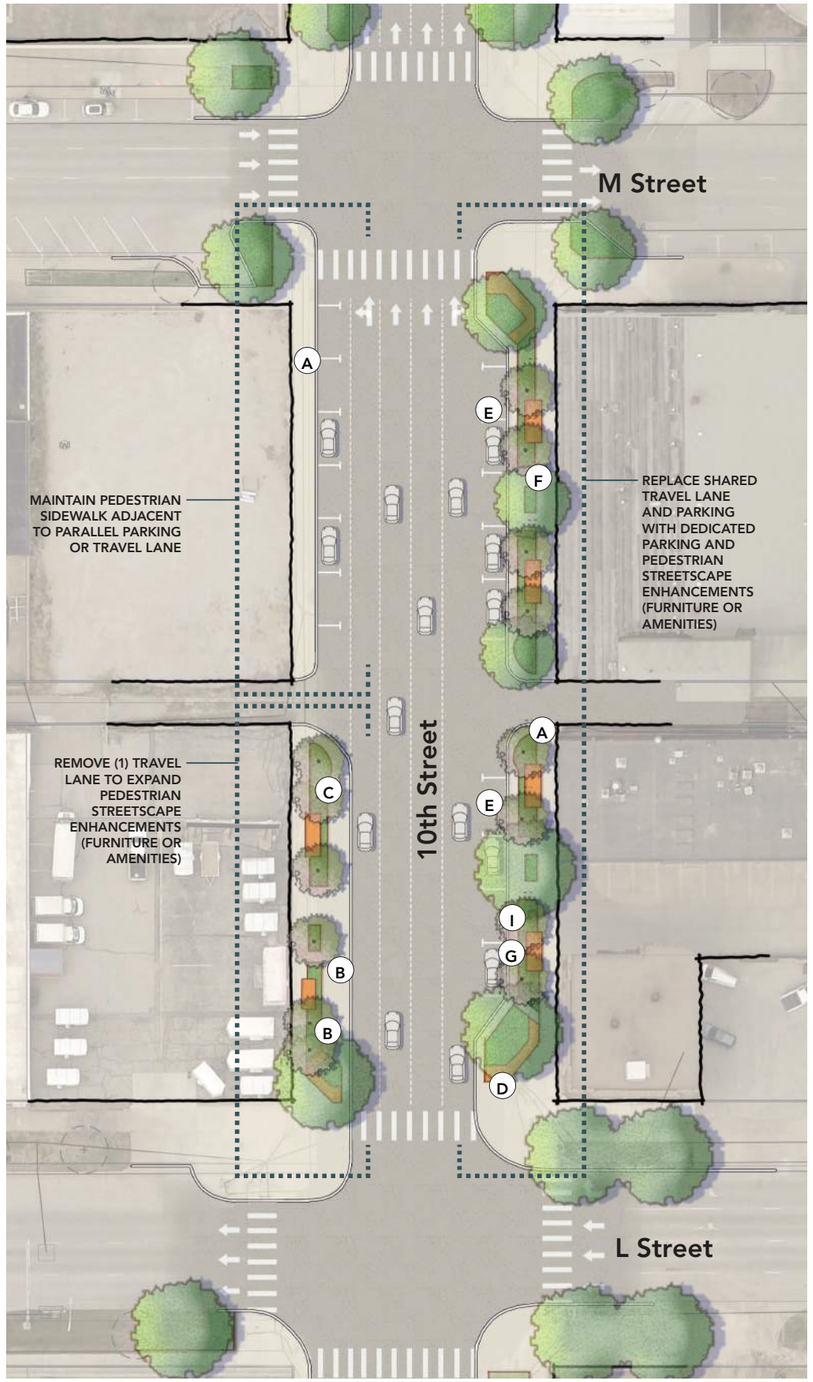
- Remove travel lane and increase public realm for pedestrian first enhancements and safety.
- Remove travel lane to maximize buffer at ROW edges to existing and buildings under construction for building occupants and users.
- Remove travel lane for beautification and rain gardens.
- Develop dedicated parallel parking and intersection bulb-outs.

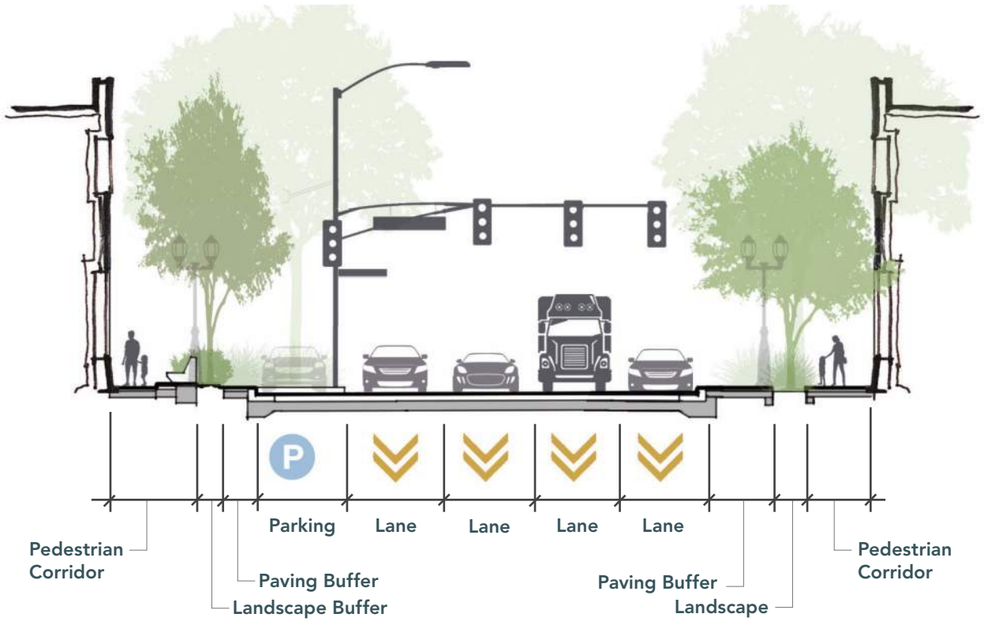




10th STREET

South of O Street





DESIGN NARRATIVE

CORRIDOR VISION

PUBLIC PLACES FOR PEOPLE



Walkable communities where daily needs are within short, comfortable distances is the goal within the corridors. We need to consider the amount of space devoted to people vs. cars and prioritize space for small-scale, locally cultivated, business and programs.

The corridors should feel safe for anyone and everyone that visits, resides in, or works within downtown. This will depend on the public realm being well-scaled, appropriately lit, and most importantly; inclusive and accessible.

Well-designed open spaces enhance the overall urban landscape and contribute to the health and wellbeing of the community

Ecology and Human health go hand in hand. For all to thrive, there will be sustainable environmental practices incorporated into the design of the Public Realm to support the health of all people who live here.

Centralized planning can help ensure spaces are used in just and equitable ways. The best public spaces invite people in and empower residents nd visitors to determine the future of their cities, their neighborhoods.









Lincoln Inspiration

DESIGN FRAMEWORK

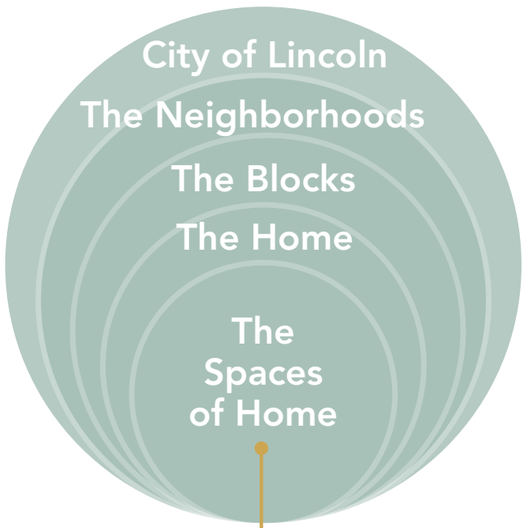
DOWNTOWN LINCOLN IS ‘EVERYDAY’ & WILL BE A PLACE FOR GATHERING

There is a clear desire to cultivate a public realm that is vibrant, healthy, equitable, inclusive, and most importantly, improves the Quality of Life for residents and visitors of Lincoln.

The Corridors will be a place that people want to be, spend time, gather, and explore the culture and authenticity that is Lincoln.

The Public Realm will act as an extension of the home, the places we are most comfortable, and bring these concepts into the corridors where a rich sense community can be realized.





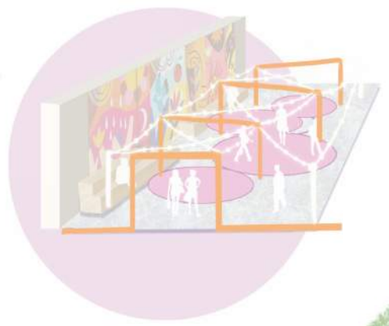
THE PORCHES
Covered Areas
Shading and Cooling
Swings



THE DECKS
Gathering Spaces
Flexible Seating
Elevated Perches



THE GARDENS
Respite Zones
Garden Strolls
Community involvement



THE SHEDS
Active Social Hubs
Outdoor Gallery Spaces
Public Art Displays

“Sunday afternoons are for walking the dog, checking out the new food cart we passed the other day and losing track of time people watching on the decks”

“Meeting for a quick game of Ping Pong on the way home is the best way to spend my Wednesday evening.”

THE COURTS
Bocce Courts
Basketball Courts
Ping Pong Tables
Skating



THE LEMONADE STAND
Low-Stake Spaces
Food Vendors
Pop-Ups



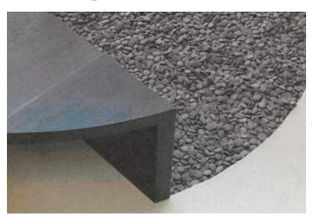


THE YARDS
Open Spaces for Play
Dog-Walking/spaces
Flexible Event Spaces

Design for Gathering Spaces in the Community









DOWNTOWN CORRIDORS

O Street ● 9th ● 10th ● 11th ● 14th

ARCHRIVAL

the olsson studio

edsa

BVHARCHITECTURE

CITY OF LINCOLN NEBRASKA

Back to Top