

# URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, January 3, 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 [December 6, 2022](#).

### DISCUSS AND ADVISE

2. [Woodside Village](#) (NW 48<sup>th</sup> and W Holdrege Multifamily Project) – [UDR22137](#)
3. [N 27<sup>th</sup> and Starr Multifamily Project](#) – [UDR22138](#)

### STAFF REPORT & MISC.

3. Staff report & misc; [2022 Annual Report](#)

*Urban Design Committee's agendas may be accessed on the Internet at*

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

### ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2023/ag010323.docx>

## 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	January 3, 2023
ADDITIONAL MEETINGS	N/A
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

#### 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 at least 50% of the units will qualify as affordable to tenants earning approximately 70% to 80% of AMI.

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.

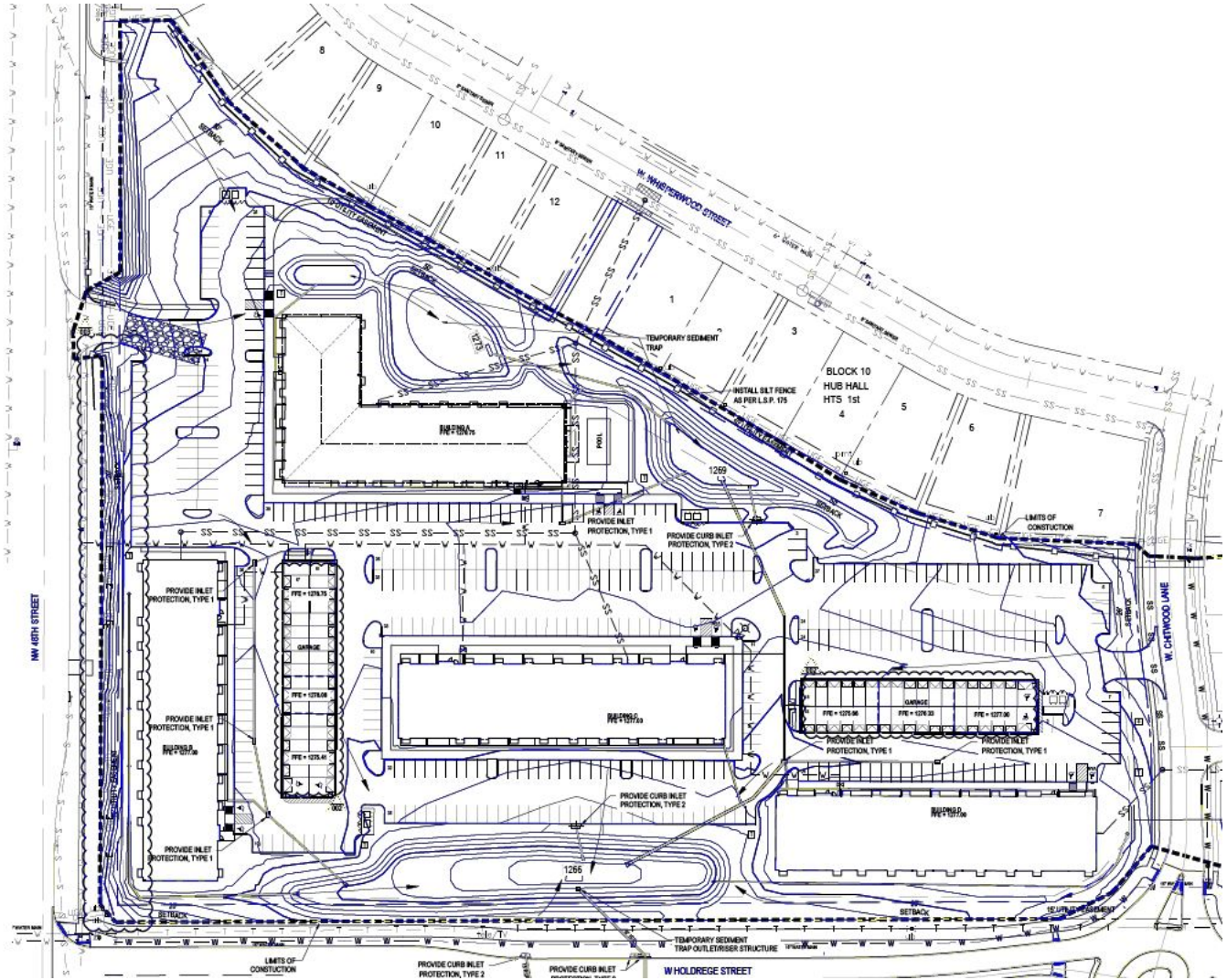
**Compatibility per Staff Analysis:** The parking lot shown in the renderings does not appear to fully meet the above standards.

### 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 SITE PLAN



ATTACHMENT B  
EXTERIOR SITE RENDERINGS



12.21.2022 - G220701\_NWST  
Aerial  
For Approval



12.21.2022 - G220701\_NWST  
Street View  
For Approval



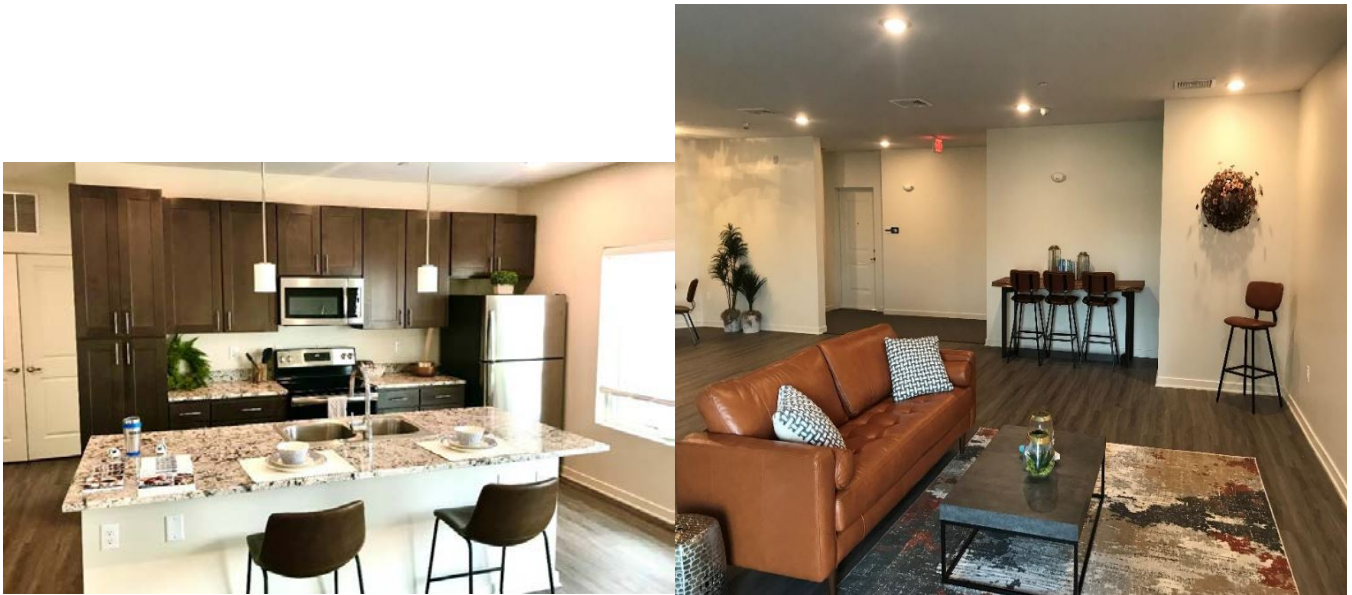
ATTACHMENT C  
INTERIOR DOLLHOUSE RENDERINGS







ATTACHMENT C  
INTERIOR PICTURES (TAKEN FROM PRIOR PROJECTS SIMILAR THIS ONE)





## URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22138
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	2716 and 2718 Starr Street (N 27 <sup>th</sup> and Starr Streets)
HEARING DATE	January 3, 2023
ADDITIONAL MEETINGS	N/A
APPLICANT	Aaron Burd, <a href="mailto:amburd76@gmail.com">amburd76@gmail.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 multifamily infill project on the vacant land at the northeast corner of N 27<sup>th</sup> and Starr Streets. The project will consist of a 12-unit apartment building closest to N 27<sup>th</sup> and a tri-plex to the east that will serve to transition into the existing neighborhood. Each of the two-story tri-plex units will consist of four bedrooms and three baths. Each of the units within the larger three-story building will be made up of two bedrooms and one bath.

Both the 12-plex and the tri-plex are being proposed to consist of Hardie cement board siding as the primary façade material. The tri-plex relies mostly on lap siding, while the 12-plex incorporates sections of panel and board and batten siding. Both have hipped roofs.

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

The Neighborhood Design Standards apply to this project. The neighborhood design standards are intended to create infill developments in residential neighborhoods that are sympathetic to the existing character. This site has N. 27<sup>th</sup> Street with commercial and some residential to the west, a laundromat with a blank façade and two older homes with full front porches set about two to three steps above grade to the south, a small bungalow with a full front porch to the east, and a commercial building with a blank façade on the north. Starr Street has the most impact on the character of this development and except for a few minor intrusions, it is comprised of one to one-and-a-half story older homes set close to the front property line with garages in the rear or non-existent.

What follows is a synopsis of some of the key Neighborhood Design Standards that affect this project. It should be assumed that those standards not specifically identified are being met or are not relevant.

#### 4.1 Building Elements

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8. Height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor

shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous block face, provided that:

- a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and
- b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than an existing, adjacent building. Taller structures may be approved on a case-by-case basis, when a steeper roof would increase compatibility between the new building and adjacent older residences.

**Compatibility per Staff Analysis:** The three-story 12-plex is facing one-story commercial buildings and is okay from a compatibility perspective. The two-story tri-plex sits adjacent to one and one-and-a-half story homes. The steepness of the roof of the tri-plex also adds to the difference in heights, making it questionable whether this particular standard is being met.

10. The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln's established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

**Compatibility per Staff Analysis:** The façade on the tri-plex is broken up with a recessed portion along Starr Street. However, the 12-plex has a 106-foot-long façade that is only broken up by the protruding porch and some minor recessing behind the porch on the south side. While the design relies on changes in materials to further break up the façade, it could potentially benefit from some additional push and pull along the long expanse of the south façade.

## 4.2 Yards and Open Space

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3. No more than one mechanical unit, such as air conditioning units, shall be located within each required front yard and not more than three in any required side yard, provided that multiple units are spaced at least twenty feet apart. Such accessory structures will be screened from adjacent properties if located within a required front yard or within ten feet (10') of a side lot line.

**Compatibility per Staff Analysis:** While no mechanical units are shown in the material provided, this standard should be a consideration of the final design.

## 4.3 Parking

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2. Trees in addition to any others required elsewhere shall be planted within five (5) feet of a parking area at the rate of one tree for every six (6) parking spaces.

**Compatibility per Staff Analysis:** Only two of the three required trees are being shown in the parking lot for the 12-plex. The tri-plex shows a total of six stalls, which would typically require one tree. However, the property is being replatted so that each unit sits on its own property. In that scenario, each property would only have two parking stalls and would not be subject to this standard.

3. Parking areas of four or more stalls shall be screened from adjacent properties. Fences may be used for screening in rear yards.

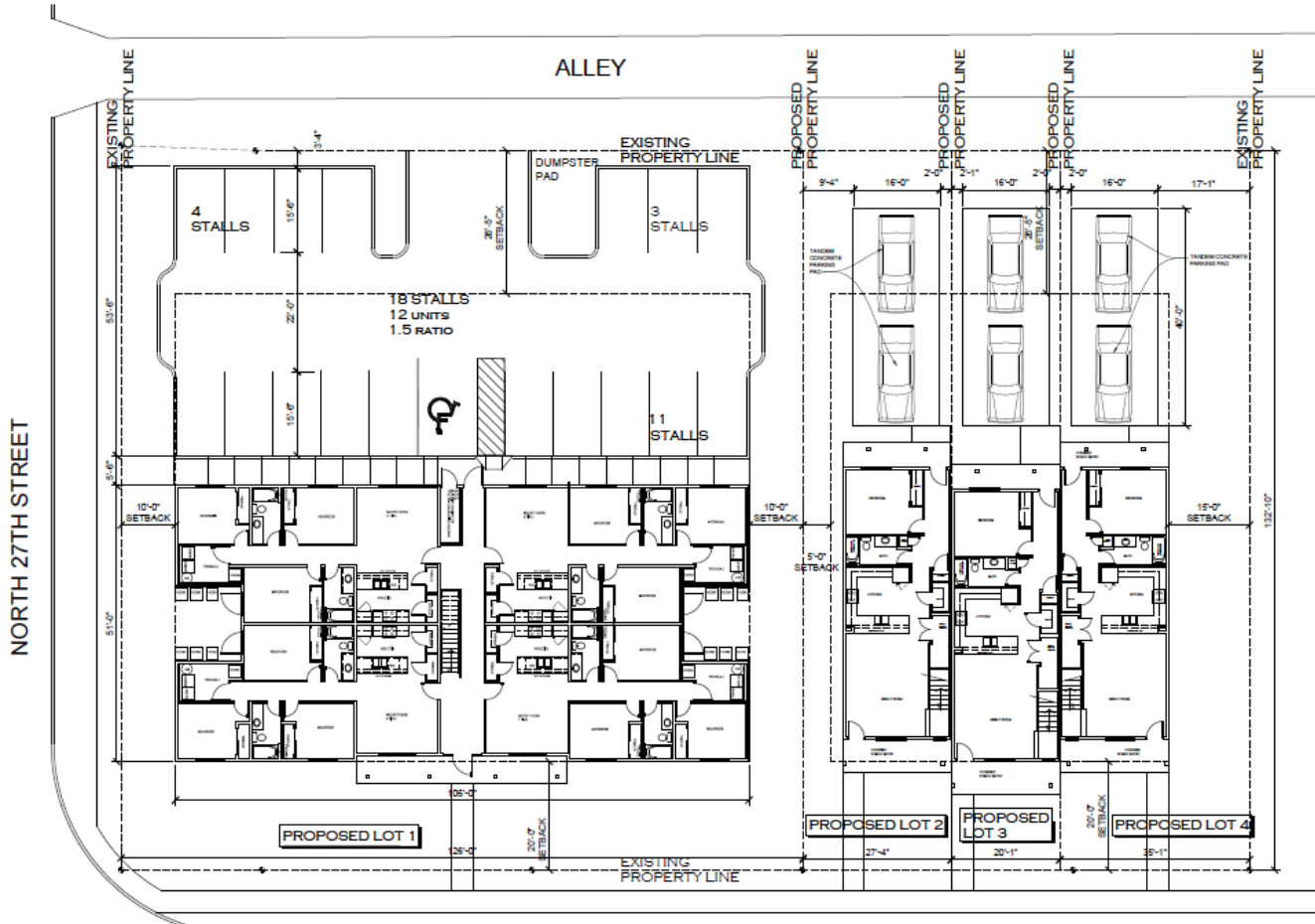
**Compatibility per Staff Analysis:** While this standard is somewhat vague in regards to screening of parking lots, the Design Standards for Screening and Landscaping for which this property is also subject to will require that the entire length of the north edge of the parking lot for the 12-plex (adjacent to the alley) be screened up to three feet (3') in height. Again, the requirements for the tri-plex come down to whether this would be considered a single parking lot of six stalls or three parking lots of two stalls each. For the former, a screen would be required along the east edge to provide a buffer against the adjacent residential.

### **Recommendation**

While this item is advice only, the project's compatibility with Neighborhood Design Standards and how it interacts with the existing neighborhood should be a key consideration of the Committee. More specifically:

- The tri-plex should serve as a transition from the existing residential neighborhood to the larger 12-plex unit abutting the N 27<sup>th</sup> Street commercial corridor.
- The design of the 12-plex is relatively flat in terms of the push and pull of the façade along Starr Street. Though an effort has been made by the applicant to offset this with changes in materials, the Committee should weigh in on whether the applicant's efforts are successful.
- The landscaping should serve to soften the impacts of this project on the neighborhood. *(Note: In addition to the parking lot screening already mentioned, this project will require street trees along Starr Street and possibly N 27<sup>th</sup> Street. Those details will be worked out as an amendment to the existing zoning agreement, but the Committee should weigh in on what is appropriate.)*

# ATTACHMENT A SITE PLAN



ZONED R-6  
SINGLE PLATTED PARCEL 'LOT 1'  
1,100 SF PER UNIT, 12 UNITS = 13,200 SF REQUIRED, SHOWING 16,682 SF

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

ZONED R-6  
THREE PLATTED PARCELS  
1,100 SF PER UNIT, 1 UNITS = 1,100 SF REQUIRED, SHOWING 'LOT 2' 3,631 SF,  
'LOT 3' 2,668 SF & 'LOT 4' 4,660 SF

**ATTACHMENT B  
RENDERINGS**



Looking to the northeast from 27<sup>th</sup> and Starr



Looking to the northwest from Starr Street (12-plex)



Looking to the southeast from 27<sup>th</sup> Street



Looking to the southwest from the alley



Looking to the northeast at the tri-plex from Starr Street



Looking to the northwest from Starr Street

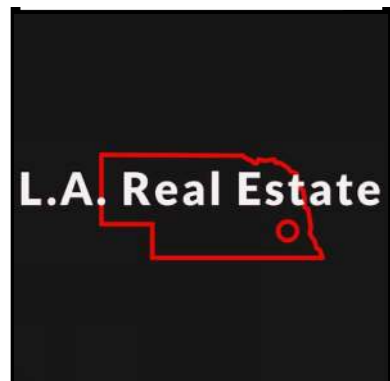
# MARSHALL ADDITION DEVELOPMENT NORTH 27TH & STARR STREETS



OVERALL ELEVATION OF SOUTH ELEVATION OF BOTH BUILDINGS

## Sheet Index

1. Neighborhood Plan
2. Site Plan
3. Landscaping Plan
4. Typical Apartment Building Plan
5. Tri-plex Plans
6. Apartment building colors
7. Apartment building elevations
8. Tri-plex colors
9. Tri-plex elevations
10. Rendering
11. Rendering
12. Rendering
13. Rendering
14. Rendering
15. Rendering



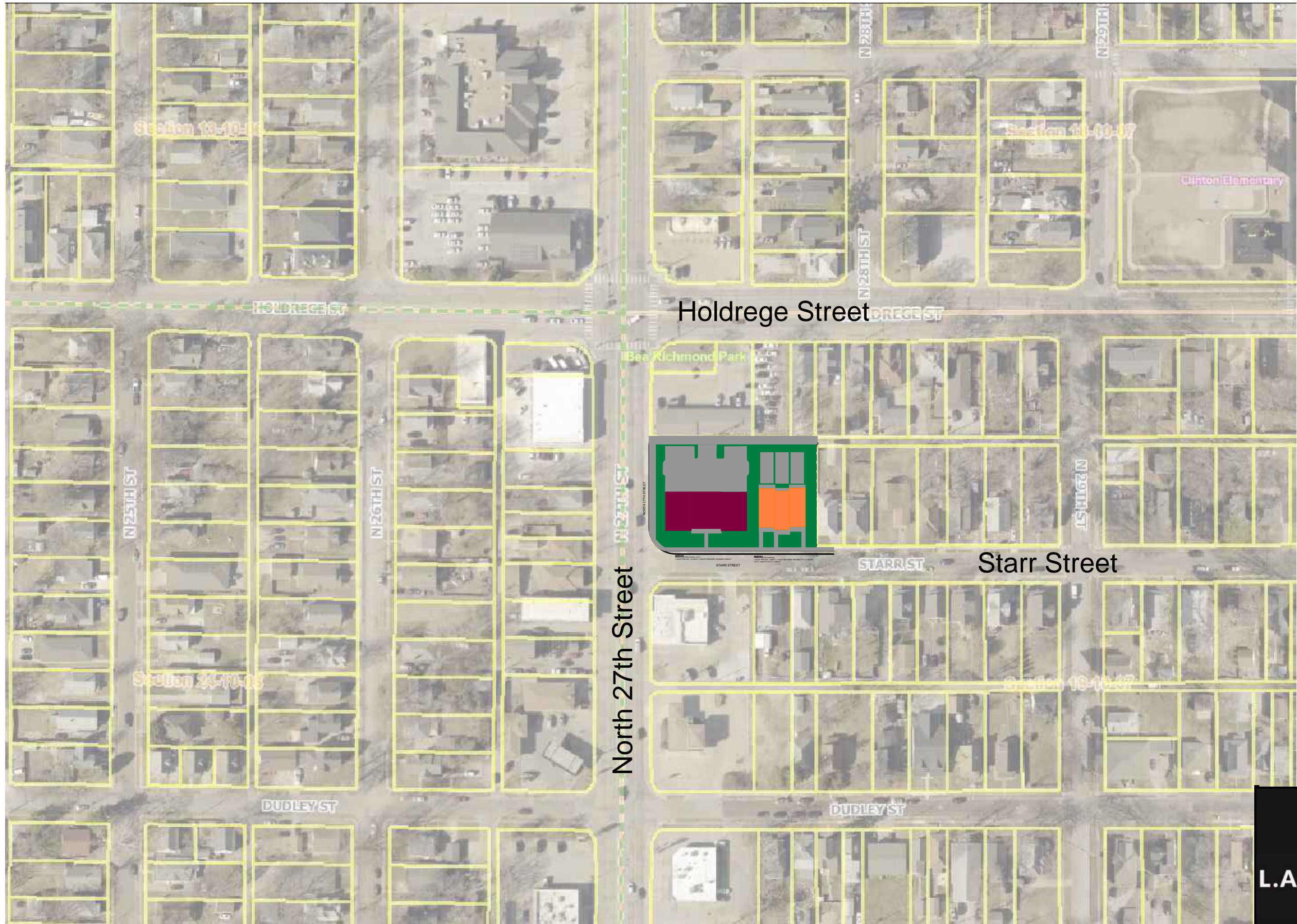
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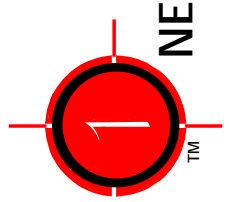
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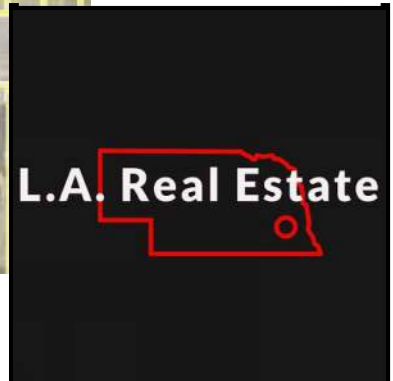
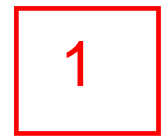
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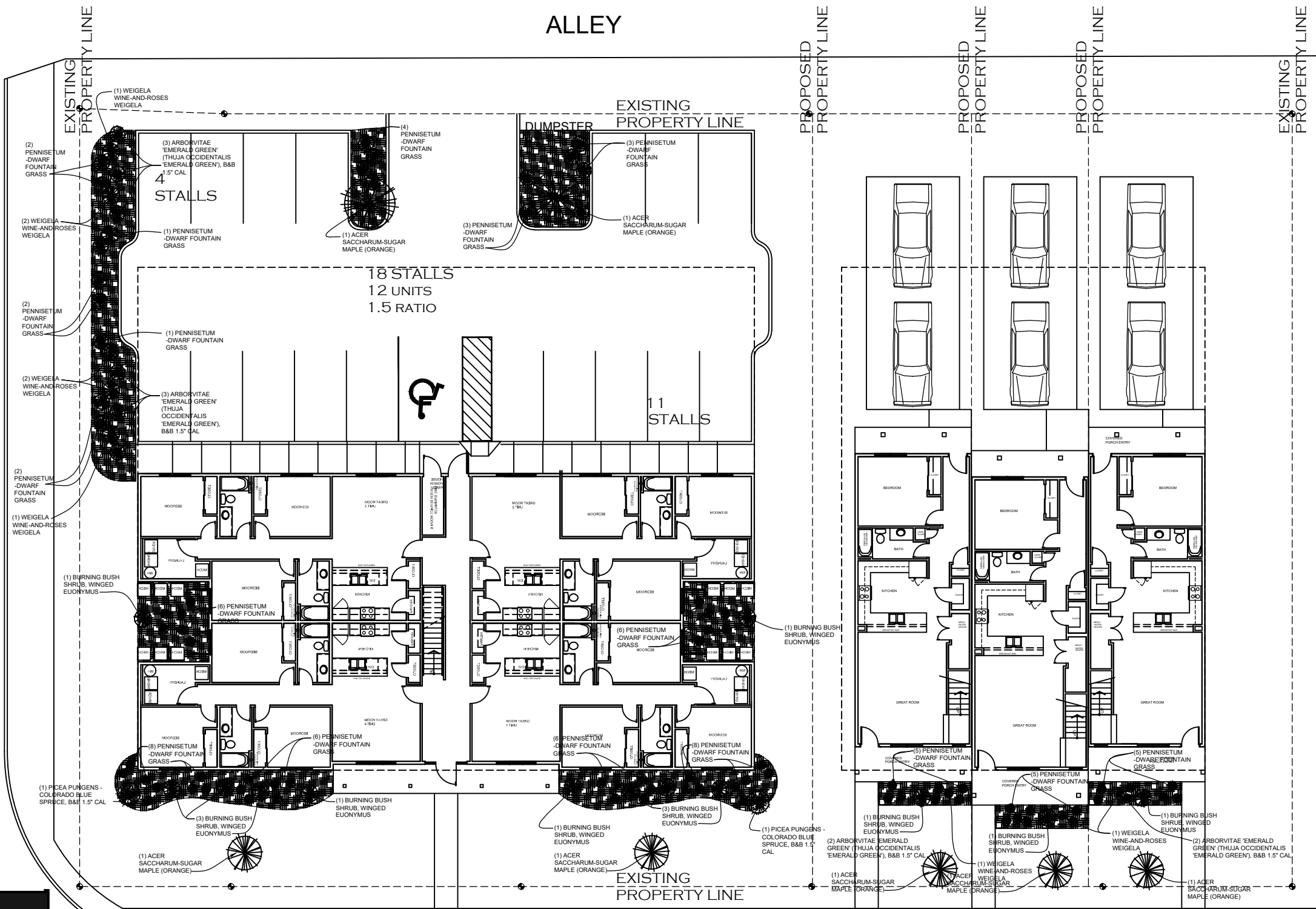
Neighborhood Plan

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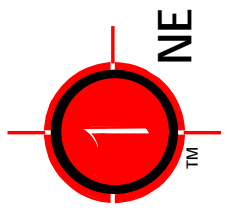


NORTH 27TH STREET

ALLEY



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**L.A. Real Estate**

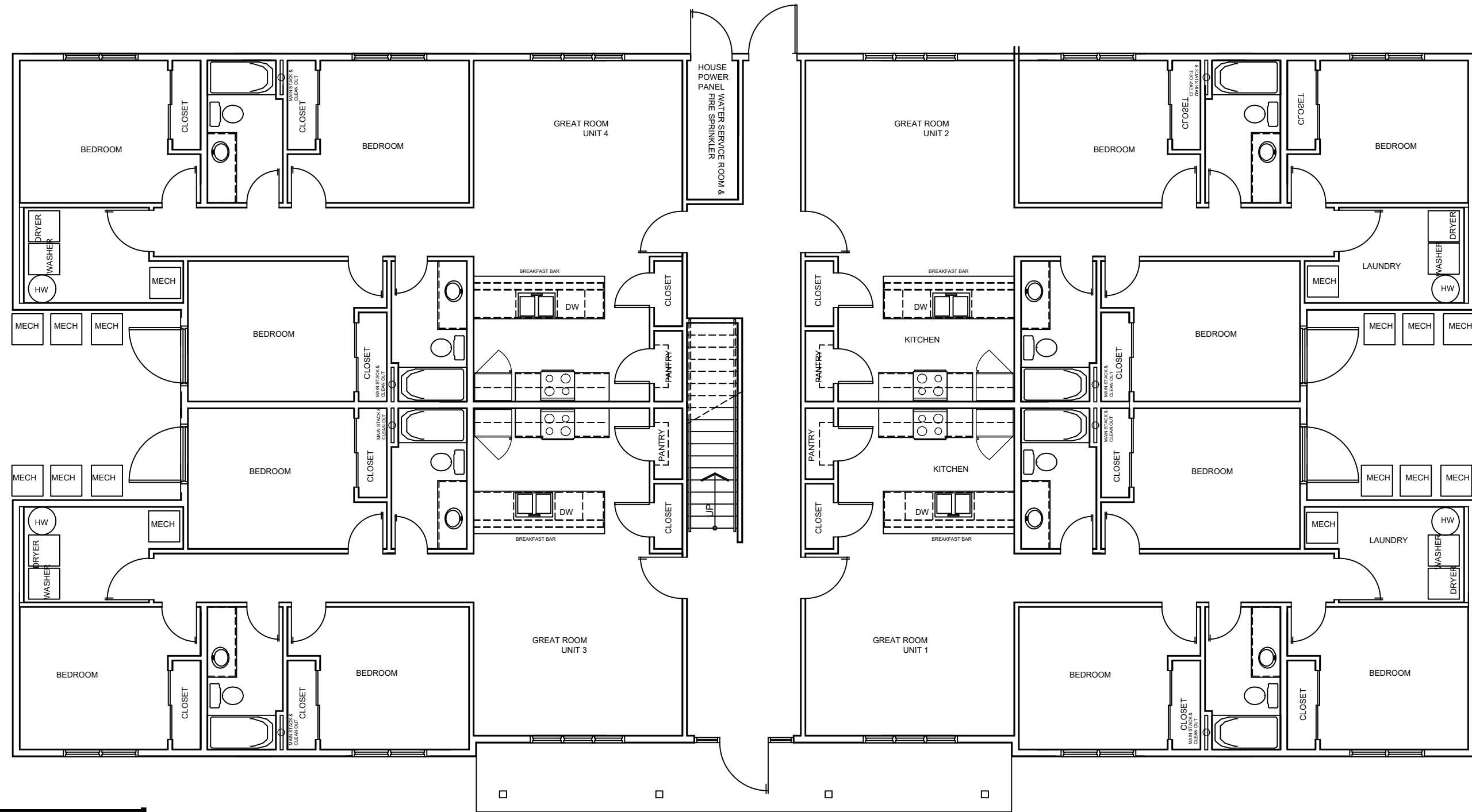
ZONED R-6  
 SINGLE PLATTED PARCEL 'LOT 1'  
 1,100 SF PER UNIT, 12 UNITS = 13,200 SF REQUIRED, SHOWING 16,682 SF

ZONED R-6  
 THREE PLATTED PARCELS  
 1,100 SF PER UNIT, 1 UNITS = 1,100 SF REQUIRED, SHOWING 'LOT 2' 3,631 SF,  
 'LOT 3' 2,668 SF & 'LOT 4' 4,660 SF

STARR STREET

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


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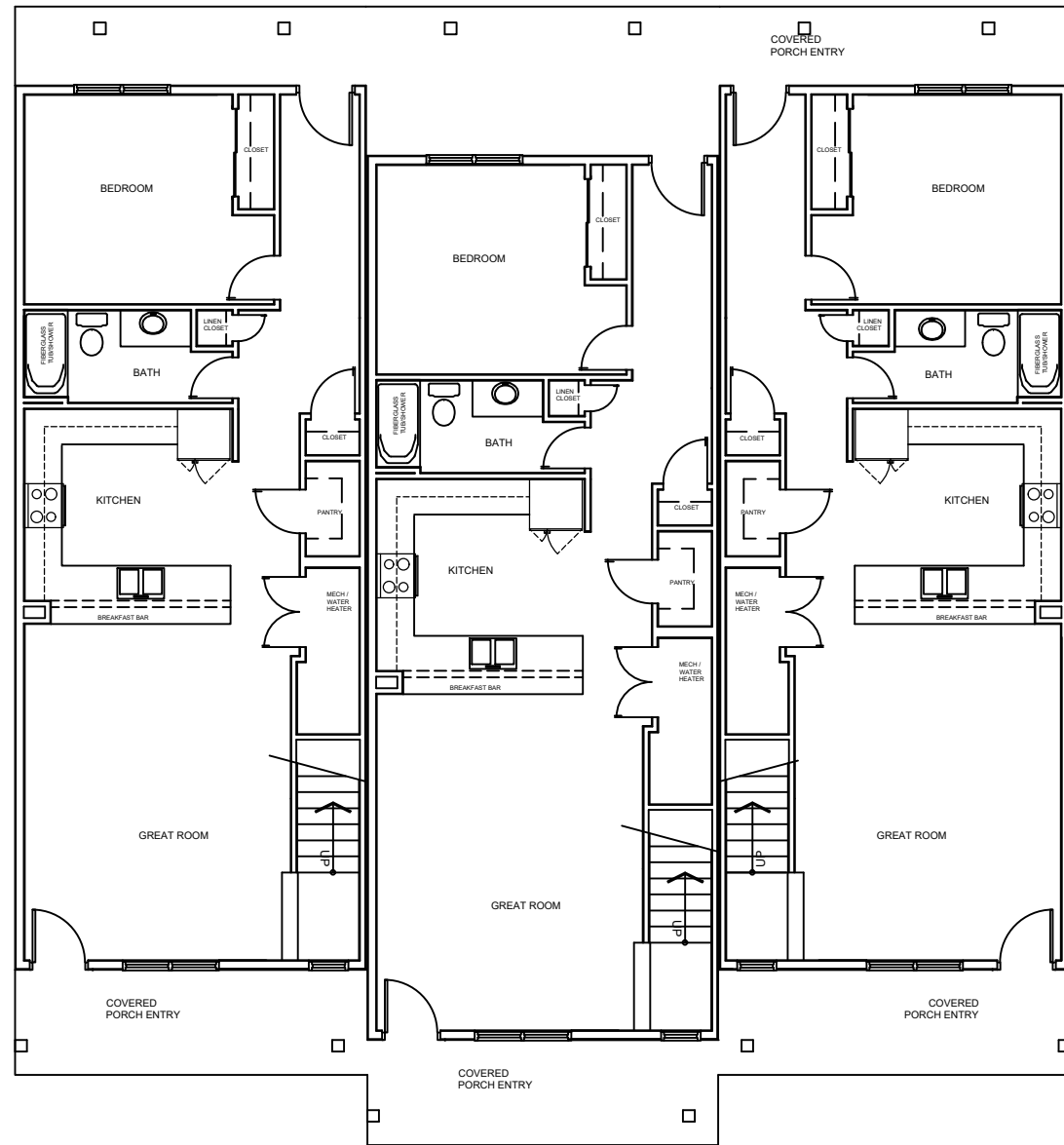


**TYPICAL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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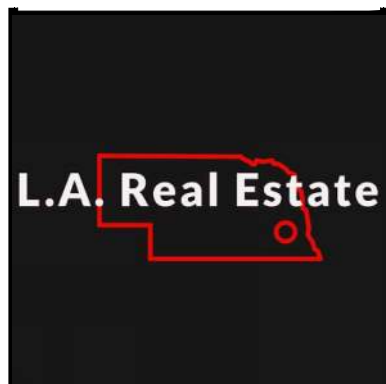


**MAIN LEVEL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



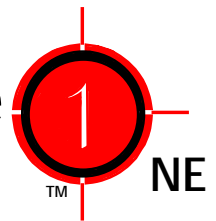
**UPPER LEVEL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

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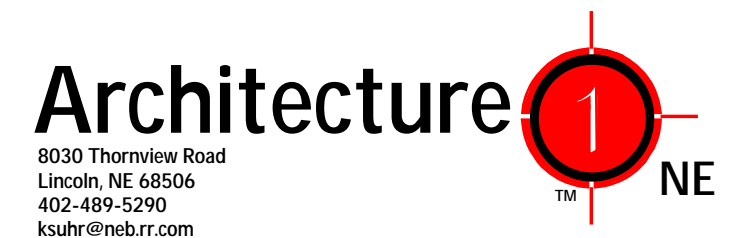
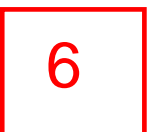
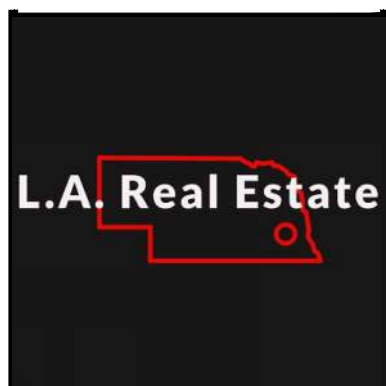
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## 12 PLEX SOUTH ELEVATION

### Exterior finish information

1. All roofing material to be Pabco Roofing Products "Antique Black".
2. Stone to be Edwards stone Cottonwood Dimensional
3. All doors & windows to be black, fascia, gutters & downspouts to all be black.
4. All trim to match the color of the area it is adjacent to.
5. All board & batten siding to be Night Gray Hardie Plank cement board.
6. All lap siding to be Pearl Gray Hardie Plank cement board.
7. All panel siding to be Gray Slate Hardie Plank cement siding.



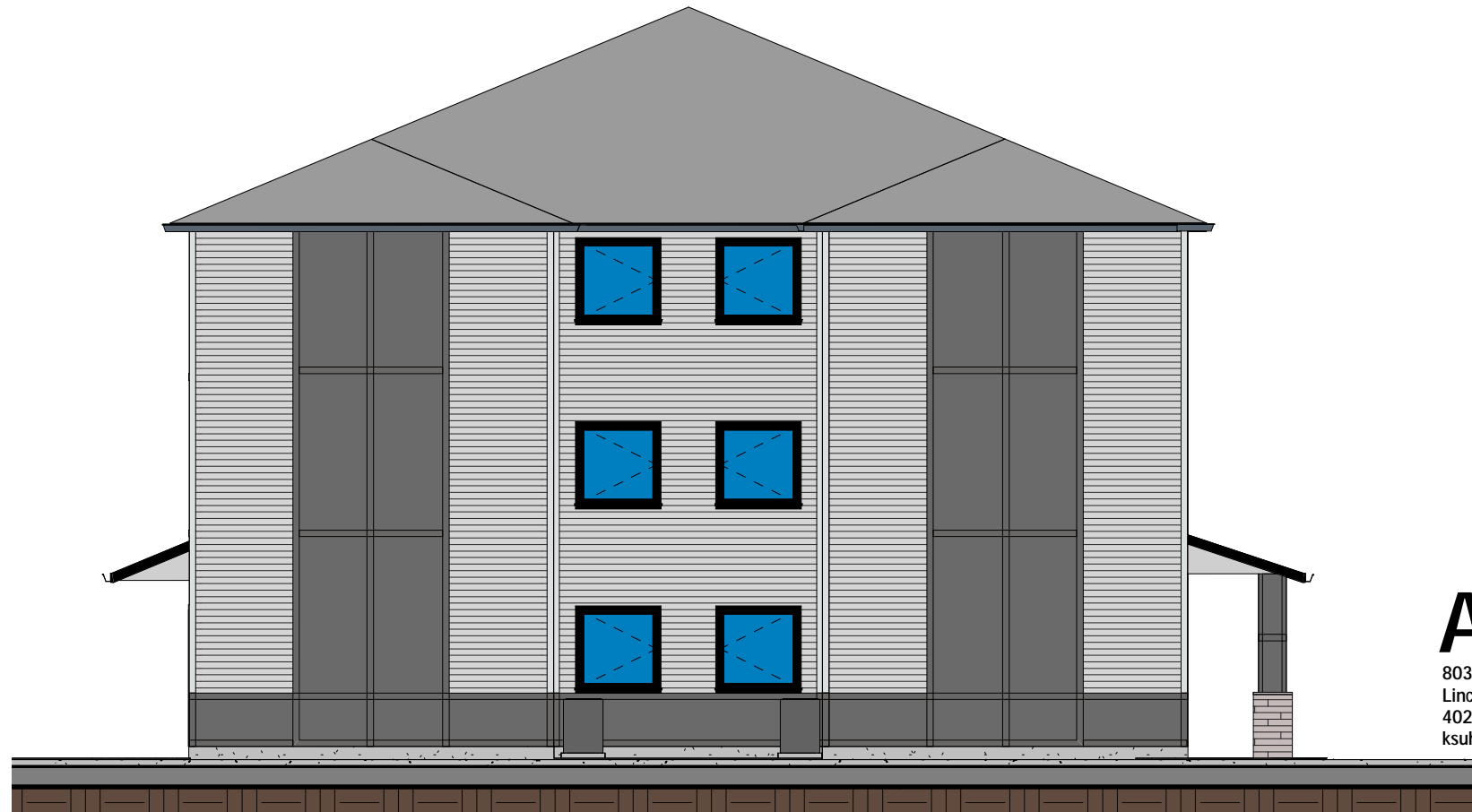
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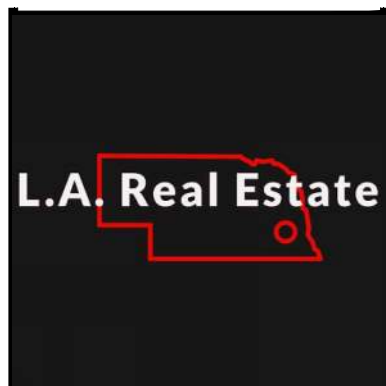




12 PLEX NORTH ELEVATION

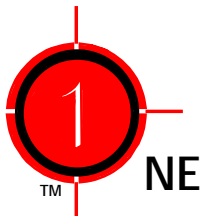


12 PLEX WEST ELEVATION



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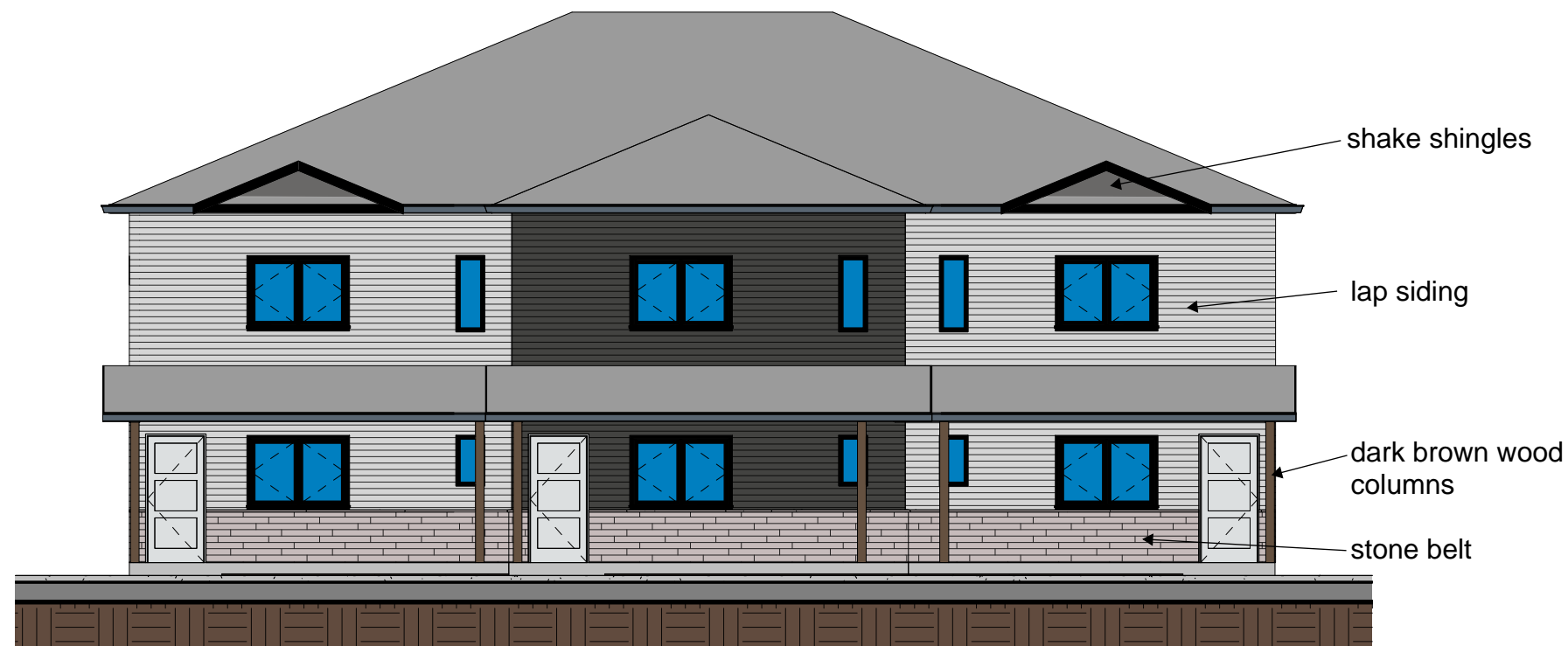
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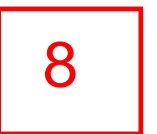
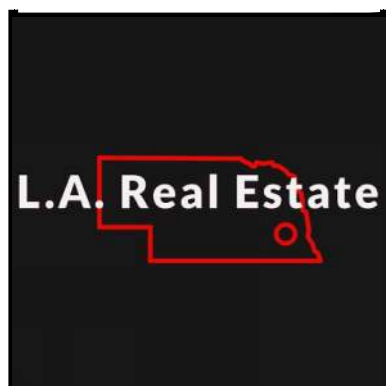




## TRI-PLEX SOUTH ELEVATION

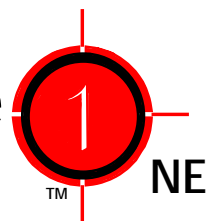
### Exterior finish information

1. All roofing material to be Pabco Roofing Products "Antique Black".
2. Stone to be Edwards stone Cottonwood Dimensional
3. All doors & windows to be black, fascia, gutters & downspouts to all be black.
4. All trim to match the color of the area it is adjacent to.
5. Middle unit to be Night Gray Hardie lap cement board siding.
6. East & west units to be Pearl Gray Hardie lap cement board siding.
8. Dormers to be on the east & west units to be Pearl Gray Hardie shingle cement board siding.



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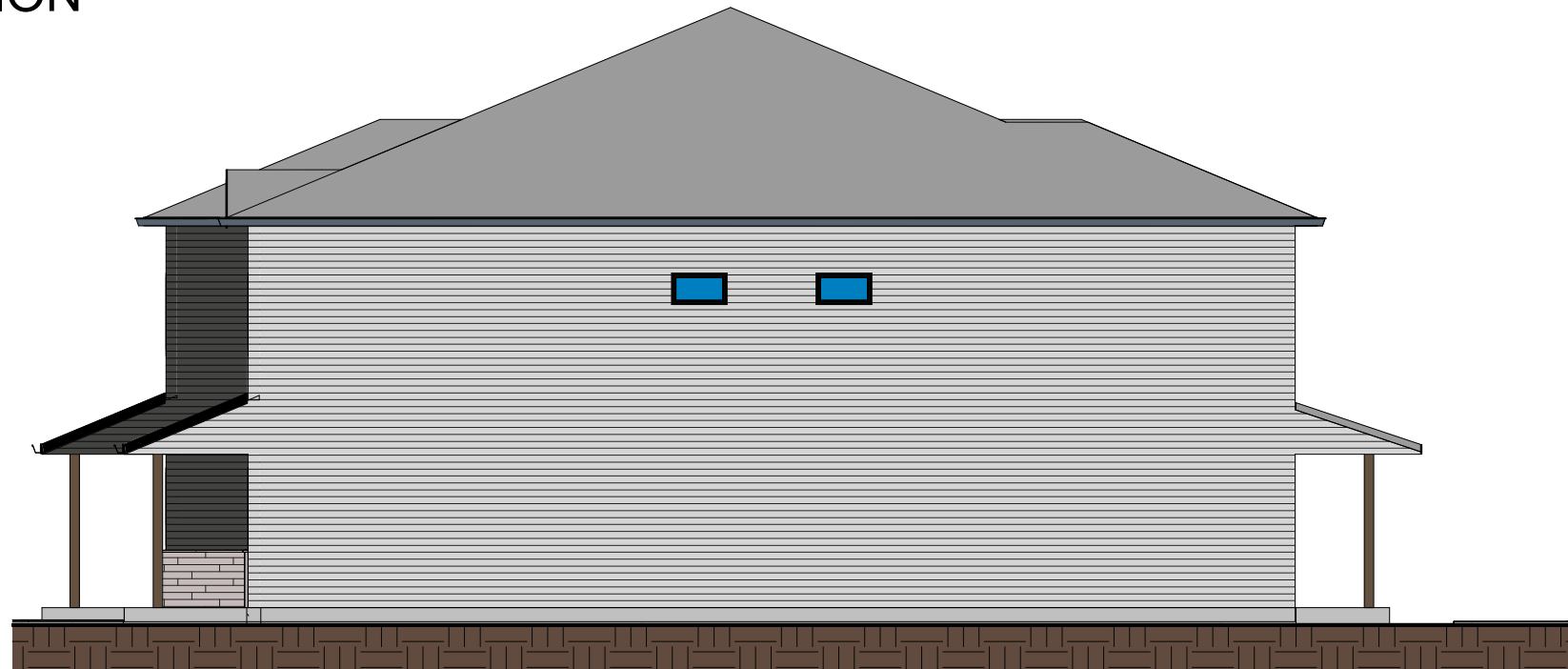


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TRI-PLEX NORTH ELEVATION

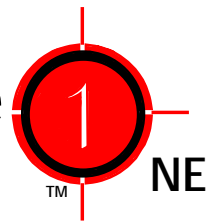


TRI-PLEX EAST ELEVATION



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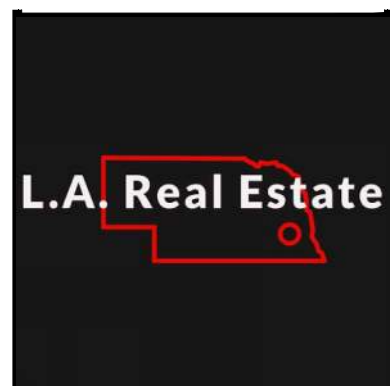
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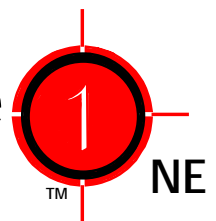


LOOKING TO THE NORTHEAST FROM 27TH & STARR



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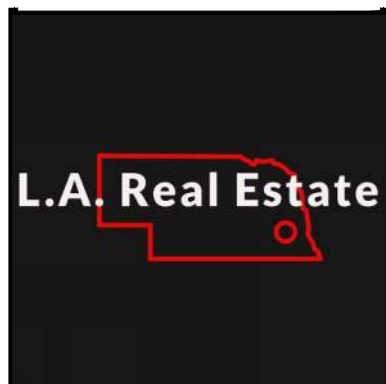
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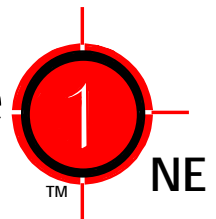


LOOKING TO THE NORTHWEST FROM STARR STREET AT THE 12 PLEX



**Architecture**

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12/14/2022

11





LOOKING TO THE SOUTHEAST FROM 27TH STREET AT BOTH BUILDINGS



**Architecture**

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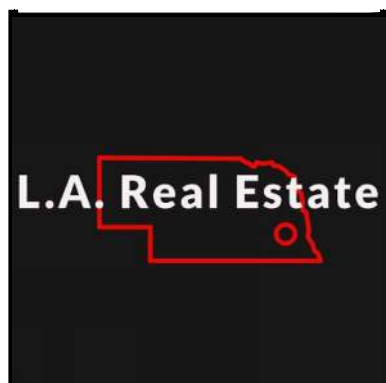
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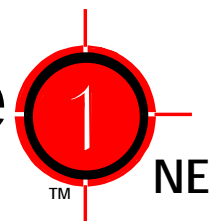


LOOKING TO THE SOUTHWEST FROM THE ALLEY AT BOTH BUILDINGS



**Architecture**

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LOOKING TO THE NORTHEAST FROM STARR STREET AT THE TRI-PLEX

14



Architecture



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12/14/2022



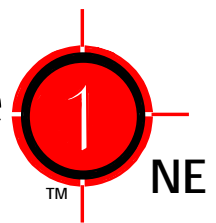


LOOKING TO THE NORTHWEST FROM STARR STREET AT BOTH BUILDINGS



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12/14/2022

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Annual Report Draft | Urban Design Committee

# UDC 2022



# URBAN DESIGN COMMITTEE

## COMMITTEE MEMBERS

Michelle Penn, Chair

Gill Peace, Vice-Chair

Peter Hind

Emily Deeker

Jill Grasso

Tom Huston

Mark Canney

## PLANNING DEPARTMENT STAFF

Stacey Hageman

Teresa McKinstry

Paul Barnes

Stephanie Rouse

Collin Christopher

## APPROVED

The Urban Design Committee approved this Annual Report on Date TBD.

## PHOTO & IMAGE CREDITS

The outside cover photo was provided by the Planning Department, and the inside cover photo was provided by Downtown Lincoln Association. All other project photos, images or illustrations were provided by applicants that appeared before the Urban Design Committee and are considered part of the public record unless otherwise noted.

## Background

The Urban Design Committee was established by ordinance in 1981 to advise city government on enhancing the physical environment of our city to increase enjoyment of living in and visiting Lincoln. Per Section 4.36 of the Lincoln Municipal Code, the Committee is to consist of seven appointed citizen members serving three-year terms. The Committee meets as necessary on the first Tuesday of the month at 3 p.m. in the Council Chambers.

The Urban Design Committee member roster remained unchanged for 2022, including Michelle Penn (chair), Gill Peace (vice-chair), Peter Hind, Emily Deeker, Jill Grasso, Tom Huston, and Mark Canney. The Committee was staffed by Stacey Hageman for most of 2022, with support from Teresa McKinstry, Paul Barnes, Stephanie Rouse and Collin Christopher.

The committee advises the Mayor, City Council, Planning Commission, city boards, city departments, and other public agencies in matters relating to urban design, visual relationships, architectural design, and aesthetics. Reviews are generally limited to projects sponsored, initiated, or financed by the City (public projects); projects in which the City will make some financial contribution (public/private projects); and projects located on City right-of-way or other City property (private projects).

## Project Review Summary

In 2022, the Urban Design Committee reviewed twenty-three unique projects, with some receiving multiple reviews. Those twenty-three consisted of fourteen TIF projects, four city-led projects, three sidewalk cafe applications, one banner application and one neighborhood design standards appeal.

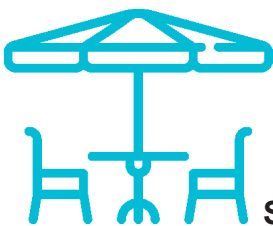
**23**  
UNIQUE PROJECTS



**14**  
TIF PROJECTS



**4**  
CITY PROJECTS



**3**  
SIDEWALK CAFES



**1**  
BANNER



**1**  
APPEAL



## TIF Project Reviews

The Urban Design Committee provided a total of fourteen advisory reviews for projects requesting Tax Increment Financing (TIF). These projects vary widely in scale, scope, location and land use. Of note, they include two affordable housing projects, two small-scale “missing middle” infill projects, a number of other multi-family housing concepts, an industrial park, and what would be downtown’s first extended stay hotel. What follows is a brief summary of each of the fourteen TIF project reviews that came before the Committee in 2022.

### SAINT47 ROWHOMES N.47th Street and St. Paul Avenue



In January and February, the Committee reviewed developer’s plans to build seven attached rowhomes oriented to 47th Street with garage access from the rear. The project is intended to provide valuable infill housing for the University Place neighborhood on a lot that has been vacant for many years.



**COYOTE LANE**  
Between N. 66th and N. 70th Streets,  
north of P Street

In February, UDC provided an initial review of the Coyote Lane redevelopment project on the old Finke Gardens site. The 7.1-acre site stretches from 66th to 70th Streets along the Mopac bike trail and Deadmans Run. The first phase is to include a new commercial building on 66th street that will host a new veterinary clinic, as well the renovation of the former nursery building to accommodate complimentary commercial uses.

In November, plans for the second phase were reviewed. That phase will include the construction of approximately 29 new rowhomes to be oriented toward the trail. These rowhomes will be developed in groups of four to seven, providing an alternative infill housing type adjacent to an existing neighborhood.



UDC reviewed the plans for a Class A industrial park in northeast Lincoln in March. The 71-acre site near N 70th Street and Arbor Road will eventually consist of three industrial warehouse buildings totaling nearly 1,000,000 square feet of space.

## LIVRED AT LINCOLN 9th and M Streets



The streetscape design associated with the LIVRED student housing project was reviewed by the Committee in May and June. The project will improve the public realm along S 9th, M and L Streets with enhanced landscaping and new sidewalks. The streetscape along the 10th Street side, which is too narrow to make significant enhancements at this time, is being studied as part of the Downtown Corridors project.

## TELEGRAPH DISTRICT S. 21st Street and Capitol Parkway



In May, UDC also continued their review of improvements in the Telegraph District, including the addition of a grocery store (Open Harvest) to the warehouse building at 330 S.330 21st Street, and the demolition of the Telephone Museum building at 2047 M Street to make way for a new parking lot north of the garage building. In August, renovation of the warehouse building at 2016 M Street was reviewed by the Committee. The future use of that building is still to be determined.

## N. 48TH ST. MULTIFAMILY

N. 48th Street and Aylesworth Avenue



UDC reviewed a new multi-family project at N. 48th and Aylesworth in June. The project is being developed by the same team that built the multi-family development at the corner of N. 48th and Holdrege, and will have a similar aesthetic. However, the newer building will not include ground floor retail space as was originally planned for the N 48th and Holdrege complex.

## BISHOP HEIGHTS

Nebraska Parkway and S. 27th Street



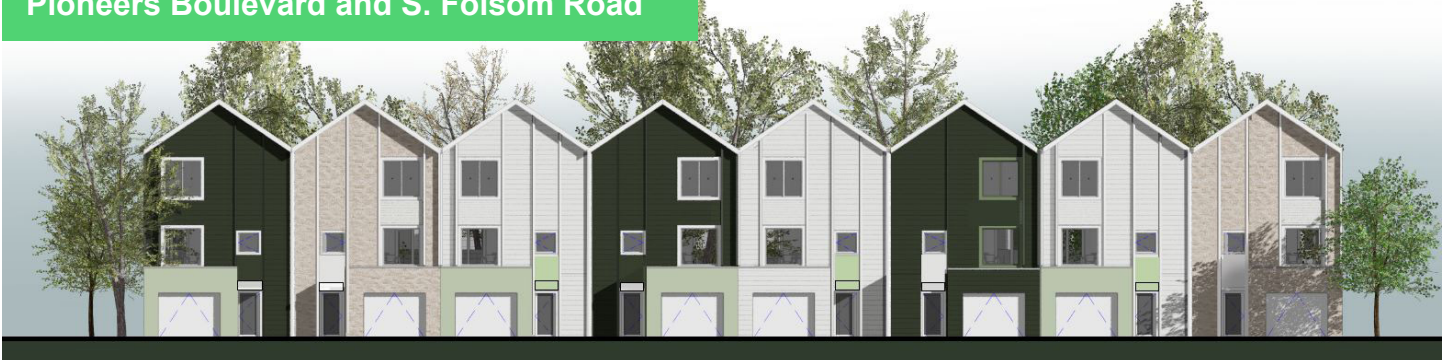
In June and July, UDC reviewed the multifamily portion of the Bishop Heights redevelopment project, which is to include up to 230 apartment units. The larger project, located at the northeast corner of S. 27th Street and Nebraska Parkway, will include additional commercial and/or hotel space.



UDC recommended approval of the demolition of the existing building and construction of a new residential infill project at 1030 O Street, directly adjacent to the old LES building. The project will be six stories, made up of 70 market-rate units. It will also include 32 underground parking stalls.

## FOXTAIL MEADOWS

Pioneers Boulevard and S. Folsom Road



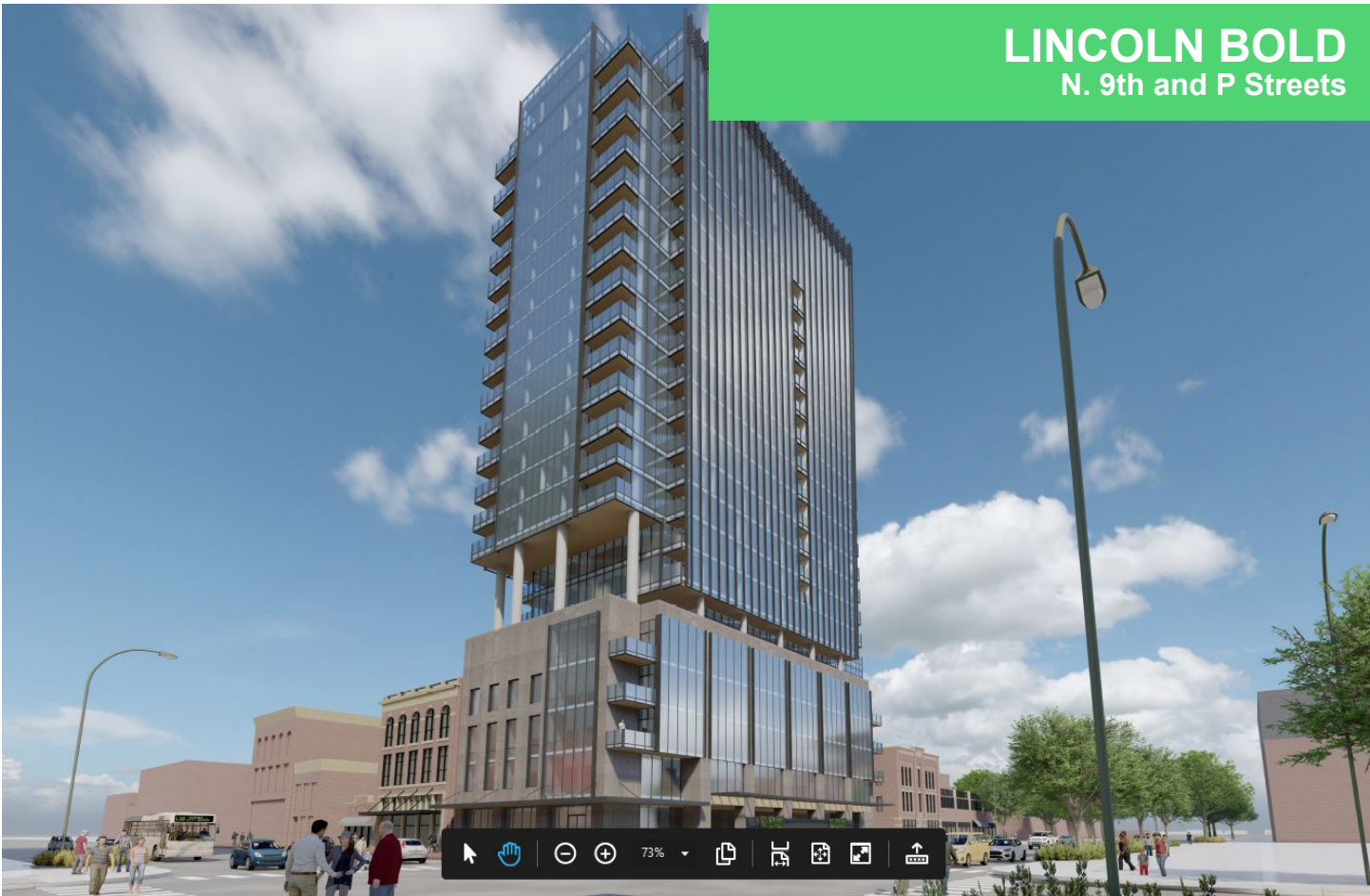
In October, UDC reviewed the proposed Foxtail Meadows project located south of Pioneers Boulevard on the east side of S. Folsom Street. The 54-acre site surrounding Hope Church will be developed to include a combination of affordable and market rate housing and a mix of “missing middle” housing typologies.



October also saw the Committee reviewing a proposal to build an extended stay hotel on the University-owned lot at the northwest corner of 9th and R Streets. The hotel – a Residence Inn by Marriott – will sit just east of the existing Marriott Courtyard.



Finally in October, UDC reviewed plans for a new mixed use building at the southwest corner of 23rd and R Streets. The project will include approximately 3,000 square feet of commercial space on the first floor and nine residential units above. That first-floor commercial space will consist of six “micro restaurant” suites with a public outdoor seating area along 23rd Street and parking behind the building. Upper-floor residential units will range from studios to two-bedrooms, with one live-work loft.



**LINCOLN BOLD**  
N. 9th and P Streets

The Committee reviewed a “bold” proposal in November to redevelop the Melichar’s filling station site at the northwest corner of 9th and P into a 22-story mixed use building consisting of 230,000 square feet of space. The project will include 33-owner occupied condos, 70 rental units, and approximately 36,000 square feet of Class “A” commercial space.



**THE UNION**  
S. 18th and K Streets

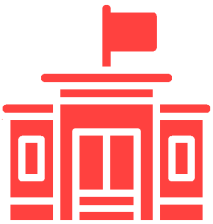
November also saw the review of a five-story, 187-unit affordable housing project on the block bounded by S. Antelope Valley Parkway, 18th, K and L Streets. The project will include four floors of apartments over ground floor parking.

## EARLY BIRD @ ANTELOPE TOWER

S. Antelope Valley Parkway and K Street

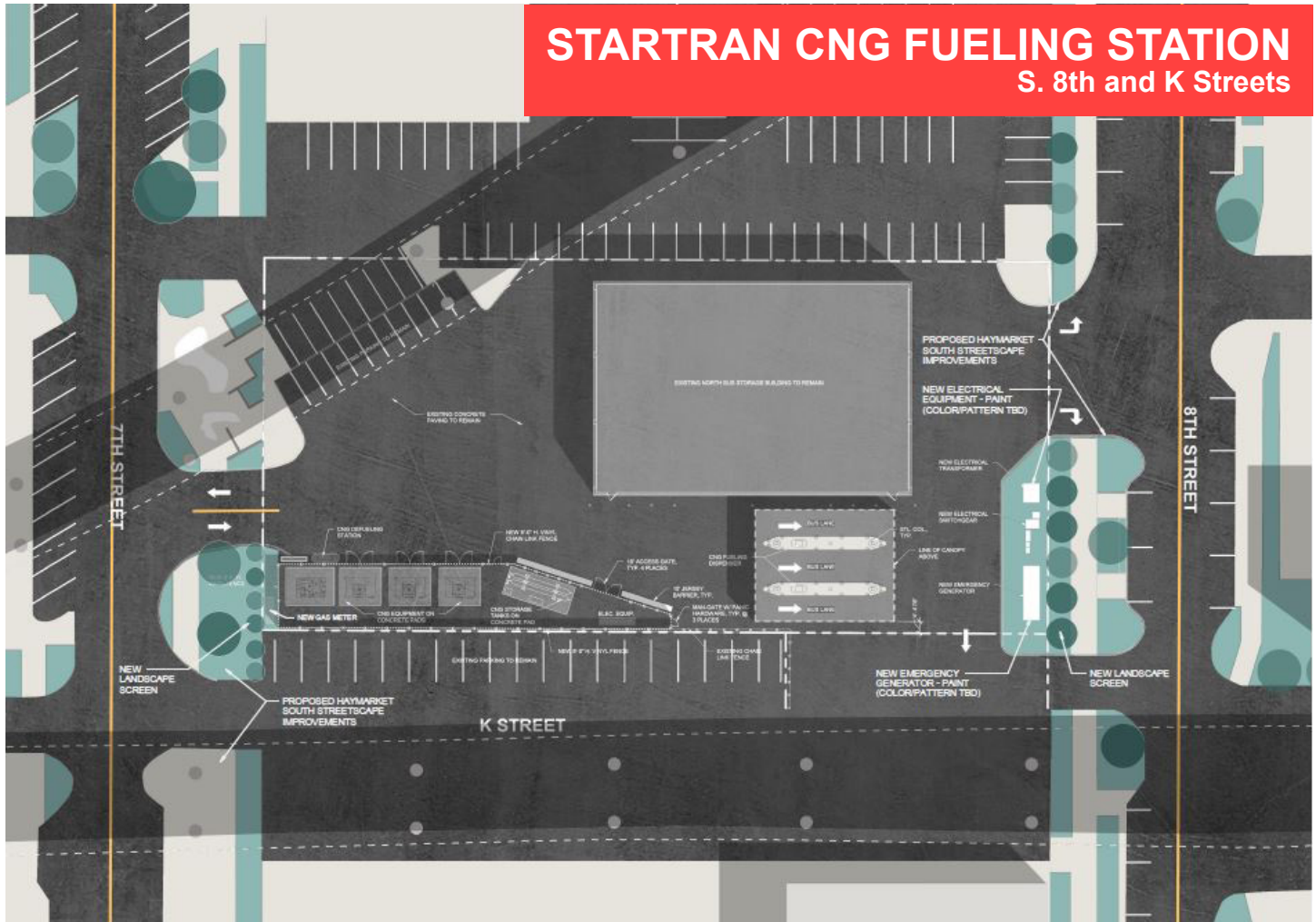


In June and December, UDC review plans to add an enclosed patio space to the Antelope Tower project at the southwest corner of S. Antelope Valley Parkway and K Street. The enclosure will serve the new Early Bird restaurant at that corner.



# City Project Reviews

The Urban Design Committee completed four advisory reviews of City projects in 2022, including two streetscape projects, a new fire station, and a modification to StarTran's fueling station in Haymarket South. What follows is a brief summary of each of these projects.



The Committee reviewed a StarTran proposal in May to make some modification to their compressed natural gas fueling station between the Rosa Parks viaducts, from 7th to 8th Streets.



UDC provided a review of the first phase of improvements within the West O Streetscape Enhancements Corridor in June. This initial phase is intended to add a trail along the north side of West O (from NW 22nd to NW 48th), additional street trees, monumentation and landscaping at the northeast corner of NW 48th Street, and three new bus shelters.



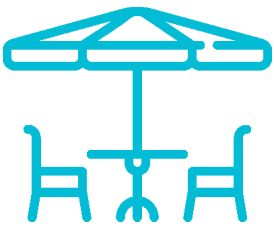
In October, the Committee was briefed on the initial conceptual plans for the Downtown Corridors streetscape project, which is intended to create a more vibrant and pedestrian-friendly downtown environment through enhancements to O Street (9th to 28th Streets), 9th and 10th Streets (K to S Streets), and 11th and 14th Streets (N to P Streets). This project will come back to UDC sometime in 2023 for a more formal review.

## LFR STATION NO. 8

S. 17th and Van Dorn Streets



The Committee reviewed plans for a new Lincoln Fire and Rescue station in November. The new design will replace their existing building at the northeast corner of S. 17th and Van Dorn Streets.



## Sidewalk Cafe Reviews

The Committee also provided design review for three sidewalk cafe applications in the downtown area in 2022, including:

- Muchachos Sidewalk Cafe | 416 S. 11th Street
- American Made Distillery | 100 N. 12th Street
- Dammi Dammi | 128 N. 13th Street, Suite 144

## MUCHACHOS SIDEWALK CAFE

11th and L Streets (416 S. 11th Street)



Image provided by Muchachos



## Others - Banner Applications & Appeals

In June, the Near South Neighborhood Association presented their plans to promote and celebrate the association's 50th anniversary with the installation of 17 street pole banners in the area bounded by 13th, 27th, G and South Streets.

In October, the Committee reviewed and approved a Neighborhood Design Standards appeal for an infill duplex project in the Near South neighborhood.



NEARSOUTH.ORG

**NEAR SOUTH BANNERS**  
Near South Neighborhood

## Larry Enersen Urban Design Award

The Larry Enersen Urban Design Award was instituted in 1984 by the Urban Design Committee. Named in memory of the Committee's inaugural chairman, a prominent Lincoln landscape architect and urban planner, the awards are intended to "promote public education and appreciation of urban design: by recognizing outstanding public and private projects".

The Urban Design Committee's Enersen Awards program has operated under three general guidelines:

- One or two awards are given annually; if two, they generally recognizing contrasting projects - one public, one private; or one small-scale, one large-scale, etc.
- Projects are located within the Lincoln city limits.
- Projects should be completed in the year preceding the recognition, although some projects, such as those involving landscape design or other long-term efforts may require a few years to mature and be recognized as "completed".

In 2013, a jury including several alumni of the Committee was implemented to assist with the Enersen Award process. The jury screens and recommends projects to the Committee.

The Enersen Awards are presented as part of the Mayor’s Arts Awards celebration, produced by the Lincoln Arts Council. Further information on the Mayor’s Arts Awards can be found on the Lincoln Arts Council website.

The 2021 winners (awarded in 2022) of the Larry Enersen Urban Design Award were The Bay and Ed Zimmer.

## **THE BAY**

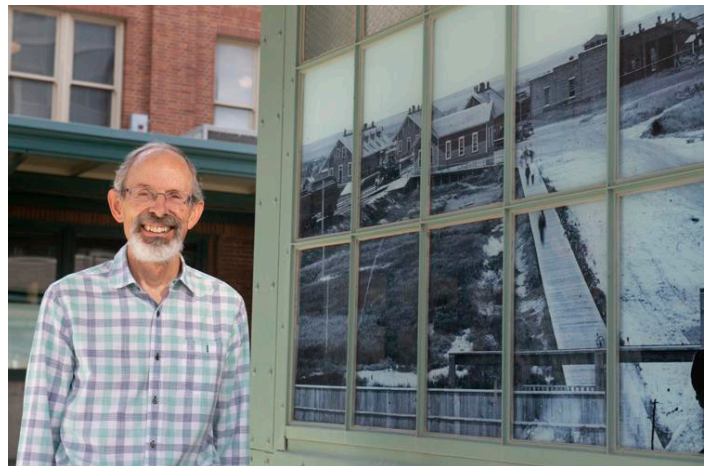
The BAY serves as a youth-focused home for misfits in the Lincoln community, offering residents a safe place to go, people who care, and something to do. Founded in 2010 by Mike Smith, the 501(c)(3) nonprofit, The BAY became a program of Rabble Mill through a merger with Hear Nebraska in 2017. Together, they give the youth of Lincoln the chance to dream bigger. Specifically, The BAY’s focus lies in building authentic relationships with and engaging programs for participating youth – especially those marginalized due to income or other socioeconomic factors. Providing not just a safe space for those in need, The BAY also brings opportunities for connection and new experiences through numerous features throughout the 20,000-square-foot warehouse where the organization is based, including, an indoor skatepark, a digital art/media lab, an all-ages performance venue, community meeting spaces, an emergency food pantry, and the Goldenrod Café.



No matter the opportunities they bring, all stem from The BAY’s mission to provide economically and culturally disadvantaged youth with the belonging and purpose they need to grow and reinvest in their community.

## **ED ZIMMER**

For 35 years, Ed Zimmer served as the historic preservation planner for the Lincoln Planning Department. During his time, he emphasized outreach through illustrated talks, walks, and bike and bus tours. He has also worked as an adjunct instructor for the University of Nebraska-Lincoln College of Architecture. The Omaha native spent a decade studying and working in Boston, earning a Ph.D. in American studies from Boston University in 1984. While in Massachusetts, he freelanced as a researcher and writer for clients including the Peabody Museum at Harvard University and the Smithsonian’s Museum of American History – all before returning to his roots in Nebraska to serve the city of Lincoln.



# URBAN DESIGN COMMITTEE

## 2022 ANNUAL REPORT