

# URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, July 11, 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 [June 6, 2023](#).

### DISCUSS AND ADVISE

2. [9<sup>th</sup> and R Redevelopment](#) – [UDR23075](#)

### STAFF REPORT & MISC.

3. 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>

### 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/ag071123.docx>

## URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23075
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	401 N 9 <sup>th</sup> Street
HEARING DATE	July 11, 2023
ADDITIONAL MEETINGS	October 4, 2022 (original review by UDC) and June 6, 2023 (review of the canopy modification by UDC)
APPLICANT	Hallie Salem, 402-441-7866, hsalem@lincoln.ne.gov
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

### RECOMMENDATION: ADVICE ONLY

#### Summary of Request

In October of 2022, Urban Design Committee recommended approval of this project, subject to review of the site plan once complete. The developer is now proposing some changes to the project that they'd like to get approval on.

As can be seen in the attached renderings, the original proposal included a freestanding canopy south of the building that would complement the existing canopy in front of the adjacent Courtyard by Marriott. What is now being shown is an enlarged canopy extending out from the building's south façade. The canopy would consist of white, metal panel soffits with aluminum batten linear soffit slats above the lobby entry point.

This proposed change originally came to the Committee last month (June 6, 2023), but there were concerns that not enough detail and specificity were being provided in order to make an informed decision. As such, the Committee asked the developer to come back with additional materiality details, dimensions and renderings of the proposed changes.

The Urban Design Committee is being asked to weigh in once again on the proposed canopy modifications.

Also of note, conceptual streetscape plans have been provided as part of this submittal, and staff decided to include those plans in the agenda packet to help inform decision-making by the Committee. However, it should be understood that there are changes that will need to be made to allow the streetscape design to align with the vision of the Downtown Corridors project. The City's design consultant will be working with the developer to coordinate those efforts so that the streetscape plans can be reviewed by the Committee at a future date.

#### Compatibility with the Downtown Design Standards

The materiality and dimensions of the proposed canopy should be presented by the applicant and discussed by the Committee, but ultimately this modification does not appear to be in conflict with any of the Downtown Design Standards.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2023/07 July/9th and R Redevelopment Staff Report.docx>

## **Recommendations**

While the proposed canopy change will certainly have an impact on the south façade and the adjacent streetscape, it meets the Downtown Design Standards. Still, the Urban Design Committee should weigh the proposal and offer appropriate feedback pertaining to materiality, lighting, impacts on the streetscape, and the interaction that this feature creates between the interior and exterior of the building.

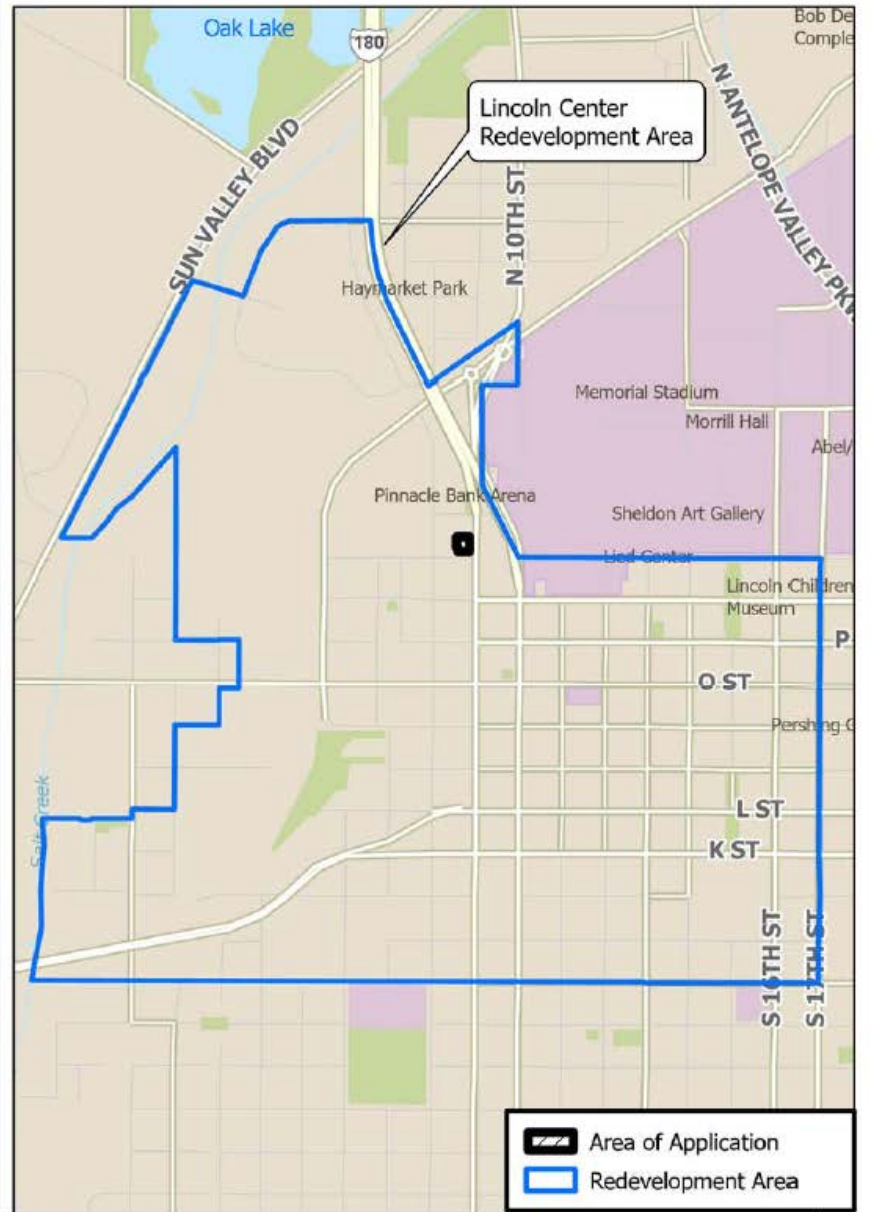
Additionally, the Committee should reiterate that the applicant come back at a future date to receive a final review of the streetscape plan for the project.



# ATTACHMENT A - Location Map



2022 aerial

UDR23075 - 9th and R Redevelopment (401 N 9th Street)



-  Area of Application
-  Redevelopment Area

Project: GIS\Projects\Lincoln\UDR23075\LocationMap.aprx  
File: UDR23075\UDR23075\LocationMap.aprx

## ATTACHMENT B – Original Canopy Rendering

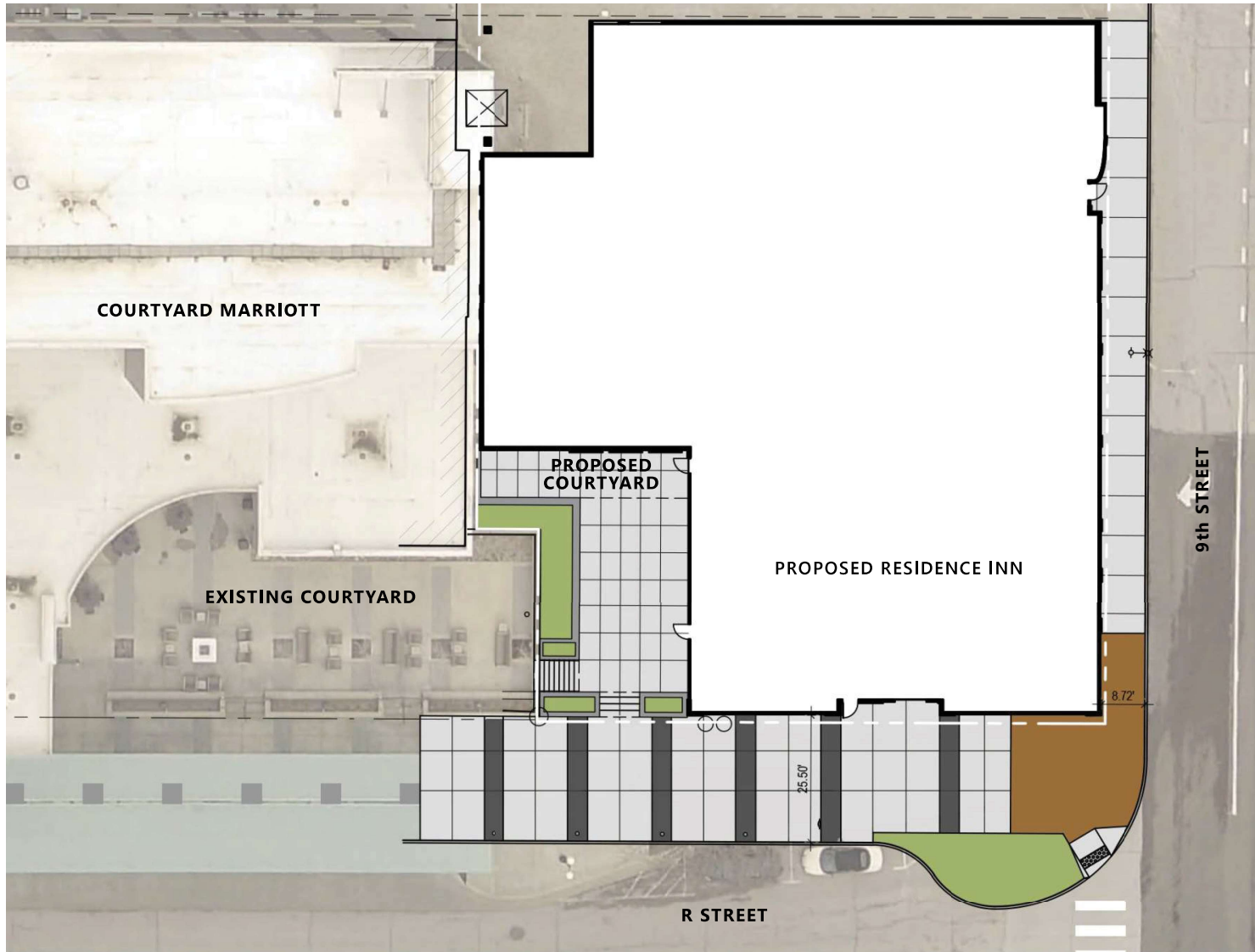


## ATTACHMENT C – New Canopy Renderings



<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2023/07 July/9th and R Redevelopment Staff Report.docx>



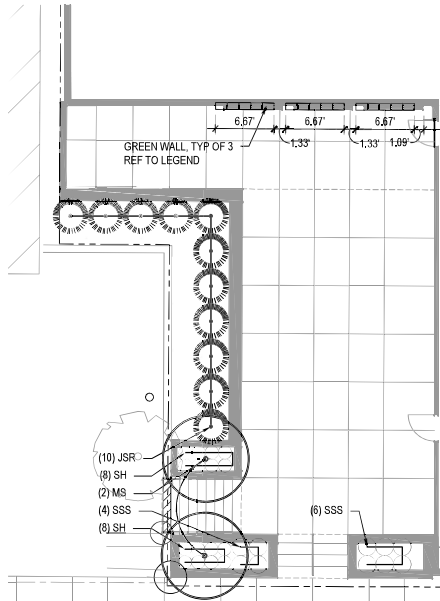


CORNER INTERSECTION PAVERS TO MATCH EXISTING PAVERS AT SOUTHWEST CORNER OF 9TH & R



PAVER BANDING TO MATCH EXISTING BANDING ALONG 'R' STREET



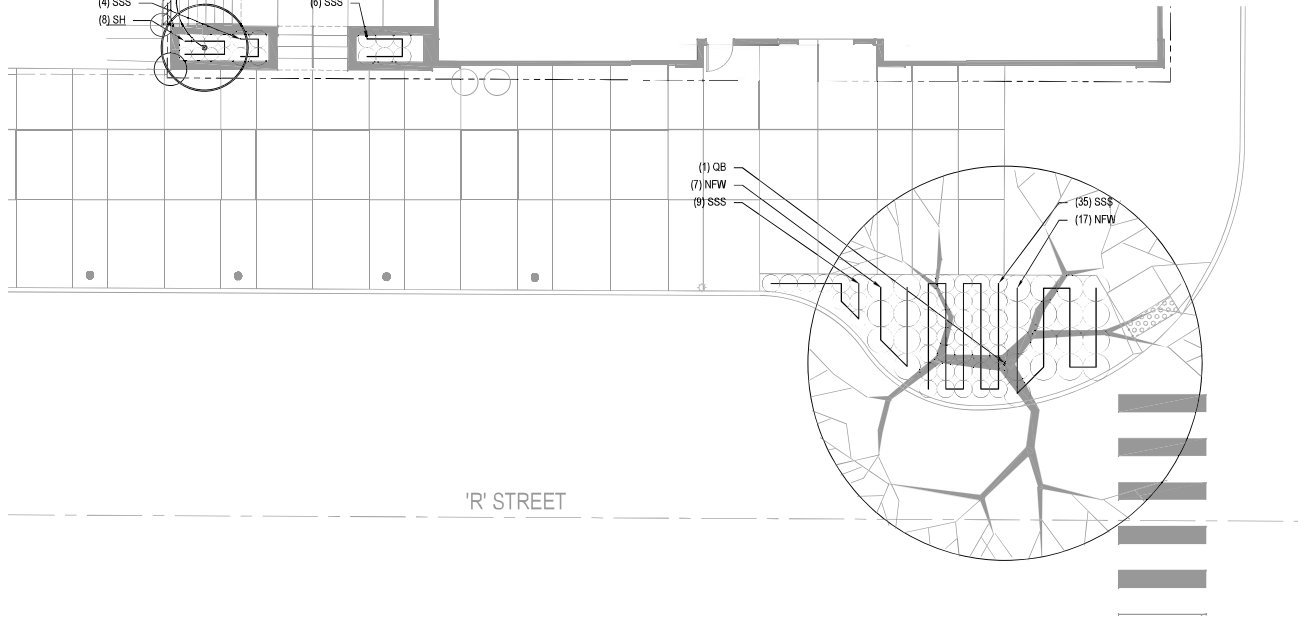


### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
<b>TREES - DECIDUOUS</b>				
MS	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR TREE MAGNOLIA	1 1/2" CAL/ B&B/ 8' HT MIN	10' HEIGHT, 10' SPREAD
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL/ B&B/ 12'-14' HT MIN	45' HEIGHT, 45' SPREAD
<b>TREES - EVERGREEN</b>				
JSR	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	B&B/ 6' HT MIN	15' HEIGHT, 4' SPREAD
<b>GRASSES</b>				
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT, 18" SPACING	18" HEIGHT, 18" SPREAD
SSS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1 CONT, 24" SPACING	48" HEIGHT, 24" SPREAD
<b>PERENNIALS</b>				
NFW	NEPETA x FAASENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT, 24" SPACING	24" HEIGHT, 24" SPREAD

### GREEN WALL

GREEN WALL  
 MANUFACTURER: LIVEWALL  
 MODEL: OUTDOOR STANDARD SIZE PLANTER  
 (5 PLANTERS WIDE X 10 PLANTERS TALL)  
 CONTRACTOR TO PROVIDE IRRIGATION SYSTEM PER MANUF. RECOMMENDATIONS



GREENWALL EXAMPLE



ROAYL STAR TREE MAGNOLIA



SWAMP WHITE OAK



SKYROCKET JUNIPER



PRAIRIE DROPSEED



STANDING OVATION LITTLE BLUESTEM



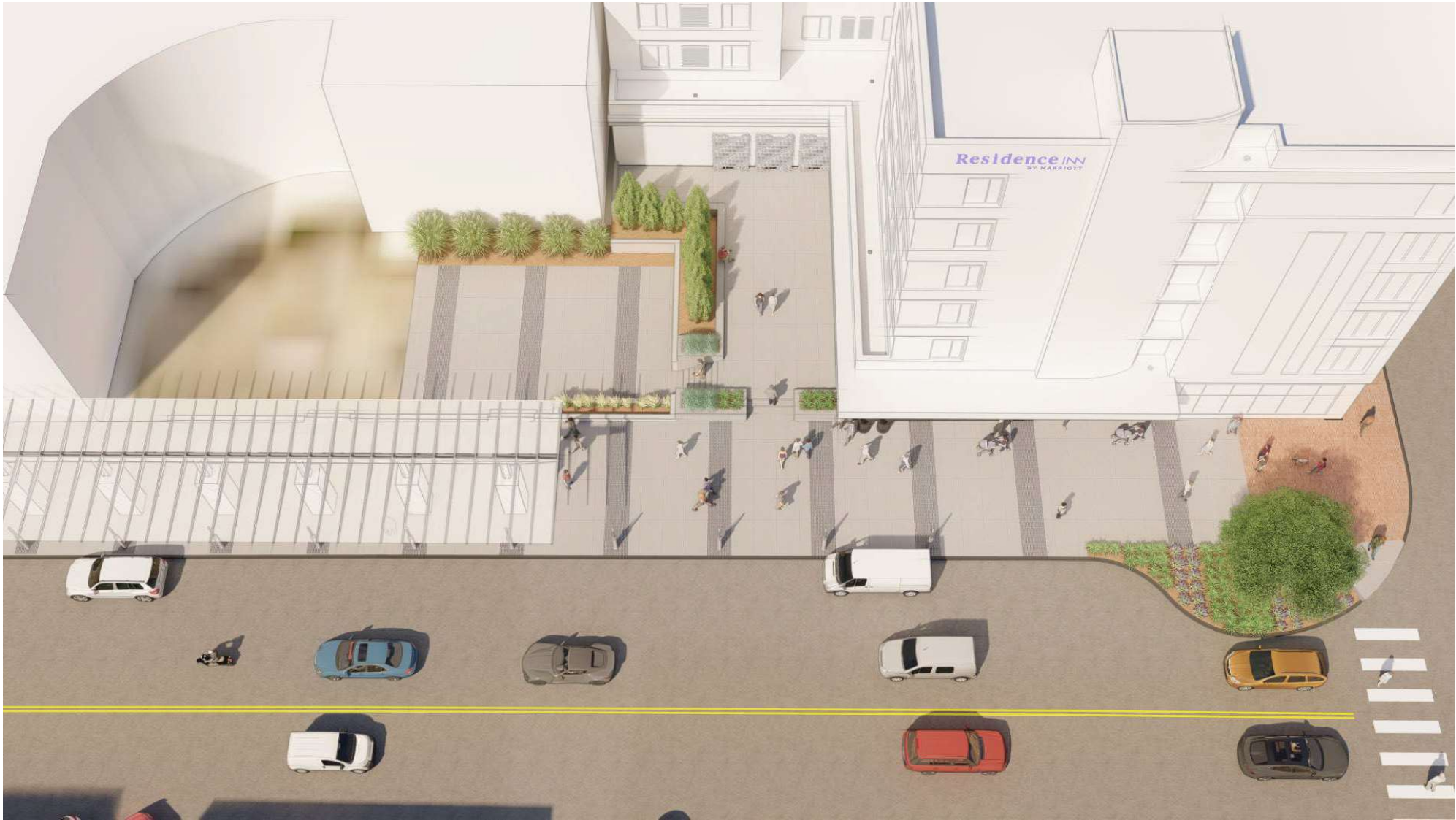
WALKER'S LOW CATMINT













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

Textbook 21, LLC

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

3D VIEWS

DATE: 10/20/2020  
PROJECT #: 2020  
DRAWN BY: AJR  
CHECKED BY: OLC  
CONSTRUCTION DOCUMENTS

A205



**SHEET NOTES**

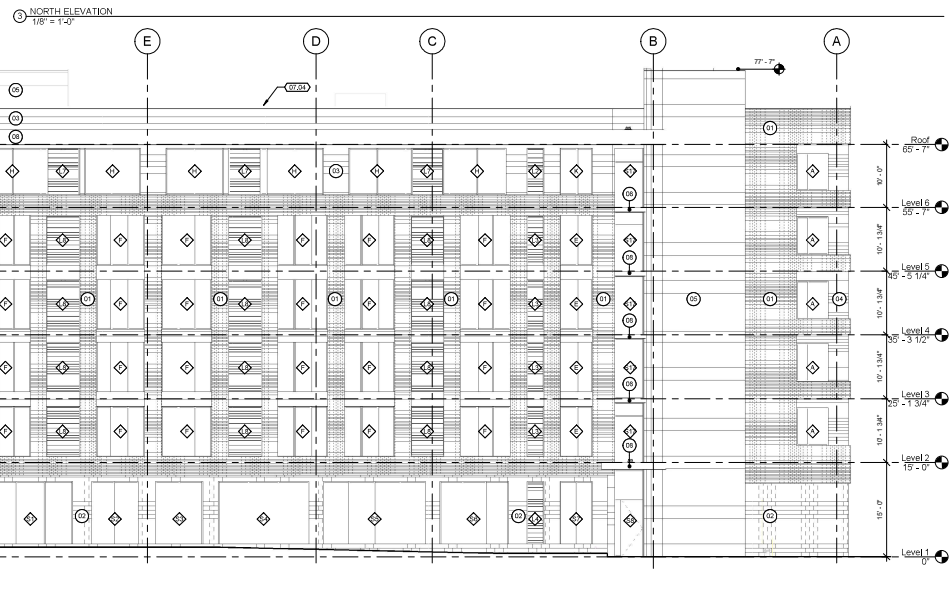
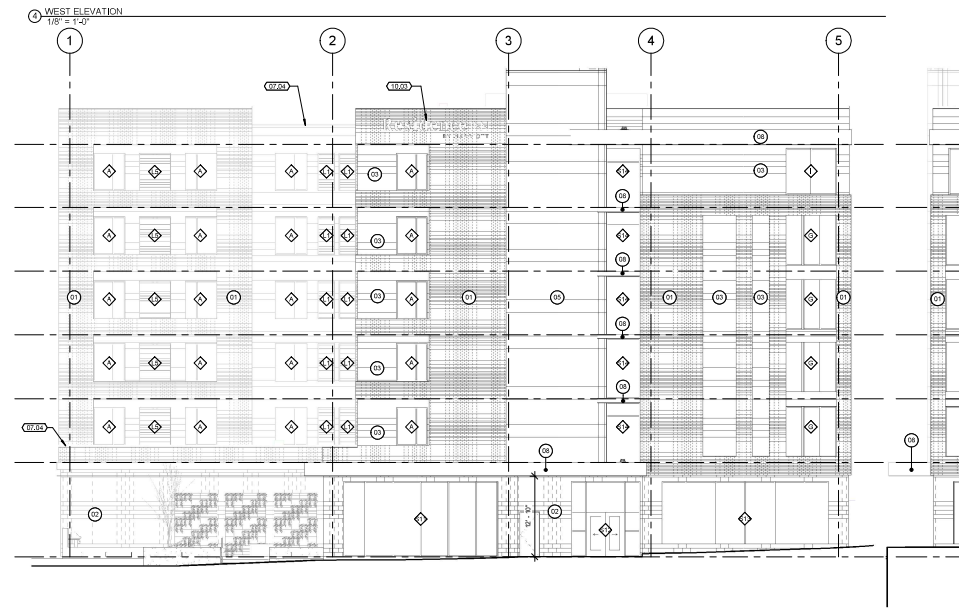
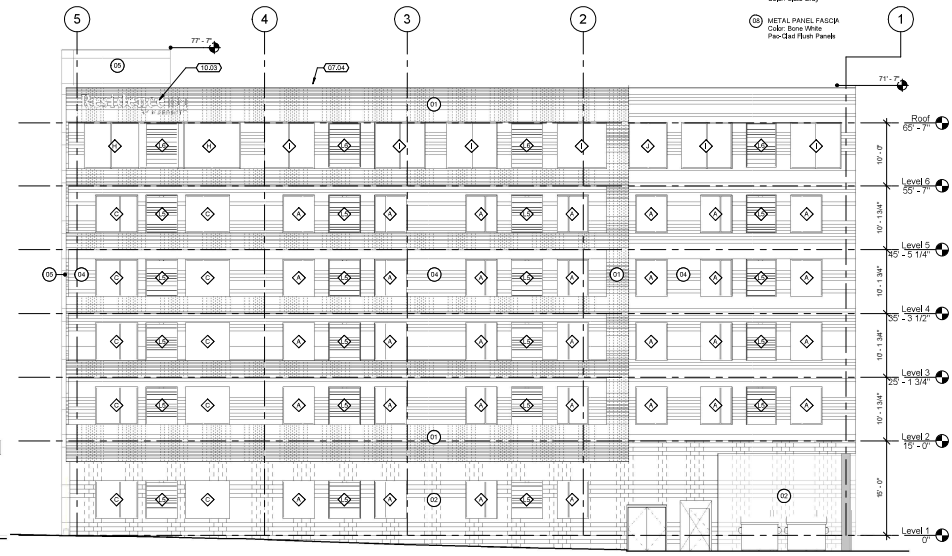
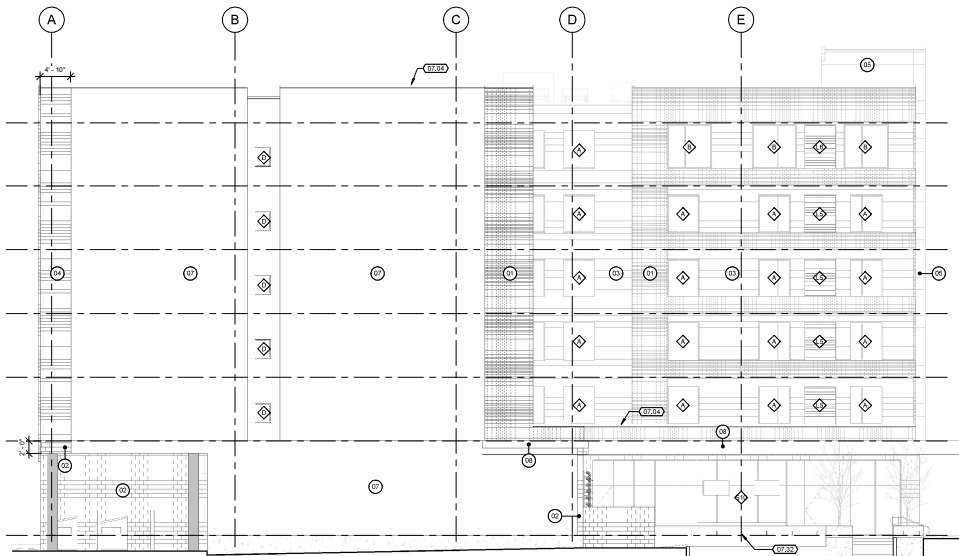
- 07.04 PRE-FINISHED METAL COPING - SEE ELEVATIONS FOR FINISH AND TYPES.
- 07.32 WEIR HOLE
- 10.03 BUILDING DRAINAGE PROVIDED BY OWNER. QC SHALL PROVIDE BACKING AND POWER FOR DRAINAGE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**ELEVATION GENERAL NOTES**

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

**EXTERIOR FINISH LEGEND**

- ① BRICK  
Color: New England Blend  
Yankee Hill Brick
- ② STUCCO  
Color: Ten - Georgia Renaissance  
Smooth - Anvora
- ③ METAL PANEL  
Color: Graphite  
Pac-Clad Finish Wall Panels
- ④ METAL PANEL  
Color: Slate Gray  
Pac-Clad Finish Wall Panels
- ⑤ METAL PANEL  
Color: Native Copper  
Pac-Clad Reduced ACM Wall Panels
- ⑥ PRE-FINISHED METAL COPING  
Color: Match Surround Wall  
Festone Building Products
- ⑦ STUCCO  
Color: Bone White
- ⑧ METAL PANEL, FASPC  
Color: Bone White  
Pac-Clad Finish Panels



**LINE TWENTY NINE**  
ARCHITECTURE  
1833A MERRIMACK BLVD  
SOUTH PLAINFIELD, NJ 08058  
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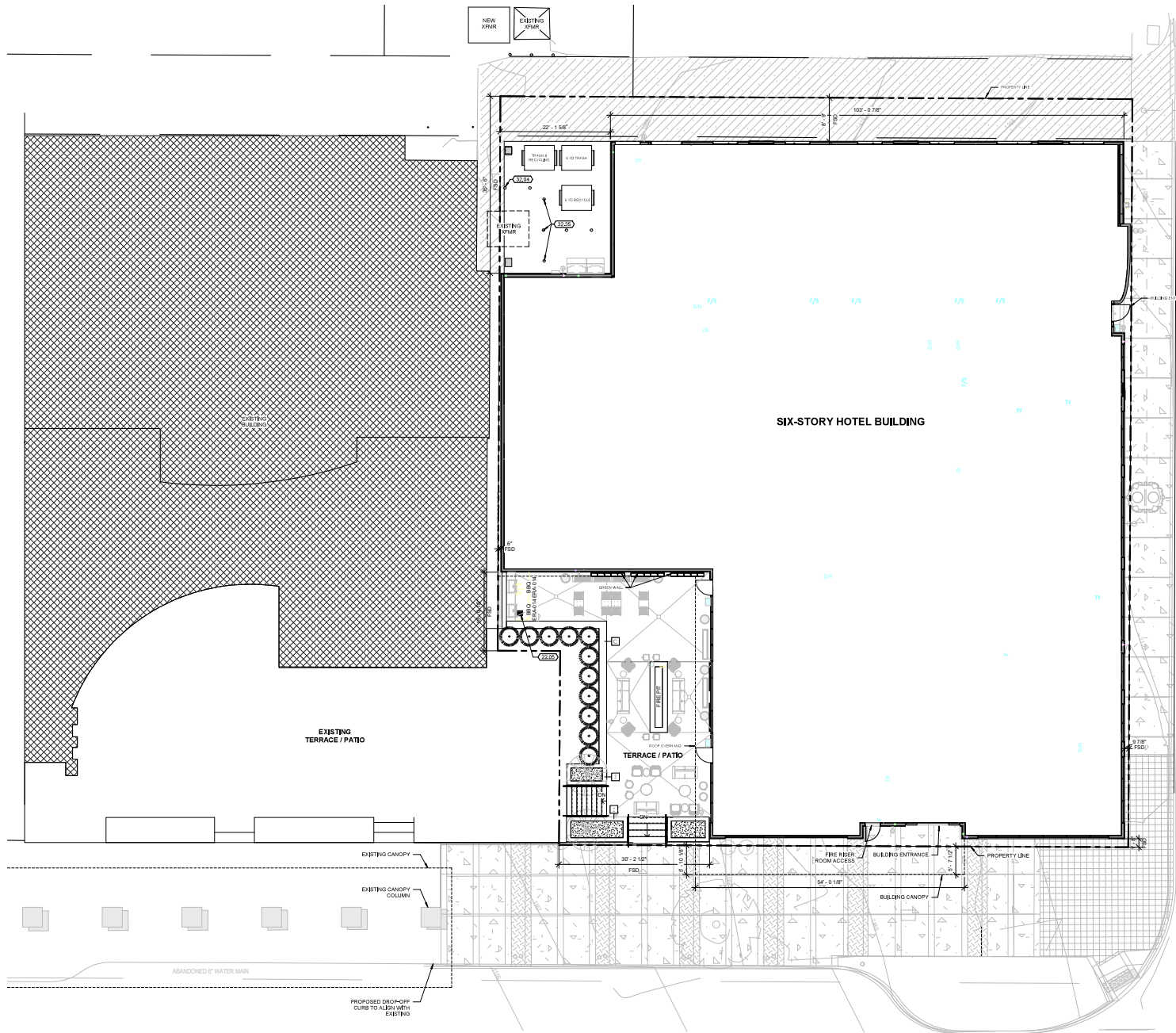
EXTERIOR ELEVATIONS

DATE: 10/20/2020  
PROJECT #: 2020-0001  
DRAWN BY: J. ALLEN  
CHECKED BY: C. HAYES

CONSTRUCTION DOCUMENTS

A200

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- SITE GENERAL NOTES**
1. ALL SITE WORK SHALL BE COORDINATED WITH CIVIL DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION. NO WORK SHALL BE PERFORMED ON THE CONTRACTORY INFORMATION OR ANY EXISTING CONDITION NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT FIRST CONSULTING THE ARCHITECT AND ENGINEER.
  2. COORDINATE ALL LANDSCAPING, PARKING STEPS, AND SIDEWALKS SHOWN WITH LANDSCAPE DRAWINGS.
  3. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF OR UTILITIES. CONTRACTOR TO KNOW UTILITY PROVIDER. BE FIRM OFFICE, CABLE CO., FOR RELOCATION OF SHORING, MAINTENANCE OR REPAIR OF ALL EXISTING UTILITIES. REFER TO CUIE AND MESH-ANAL DRAWINGS FOR WET UTILITIES.
  4. FOR SIDEWALK AND FINISH GRADES, COORDINATE WITH ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS.
  5. SEE SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING, POST LIGHTS, ARCHITECT AND LANDSCAPE TO VERIFY FINAL LOCATIONS.

- SHEET NOTES**
- EXISTING 8" SANITARY SET
- 22.05 FLOOR DRAIN, SEE PLUMBING DRAWINGS.
  - 32.04 STEEL PIPE BOLLARD
  - 32.35 EXISTING STEEL PIPE BOLLARD

**GROSS BUILDING AREA**

LEVEL 1	14,810 SF
LEVEL 2	13,803 SF
LEVEL 3	13,803 SF
LEVEL 4	13,803 SF
LEVEL 5	13,803 SF
LEVEL 6	13,803 SF
TOTAL	83,625 SF

ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

**LINE**  
**20**  
**LINE**

ARCHITECTURE  
14333 MIDPOND LIGHT DR  
BETHANNA UT 9905  
T 362.23366  
F 362.23271  
www.thelinearch.com

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Downtown  
40 North 9th Street  
Lincoln, NE 68508

Textbook 21, LLC

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

ARCHITECTURAL  
SITE PLAN

DATE: 10/2023  
PROJECT #: 2023  
DRAWN BY: AJR  
CHECKED BY: CLK

CONSTRUCTION  
DOCUMENTS

A100

- ### CEILING PLAN GENERAL NOTES
- COORDINATE WITH MECHANICAL DOCUMENTS FOR ACCESS TO DAMPERS AND MECHANICAL EQUIPMENT. PROVIDE ACCESS AND IDENTIFICATION FOR ALL FRESH AIR DUCT DAMPERS IN COMPLIANCE WITH IBC 714.4.
  - COORDINATE WITH MECHANICAL DOCUMENTS FOR CORRECT LOCATION OF CEILING DIFFUSERS AND ACCESS PANELS.
  - FIRE SPRINKLER LOCATIONS ARE NOT INDICATED.
  - SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS AND REQUIREMENTS.
  - COORDINATE WITH ELECTRICAL DOCUMENTS FOR CORRECT LOCATION OF SMOKE DETECTORS, FIRE ALARMS, EXIT SIGNS AND SIGNS.
  - PROVIDE GYPSUM BOARD CONTROL AND EXPANSION JOINTS IN CEILING AND SOFFITS PER STANDARD CONSTRUCTION PRACTICES AND PER GYPSUM MANUFACTURER'S WRITTEN RECOMMENDATIONS.
  - CEILING PANEL DIMENSIONS ARE 12" FACE OF GYPSUM WALL BOARD. TYPICAL CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB OR TOP OF CONCRETE REFER TO CEILING DETAILS FOR FURTHER INFORMATION ON THE CEILING SYSTEM.
  - SEE MECHANICAL DRAWINGS FOR SUSPENDED CEILING BRACING REQUIREMENTS.
  - ALL CEILING SHALL COMPLY WITH THE REQUIREMENTS FOR SUSPENDED CEILING IN SEISMIC CATEGORY D.
  - INSTALL BATHROOM EXHAUST FANS IN JOIST/TRUSS SPACE IN CEILING CAVITY WITH TESTED SOFFIT.
  - PAINT ALL GYPSUM BOARD CEILING.

### CEILING FIXTURE LEGEND

	RECESSED LIGHT FIXTURE		SUPPLY AIR DIFFUSER
	RECESSED DOWN LIGHT FIXTURE		RETURN AIR GRILL
	WALL MOUNTED VANITY LIGHT		EXHAUST AIR GRILL
	1" X 4" SURFACE MOUNT LIGHT		BATHROOM EXHAUST FAN
	1" X 4" SURFACE MOUNT LIGHT		FIRE SPRINKLER HEAD
	1" X 4" EMERGENCY LIGHT		17' FLUSH MOUNT CEILING LIGHT
	WALL SCONCE		11' FLUSH MOUNT CEILING LIGHT
	4' WALL WASHER LIGHT		FLUSH MOUNT CEILING LIGHT
	DOWN ROUND LIGHT		

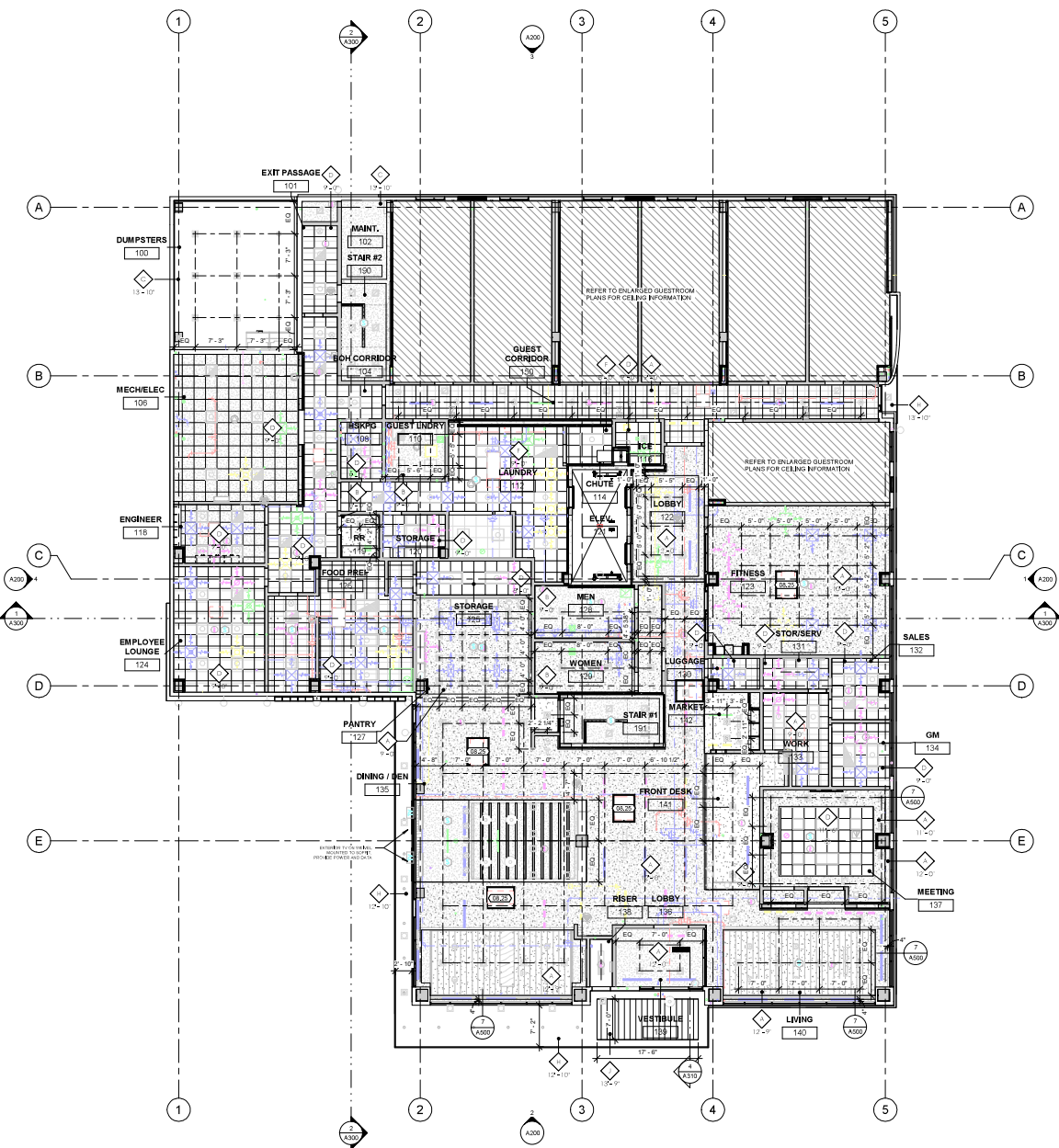
SEE ELECTRICAL/MECHANICAL DRAWINGS FOR SPECIFICATIONS

### CEILING SCHEDULE

A	PRIMED AND PAINTED GYPSUM BOARD
B	PRIMED AND PAINTED WATER RESISTANT GYPSUM BOARD
C	OPEN TO HORIZONTAL ASSEMBLY
D	Z x Z' ACT SYSTEM
F	Z x Z' ACT SYSTEM, WASHABLE
H	METAL PANEL SOFFIT - PAC-CLAD ACM PANELS
J	ALUMINUM BATTEN LINEAR SOFFIT SLATS

### SHEET NOTES

08.25 CEILING MOUNTED, HIDDEN (MULDING) FLANGE ACCESS PANEL. PAINT TO MATCH CEILING. COORDINATE SIZE AND LOCATION WITH MECHANICAL EQUIPMENT.



LEVEL 1 REFLECTED CEILING PLAN  
 1/8" = 1'-0"

Residence Inn By Marriott Lincoln Downtown  
 40 North 9th Street  
 Lincoln, NE 68508

Textbook 21, LLC

2733 East Parkway Way, Suite 200  
 54 Lake City, UT 84109

LEVEL 1 REFLECTED CEILING PLAN

DATE: 03/20  
 PROJECT #: 2007  
 DRAWN BY: AJR  
 CHECKED BY: OLC/BJ

CONSTRUCTION DOCUMENTS

A151