

# URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, February 7, 2023**, at **3:00 p.m.** in the County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska in **City Council Chambers** on the 1<sup>st</sup> floor. For more information, contact the Planning Department at 402-441-7491.

## AGENDA

1. Approval of UDC meeting record of [January 3, 2023](#).

### DISCUSS AND ADVISE

2. [N 48<sup>th</sup> and Madison](#) Redevelopment Project – [UDR23007](#)
3. [Woodside Village](#) (NW 48<sup>th</sup> and W Holdrege Multifamily Project) – [UDR22137](#)

### STAFF REPORT & MISC.

4. Staff report & miscellaneous

*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>

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<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2023/ag020723.docx>

## URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23007
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	N 48 <sup>th</sup> Street and Madison Avenue (2747 N 48 <sup>th</sup> Street)
HEARING DATE	February 7, 2023
ADDITIONAL MEETINGS	N/A
APPLICANT	Adam Criswell, <a href="mailto:akcriswell@speedwayproperties.com">akcriswell@speedwayproperties.com</a>
STAFF CONTACT	Collin Christopher, 402-441-6370, <a href="mailto:cchristopher@lincoln.ne.gov">cchristopher@lincoln.ne.gov</a>

### RECOMMENDATION: ADVICE ONLY

#### Summary of Request

Developers are proposing a mixed use redevelopment project on the vacant lot at the southwest corner of N 48<sup>th</sup> Street and Madison Avenue. This site has been vacant since a 2003 fire destroyed the Green's building, and its redevelopment is expected to include 54 apartment units and approximately 4,800 square feet of leasable groundfloor commercial space. It is staff's understanding that a portion of the residential units will be dedicated to affordable housing. More specific details regarding this component of the project will be provided by the applicant at the public hearing.

The proposed building is designed in an "L" shape with frontages on both N 48<sup>th</sup> Street and Madison Avenue, mostly shielding the 70-stall parking lot from public view on those streets. Landscape screening is provided abutting N 47<sup>th</sup> Street, where the parking lot becomes more visible from public view.

The three-story building has a maximum height of 40', and consists of a combination of brick veneer, architectural metal panels, concrete pilasters and caps, and aluminum canopies. The project also includes balconies for the second and third floor units and 1,000 square feet of commercial patio space. The overall architectural design is reminiscent of other projects the developer has completed in the Telegraph District and the Haymarket in recent years.

The University Place Business District along N 48<sup>th</sup> Street consists mostly of one- and two-story buildings with a variety of architectural influences and finishes. However, brick facades are quite prominent in the district and this project would continue that trend. It would sit directly across from the old Wesleyan Hospital building, which is one of the taller building along the corridor and helps to justify the increased building height at this corner. The proposed building also has a moderate transition in height from 40' to 37' as it moves south along N 48<sup>th</sup> Street, allowing it to better fit with the surrounding building heights.

It should also be noted that the City's LTU Department will be overseeing two street rehab projects in this area in 2023 that will improve the condition of both N 48<sup>th</sup> Street and Madison Avenue. Coordination of those projects with this one is ongoing.

UDC's advice is being sought because the applicant is requesting the use of Tax Increment Financing. Additional details can be found within the attachments.

## Compatibility with the Design Standards

Because the project site has a B-3 zoning designation, it is not required to meet neighborhood design standards. That said, the use of TIF generally results in an expectation of a higher design standard than what would otherwise be required. In general, the building façade materials being proposed appear to meet that higher standard.

The project will also be required to follow the more typical design standards that apply city-wide, such as the parking, outdoor lighting, street tree and landscape design standards. In comparing those standards to the information provided by the applicant, staff noted the following deviations from the street tree and landscape design standards:

### 7.1 Parking Lots, Parking Areas, and Driving Aisles

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#### C. Interior Landscaping Location, Coverage, and Layout

1. For parking lots 6,000 square feet or greater, interior landscape islands shall be located at the end of every parking row, between the last parking space and an adjacent travel aisle or driveway (See Figure 4). The interior width of the island – measured from back-of-curb to back-of-curb – shall be no less than nine (9) feet. The minimum interior square footage for a single row island shall be 125 square feet, while the minimum square footage for a double row island shall be 250 square feet. Islands shall be planted with some combination of turf, trees, and understory landscaping such as shrubs, ornamental grasses and flowering perennials. In islands with trees, rock mulch may be allowed as an alternative groundcover to turf or understory landscaping.

**Compatibility per Staff Analysis:** The Site Plan (A1.01) appears to show a parking lot island that does not meet the typical size requirements, especially for an island that would have a tree placed in it. However, the renderings appear to show a full-sized island that would be acceptable.

### 7.14 Street Trees

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#### A. Screen Location, Coverage, and Layout

1. As a requirement of the commercial building permitting process for new construction, street trees shall be required per the standards set forth in CHAPTER 2.35 DESIGN STANDARDS FOR STREET TREES.
2. CHAPTER 2.35 DESIGN STANDARDS FOR STREET TREES | Section 1. GENERAL REQUIREMENTS provides direction on where street trees may be located within the City right-of-way. If the required street trees cannot be located in the right-of-way because of these requirements, or due to other unavoidable circumstances of the built environment, a portion or all of the required street trees may be exempted from being planted. This determination shall be made by the Parks and Recreation Department during the building permit review process.

**Compatibility per Staff Analysis:** Street trees would typically be required along N 47<sup>th</sup> Street, N 48<sup>th</sup> Street and Madison Avenue. However, there are complicating factors here, as there often are on infill and redevelopment sites. Along the N 48<sup>th</sup> Street side, the available right-of-way is quite narrow and street trees have typically not been required along this stretch in order to accommodate pedestrian pathways. On the N 47<sup>th</sup> Street side, parking lot trees are shown inside of the right-of-way, but street trees are not shown. There is an overhead powerline that runs along this side of N 47<sup>th</sup> Street that would prohibit street tree plantings here, so none will be required in this location. Finally, the applicant has shown three street tree plantings along the Madison Avenue side. While the required street tree spacing is always a bit of a negotiation based on site limitations, redevelopment of a full block face like this would typically result in a requirement of more like five street trees, spaced 45-50' apart. The

Committee should weigh in on the appropriate number of street trees to be planted along Madison Avenue.

### **Recommendation**

While this item is advice only, the project's compatibility with relevant design standards and how it interacts with the existing University Place Business District and the surrounding residential neighborhood should be key considerations of the Committee.

# ATTACHMENT A - Location Map



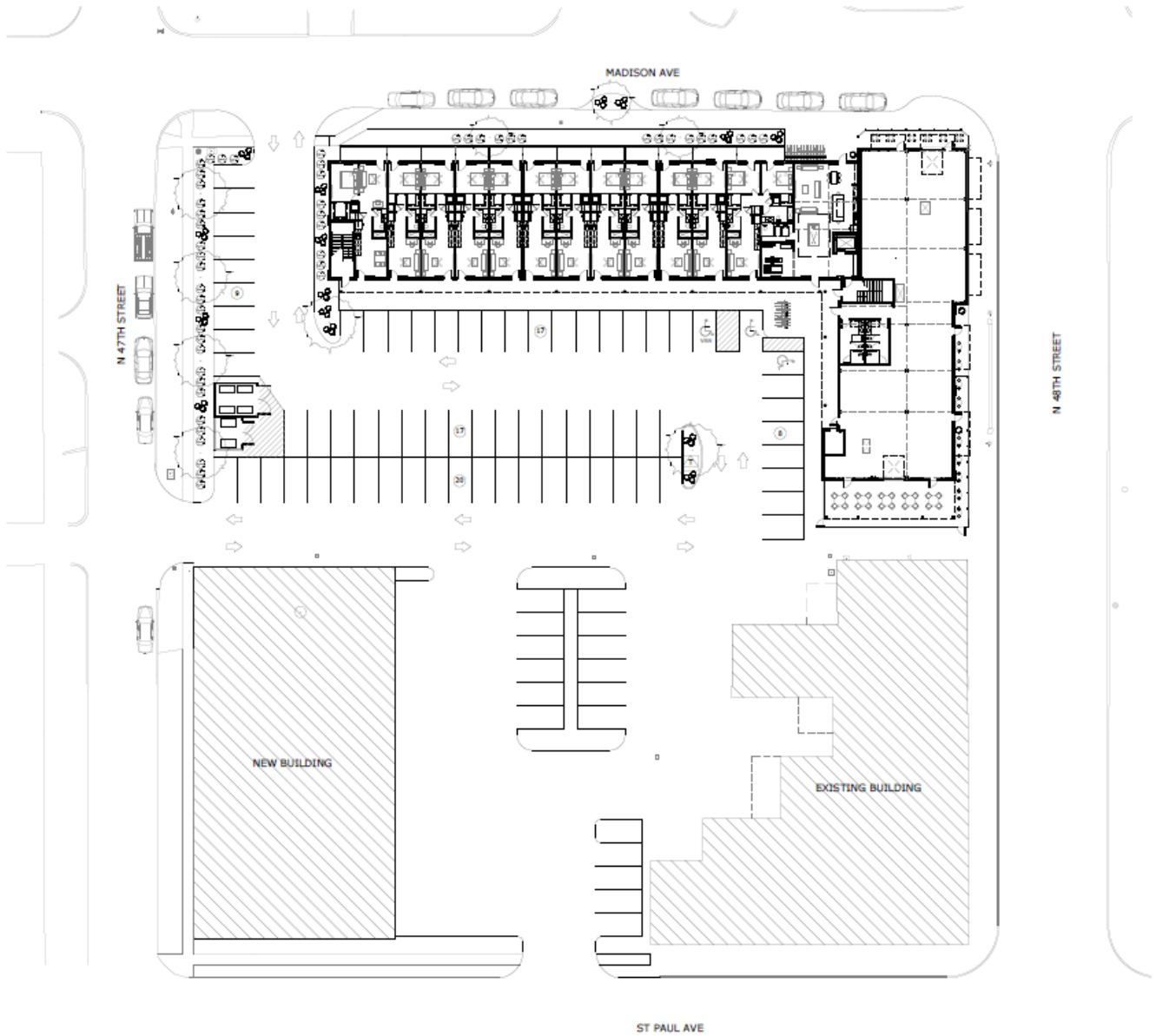
2022 aerial

**UDR23007 - N 48th & Madison Redevelopment Project (2727 N 48th St)**



Project: GIS\Projects\DevReview\UDC\_LocationMaps.aprx  
PDF: IBoards\UDC\REPORTS\Location Maps

# ATTACHMENT B - Site Plan



ATTACHMENT C - Renderings



Site plan overview



View from the northeast



View of the east façade (N 48<sup>th</sup> Street side)



View of the north façade (Madison Avenue side)



View of the parking lot



View of the covered patio and passthrough space connecting the N 48<sup>th</sup> Street streetscape to the parking lot

**The former Green Plumbing site Redevelopment Project**  
**2747 N 48<sup>th</sup> Street**  
**Lincoln, Nebraska**

**Program Statement**

The area at 48<sup>th</sup> and Madison has been vacant following the fire of the Greens building and purchase/trade by the City of Lincoln. Many paths have been explored for the lots. The goal of the project is to enhance the entrance from the North into the University Place neighborhood.

The Madison building is an exciting option for those in search of unique living space. Students and professionals are drawn to the buildings contemporary design, social opportunities and modern amenities. Residents may choose from one to three-bedroom open floor plans. The complex combines personal, attentive resident services with technology to provide day-to-day ease, streamline the rental process and improve connectivity to activities in the area.

1. 54 Units and 57 bedrooms
  - a. Fifty-one (51) One-bedroom Units
  - b. Three (3) Two-bedrooms units
2. Gathering space with kitchen and dining seating
3. Gaming area with a pool table and other fun activities
4. The fitness center offers a variety of equipment
5. The Commercial space will add several well-known businesses to the area

The face of a neighborhood's character is established at the nodes of entrance into its streetscape. The rhythm of principal street facade, massing of buildings and use similar materials engage the user group. The building design has clever shifts in materials within the facade, use of multiple porches, balconies and awnings, and combination of windows and entrances. The living units will be a consistence design theme with the use of materials and finishes. There will be no difference in units as we incorporate affordable housing living units within the complex. The design integrates a rhythm of elements to enhance the neighborhood charm.

The redevelopment site is designed with many amenities. There are site and streetscape improvements including the following:

1. Providing wider pedestrian ways in front of the shops and Improving accessibility
2. Providing space for outdoor seating, merchandise display and neighborhood art
3. Many bike storage options to encourage bike traffic to the site.
4. A parking configuration to improve vehicular traffic circulation with seventy (70) stalls on site
5. Trash enclosed with similar building materials used.
6. Site safety and the use of attractive exterior lighting

The redevelopment team has a successful portfolio of projects to show ability and intent. Using their proven track record in the City of Lincoln, evidence supports the constructability of the design. Performance of the site and building systems have been vetted to ensure sustainability using proper construction technique and material use. The Performa supports a long term arrangement for leasing success in the University Place community.

Thank you for the opportunity to share the vision of a distinctive redevelopment project that meets the needs of the residents of the University Place Neighborhood in Lincoln Nebraska.



ARCHI + ETC. LLC  
ARCHITECTURE ETCETERA

NOTE: Image shows design intent only. Reference the construction documents for actual building construction



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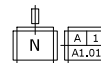
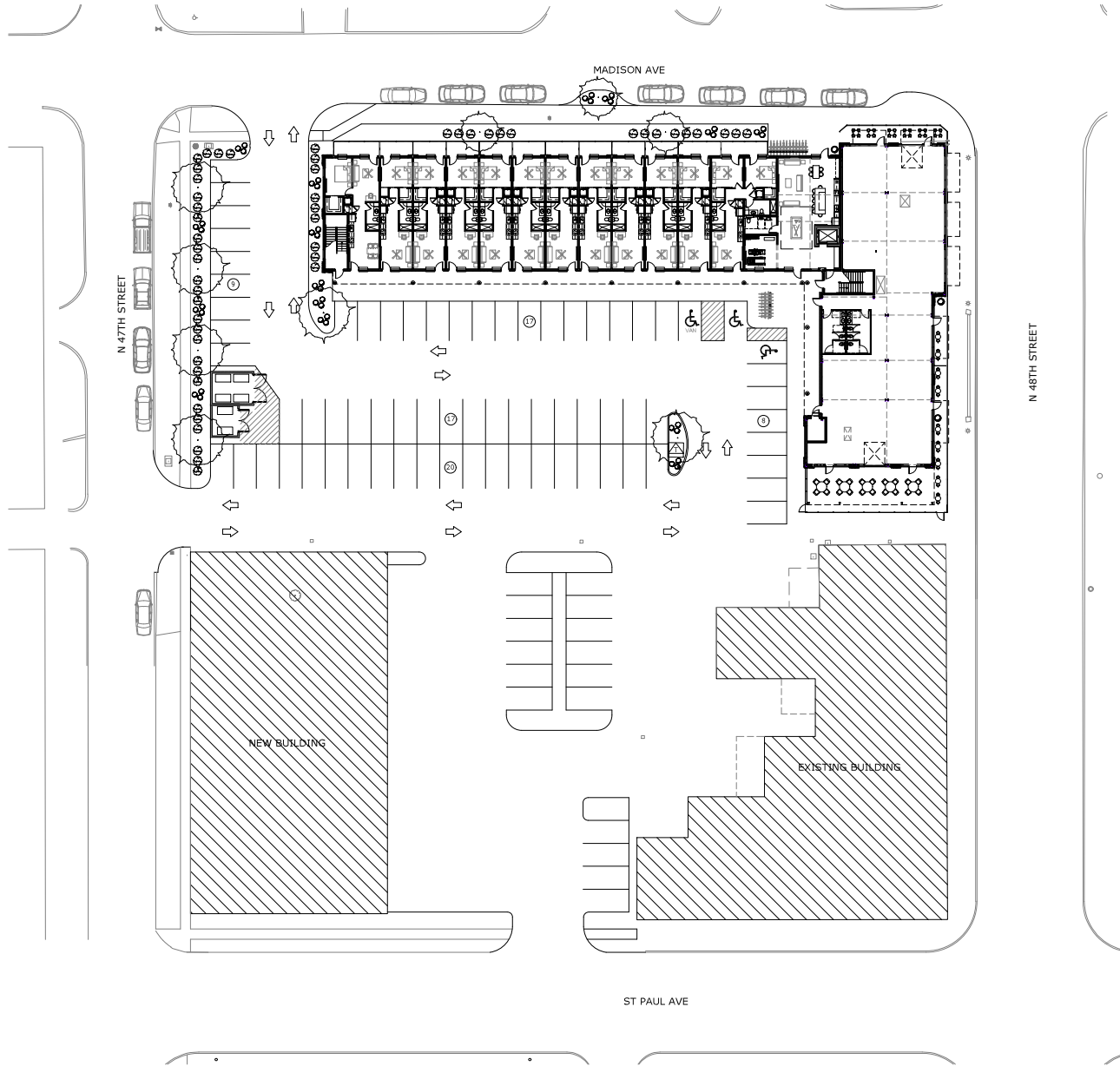
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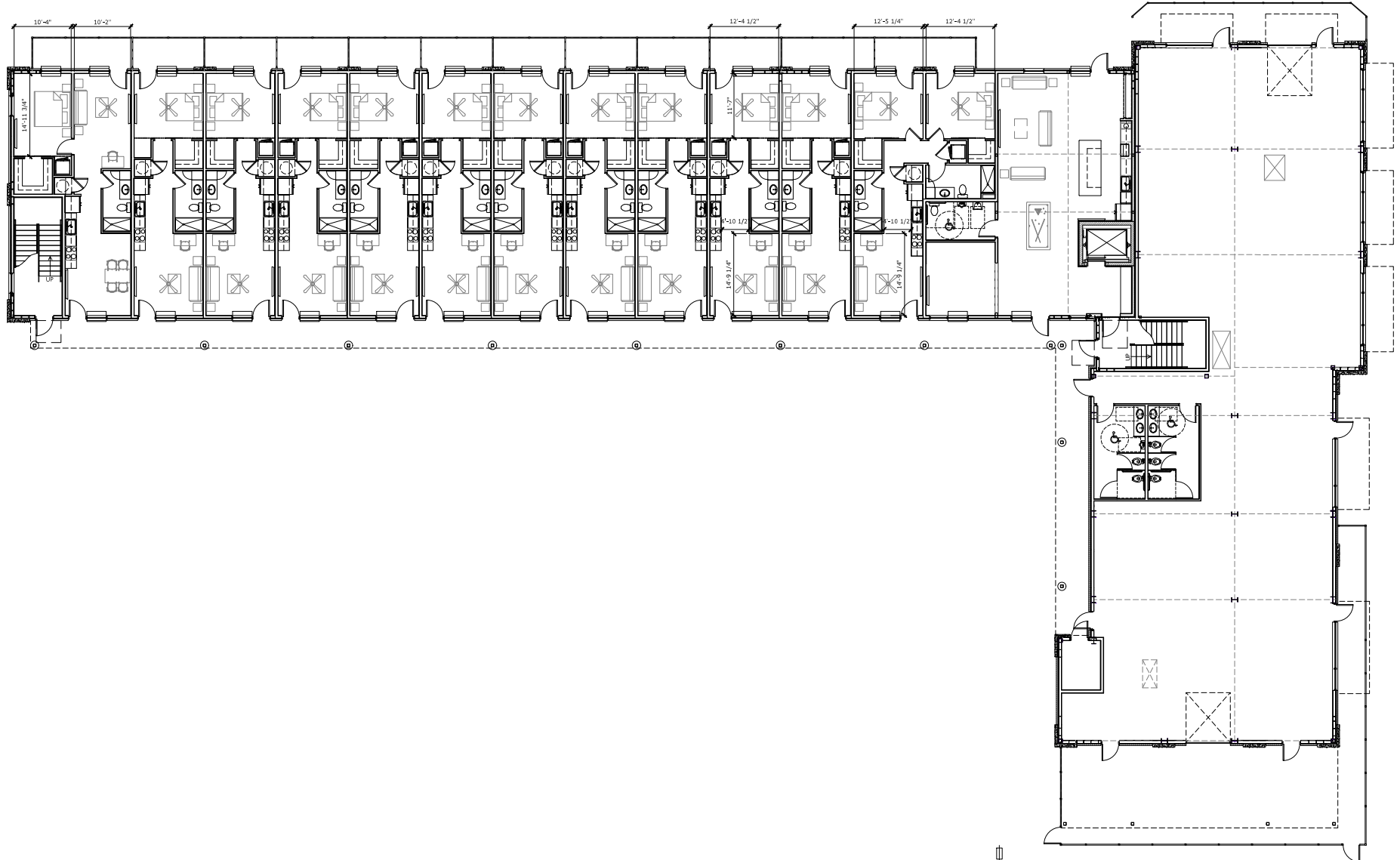
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**SITE PLAN**  
SCALE: 1"=20'-0"

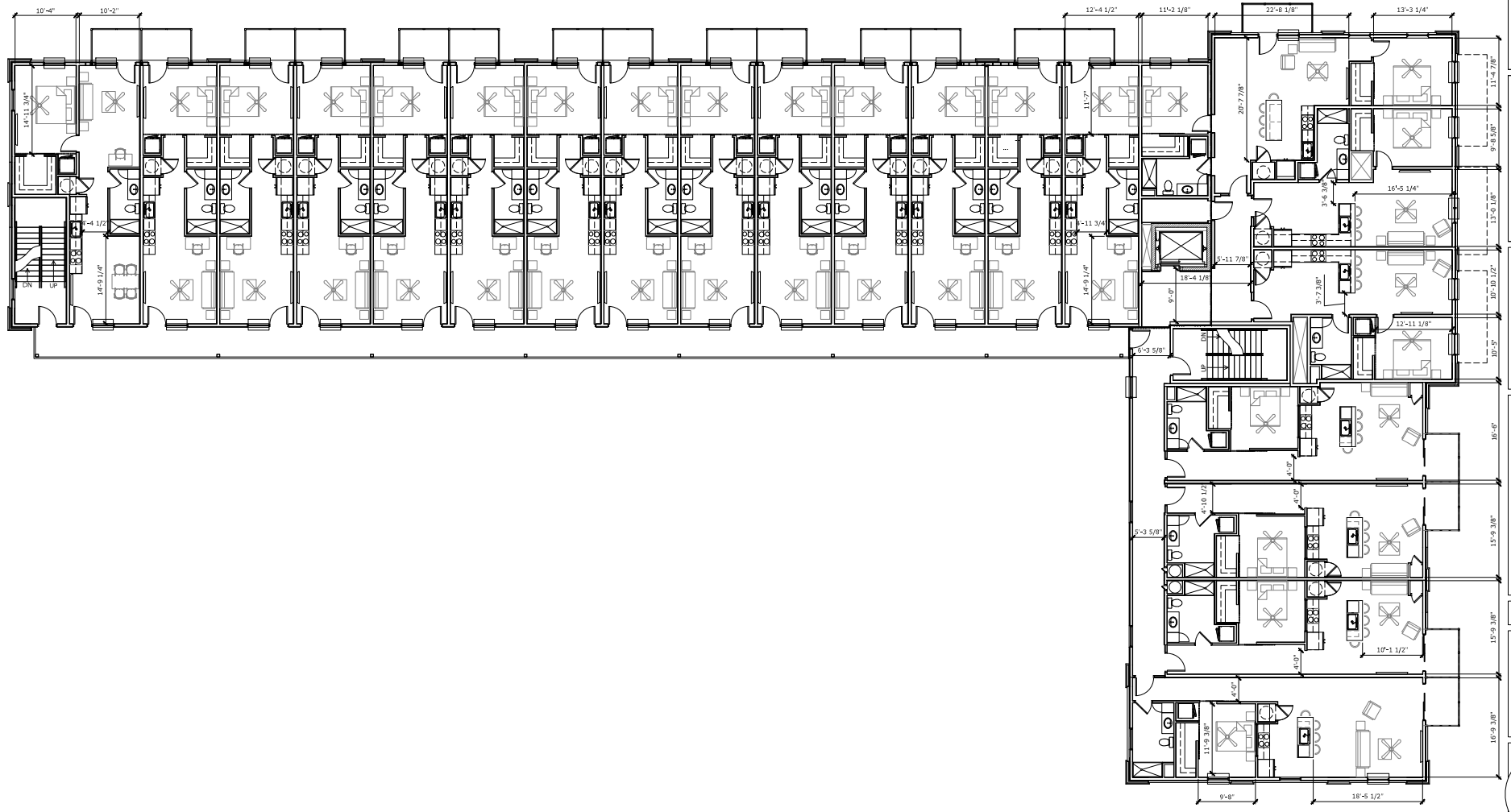
 <small>ARCHITECTURE ETCETERA 2747 N. 48th Street Lincoln, Nebraska 68504 Tel: 402.464.6800</small>
 <small>AYRS &amp; AYRS, Inc. 2614 North 48th Street Lincoln, Nebraska 68504 Tel: 402.464.6800 www.ayrs.com</small>
<p><small>New Building</small></p> <p><b>Speedway Properties</b> 2747 N 48th Street Lincoln, Nebraska 68504</p> <p><small>SITE PLAN</small></p>
<p><small>Date Started:</small> 4-13-21</p>
<p style="color: red; font-weight: bold;">Preliminary not for construction</p>
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<p><b>A1.01</b></p>



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 14,961 SF



1/20/2021 11:23:28 AM Project: 21-069 - Speedway - 2747 N 48th Street - Lincoln, NE 68504

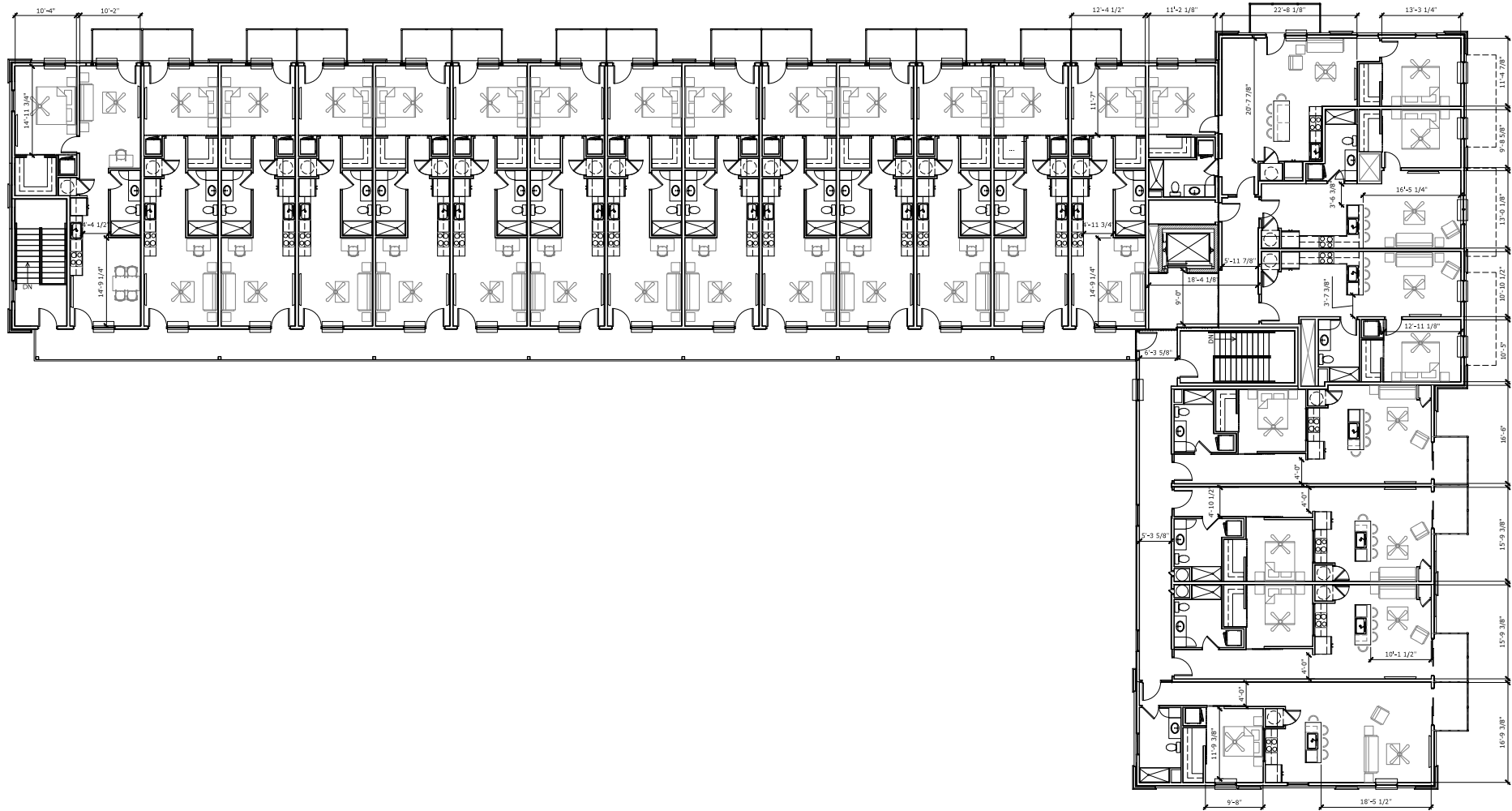


<p><b>Ayrs &amp; Ayrs, Inc.</b>                  2615 North 48th Street                  Lincoln, Nebraska 68504                  Tel: 402.464.6800                  www.ayrsayrs.com</p>
<p>New Building  <b>Speedway Properties</b>                  2747 N 48th Street                  Lincoln, Nebraska 68504                  FIRST FLOOR PLAN</p>
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**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 15,212 SF



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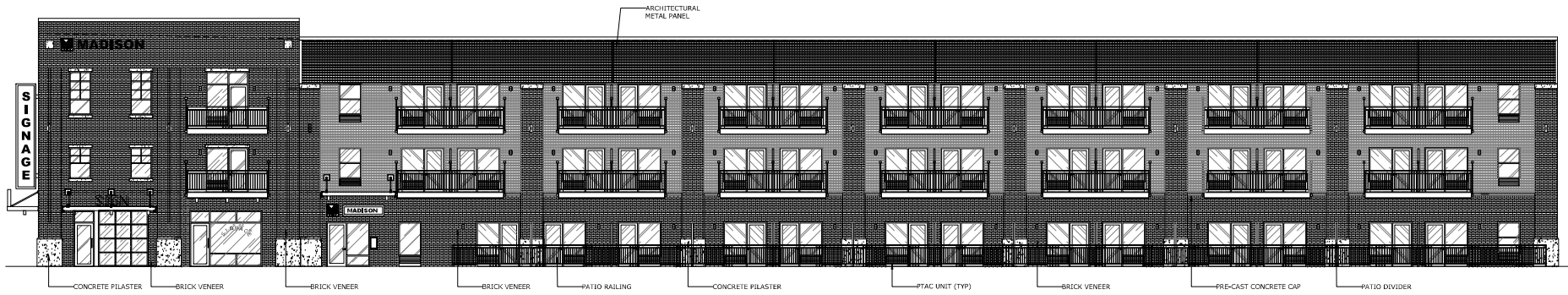


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<p><b>Speedway Properties</b>                  2747 N 48th Street                  Lincoln, Nebraska 68504                  SECOND FLOOR PLAN</p>
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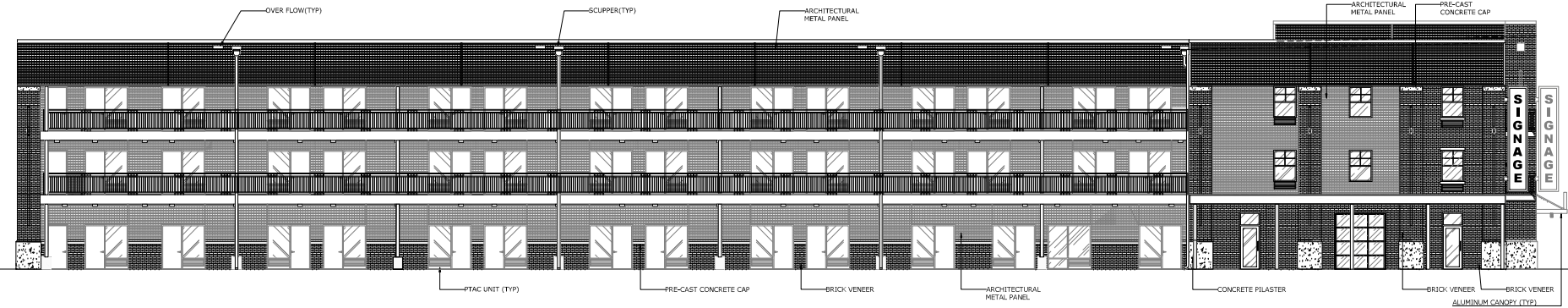
**THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 15,212 SF

1/10/2021 11:13:04 AM Project: 2021-06-01 2747 N 48th Street - 3rd Floor - 2747 N 48th Street - 3rd Floor - 2747 N 48th Street - 3rd Floor



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<p><b>THIRD FLOOR PLAN</b></p>
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**A 2**  
**A3.01** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A 1**  
**A3.01** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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New Building  
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ELEVATIONS

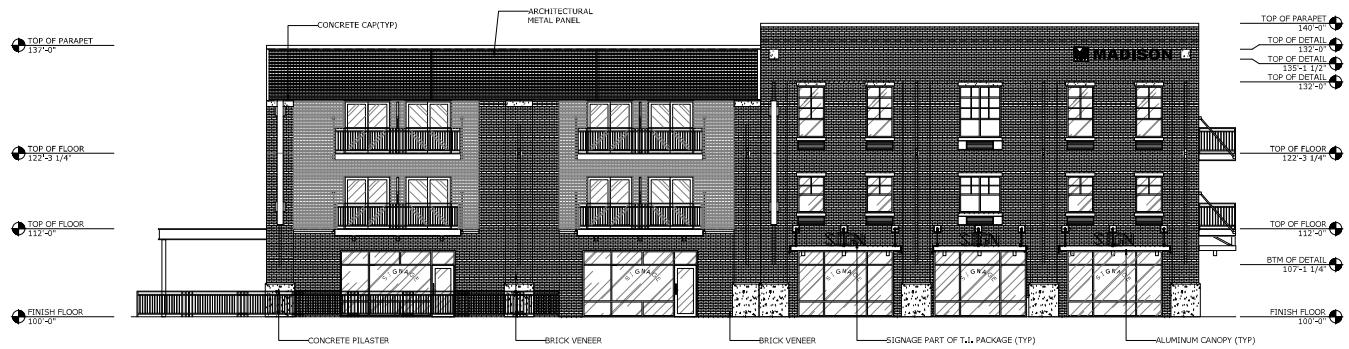
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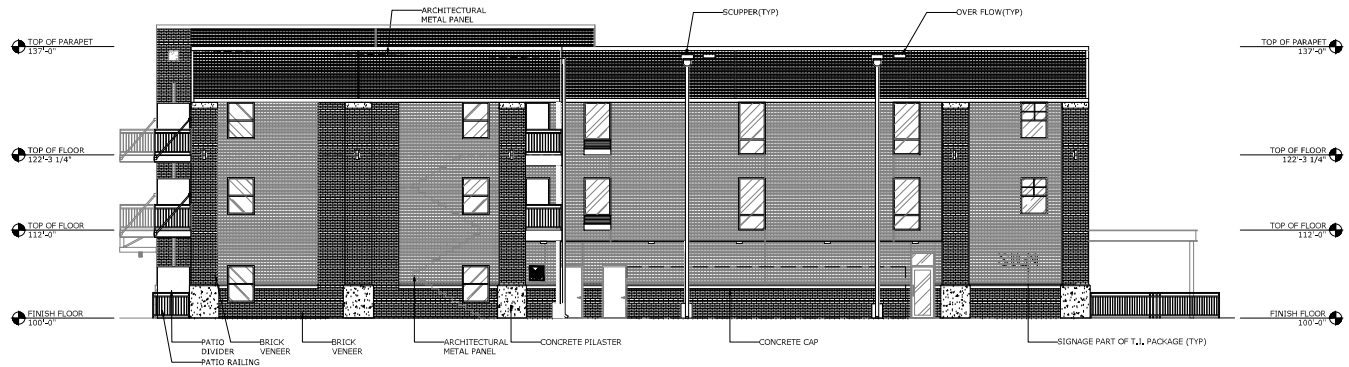
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A3.01



**A 2**  
**A3.02** EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**A 1**  
**A3.02** WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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**A3.02**

2747 North 48th Street - Madison: Residential Suite Matrix										
	Area	Leasable Area	Patio / Balcony Area	First Floor	Second Floor	Third Floor N/A	Unit Totals	Bed Totals		
<b>1 Bedroom</b>										
Suite A S	540 sq. ft.	588 sq. ft.	67 sq. ft.	10			10	(1 bed/ unit)		10
Suite A	536 sq. ft.	582 sq. ft.	44 sq. ft.		13	13	26	(1 bed/ unit)		26
Suite B	718 sq. ft.	772 sq. ft.	99 sq. ft.	1	1	1	3	(1 bed/ unit)		3
Suite C	823 sq. ft.	890 sq. ft.	44 sq. ft.		1	1	2	(1 bed/ unit)		2
Suite E 1	658 sq. ft.	711 sq. ft.	N/A sq. ft.		1	1	2	(1 bed/ unit)		2
Suite E 2	630 sq. ft.	693 sq. ft.	N/A sq. ft.		1	1	2	(1 bed/ unit)		2
Suite G	668 sq. ft.	710 sq. ft.	44 sq. ft.		3	3	6	(1 bed/ unit)		6
<b>2 Bedroom</b>										
Suite F	938 sq. ft.	1025 sq. ft.	55 sq. ft.		1	1	2	(2 beds/ unit)		4
Suite D	834 sq. ft.	887 sq. ft.	44 sq. ft.	1			1	(2 bed/ unit)		2
							<b>Total Units:</b>	<b>54</b>	<b>Total Beds:</b>	<b>57</b>

**NOTES:** 1.) Area  
Area is calculated from interior finished face of suite demising walls, corridor walls, and exterior walls.

2.) Leasable Area  
Leasable area is calculated from center line of suite demising wall, outside of finished face of corridor walls, and exterior finish face of exterior wall.

2747 North 48th Street - Madison: Gross Building Area	
	Gross Area
First Floor	14962 sq. ft.
Second Floor	15137 sq. ft.
Third Floor	15137 sq. ft.
<b>Total:</b>	<b>45236 sq. ft.</b>

2747 North 48th Street - Madison: Commercial Tenant Area		
	Area	Leasable Area
Commercial Tenant 100	1710 sq. ft.	1824 sq. ft.
Commercial Tenant 200	808 sq. ft.	868 sq. ft.
Commercial Tenant 300	1949 sq. ft.	2088 sq. ft.
<b>Total Commercial Leasable Area:</b>	<b>4780 sq. ft.</b>	
Commercial Tenant Patio Area	1,003 sq. ft.	

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New Building  
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MATRIX

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Date Started:  
4-13-21

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## URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22137
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	Northeast corner of NW 48 <sup>th</sup> and W Holdrege Street
HEARING DATE	February 7, 2023
ADDITIONAL MEETINGS	UDC (01/03/23)
APPLICANT	Derek Zimmerman, <a href="mailto:derek@revdev.com">derek@revdev.com</a>
STAFF CONTACT	Collin Christopher, 402-441-6370, <a href="mailto:cchristopher@lincoln.ne.gov">cchristopher@lincoln.ne.gov</a>

### RECOMMENDATION: ADVICE ONLY

**Staff Note:** *This project was originally reviewed by the Urban Design Committee on January 3, 2023. The Committee asked the applicant to take a second look at the façade design of the apartment buildings. More specifically, the following direction was given to the applicant by the Committee at the January meeting:*

- *Be more thoughtful with the exterior. The building looks very flat (e.g., limited push and pull, no awnings, flat windows) and has a limited color palette consisting almost entirely of vinyl.*
- *If the applicant intends to stick with vinyl as a cost savings measure, be specific in detailing the energy efficiencies and other amenities that are being provided as a result. Show the evidence.*
- *Address water intrusion and underlayment issues that go along with vinyl siding.*

*For a more detailed summary of the Committee’s feedback and direction, see the January meeting minutes attached to the February agenda packet. As of the posting of the February agenda, the applicant had not provided any new information to the Planning Department. However, it is expected that they will be presenting new information to Urban Design Committee on the 7<sup>th</sup>. For reference, what follows is the original staff report.*

### Summary of Request

Woodside Village, located at the northeast corner of NW 48<sup>th</sup> and W Holdrege, is a multifamily project consisting of one (1) three-story building and three (3) four-story buildings that will house approximately 289 total units. Those units will consist of three (3) studio units, two hundred seven (207) 1 bed/1 bath units, and seventy-nine (79) 2 bed/2 bath units. The project is located in a growing area of the City and is adjacent to the new Lincoln Northwest High School. It is anticipated at this time that 20% of the units will be deemed affordable.

Though the B-2 zoning that guides development of the property has a height limit of 40’, a previously approved zoning agreement will allow them to build up to 48’ in height. The four-story buildings will have a flat roof, while the three-story building closest to the adjacent neighborhood will have a hipped roof in order to provide a better transition to the the lower density neighborhood. The development site is also anticipated to include two garage buildings with hipped roofs, three hundred sixty-three (363) surface parking stalls, a dog park and a pool area.

The facades of the buildings would consist primarily of vinyl siding with a color palette of earth tones of white, grey, blue, and red serving to break up what is otherwise a mostly flat exterior. The facades also include balconies for many of the units.

It is staff's understanding that the northern perimeter of the site would be buffered from the adjacent single-family residential with a vinyl fence, in addition to the landscaped screen (consisting mostly of evergreen tree groupings) required for multi-family projects like this.

UDC's advice is being sought because the applicant is requesting the use of Tax Increment Financing. Additional details can be found within the attachments.

### **Compatibility with the Design Standards**

Given its location and zoning, this project is not beholden to some of the more restrictive design standards that this Committee is familiar with, such as the downtown and neighborhood design standards. It will be required to follow the more typical design standards that apply city-wide, such as the parking, outdoor lighting, street tree and landscape design standards. In analyzing the information submitted by the applicant, staff noted a couple of small revisions that will need to be made to comply with the parking and landscaping design standards. Those notes are listed below, though it can be assumed that these issues would be addressed during the building permitting process.

#### **7.1 Parking Lots, Parking Areas, and Driving Aisles**

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- **Parking lot islands** – Double rows of parking shall not exceed forty consecutive stalls (twenty per row) without an internal island break.
- **Parking lot interior landscaping** - For parking lots that exceed 200 stalls, interior landscaping shall account for at least ten percent (10%) of the total parking lot square footage.
- **Parking lot trees** - For parking lots 6,000 square feet or greater, there shall be planted within the paved area a minimum of one (1) shade tree, plus one (1) additional shade tree for every 6,000 square feet of parking lot paving. Each required internal landscape island for a double row of parking shall have at least one (1) shade tree. Those required shade trees not required to be planted within double row islands may be planted along the perimeter of the parking lot within eight feet (8') of the paved area. Each tree planted along the perimeter of the parking lot may be used for one-half (1/2) of the required total of shade trees required within the paved area.

**Compatibility per Staff Analysis:** The parking lot shown in the renderings does not appear to fully meet the above standards.

### **Recommendation**

While this item is advice only, staff has prepared the following summary of considerations:

- The materiality and rhythm of the building facades don't meet the higher standards required of other projects that this Committee often reviews. However, those standards are not a requirement here. Further, the applicant would likely make the case that providing quality, affordable housing should be prioritized over aesthetics. The Committee should weigh those competing priorities and provide recommendations for ways to meet their expectations for the building facades.
- The parking lot landscape standards are not being fully met. While this is a common issue that typically gets addressed during the permitting process, the Committee should weigh in on any particular concerns about applying the standards to this project.

# ATTACHMENT A - Location Map



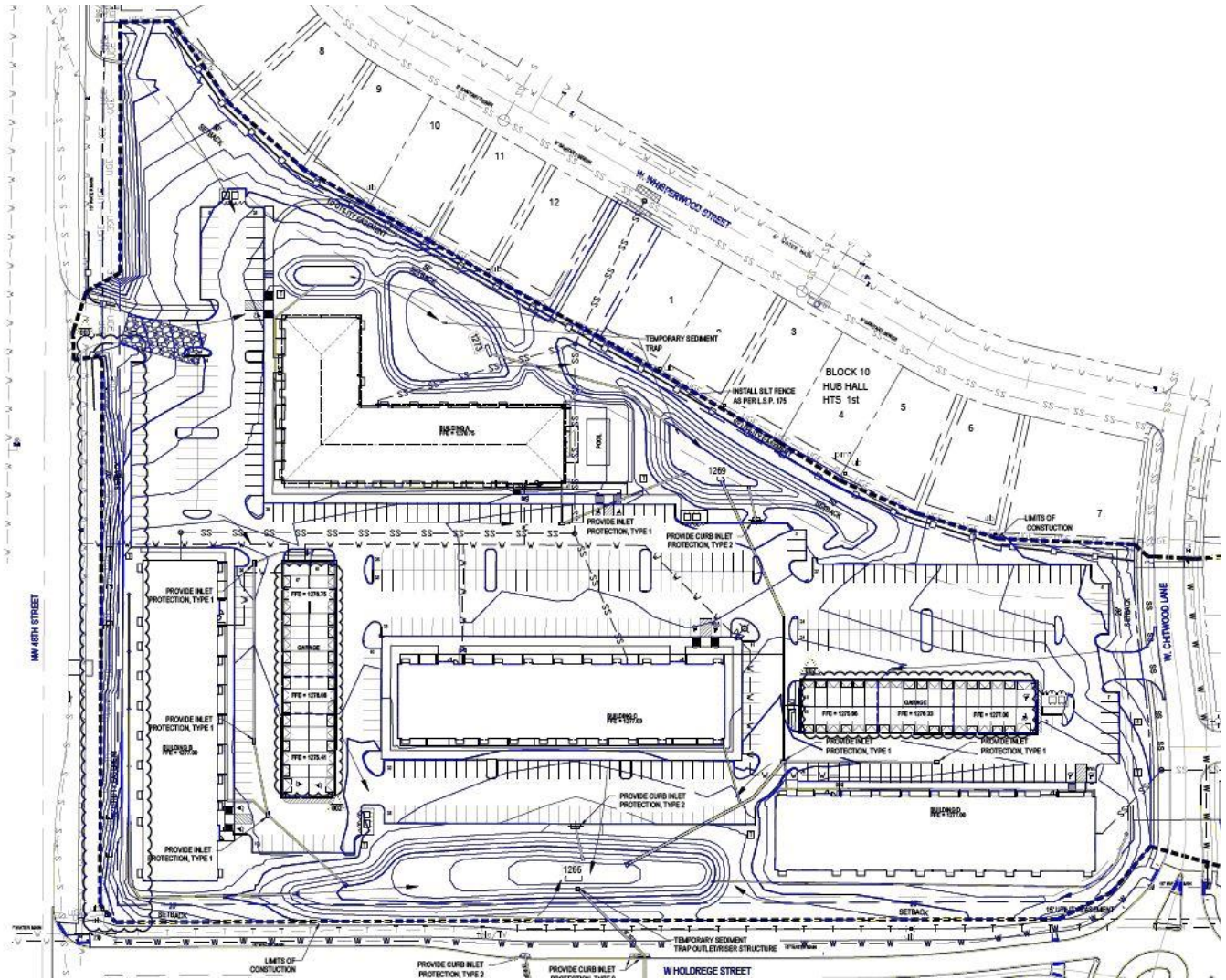
2022 aerial



**UDR22137 - Woodside Village (NW 48th St & W Holdrege St)**

Project: \_GIS\Projects\DevReview\UDC\_LocationMaps.aprx  
PDF: \Boards\UDC\REPORTS\Location Maps

# ATTACHMENT B – Site Plan



# ATTACHMENT C – Exterior Site Renderings



12.21.2022 - G220701\_NWST  
Aerial  
For Approval



12.21.2022 - G220701\_NWST  
Street View  
For Approval



# ATTACHMENT C – Interior Dollhouse Renderings



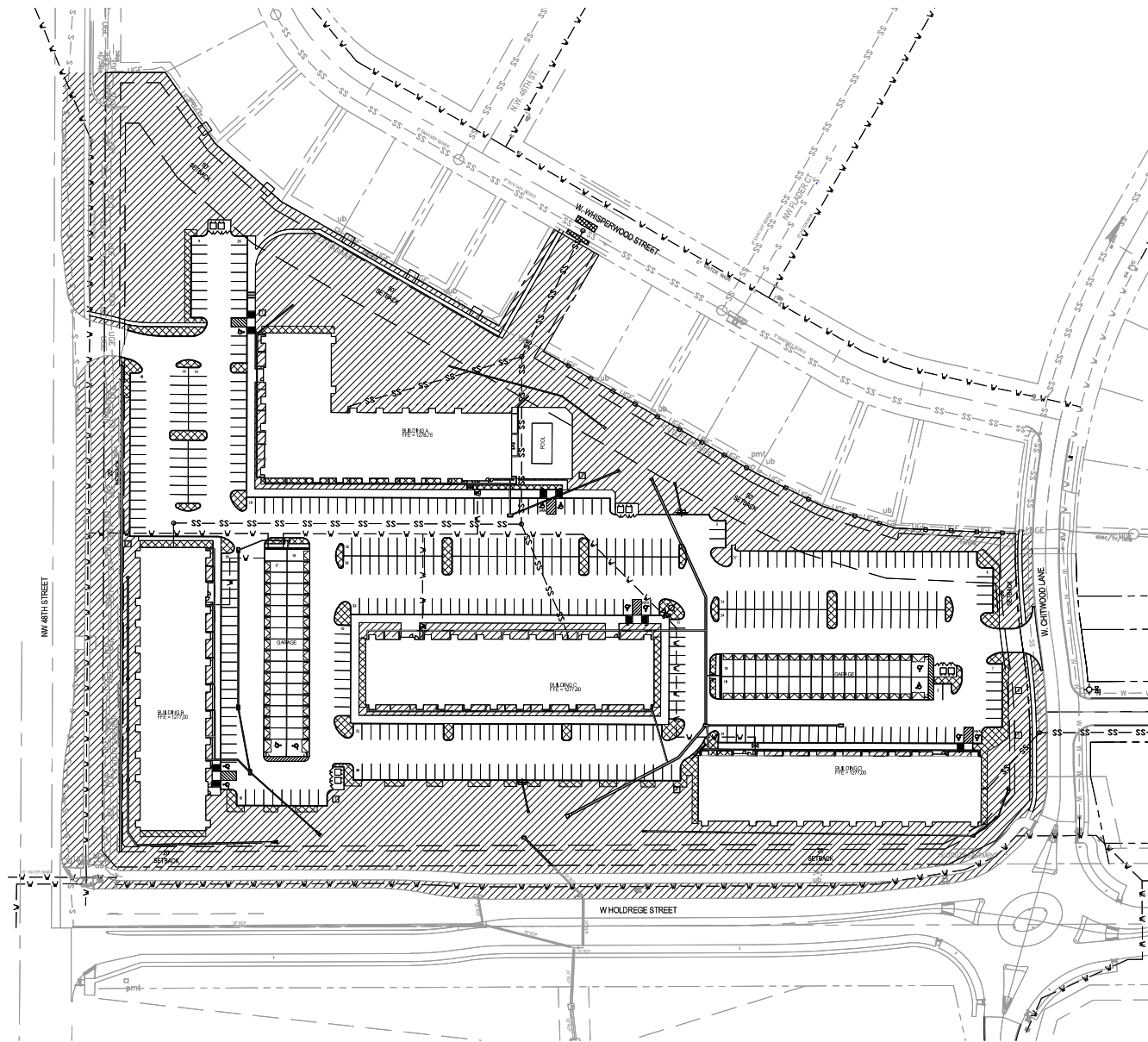




ATTACHMENT D – Interior Pictures (Taken from Similar Projects)







### IRRIGATION LEGEND

- TYPE A**
- TYPE A ZONE MAINTAINED TURF
  - IRRIGATE TURF AREAS BY SPRAY OR ROTOR TYPE SYSTEMS
  - SPRAY WATER AWAY FROM SIDEWALKS, PARKING AREAS AND BUILDINGS. TYPICAL
  - DO NOT LOCATE HEADS ADJACENT TO TREES. TYPICAL
  - DESIGN SHALL PROVIDE 100% HEAD TO HEAD COVERAGE. TYPICAL
- TYPE B**
- TYPE B ZONE SHRUB BEDS
  - IRRIGATE SHRUB/PERENNIAL BED AREAS W/ DRIP TYPE SYSTEM. TYPICAL
  - SPRAY WATER AWAY FROM SIDEWALKS, PARKING AREAS AND BUILDINGS. TYPICAL
  - 100% COVERAGE NOT REQUIRED FOR THESE AREAS
  - SPACING BASED OFF OF MANUFACTURER'S RECOMMENDATIONS

### IRRIGATION NOTES:

- DESIGN AND INSTALL A COMPLETE IRRIGATION SYSTEM FOR THE ENTIRE SITE. REFER TO THE IRRIGATION LEGEND AND PLAN FOR TYPE OF IRRIGATION IN EACH AREA.
- PROVIDE LOCKED IRRIGATION MANHOLE AND A MASTER VALVE FOR THE IRRIGATION SYSTEM.
- PROVIDE QUICK COUPLERS AT A MINIMUM INTERVAL OF 100' ALONG PERIMETER OF PARKING LOT AND ENTRY SIDEWALKS.
- REFER TO PLAN FOR WATER CONNECTION LOCATION. FIELD VERIFY.

**SITE IRRIGATION PLAN**  
 SCALE: 1"=50'

### Woodside Village Apartments

Lincoln, NE  
 CE No.: 863-009-21  
 July 16, 2021



Site Irrigation Plan  
**L1.02**

Plot Date: 07/16/21 10:52:30 AM  
 File Location: \\snp-01\cadd\500-899\863-009-21\_appl\pwp\16-48-v-holdregs(01)\_woodside\_CD\010004-L1.02.dwg

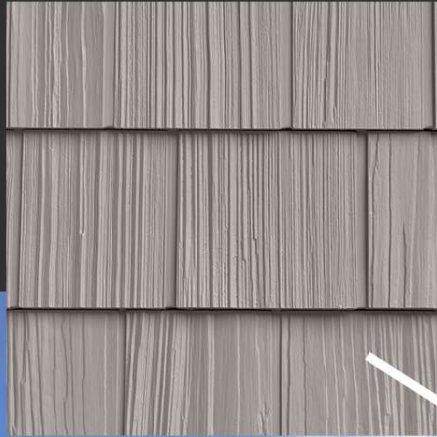


W Holdrege St

NW 48th St

WOODSIDE VILLAGE

Shake



Board & Batten



Horizontal Siding

[Back to Top](#)

Resubmitted 02/03/2023

