

URBAN DESIGN COMMITTEE

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

AGENDA

1. Approval of UDC meeting record of [July 11](#), [August 1](#), and [September 5](#), 2023.

DISCUSS AND ADVISE

2. [Terminal Parking Design](#) at 139 S 10th Street – [UDR23110](#)
3. [West Haymarket Streetscape Improvement completion](#): Canopy street, south of O Street – [UDR23111](#)
4. [Centerpointe](#) 13th and E, 1000 S 13th St. - Advisory review
5. [Central at South Haymarket](#), 205 S 10th St. - Advisory review

MISCELLANEOUS

6. 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.

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23110
APPLICATION TYPE	Waiver of Downtown Design Standards
ADDRESS/LOCATION	139 S 10th Street
HEARING DATE	October 03, 2023
ADDITIONAL MEETINGS	-
APPLICANT	Derek Zimmerman and Justin Hernandez, derek@revdev.com
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: CONDITIONAL APPROVAL

Summary of Request

Rev Development is proposing an enclosed parking structure on the lot south of the Terminal building to address the needs and requirements of their condo tenants. The site currently houses a drive-thru area for two bank machines of their commercial tenant- First Interstate Bank.

The proposed single-story, enclosed parking structure would accommodate about 25 parking stalls based on the current needs of their tenants. LTU requires the entrance and exit to the parking to be on the south side, as the alley north of the parking lot wouldn't provide sufficient turning area and visibility for the cars coming to and from this building. The parking structure would be at a 20' setback from the west alley, where there is diagonal parking for the condo office. The proposal includes a 60' setback from the east property line fronting 10th Street.

The proposed building is a metal structure spanning 64' x 117' with vinyl wrap (PVF film) on all sides with about 60% ventilation provided by the vents under the roof running along the perimeter of the building. The building does not have any windows but has a wrap with a printed mural (see Attachment E). Rev Development is planning this structure as a short-term solution for the next 5-7 years. The life expectancy of the façade material is about 10 years, according to the manufacturer's specifications.

The covered walkway over the alley will be retained, and the roof over the bank machines will be demolished and replaced with a new parking structure.

In 2021, the applicant had requested a waiver of Downtown Design Standard Title 3, Chapter 3.76, Section 4.1(f) which allows drive thru lanes only when located behind or beside buildings and prohibits drive thru lanes between buildings and streets. The application for waiver was conditionally approved by the Planning Director for a period of seven years from September 28, 2021.

The applicant provided 2 options at the Urban Design Committee held on September 5, 2023 to receive feedback on the size, materiality and placement of the building and other site elements:

Option 1- An enclosed parking structure approximately 60 feet west of the 10th Street ROW line. The building would be encased in a PFV vinyl wrap with historic imagery of the Terminal Building. A masonry wall would be built to screen the parking between the enclosed parking structure and the public ROW.

Option 2: An enclosed parking structure would be built to the property line along 10th Street. No masonry wall would be built with this option.

Both options included separate canopies for the bank machines.

The committee was in support of option 1, wherein the building is set back 60 feet from 10th Street ROW line. However, considering the temporary nature of the project, the applicant was advised that they should have a softer edge, i.e., landscape screening, instead of a masonry wall along the east property line.

Attachment B shows the proposed site plan with dimensions, and Attachment C shows the revised renderings for the finalized option. The current option shows a common canopy for the two bank machines.

The proposal requires waivers of the Downtown Design Standards as highlighted below. The Urban Design Committee is serving as an Appeals Board and may grant the waivers if it finds that the design enhances the settings and meets the overall intent and spirit of the Downtown Design Standards.

Compatibility with the Lincoln Municipal Code

Chapter 3.76, Lincoln Downtown Design Standards

Section 4.1: Site Development

- Downtown Lincoln buildings west of 19th Street and on North 21st Street from O to Q Streets shall be substantially “built-to” their front property lines (and on corner lots, shall be built-to both front property lines). - *Non-compliant*
- Any on-site surface parking shall be screened pursuant to Section 7.13 of Chapter 3.50, *Design Standards for Screening and Landscaping*.

Screen Location, Coverage, and Layout (7.13 Screening for Downtown Lincoln)

Those properties located within the B-4 and O-1 Districts are subject to the following screening requirements:

- Any on-site surface parking shall be paved and must be screened with plant materials, masonry walls, or masonry and metal (not chain-link) fences, or some combination thereof, to provide at least a 90% screen from grade to three feet above the grade.
- Parking shall be set back six feet from the property line if only plant materials are used for screening or set back three feet if fence or wall are used.

The current proposal shows planting along 10th street and part of N street.

- Parking and driveways between a building and the street are prohibited with two exceptions:
 - o hotels may offer drop-off lanes at their principal entrance; and
 - o buildings situated on a parcel occupying an entire blockface may be built to one corner (fronting two streets) and may offer screened parking behind and/or beside the building.
- Drive-through lanes, if used, must be located behind or beside buildings, and are prohibited between the building and streets. - *Non-compliant, but currently approved by Planning Director waiver.*

https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2023/10 Oct/Terminal Parking Design staff report_100323.docx

- Drive-through facilities (in which the customer is served directly in the car including, but not limited to, drive-in teller windows and ATMs, drive-in restaurants, motorized vehicle fuel sales facilities, motorized vehicle repair/service, or motorized vehicle wash facilities) are prohibited in the area of the B-4 Lincoln Center Business District bounded by 10th Street, 150 feet north of P Street, 14th Street, and N Street. - *Non-compliant, but currently approved by Planning Director waiver.*

Section 4.2: Building features.

Materials:

- For the first 20 (twenty) feet above street level, durable masonry materials, such as stone, brick, or tile, or similar materials such as pre-cast concrete, or poured-in-place concrete are required as the primary exterior material facing streets for Downtown Lincoln buildings. Ample windows are allowed but glass curtain wall structures are allowed only in the area more than 20 feet above street level. Decorative accents of durable materials including metal architectural panels, architectural tile, and metalwork are allowed. Other high-quality, durable materials as accents or primary materials may be proposed to and approved by the appropriate design review board. - *Non-compliant*
- Use of lap or shingle siding of any material including wood, vinyl, cementous, or painted or corrugated metal is prohibited for Downtown Lincoln buildings. - *Non-compliant*

Parking structures and lots:

- Parking structures shall be designed with usable floor area on the ground floor between parking areas and public sidewalks if built between (and including) N and Q Streets, and between 9th and 19th Streets, and along North 21st Street between O and Q Streets and along Canopy Street. - *Non-compliant*
- Entrances and exits shall be located and grouped to minimize curb cuts and other interruptions of pedestrian movement on sidewalks. - *The development will use the existing curb cut on N Street.*

ATTACHMENT A - Location Map



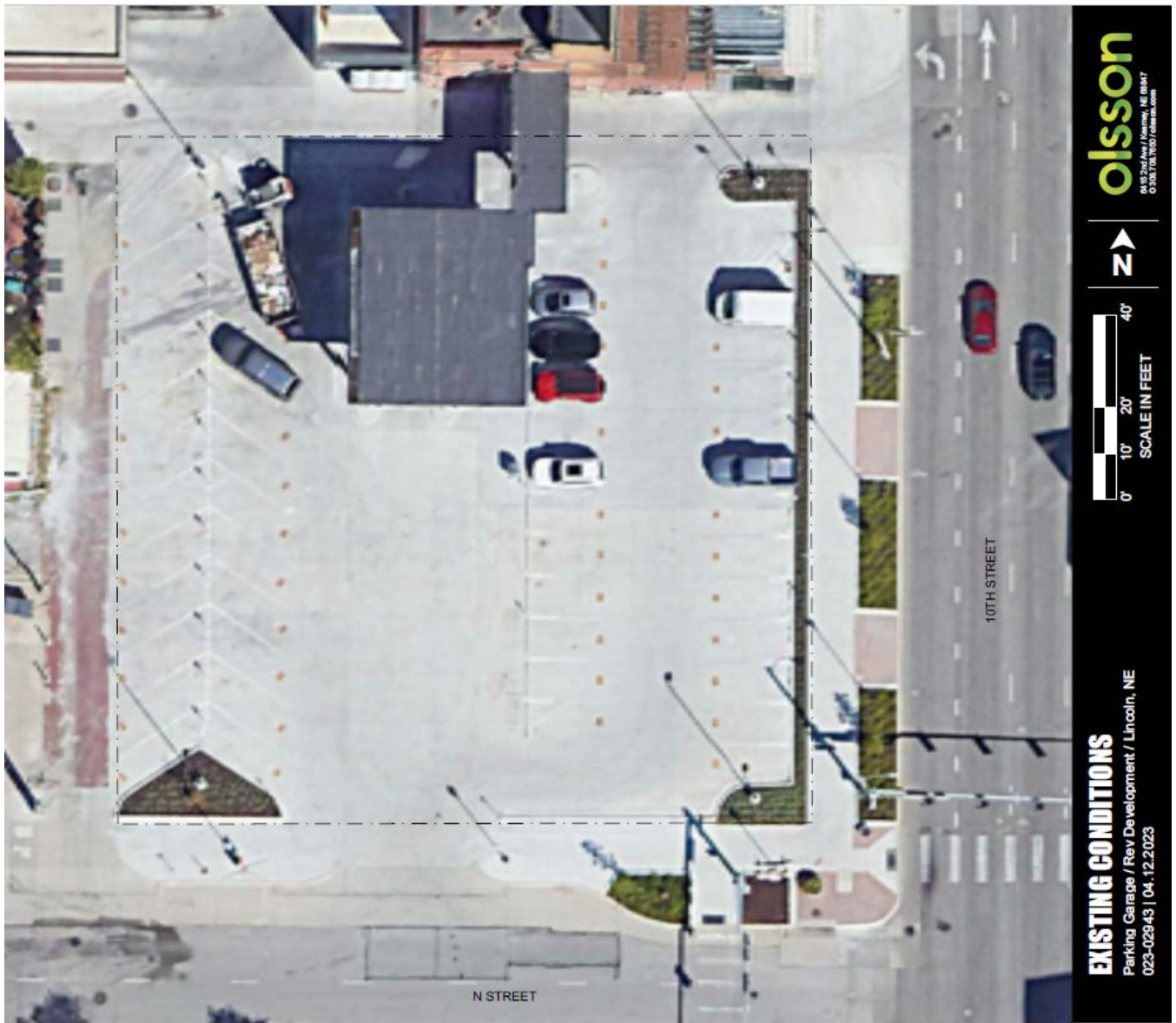
2022 Aerial



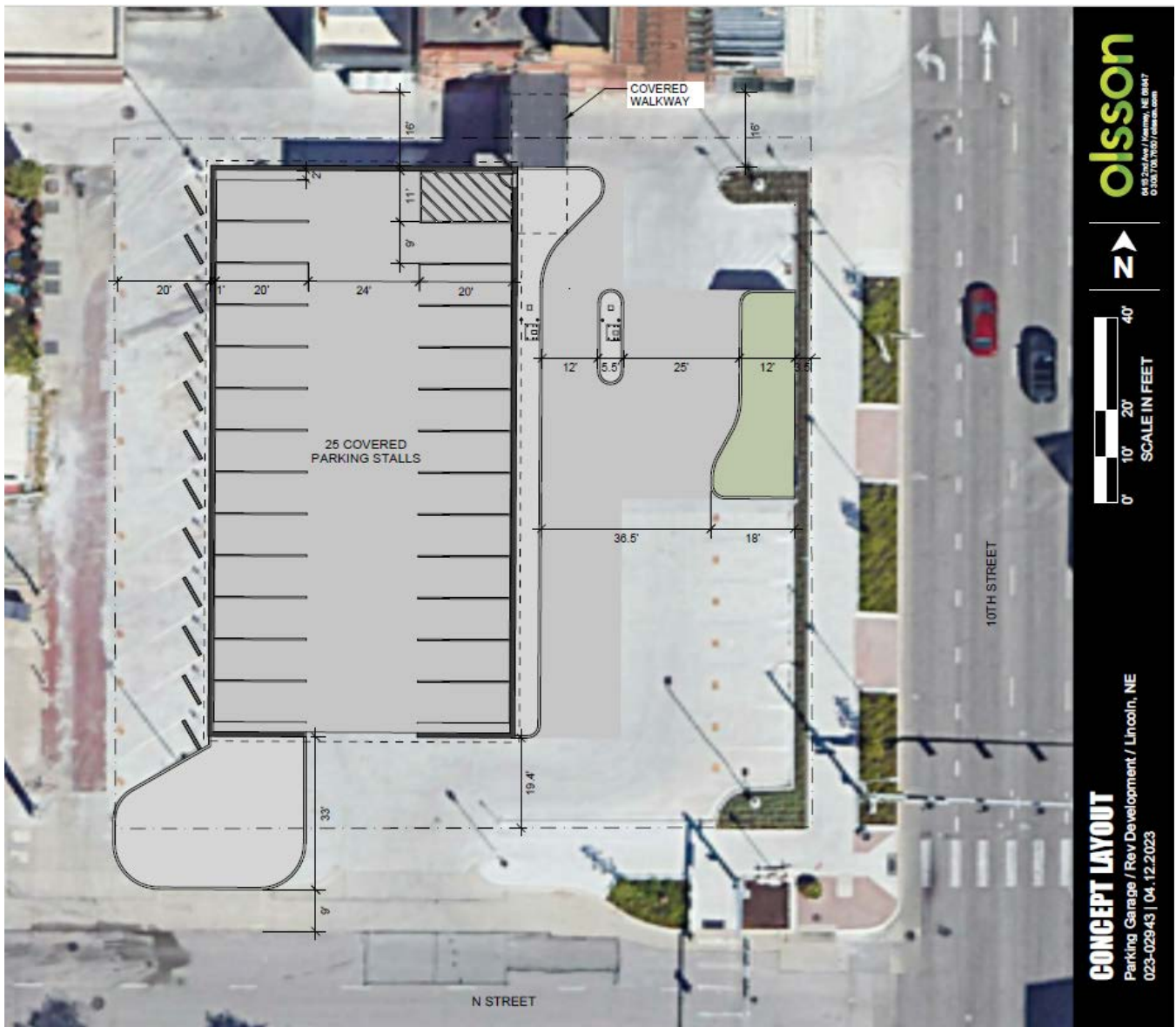
UDR23110 - Terminal Parking Design (139 S 10th Street)

Project: GIS\Projects\Dev\Review\UDC_LocationMaps.aprx
PDF: \Boares\UDC\REPORTS\Location Maps

ATTACHMENT B – Existing Conditions



ATTACHMENT B –Proposed Site Plan with dimensions



ATTACHMENT C –Perspective Images

https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2023/10 Oct/Terminal Parking Design staff report_100323.docx



URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23111
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	S Canopy St.
HEARING DATE	October 03, 2023
ADDITIONAL MEETINGS	-
APPLICANT	Halli Salem, HSalem@lincoln.ne.gov
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

The City of Lincoln and the West Haymarket Joint Public Agency (WHJPA) are partnering to complete one of the final gaps in the Canopy Street streetscape in West Haymarket. The scope of the project addresses improvements to the public streetscape and the BNSF parking lot under the overpass that is owned by the WHJPA. The streetscape portion of the project is designed to continue the existing streetscape pattern already along Canopy Street, including amenities like decorative paving, landscaping, benches, trash receptacles and a new crosswalk. The improvements to the WHJPA parking lot are meant to establish a cleaner, simpler design for the lot and its adjacent sidewalk to the north. Specifically, a curb is being added to the north edge of the parking lot, the river rock is being removed in favor of a widened sidewalk, and the parking lot entry structure is being eliminated. Combined, the improvements will serve to unify the developments to the north and south and present a finished streetscape for visitors to Canopy Street.

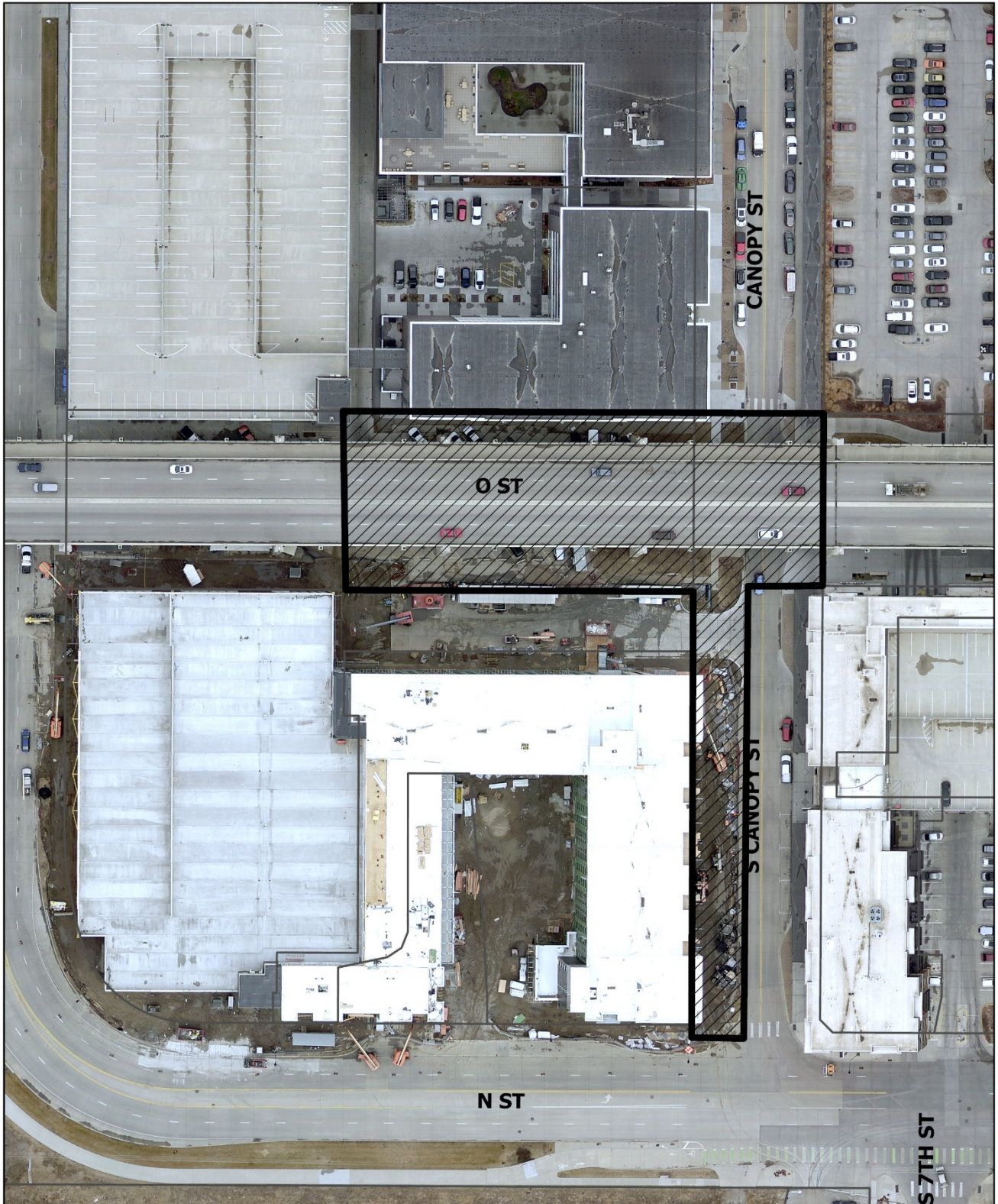
The expectation is that construction for this project would start in early 2024. As a City-led effort, staff is seeking guidance from the Committee as to how the proposed design fits within the context of the existing West Haymarket environment.

Staff note:

City staff recommends approval, as this proposal is a continuation of the existing streetscape pattern in the vicinity and the improvements on the WHJPA would have the same material palette as on Canopy Street. Moreover, the proposed additional crosswalk on Canopy Street adds to the pedestrian safety.

Overall, the design concept is in line with the discussions held in fall of 2011 with the Urban Design Committee and the Historic Preservation Commission. At that time, it was understood that the streetscape had to be addressed in phases.

ATTACHMENT A - Location Map



2022 Aerial



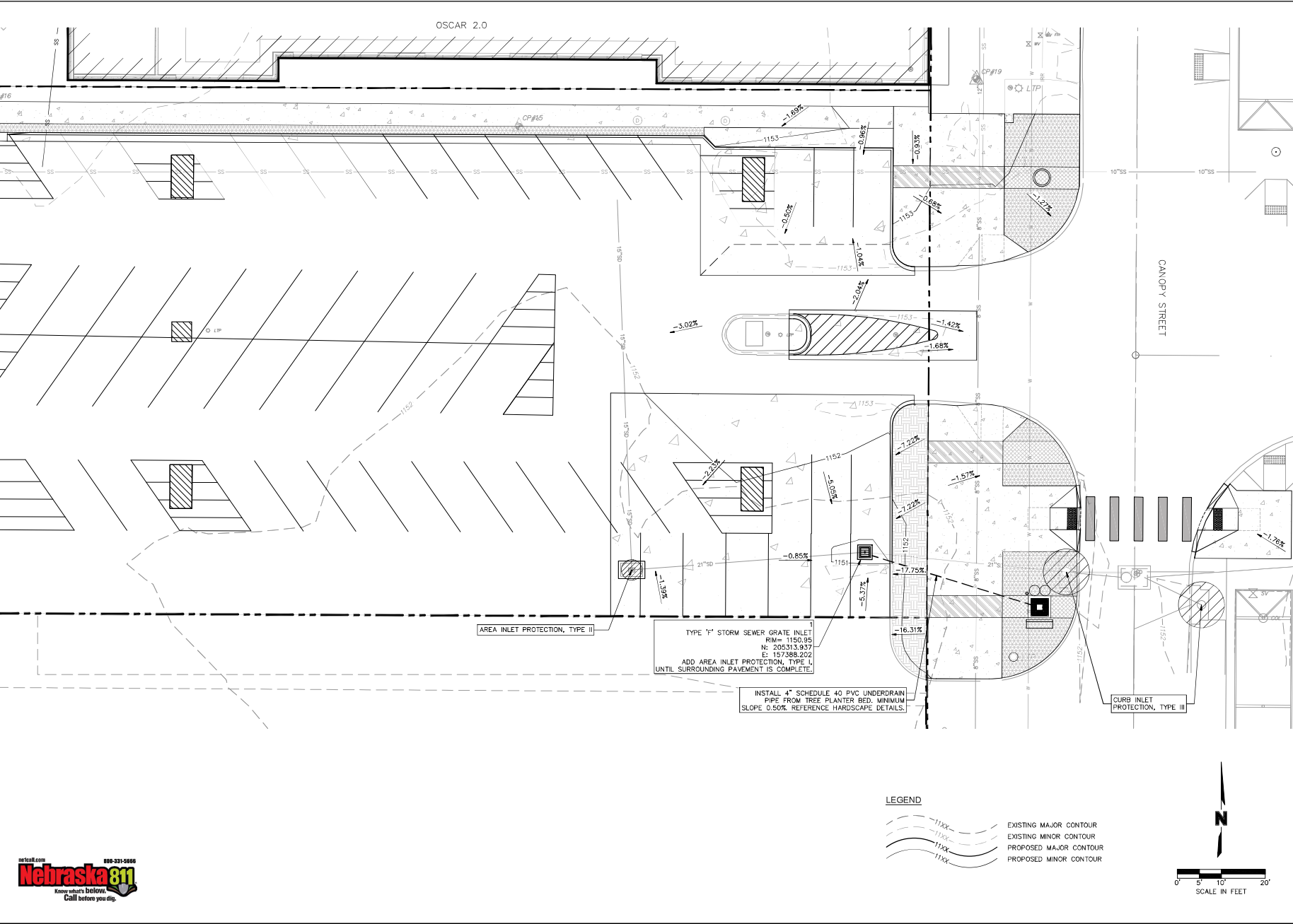
UDR23111 - S Canopy Street - West Haymarket Streetscape Completion

Project: GIS\Projects\Dev\Review\UDC_Location\Maps.aprx
PDF: \Boards\UDC\REPORTS\Location Maps

<https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2023/10 Oct/West Haymarket Streetscape staff report.docx>



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 100 F Street, Suite 200
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REV. NO.	DATE	REVISION DESCRIPTION

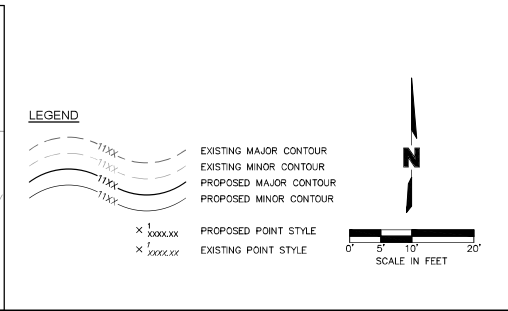
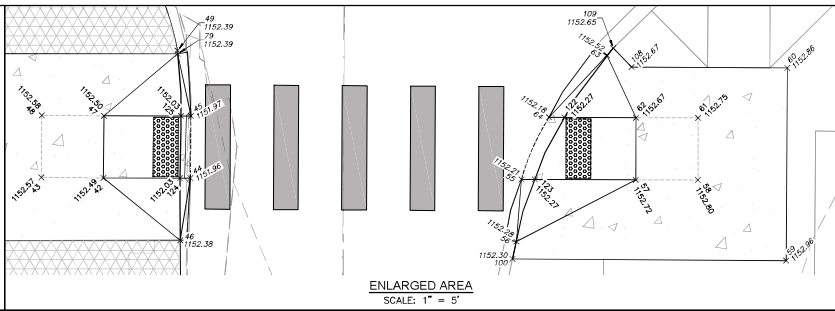
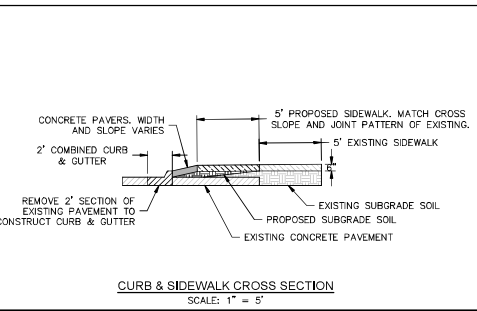
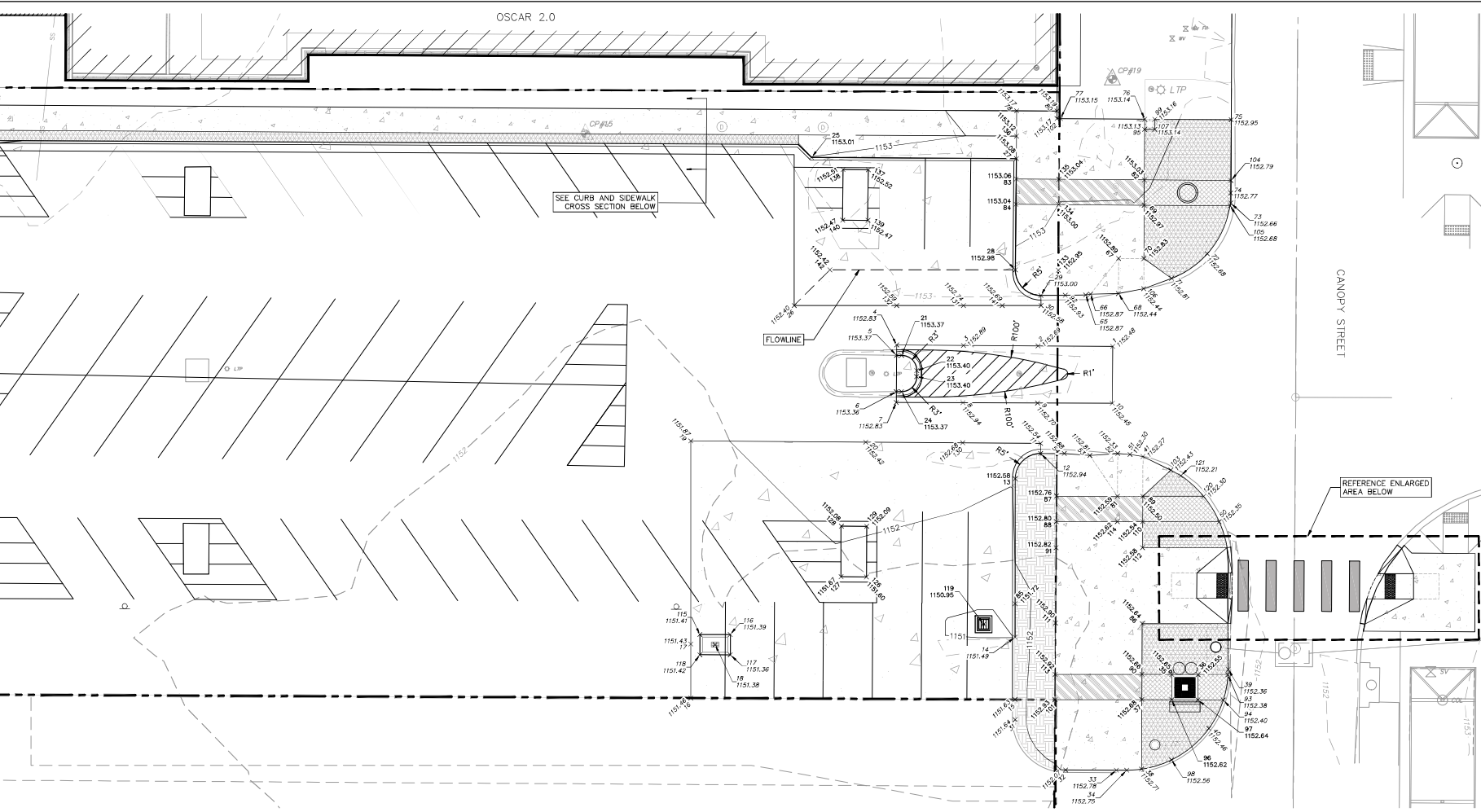
GRADING AND DRAINAGE PLAN
 WEST HAYMARKET
 STREETSCAPE EXTENSION
 LINCOLN, NEBRASKA


2023

drawn by:	checked by:	approved by:	GNCP by:	project no.:	drawing no.:	date:	TJC TJC BTS 018-2666 08-25-2023
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SHEET
6 of 12

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Engineering - Nebraska COA #CJ-0638
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 Lincoln, NE 68506
 TEL: 402.474.6311
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REV. NO.	DATE	REVISIONS DESCRIPTION

GEOMETRICS PLAN

WEST HAYMARKET STREET/SCAPE EXTENSION

LINCOLN, NEBRASKA

2023

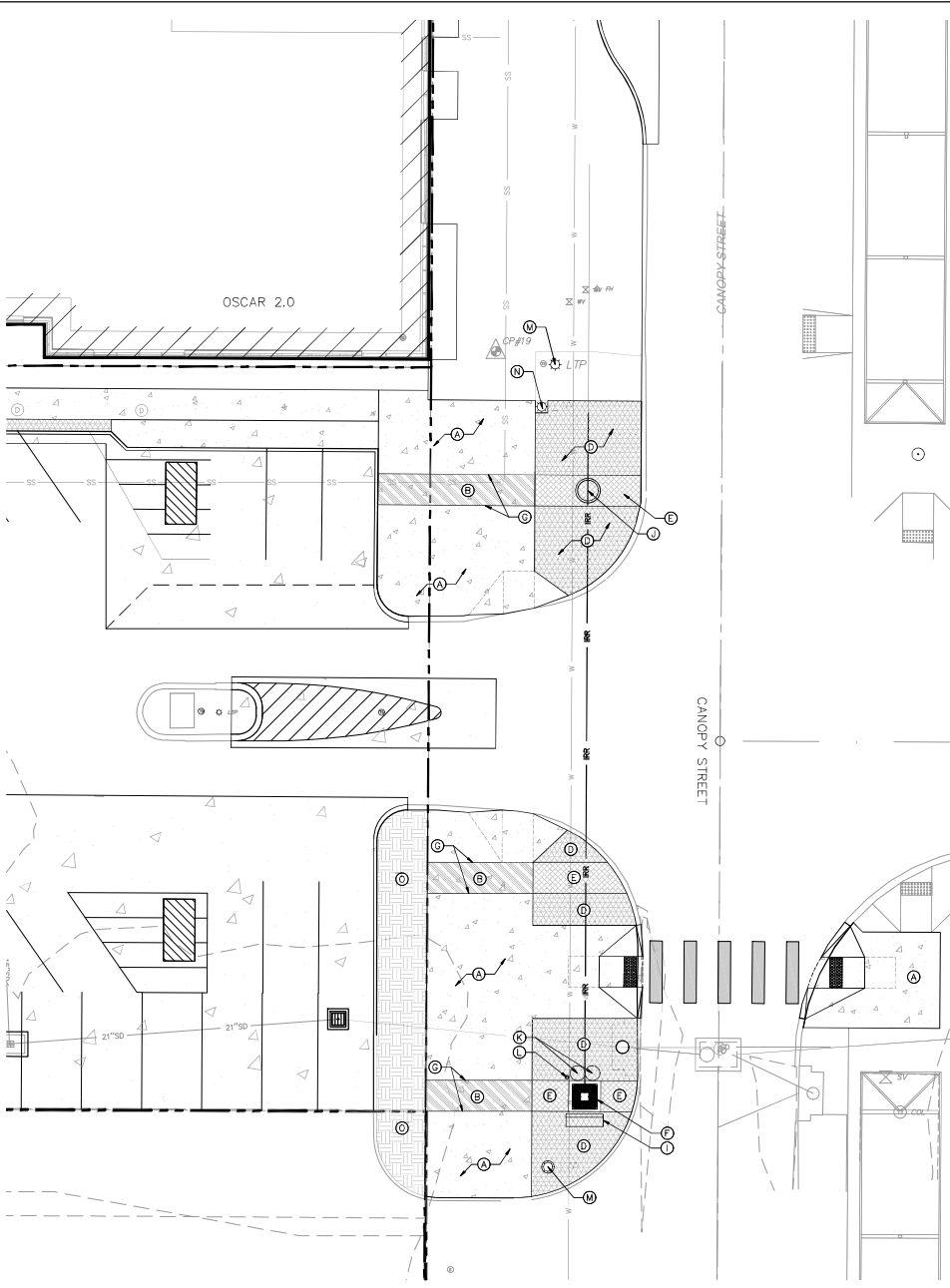
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drawn by:	checked by:	TJC
DATE:	approved by:	BTB
PROJECT NO.:	drawing no.:	018-2666
	date:	08-25-2023

SHEET

7 of 12

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TYPICAL UNIT PAVER PATTERNS



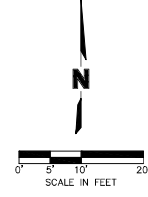
RUNNING BOND

HARDSCAPE LEGEND

- RIGHT OF WAY / PROPERTY LINE
- ④ 6" CONCRETE SIDEWALK
- ⑤ 6" TEXTURED GRAY CONCRETE PAVING (P-201)
- CONCRETE PAVERS - PAVESTONE - HOLLAND - 4'X8" - 40% BROWN SANDSTONE, 40% TERRA COTTA, & 20% SANDSTONE BLEND; 2.375" THICKNESS; RUNNING BOND (P-301)
- CONCRETE PAVERS - PAVESTONE - HOLLAND - 4'X8" - SANDSTONE; 2.375" THICKNESS; RUNNING BOND (P-302)
- ⑥ TREE GRATE - IRONSMITH - 48" ADA, 1/2" MAX. SLOT OPENING - CAST IRON SUB-SURFACE DRIP LINE FOR TREE PITS
- ⑦ PLANTER C - KORNEGAY DESIGN - DUNE SERIES (DS-17.5) - COLOR: FULL-RANGE OF STANDARD & PREMIUM
- ⑧ BENCH LANDSCAPE FORMS - STAY - BACKED W/ ARMS - COLOR: TITANIUM - SURFACE MOUNTED
- ⑨ TRASH/RECYCLING RECEPTACLES LANDSCAPE FORMS - POE - COLOR: TITANIUM - SURFACE MOUNTED
- ⑩ ASH CAN LANDSCAPE FORMS - GRENADEIR - COLOR: TITANIUM - SURFACE MOUNTED

NOTES:

1. REFERENCE SITE PLAN AND GEOMETRICS PLAN FOR EXACT LOCATIONS AND DIMENSIONS.



HARDSCAPE KEY NOTES

④	6" CONCRETE SIDEWALK. REFERENCE SITE PLAN.
⑤	P-201, TEXTURED GRAY CONCRETE PAVING. REFERENCE HARDSCAPE DETAIL SHEET.
⑥	NOT USED.
⑦	P-301, CONCRETE PAVERS. REFERENCE HARDSCAPE DETAIL SHEET.
⑧	P-302, CONCRETE PAVERS. REFERENCE HARDSCAPE DETAIL SHEET.
⑨	TREE GRATE. REFERENCE HARDSCAPE DETAIL SHEET.
⑩	EXPANSION JOINT. REFERENCE HARDSCAPE DETAIL SHEET.
⑪	SAW-CUT JOINT. REFERENCE HARDSCAPE DETAIL SHEET.
⑫	BENCH. REFERENCE HARDSCAPE DETAIL SHEET.
⑬	PLANTER. REFERENCE HARDSCAPE DETAIL SHEET.
⑭	TRASH AND RECYCLE RECEPTACLES. REFERENCE HARDSCAPE DETAIL SHEET.
⑮	ASH CAN. REFERENCE HARDSCAPE DETAIL SHEET.
⑯	EXISTING STREET LIGHT POLE.
⑰	EXISTING PEDESTRIAN LIGHT POLE.
⑱	LANDSCAPING BED. REFERENCE LANDSCAPING PLAN.
⑲	REMOVE EXISTING PAVERS. COORDINATE WITH LANDSCAPE ARCHITECT TO SEE IF PAVER BASE CAN BE REUSED.
⑳	REMOVE AND RESET BENCH.
㉑	REMOVE AND RESET BIKERACK.

Engineering - Nebraska COA #CA-J0638
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REV. NO.	DATE	REVISION DESCRIPTION	REVISIONS

HARDSCAPE PLAN

WEST HAYMARKET STREETSCAPE EXTENSION

LINCOLN, NEBRASKA

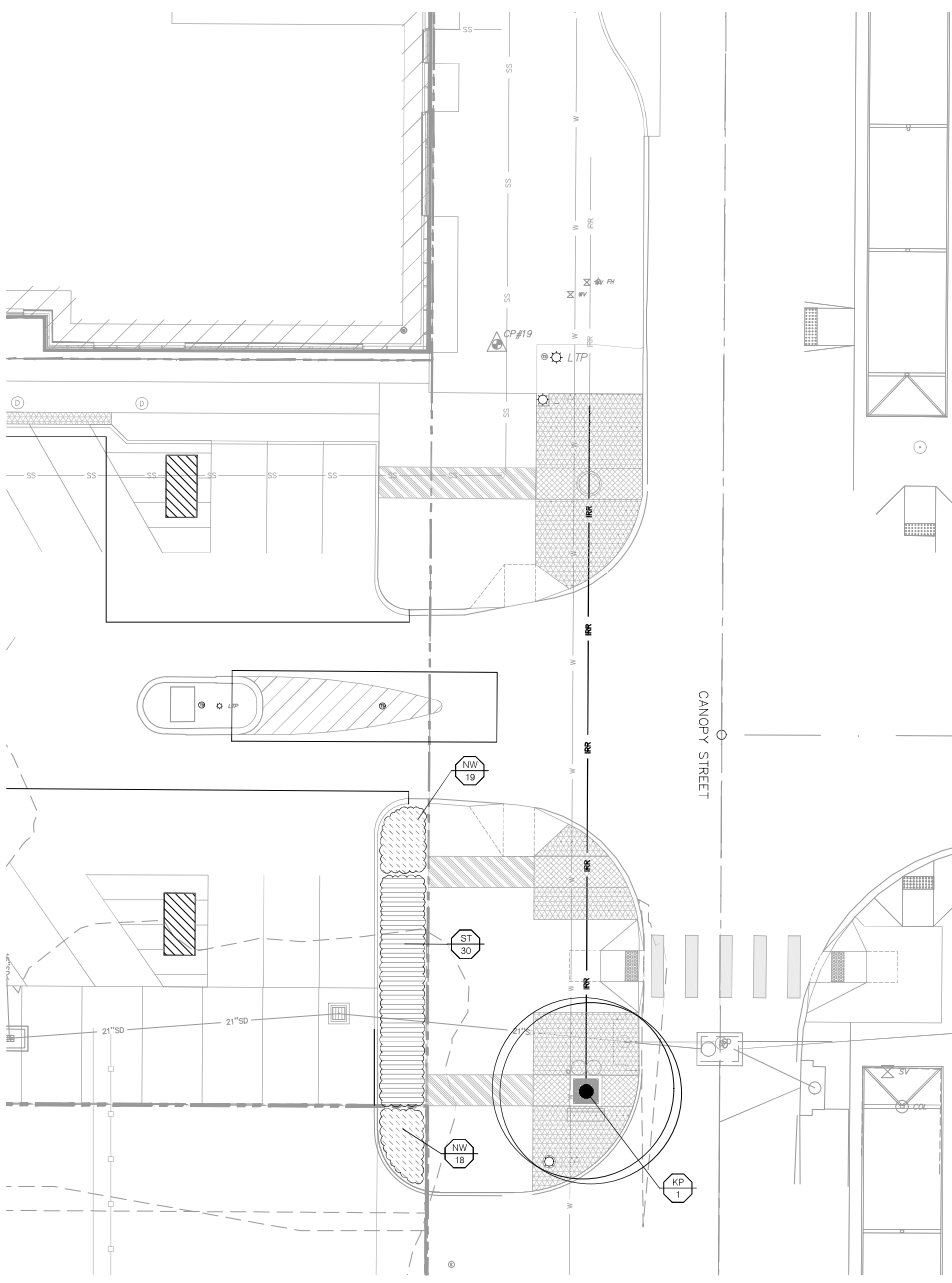
2023

drawn by:	checked by:	TJC
approved by:	DATE:	8/25/2023
PROJECT NO.:	018-2666	
DRAWING NO.:	08-25-2023	

888-321-5888
 Know what's below. Call before you dig.

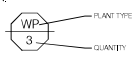
SHEET 9 of 12

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LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LINCOLN, NEBRASKA IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE ARWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
 - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNERS FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDING AS SHOWN ON PLANS AND DETAILS.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
18. PLANT KEY DESCRIPTION.

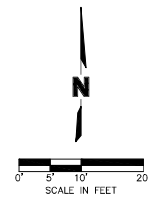


SOIL GENERAL NOTES

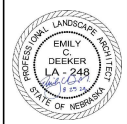
1. MINIMUM OF 800 CUBIC FEET TREE PIT SOIL BACKFILLED WITH SAND LOAM AND BLENDED WITH COMPOST AT 4:1 RATIO.
2. REFERENCE CIVIL PLANS FOR UNDERPASSAGE.

LANDSCAPE SCHEDULE:

TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
●	KP	KOELREUTERIA PANICULATA	GOLDEN RAN TREE	4" GAL	B&B	N/A
○	ST	SPOROBOLUS HETEROLEPHTYRUM	TARA PRAIRIE CROPPED	1 GAL	CONT.	30" x 6"
○	NW	NEPETA X WALKERII LOW	WALKER LOW GAINIT	1 GAL	CONT.	24" x 6"



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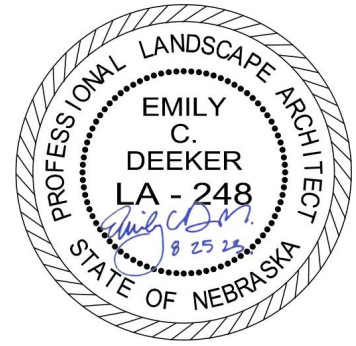


REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLAN	2023
WEST HAYMARKET STREETSCAPE EXTENSION	
LINCOLN, NEBRASKA	

drawn by: KMM
 checked by: ECD
 approved by: BJS
 CAD by: BJS
 project no.: 018-2666
 drawing no.:
 date: 08-25-2023





SECTION 329300 - PLANTS

PART 1 - GENERAL

1.1 SUMMARY

- A. The Contractor shall furnish all labor, materials, tools, equipment, supervision, and services necessary to install plant material, preparation of soil, fine grading, planting, mulching, guying, pruning, watering, and the proper disposal of any excess earth or debris, all in accordance with the accompanying Drawings and these Specifications.

1.2 SECTION INCLUDES

- A. Plants.
- B. Landscape edgings.
- C. Top soil.
- D. Planting soil mix.
- E. Mulch.
- F. Weed preventative fabric.

1.3 RELATED SECTIONS

- A. Section 328400 – Planting Irrigation

1.4 DEFINITIONS

- A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
- B. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant. Some sources classify herbicides separately from pesticides.
- C. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

1.5 ACTION SUBMITTALS

- A. Prior to delivery to the job site, contractor shall submit to the Owner or Landscape Architect the source and supplier of all plant material, fertilizer and mulch, and other materials along with the type of equipment to be used on this project.

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- B. Product Data: For each type of product.
- C. Samples of each type of mulch.

1.6 INFORMATIONAL SUBMITTALS

- A. Product certificates.
- B. Sample warranty.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of plants during a calendar year.

1.8 QUALITY ASSURANCE

A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State, and Local laws, regulations and codes having jurisdiction at the project site.
2. Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

B. Reference Standards

1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.
2. "American Standard of Nursery Stock" by the American Association of Nurseryman.
3. American National Standards Institute (ANSI); Publication Z60.1.

C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by Owner or Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Owner and Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve the Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

D. Condition and Source of Plants

1. Plants shall be subject to review and approval by the Owner or Landscape Architect upon delivery for conformity to Specifications. Such approvals shall not impair the right of review and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected.

E. Coordination

1. Work in conjunction with other trades as directed, taking all reasonable precautions to avoid disturbance or interference with any other operation or installation on the site. Contractors shall be responsible for the cost of replacing any material damaged as a result of his/her negligence.

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- F. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
 - 1. Pesticide Applicator: State licensed, commercial.
- G. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Storage of Materials

- 1. All materials delivered to the job shall be stored so as to keep them in new condition and free from deterioration. Peat moss, fertilizer, etc., shall be stored in temporary sheds off-site at Contractor's expense.

B. Packaged Materials

- 1. Deliver packaged materials in unopened containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.

C. Plant Material

- 1. Plants shall not be delivered to the site until the corresponding beds are fully prepared. All shipments of nursery materials shall be thoroughly protected from the sun and from drying winds during transit. All plants which cannot be planted at once after delivery to the site of the work shall be well protected against the possibility of drying by wind and sun. Balls of earth on B&B plants shall be kept covered with soil or other acceptable material. All materials heeled-in on the property shall be adequately watered.
- 2. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
- 3. Handle planting stock by root ball.
- 4. Store bulbs, corms, and tubers in a dry place at 60 to 65 deg F until planting.
- 5. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

D. Review of Stock

- 1. All planting stock shall be inspected as required by Local, State, or Federal laws, and upon delivery at premises shall be subject to review by the Owner and/or Landscape Architect. All plant material is subject to rejection by the Owner and/or Landscape Architect either at time of delivery or after planting, provided it does not comply with the requirements stated herein. Any rejected stock shall be immediately removed from the premises and replaced with approved stock.

1.10 JOB CONDITIONS

A. Examination of Site:

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1. The bidder must acknowledge that he has examined the site, Drawings and Specifications and the submission of a quotation shall be considered evidence that examinations have been made.
 - B. Field Conditions: The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Landscape Architect all conditions which prevent proper execution of this work.
 - C. The Contractor shall determine the exact location of all existing utilities, structures, and geogrid reinforcement before commencing work. The Contractor shall conduct his work so as to prevent interruption of service or damage to them. The Contractor agrees to be fully responsible for any and all damage which might be occasioned by the Contractor's failure to exactly locate and preserve any and all utilities, structures, and geogrid reinforcement.
- 1.11 SEQUENCING AND SCHEDULING
- A. Planting Time: Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required.
 - B. Planting Dates:
 1. Trees, shrubs, and perennials shall be planted only when the ground is not frozen, snow covered, or in an otherwise unsuitable condition for planting. Spring planting shall generally occur between Feb 15 and May 31. Fall planting shall generally occur between September 1 and Dec 15.
- 1.12 MATERIALS CLEAN-UP
- A. The Contractor shall keep the premises free from rubbish and all debris associated with their work at all times and all unused materials and debris shall be removed from the site.
- 1.13 WARRANTY
- A. All plant material (trees, shrubs, etc.) and planting supplies (bark mulch, etc.) shall be warranted for a period of not less than one (1) year from the date of issuance of the letter of Substantial Completion.
 - B. All replacement stock shall be subject to the same warranty requirements as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made jointly by the Owner, Landscape Architect, and Contractor. All plants not in a healthy growing condition shall be removed and replaced with plants of a like kind and size before the close of the next planting season and before issuance of the letter of Final Completion.
 - C. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.
 - b. Structural failures including plantings falling or blowing over.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. Topsoil shall be fertile, natural topsoil, typical of the locality. Stockpiled topsoil may be used. It shall be free of subsoil, slag, clay, stones, lumps, sticks, plants or their roots, toxic substances or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance. Topsoil pH range shall be 6.0 to 7.0.

- B. Soil Testing:
 - 1. Onsite Topsoil – The Contractor shall be responsible for having onsite topsoil tested by the Local County Extension Office to determine the amounts of amendments needed to meet the desired pH, nutritional organic levels determined to be adequate for the area by the County Extension Agent. The Contractor shall submit topsoil tests to the Landscape Architect.
 - 2. Offsite Topsoil - The Contractor shall be responsible for having offsite imported topsoil tested by the Local County Extension Office to determine the amounts of amendments needed to meet the desired pH, nutritional organic levels determined to be adequate for the area by the County Extension Agent. The Contractor shall submit topsoil tests to the Landscape Architect.

- C. Soil Conditioners and Amendments:
 - 1. Aluminum sulfate shall be horticultural grade.
 - 2. Peat shall be a natural product of sphagnum peat (peat moss), derived from a fresh-water site conforming to ASTM D 2607 except as otherwise specified. Peat shall be shredded and conditioned in storage piles for at least 6 months after excavation.
 - 3. Sand shall be clean and free of toxic materials.
 - 4. Vermiculite shall be horticultural grade and free of any toxic materials.
 - 5. Rotted manure shall be unleached stable or cattle manure not less than 8 months or more than 2 years old, containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; and containing no chemicals or ingredients harmful to plants. The manure shall be heat treated to kill weed seeds.
 - 6. Rotted sawdust shall have 7.5 pounds of nitrogen added uniformly to each cubic yard and shall be free of chips, stones, sticks, soil, and toxic substances.
 - 7. Gypsum shall be 90 percent pure, free of any toxic materials, and at least 95 percent by weight shall pass a 4-mesh sieve.
 - 8. Other amendments as recommended by County Extension Agent.

- D. Treatment of Saline Soil: Saline soil shall be leached out by a controlled amount of water sufficient enough to leach the salts to a level below the root zone. Water used for this purpose shall have a low salt content.

2.2 PLANTING SOIL MIXTURE

- A. The “topsoil mixture” shall be composed of on-site or off-site topsoil and additional soil amendments appropriate for the location and plantings based on the soil test provided in the appendix.

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- B. The "planting soil mixture" for all planting pits shall be 80% topsoil mixture, 10% peat moss, and 10% well composted manure. Mix thoroughly for uniformity of texture and distribution before placing in pit.
- C. The "planter soil mixture" for all planters shall be 60% topsoil mixture, 10% peat moss, 10% well composted manure and 20% clean sand. Mix thoroughly for uniformity of texture and distribution before placing in planter.

2.3 PLANT STOCK

- A. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards of Nursery Stock sponsored by the American Association for Nurserymen, Inc.
- B. Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which begins at root flare according to ANSI Z60.1. Root flare shall be visible before planting.
- D. Species and variety as specified on the Drawings and delivered to the site shall be certified true to their genus, species and variety and as defined within the current edition of "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.
- E. The Contractor shall facilitate inspection and identification by labeling of trees, shrubs, and perennials with a durable waterproof label and weather-resistant ink. Labels shall state the correct plant name and size as specified in the plant list of required plants. Labels shall be securely attached to plants and shall be legible for 60 days after delivery to the planting site. Wire identification tags shall not be used. Plants not labeled will be rejected. The Contractor shall remove all tags after the Landscape Architect's acceptance of the installation.
- F. Plants shall be nursery grown and shall be of varieties specified in the plant list bearing botanical names.
- G. Planting stock shall be well-branched and well formed, sound, vigorous, healthy, free from disease, sun-scale, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, of uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Evergreen trees and shrubs shall not be sheared. Plants shall have been grown under climatic conditions similar to those in the locality of the project. Deciduous plants shall be dug in a dormant stage only.
- H. Stock Sizes: All stock measurements - caliper, height, branching level, number of canes, ball sizes shall be in strict accordance with the latest edition of the American Standard for Nursery Stock, unless otherwise noted on the plans. Plants used on the project shall meet or exceed all minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets.

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- I. All stock shall be balled and burlapped or container grown stock. Bareroot stock of any kind is unacceptable.
- J. All plant material must be watered the same day it is planted to comply with these Specifications.
- K. All trees shall be staked and guyed as shown on Drawings.

2.4 FERTILIZER

- A. All fertilizers shall be horticultural grade complete formula fertilizers and shall conform to the applicable State Fertilizer Laws.
- B. Plant Stock: Fertilizer shall be "AGRIFORM" slow release fertilizer tablets. To be applied per manufacturer's specifications. Perennials areas: Fertilizer shall be applied at the same rate as the lawn areas.

2.5 MYCORRHIZAL

- A. All mycorrhizal shall be horticultural grade complete formula mycorrhizal and shall conform to the applicable State Mycorrhizal Laws.
- B. MYKE Pro Landscape Granular Mycorrhizal Inoculant
 - 1. Distributor: Subject to compliance with requirements, provide products by the following:
 - a. Arbor Valley Nursery, Brighton, CO, (303) 654-1682, ArborValleyNursery.com.
 - 2. For approved equal, reference specific written instructions from manufacturer.

2.6 MULCHES FOR PLANTINGS

- A. Hardwood Mulch: Mulch in all planters labeled as hardwood mulch shall be shredded double ground oak or dark hardwood mulch of its natural color. Cypress, or dyed or colored mulch is unacceptable. Bark shall be of a relative uniform particle size with a median size of one and one-half inches (1-1/2") and shall be free of sticks, stones, leaves and any other debris.
- B. Rock Mulch: Mulch in all open landscape beds labeled as rock mulch shall be 1.0" to 1.5" Mountain Granite Landscape Rock as supplied by Outdoor Solutions in Lincoln, NE, (402) 420-1477 or approved equal. Weed preventative fabric shall be included within rock areas.

2.7 WEED PREVENTATIVE FABRIC

- A. Place fabric below all rock mulch in plant beds. Fabric shall be a woven polypurperene, 3.5 to 4.0 ounce product.

2.8 EDGING

- A. Shrub bed edge separating wood and rock mulch areas shall be black powder coated 1/4" x 5" x 16' edging with 15" stakes as manufactured by Sure-Loc Steel Edging. or approved equal. 1.800.787.3562.

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2.9 TRUNK WRAPPING MATERIAL

A. Tree wrap products

1. Paper tree wrap shall be two thicknesses of crinkled paper cemented together with a layer of bituminous material. Wrapping material shall be a minimum of 4" in width and have a stretch factor of 33 1/3 percent. Twine for tying shall be a grafting cord.
2. 50% white wash latex paint. Product shall be submitted to Landscape Architect prior to contractor applying.

2.10 WATER

- #### A. Water shall not contain elements toxic to plant life. It shall be the Contractor's responsibility to obtain water to be used for watering of plant material.

2.11 ANTI-DESICCANT

- #### A. Anti-desiccant shall be an emulsion that will provide a film over plant surfaces permeable enough to permit transpiration, and not damage the plant.

2.12 HERBICIDES

- #### A. Herbicides used must comply with all applicable State and Federal laws and be registered with the U.S. Environmental Protection Agency.

1. Herbicide control shall be: Pre-emergence application of "Dacthal" or equivalent applied according to manufacturer's recommendations and incorporated into soil as specified. Herbicide shall be in dry/pellet form.
2. Post-emergence application of "Roundup" or equivalent, applied as specified by manufacturer. Use with extreme care to avoid contact with landscape plantings.

2.13 PESTICIDES

- #### A. General: Pesticide registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

PART 3 - EXECUTION

3.1 GENERAL PREPARATION

A. Clearing

1. All planting bed areas are to be cleared by the Contractor.
2. Clearing shall consist of the satisfactory removal and disposal of brush, rubbish, and other vegetative growth occurring within all planting bed areas. All debris associated with this work shall be gathered and removed from the project by the Contractor.

B. Preparation of Planting Mixture

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1. Mix recommended soil amendments and fertilizers with topsoil at rates recommended by the soil test results. Delay addition of fertilizer if planting mixture will not be used within two (2) days.

C. Protection of Existing Vegetation

1. All areas under drip lines of existing trees shall be kept free of construction equipment, trailers, material storage, and vehicles.
2. Exercise extreme care when working around existing trees to remain. No soil scarification or compaction from construction vehicles shall occur under any existing tree dripline.
3. In areas of established turf, the surrounding turf area shall be covered in a manner that will provide protection before excavations begin.

3.2 TREE, SHRUB, AND PERENNIAL PLANTING

- A. All planting shall be performed by personnel familiar with the accepted procedure of planting and under the constant supervision of a qualified planting foreman.

- B. All planting is to be done as shown on drawings and as specified herein and in strict accordance with standard horticultural practices.

C. Layout

1. Plant material locations and planting bed outlines shall be staked on the project site by the Contractor and approved by the Owner or Landscape Architect before any plant pits or beds are excavated. Plant material locations and bed outlines may be adjusted by the Landscape Architect to meet field conditions.

D. Installation of Trees and Shrubs

1. Planting pits shall be excavated to produce vertical sides and flat bottoms. Scarify side walls to alleviate glazing and loosen any hard subsoil in bottom of pit. Minimum pit sizes shall be as shown on drawings. Tree pits within diamond parking lot islands shall be excavated per detail removing existing soil to depth shown prior to gravel and geotextile placement.
2. Dispose of all subsoil, clay, and rock (off-site) removed from planting excavations. The top six (6) inches of topsoil excavated from the planting pit, if free from subsoil, clay, rocks, roots, or other debris, may be utilized in the topsoil mixture as specified.
3. Setting Plants
 - a. Balled and burlapped and container grown plants shall be handled and moved only by the ball or container. Plants shall be set plumb and held in position until a sufficient quantity of planting soil mixture has been firmly placed around roots or ball. Plants shall be set in relation to surrounding grade so that they are 2" higher than the depth at which they are grown in the nursery, collecting field, or container. Fertilizer in tablet form shall be placed prior to backfilling and in accordance with the manufacturer's specifications. Mycorrhizal
 - b. Apply Mycorrhizal to the top 2/3 of root balls of all plant material according to the manufacturer's recommended rates. Inoculant must be physically rubbed onto the root ball thoroughly prior to backfilling planting hole. There is no restriction for use of slow release fertilizers with Mycorrhizal inoculant.
 - c. Balled and bur lapped stock shall be backfilled with the specified planting soil mixture to approximately half the depth of the ball and then tamped and watered. Burlap and tying materials shall be carefully removed or opened and folded back from top 1/3 of root ball. The remainder of backfill of planting soil mixture shall be tamped and watered.

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- d. Container-grown stock shall be removed from containers without damaging plant or root system. Planting shall be completed as specified for balled or burlapped plants.
4. Edging Planting Beds
 - a. All planting beds shall be edged with edging as indicated on the drawings.
5. Mulching
 - a. Prior to the installation of mulch, all areas to be covered shall be weed free and treated with the specified pre-emergent herbicide as specified herein.
 - b. Mulch for planting beds shall be installed to a minimum depth of three inches (3") in all planting bed areas specified on the Drawings. Mulch for all tree plantings shall be three inches (3") in depth.
 - c. Mulching shall take place within 48 hours after planting.
 - d. Mulch shall be kept out of the crowns of shrubs and off walls, sidewalks, light standards, and other structures.
 - e. The top of all areas covered with of mulch shall be 1" below the top of adjacent curb, walk, wall, wall cap, or edge of pavement.
6. Staking and Guying
 - a. Plants shall be staked and guyed as indicated on plans within 24 hours of planting.
 - b. Stakes shall be driven vertically into the ground to a depth specified in the detail and in such a manner as not to damage the ball or roots.
 - c. Tree tie systems shall be installed as per manufacturer's specifications.
 - d. All trees two- and one-half inches (2 1/2") caliper or less shall be staked with two metal "T" stakes. All trees greater than two- and one-half inches (2 1/2") caliper shall be staked with three metal "T" stakes, spaced equal distant around the tree.
7. Wrapping: The trucks of deciduous trees shall be wrapped within 24 hours after planting. Contractor shall coordinate with Landscape Architect which trees get wrapped or white wash prior to completion.
 - a. Tree Wrap: The wrapping shall be securely tied with grafting cord at the top and bottom and at 24" maximum intervals.
 - b. White Wash: Apply 50% white latex paint 50% water mix to trunk
8. Pruning: The Contractor shall prune new plant material in the following manner: Dead and broken branches shall be removed. Evergreen plants shall not be thinned out or sheared. Shrubs shall not be sheared. All plants shall meet or exceed the minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets after pruning has taken place. Cuts shall be made with sharp instruments and shall be flush with trunk or adjacent branch to insure elimination of stubs. "Headback" cuts at right angles to line of growth shall not be permitted. All trimmings shall be removed from the site.

3.3 TREE, SHRUB, AND VINE PRUNING

- A. Remove only dead, dying, or broken branches. Do not prune for shape.
- B. Prune, thin, and shape trees, shrubs, and vines as directed by Landscape Architect.
- C. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Landscape Architect, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.
- D. Do not apply pruning paint to wounds.

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3.4 PLANT MAINTENANCE

- A. The Contractor shall maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth until issuance of the letter of Substantial Completion for the entire site and scope of work. The Contractor shall tighten and repair stake and tree tie systems, reset trees and shrubs to proper grades or vertical position, restore or replace damaged wrappings, and apply herbicides and pesticides to keep trees, shrubs, and other plant material free of insects and disease as required until issuance of the letter of Substantial Completion.
- B. The Contractor shall be responsible for watering trees, shrubs, and other plant material until the new irrigation system is completely functional and the letter of Substantial Completion has been issued. Contractor shall be responsible for watering trees by hand where irrigation system does not cover. Hand watering of these trees shall continue for 90 days after letter of Substantial Completion has been issued. Watering shall supplement natural rainfall and shall assure that the trees, shrubs, and other plant material receive a minimum of one (1) inch of water per week.

END OF SECTION 329300

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SECTION 329433 – PLANTERS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Planters.

1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's product data, storage and handling requirements and recommendations, installation methods and available colors, styles, patterns and textures.
- B. Shop Drawings: Submit manufacturer's shop drawings, including plans and elevations, indicating overall dimensions.
- C. Samples: Submit manufacturer's samples of materials, finishes, and colors.
- D. Warranty: Manufacturer's standard warranty.

1.3 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Manufacturer must have 20 years experience in fabricating site furnishings.
- B. Product Support: Products are supported with complete engineering drawings and design patents.
- C. Production: Orders are filled within a 50-day schedule.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.
- B. Storage: Store materials in clean, dry area in accordance with manufacturer's instructions. Keep materials in manufacturer's original, unopened containers and packaging until installation.
- C. Handling: Protect materials and finish during handling and installation to prevent damage.

1.5 WARRANTY

- A. Warranty Information:
 - 1. Products will be free from defects in material and/or workmanship for a period of five years from the date of invoice.
 - 2. The warranty does not apply to damage resulting from accident, alteration, misuse, tampering, negligence, or abuse.

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3. Manufacturer shall, at its option, repair, replace, or refund the purchase price of any items found defective upon inspection by an authorized service representative.
4. Purchasers should be aware that normal use of these high quality products can result in superficial damage affecting the finish. Scratches, nicks, and dents are to be considered normal wear and tear, and are not the responsibility of the manufacturer.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Basis-of-Design manufacturer and product is identified and shall be bid as the base bid. Products by other listed manufacturers shall be bid as an alternate. Substitution request and pre-approval by the architect/engineer is required if proposing a manufacturer not listed in the specification section. Acceptance of alternate bids by Owner / Architect / Engineer / Construction Manager is not solely based on price. See Bid Form for additional information and clarification of expected breakdown.
- B. Basis-of-Design Product: Landscape Forms, Inc., 7800 E. Michigan Ave, Kalamazoo, Michigan 49048. Phone: (800) 521-2546. Fax (269) 381-3455. Website www.landscapeforms.com
E-mail: specify@landscapeforms.com

2.2 PLANTERS

- A. Kornegay Planters - Planter A: Dune, 60"dia X 40"h
- B. Kornegay Planters - Planter B: Dune, 44"dia X 32"h
- C. Kornegay Planters - Planter C: Dune, 44"dia X 17.5"h
- D. Kornegay Planters - Planter D: Larkspur, 36"dia X 24"h with Custom 6" Lid

2.3 MATERIAL

- A. Reinforced cast stone (concrete): Manufacturer's proprietary blend of portland cement, sand, aggregate, and color admixture.
 1. Use only one brand, type and source of cement for entire Project.
 2. Provide integral colored concrete with lightfast (UV and fade resistant) color pigments.
 3. Reinforced with steel bar framework.
- B. Water: Clean and potable.

2.4 FABRICATION

- A. Formwork: Fabricate forms sufficiently rigid to meet casting tolerances. Coat formwork with form release agent.
- B. Casting: Fabricate units to required profiles and sizes. Execute work accurately to specified tolerances and free of broken edges.

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- C. Curing: Protect units from exposure to weather until concrete strength is adequate for form removal. Cure under identical conditions.

2.5 FINISHES

- A. Color: Full range of Standard and Premium finishes. Submit samples for selection.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive planters.
- B. Notify Architect of conditions that would adversely affect installation or subsequent use.
- C. Do not begin installation until unacceptable conditions are corrected.

3.2 INSTALLATION

- A. Install planters in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Install planters level and plumb.
- C. Install planting soil per manufacturer's specifications.

3.3 ADJUSTING

- A. Finish Damage: Contact manufacturer for assistance to repair minor damages to finish as approved by Architect.

3.4 CLEANING

- A. Clean planters promptly after installation in accordance with manufacturer's instructions.
- B. Do not use harsh cleaning materials or methods that could damage finish.

3.5 PROTECTION

- A. Protect installed planters to ensure that, except for normal weathering, planters will be without damage or deterioration at time of Substantial Completion.

END OF SECTION 329433

SECTION 329443 – TREE GRATES

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Tree Grates.

1.2 SYSTEM DESCRIPTION

- A. Suspended pavement type tree grates as shown on drawings and as specified herein.

1.3 SUBMITTALS

- A. Contractor shall submit drawings of tree grates and frames for review by architect prior to purchase and installation.

1.4 QUALITY ASSURANCE

- A. Manufacturer must have 5 years experience in fabricating suspended pavement systems for use in tree planting areas in pedestrian spaces.
- B. Installer qualifications: 2 years minimum experience installing tree grates and support frames and unit pavers.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store product in manufacturer's packaging until ready to install.
- B. Store protected from weather and excess moisture.

1.6 WARRANTY

- A. Tree grates and frames shall be warranted by the Manufacture against defects in materials and workmanship for a minimum of five (5) years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design manufacturer and product is identified and shall be bid as the base bid. Products by other listed manufacturers shall be bid as an alternate. Substitution request and pre-approval by the architect/engineer is required if proposing a manufacturer not listed in the specification section. Acceptance of alternate bids by Owner / Architect / Engineer /

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Construction Manager is not solely based on price. See Bid Form for additional information and clarification of expected breakdown.

- B. Basis-of-Design Product: IRONSMITH,INC., 41-701 Corporate Way, Unit 3, Palm Desert, CA 92260, (800) 338-4766.

2.2 TREE GRATES

- A. Tree grates shall be: ADA 48 inch Square Model 4836 with 16 inch tree opening.
- B. Tree grates material shall be cast gray iron from 100% recycled material. All tree grate castings shall be manufactured true to pattern and component parts, and shall fit together in a satisfactory manner. The castings shall be of uniform pattern and quality, free from blowholes, hard spots, shrinkage, distortion or other defects. Castings shall be cleaned by shot blasting.
- C. Matching steel angle frames provided by tree grate manufacturer model 4800F shall be provided with installation detail(s) per plans.
- D. Finish:
 - 1. Grates are to be supplied in unfinished natural state.
- E. Total Quantity: Per Plans.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until site is properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 INSTALLATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- D. Install grates and frames where indicated on plans flush and leveled with surrounding pavement surface.
- E. Install steel angle frame.
 - 1. Flush and leveled with surrounding paving surface, maintain flush and leveled at all times. Frames MUST NOT slope in more than one direction.
 - 2. Use spreaders or stakes to keep frame from being distorted by concrete pressure.
 - 3. Install frames per details on plans and manufacturer's recommendations.

West Haymarket Streetscape Expansion

Project No. 0182666

- F. Clean concrete and debris from frame prior to tree grate installation.
- G. If needed, grind pads on underside of tree grates to level and prevent rocking in frame.

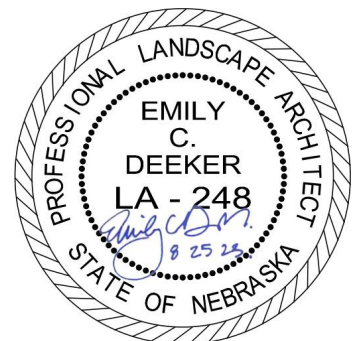
3.3 PILFER PROOF BOLTING

- A. Position tree grates to meet in the center of tree well and have uniform spacing around outside edges of castings. Drill through counter bored holes in the grates and install pilfer proof bolts per manufacturer's instructions.
- B. Use 1" thick wood or foam block out under the frame to allow pilfer proof screw to extend below angle.

3.5 CLEAN-UP AND PROTECTION

- A. Protect installed product until completion of project.
- B. DO NOT ALLOW water from new concrete to run off or wash onto tree grate exposed areas to prevent damage from concrete exudates, lime, and efflorescence.
- C. Touch up, repair or replace damaged products.
- D. DO NOT ALLOW ANY CONTAMINATION OF TREE PLANTING AREA. This includes, but is not limited to, construction debris, excess concrete, paint or other chemical contaminants. Any contamination of the planting area may be detrimental to the long term health of the tree.

END OF SECTION 329443





EST

EST

S 13TH ST

S 14TH ST

DST

DST

1003

1000

1341

1345

1021

1039

1045

1029

1035

1344

1403

1012

1400

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1243

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1110

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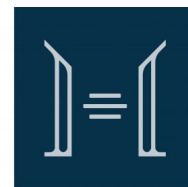
1401

1110

CENTERPOINTE

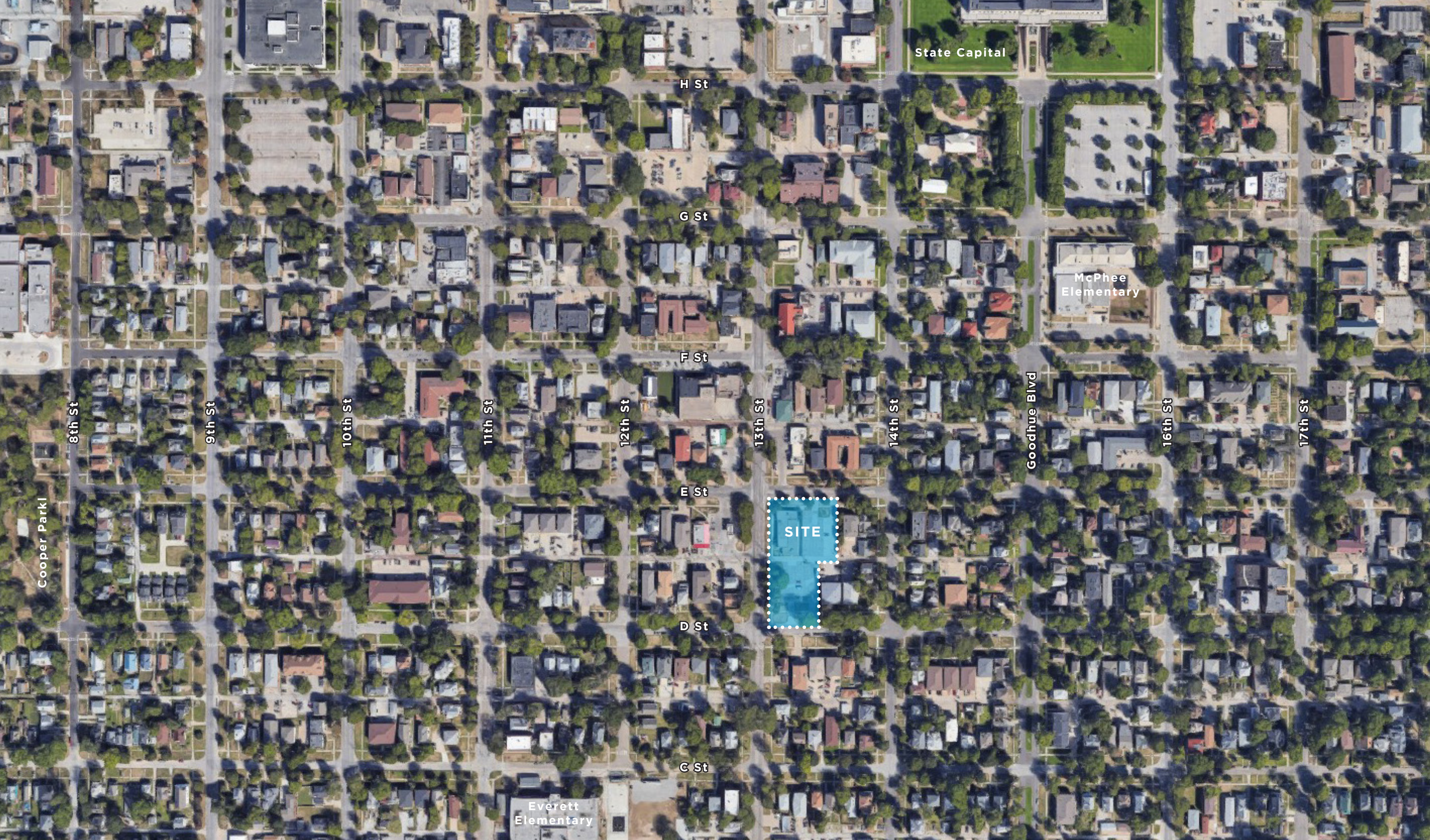
Residential Mixed-Use

DESIGN MEETING | 2023-07-19



HOPPE
DEVELOPMENT

ALLEY POYNER MACCHIETTO ARCHITECTURE



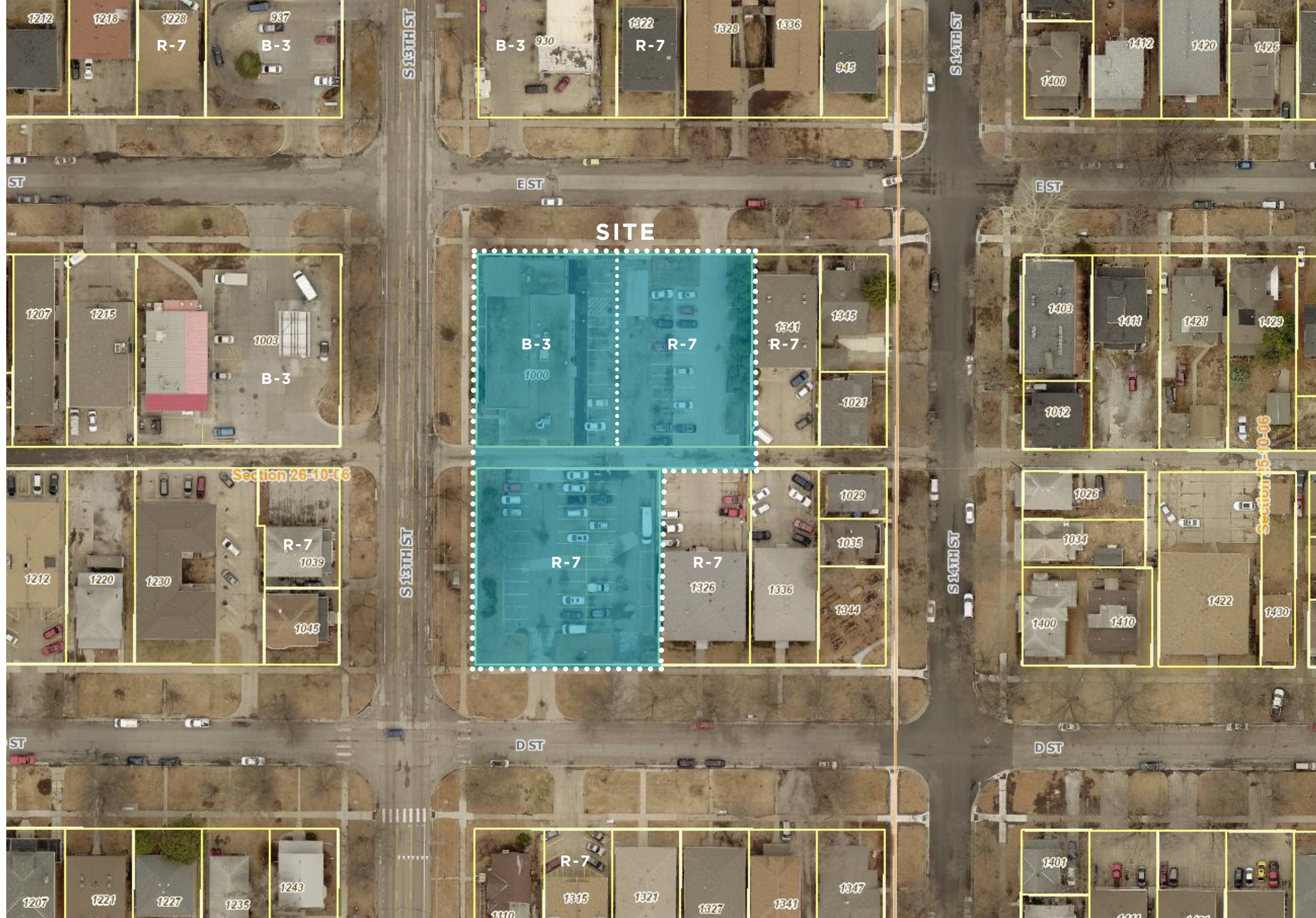


ZONING ANALYSIS

Address
1000 S. 13th St

Zoning
PUD Mixed Use District
(B-3 +R-7)
Capital View Area

Site Area
47,576 SF



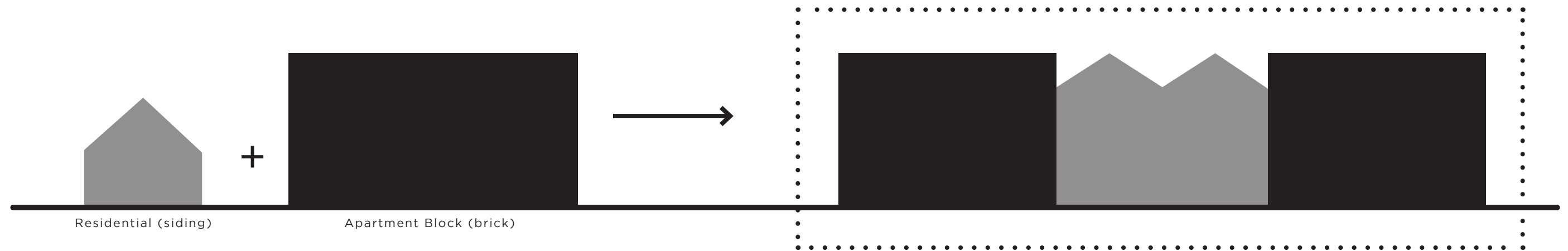


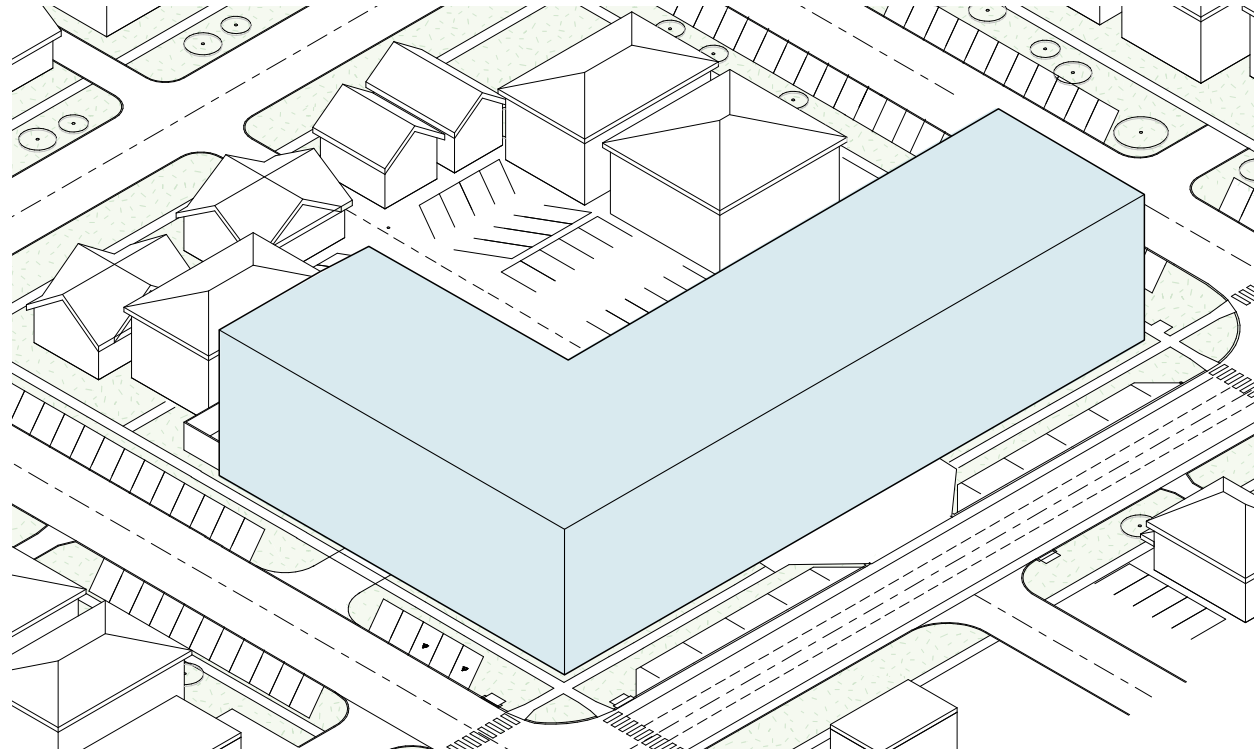




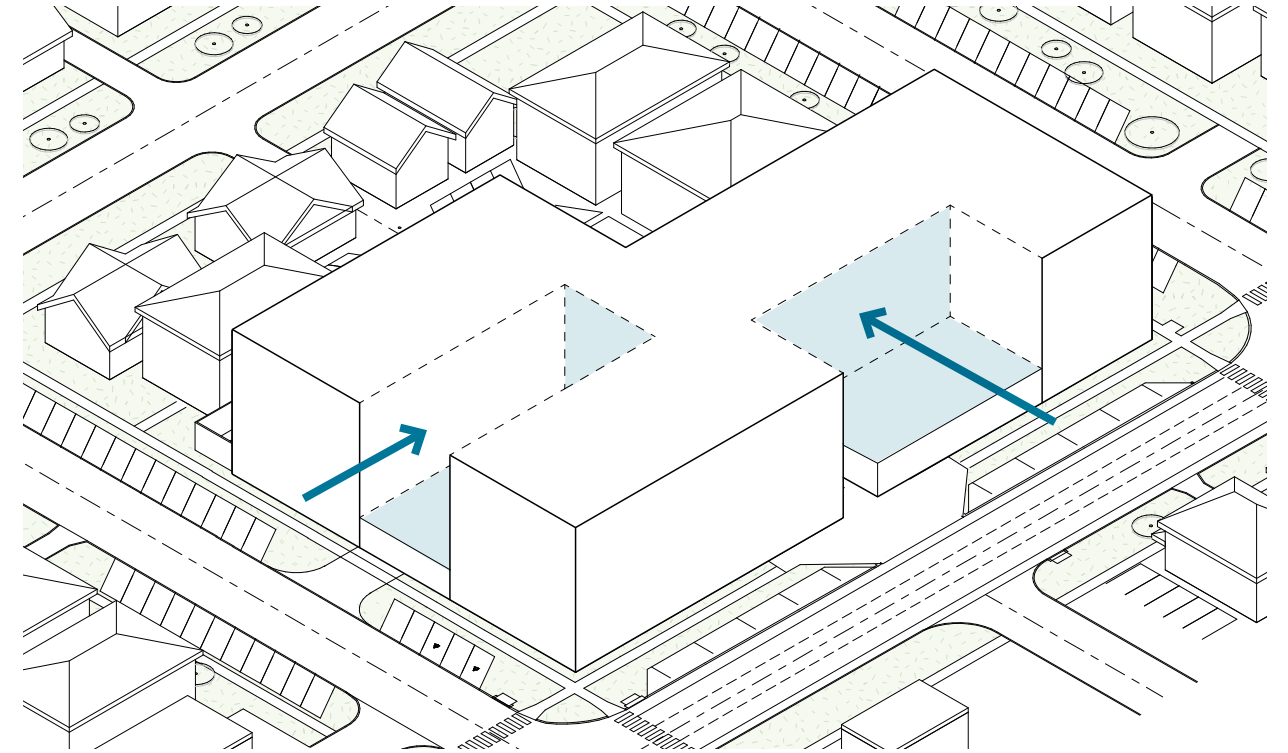


Neighborhood Context

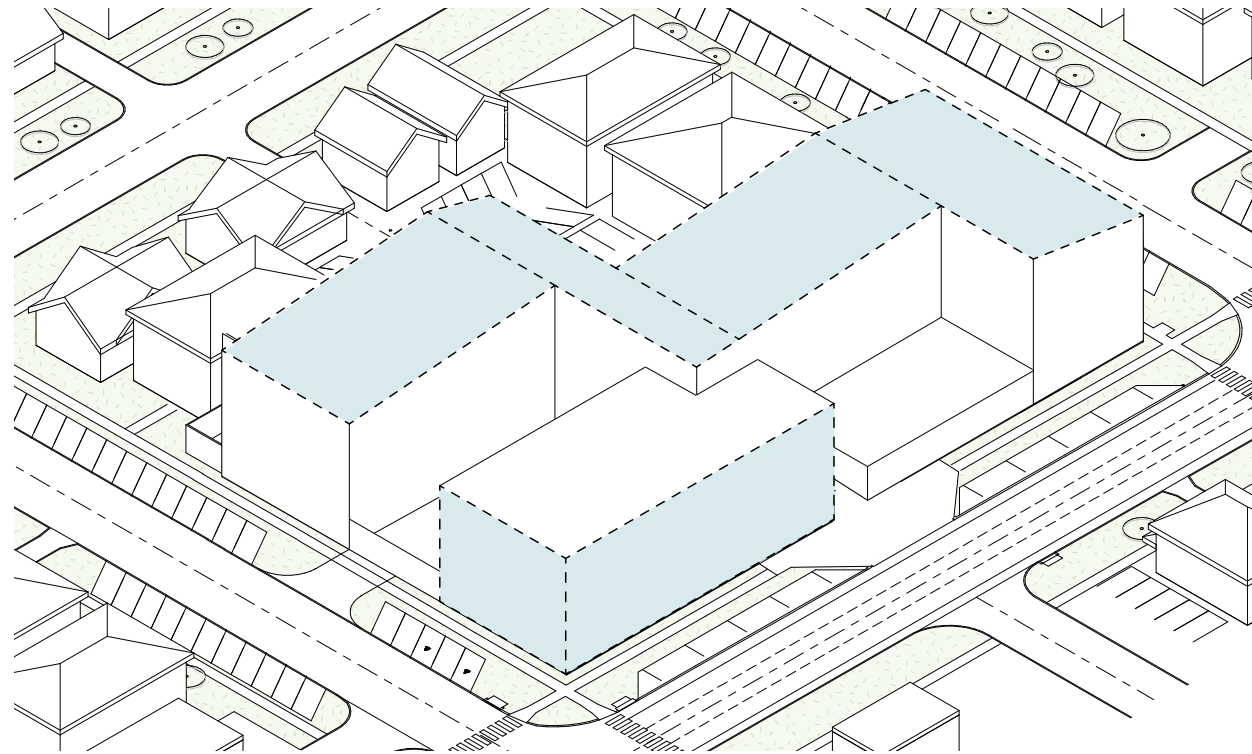




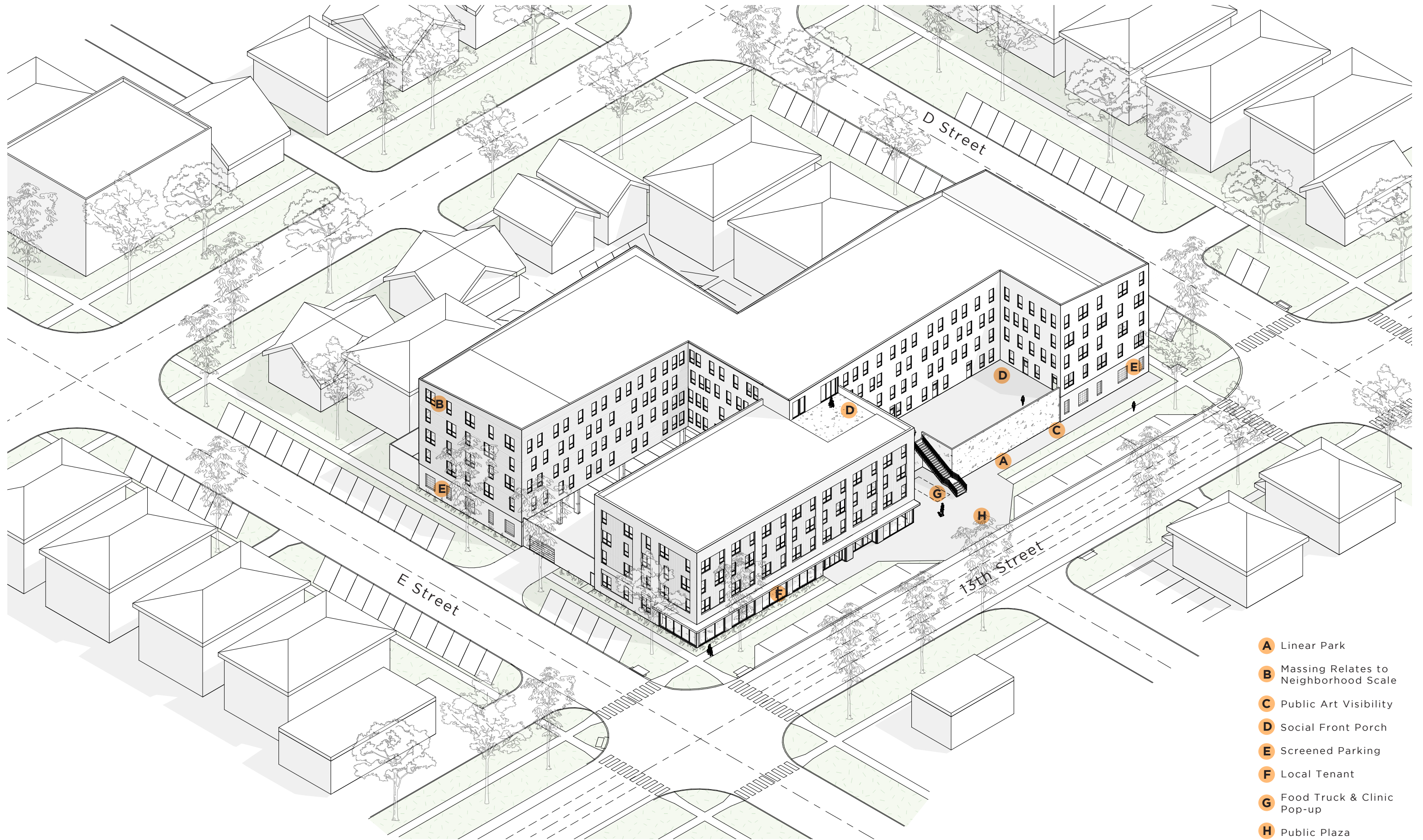
A | Program Mass



B | Massing adjustments for Neighborhood scale and Public Amenities



C | Form relating to context

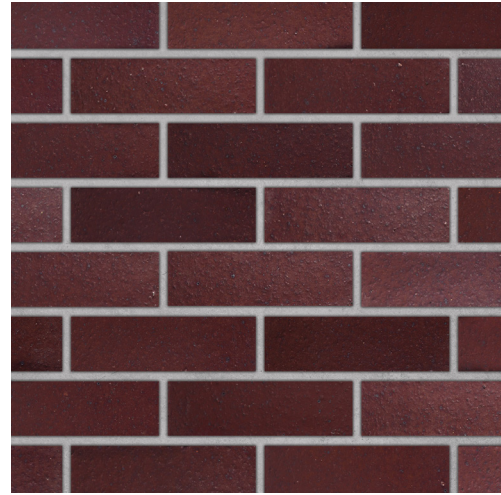


- A** Linear Park
- B** Massing Relates to Neighborhood Scale
- C** Public Art Visibility
- D** Social Front Porch
- E** Screened Parking
- F** Local Tenant
- G** Food Truck & Clinic Pop-up
- H** Public Plaza

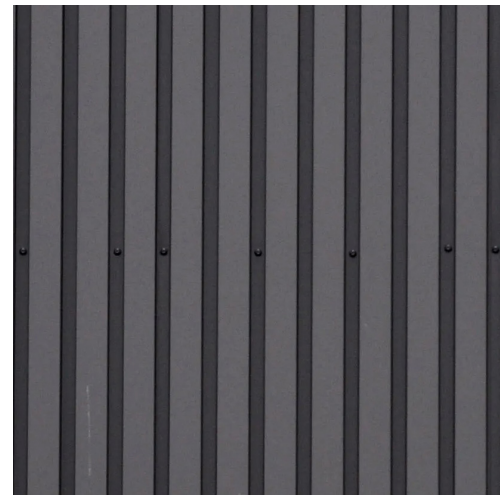








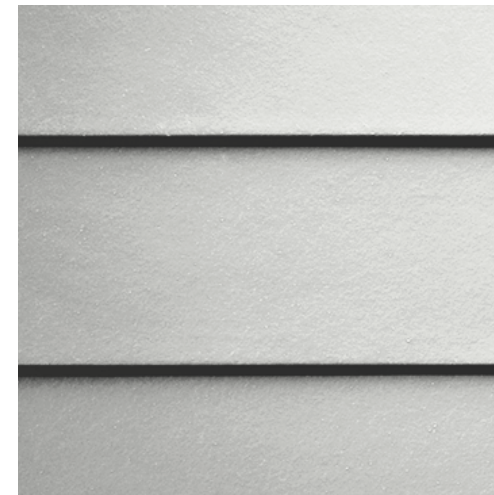
FACE BRICK 1
MEDIUM IRONSPOT, SMOOTH; ENDICOTT



METAL PANEL
BLACK RIBBED PANELS, VERTICAL; MS T10-A



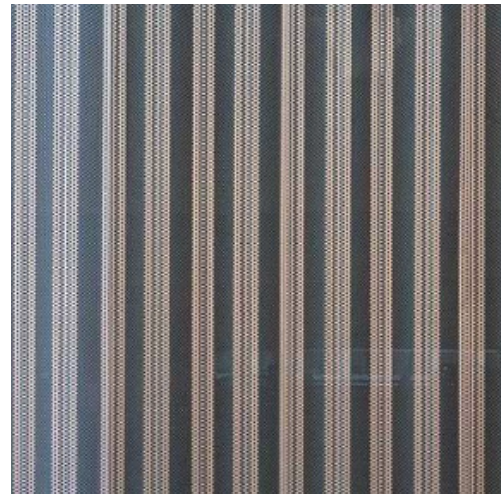
FIBER CEMENT SIDING 1
HARDIE PLANK SMOOTH, MIDNIGHT SOOT, 6.25" HORIZONTAL



FIBER CEMENT SIDING 2
HARDIE PLANK SMOOTH, ARCTIC WHITE, 8.25" HORIZONTAL
OR WHITE V-GROOVE SIDING; NICHIHA



ART MURAL / BOLD COLOR
AT SELECT LOCATIONS



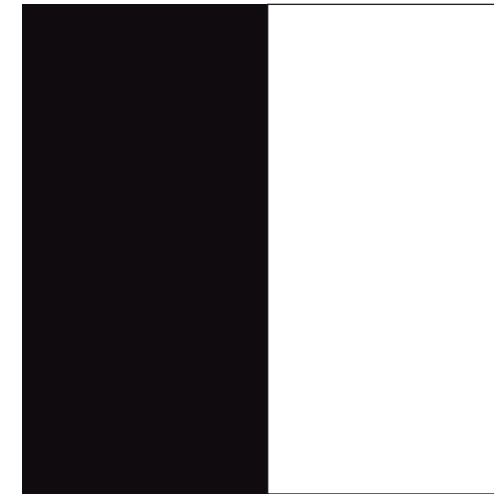
PARKING SCREENING
4" CORRUGATED PERFORATED ALUMINUM; MG MCGRATH



CIP CONCRETE WALLS
BOARD FORM OR PRE-CAST W/ VINE CABLES



ALUMINUM STOREFRONT
ANODIZED DARK BRONZE FINISH

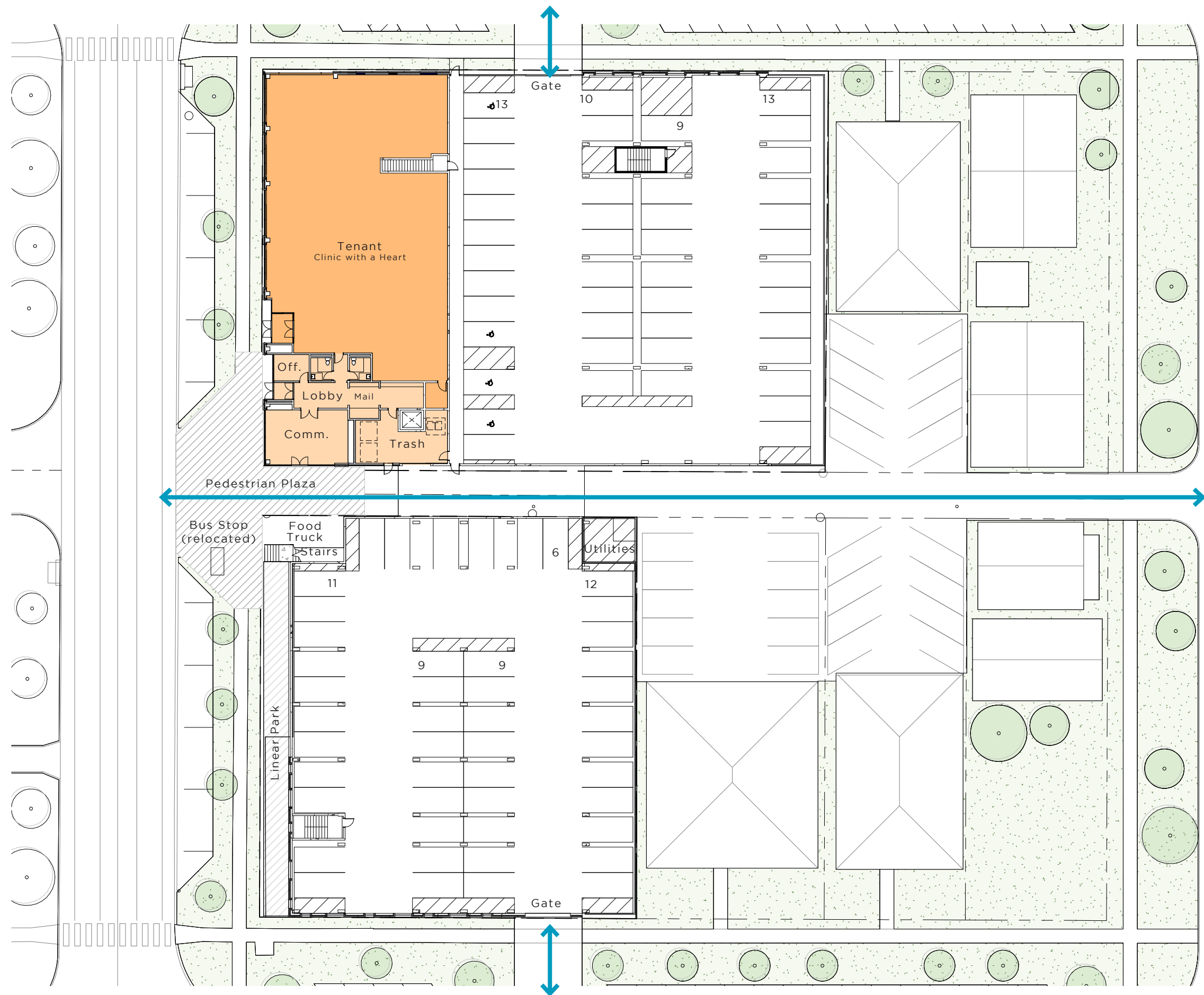


VINYL WINDOWS
CASEMENT AND AWNING WINDOWS WITH BLACK AND WHITE FRAMES

LEVEL 01

Units

- Tenant 6,500 SF
- Amenities 1,600 SF
- 1 Bedroom 0 units
- 2 Bedroom 0 units
- 3 Bedroom 0 units
- Total 0 units
- Parking 92 stalls



LEVEL 02

Units

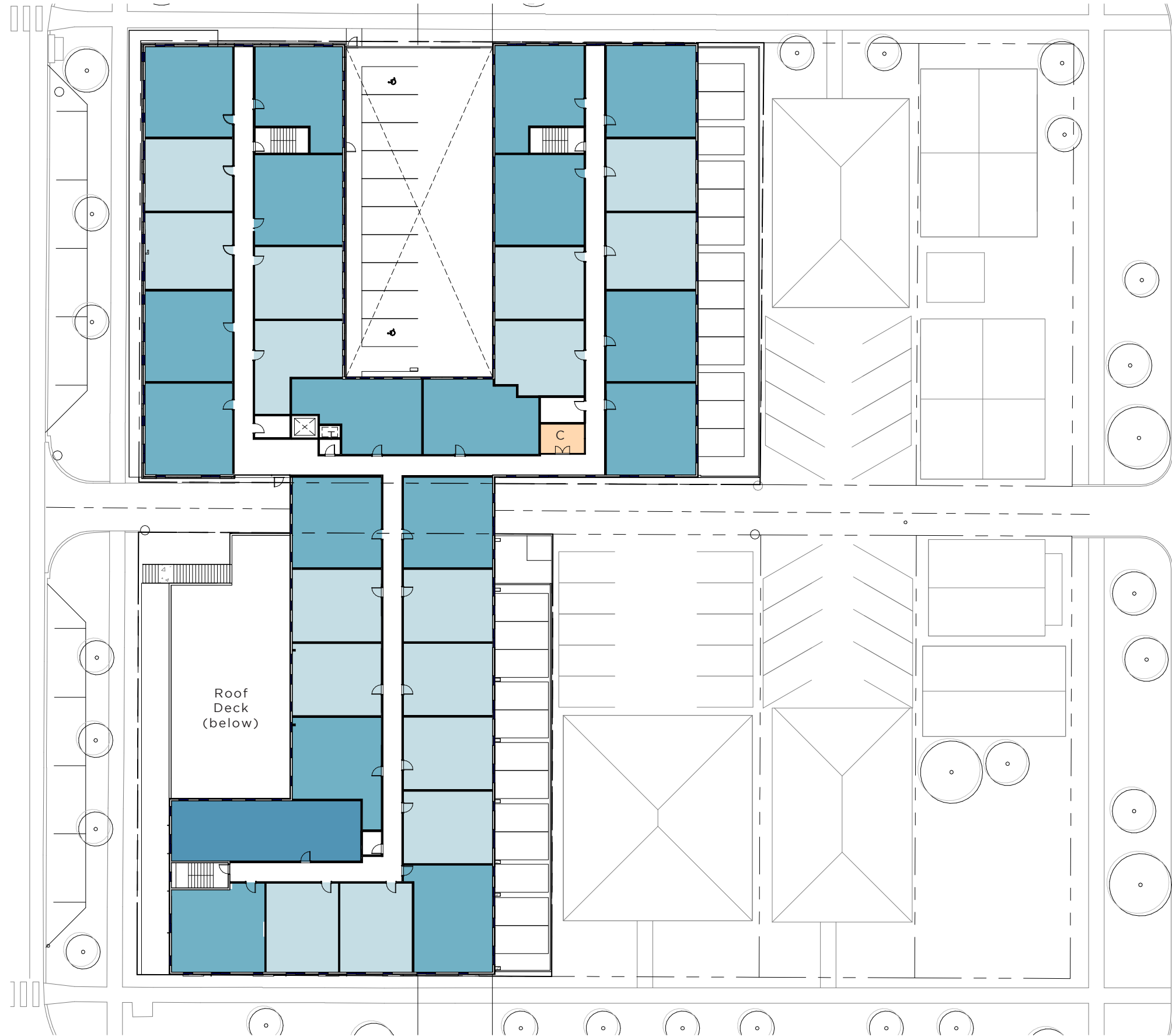
● Tenant	0 SF
● Amenities	140 SF
● 1 Bedroom	15 units
● 2 Bedroom	15 units
● 3 Bedroom	2 units
Total	32 units



LEVEL 03-04

Units

● Tenant	0 SF
● Amenities	140 SF
● 1 Bedroom	16 units
● 2 Bedroom	17 units
● 3 Bedroom	1 units
Total	34 units



LEVEL 05

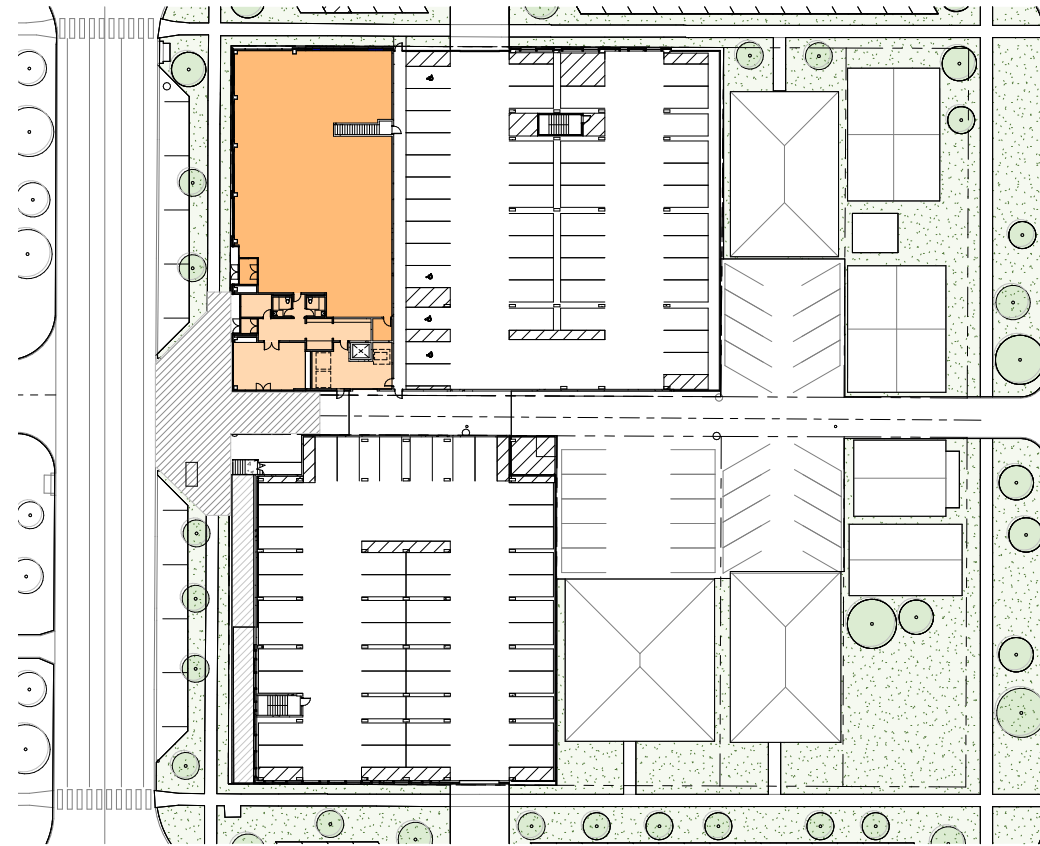
Units

● Tenant	0 SF
● Amenities	890 SF
● 1 Bedroom	14 units
● 2 Bedroom	10 units
● 3 Bedroom	1 units
Total	25 units

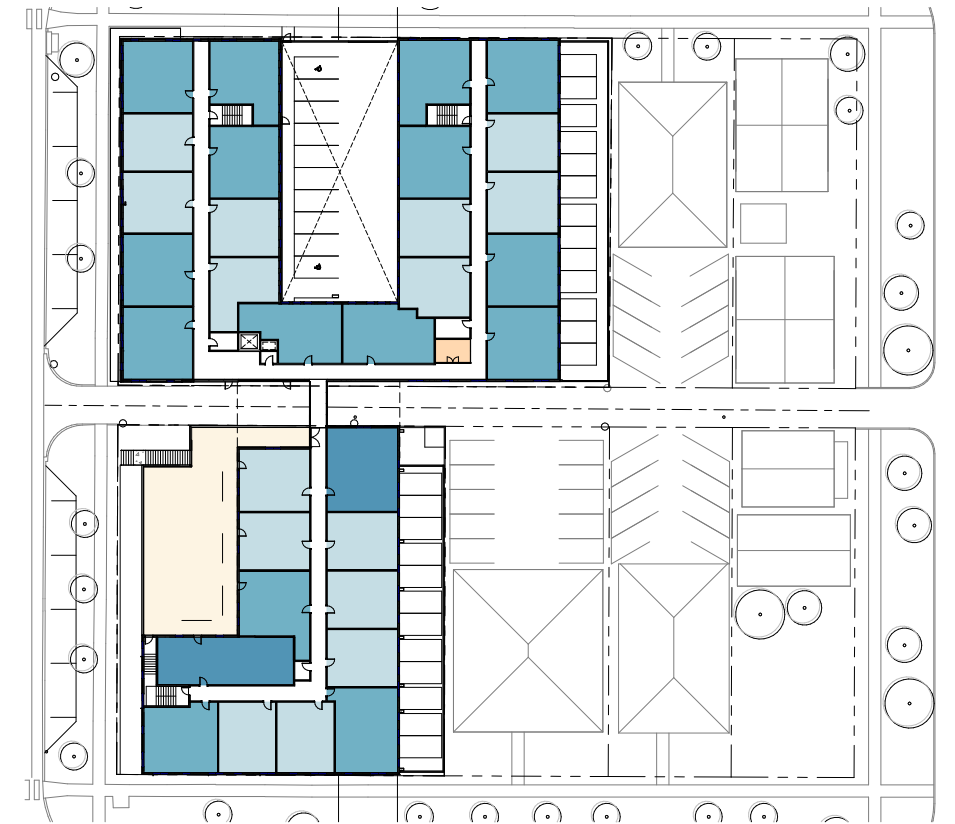


UNIT SUMMARY

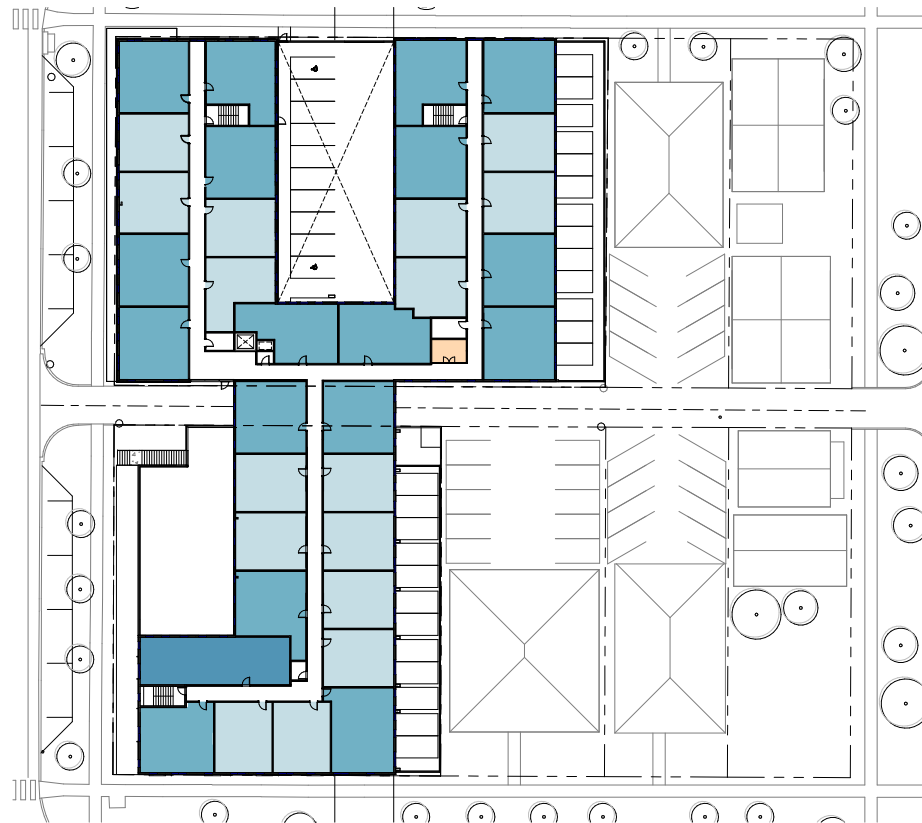
Level 01	
● Tenant	6,500 SF
● Amenities	1,600 SF
● 1 Bedroom	0 units
● 2 Bedroom	0 units
● 3 Bedroom	0 units
Total	0 units
Level 02	
● Amenities	140 SF
● 1 Bedroom	15 units
● 2 Bedroom	15 units
● 3 Bedroom	2 units
Total	32 units
Level 03	
● Amenities	140 SF
● 1 Bedroom	16 units
● 2 Bedroom	17 units
● 3 Bedroom	1 units
Total	34 units
Level 04	
● Amenities	140 SF
● 1 Bedroom	16 units
● 2 Bedroom	17 units
● 3 Bedroom	1 units
Total	34 units
Level 05	
● Amenities	890 SF
● 1 Bedroom	14 units
● 2 Bedroom	10 units
● 3 Bedroom	1 units
Total	25 units
Total	
● Tenant	6,800 SF
● Amenities	2,910 SF
● 1 Bedroom	61 units (49%)
● 2 Bedroom	59 units (47%)
● 3 Bedroom	5 units (4%)
Total	125 units
Parking	92 stalls on-site 76 stall on-street



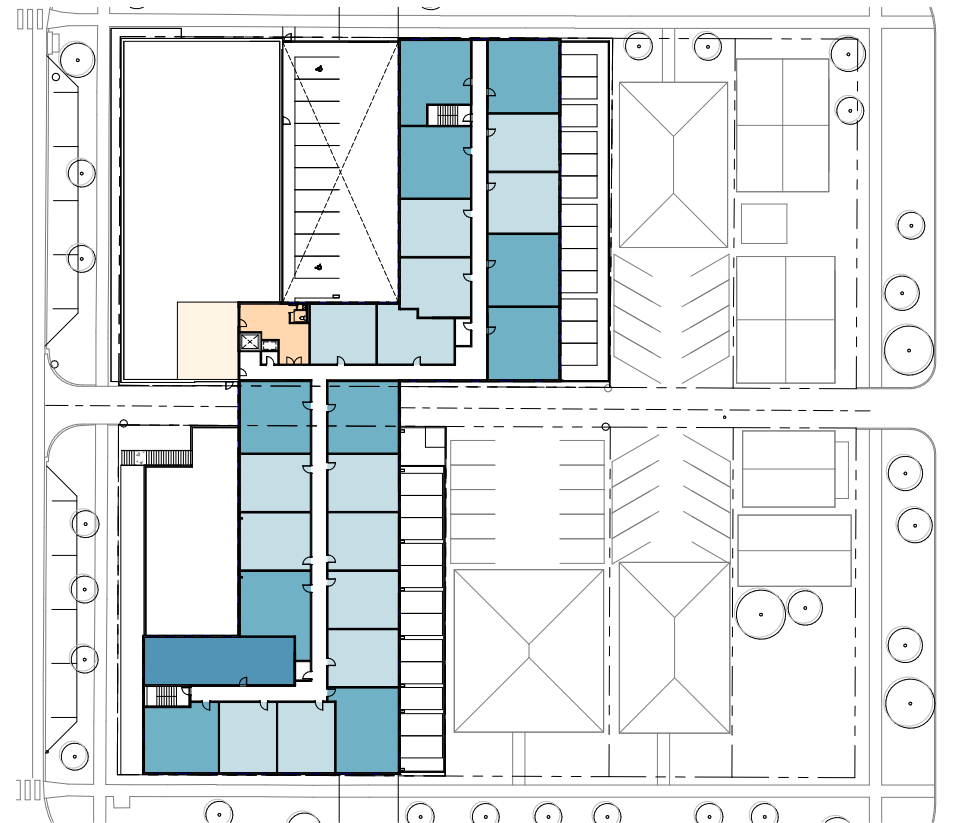
LEVEL 01



LEVEL 02



LEVEL 03-04



LEVEL 05





- Precedent Work
- Design Overview
- Affordable Housing Program
- Clinic with a Heart Details
- Parking Strategy
- Construction Schedule
- Opportunities

This design responded to three neighborhood studies

Further informed by meetings with neighborhood groups

Key Themes:

- Affordable Housing
- Safety
- Lack of gathering spaces
- Neighborhood parking
- Trees and greenspace
- Need for services (healthcare, mental health, etc)

Schematic Concept

- 125 Affordable Apartment Homes
- 6,500 SQFT for Clinic with a Heart
- Secured Parking + On-Street Parking
- Handicapped accessible w/ elevator
- Design Broken into 3 Buildings
- Brick, Siding Reference Neighborhood + Art



Schematic Concept

- Community Spaces – Plaza , Mobile Vendor Stall, Community Room, Linear Park
- Resident Spaces – 2nd Floor Deck, Central Building Manager
- Collectively a Social “Front Porch” Concept



- LIHTC administered by Nebraska Investment Finance Authority (NIFA) includes annual site visits to ensure maintenance and 45 year affordability commitment
- Long-term commitment to managing the units and on-site staff
- Vouchers will be accepted (typically up to 60% of residents are voucher holders)
- Partnerships to offer free high-speed internet & build credit while renting
- Opportunity for SDCDO and Hoppe to pursue additional resources to increase affordability

Anticipated Project Rents & Affordability

	# of Units	Contracted Rent	AMI Target
60%	1 Bedroom	\$1,000	60%
	2 Bedroom	\$1,188	60%
	3 Bedroom	\$1,371	60%
40%	1 Bedroom	\$640	40%
	2 Bedroom	\$756	40%
	3 Bedroom	\$872	40%

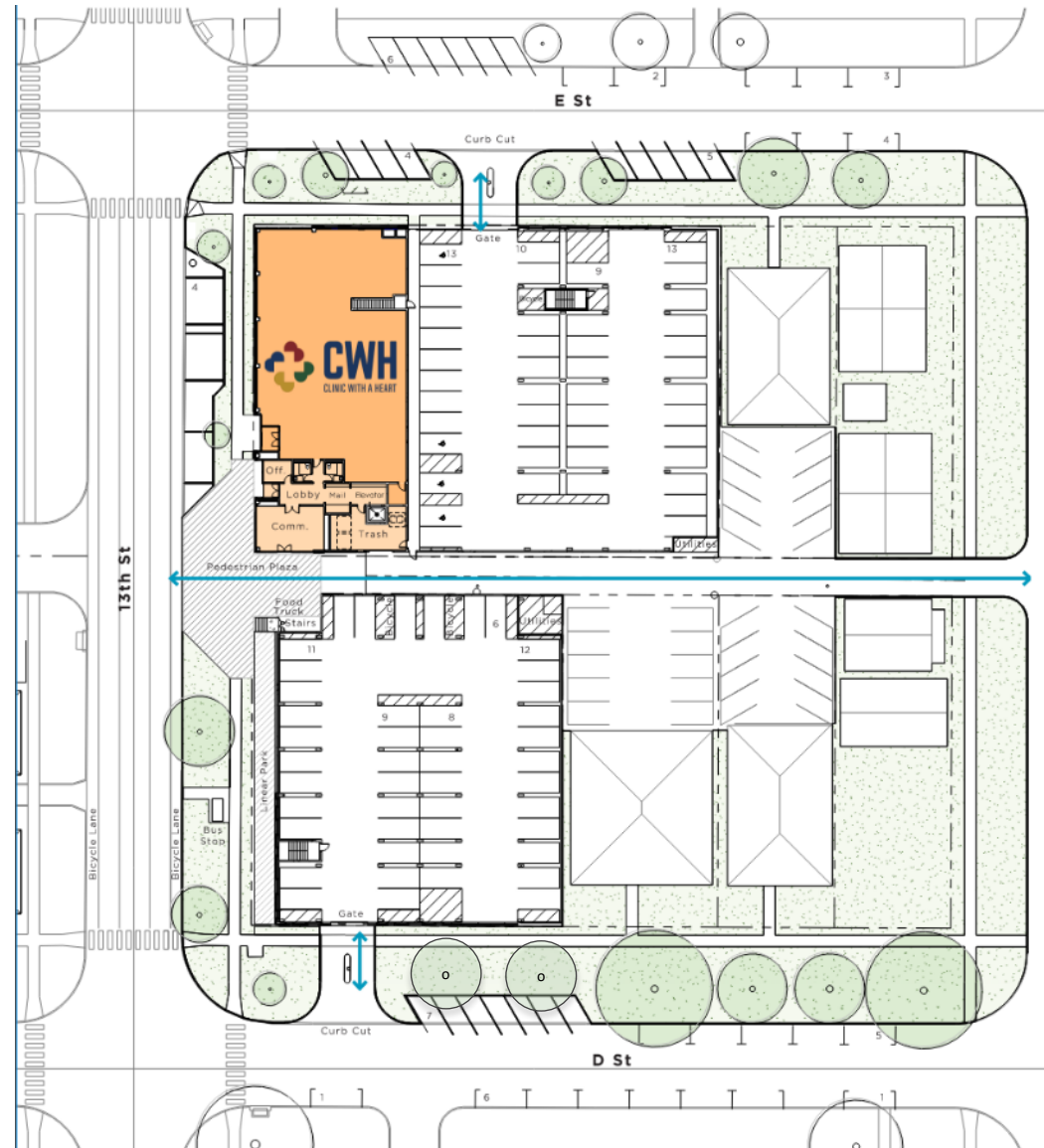
Comparison to Market

Est. New Construction Market Rent
\$1,200
\$1,584
\$1,828

- In February, Hoppe Development worked with CWH to secured grant funding to support their transition to the building
- CWH and Hoppe defined long-term lease terms
- Starting clinic design soon
- Working to address parking needs



- Planning for Multi-Modal Access
 - Adjacent Bike Lane + Secured Bike Storage
 - Adjacent Bus Route
- Construct 26 Dedicated Angled On-Street Parking Stalls
 - Prioritizes Stalls Adjacent to Commercial and the Project
 - Preserves Most Street Trees and Replants Removed 2-Fold



Construction Schedule

- FALL 2023 - Demolition of Existing Building
- WINTER/SPRING 2024 - Finish Building Design
- SUMMER 2024 - Dirt Work and Construction Preparation
- SUMMER/FALL 2024 - Construction Start
- EARLY 2026 - Construction Completion



This project will :

- Deliver significant affordable housing units at various price points
- Incorporate Clinic with a Heart, and support their parking needs
- Invest significantly in design, including:
 - Plaza “front porch” / community spaces
 - Linear park
 - Materiality
 - Platform for public art

The project will continue to evolve:

- Seeks resources to deliver more of the units at lower rents
- Work together with the neighborhood on public art process & concept
- Incorporate feedback to define linear park & common space programming
- Invest further in design, such as:
 - Additional 2nd floor deck
 - More historically contextual elements



141

145

900

NST

209

213

217

224

S 9TH ST

S 10TH ST

205

226

233

237

MST

301

324

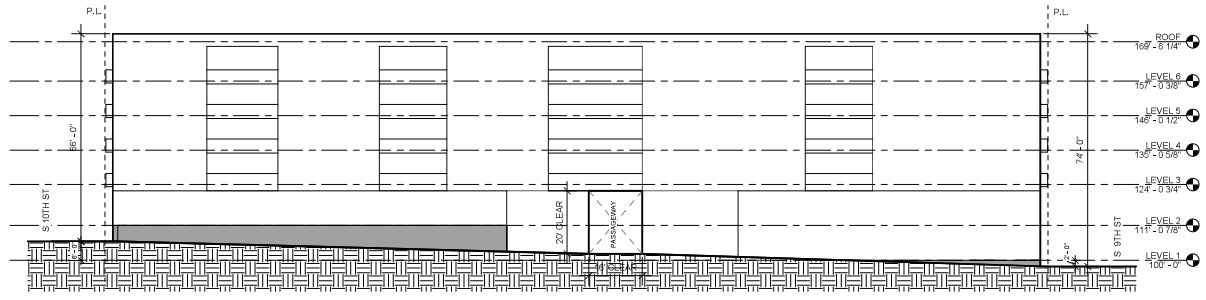
307

S 9TH ST

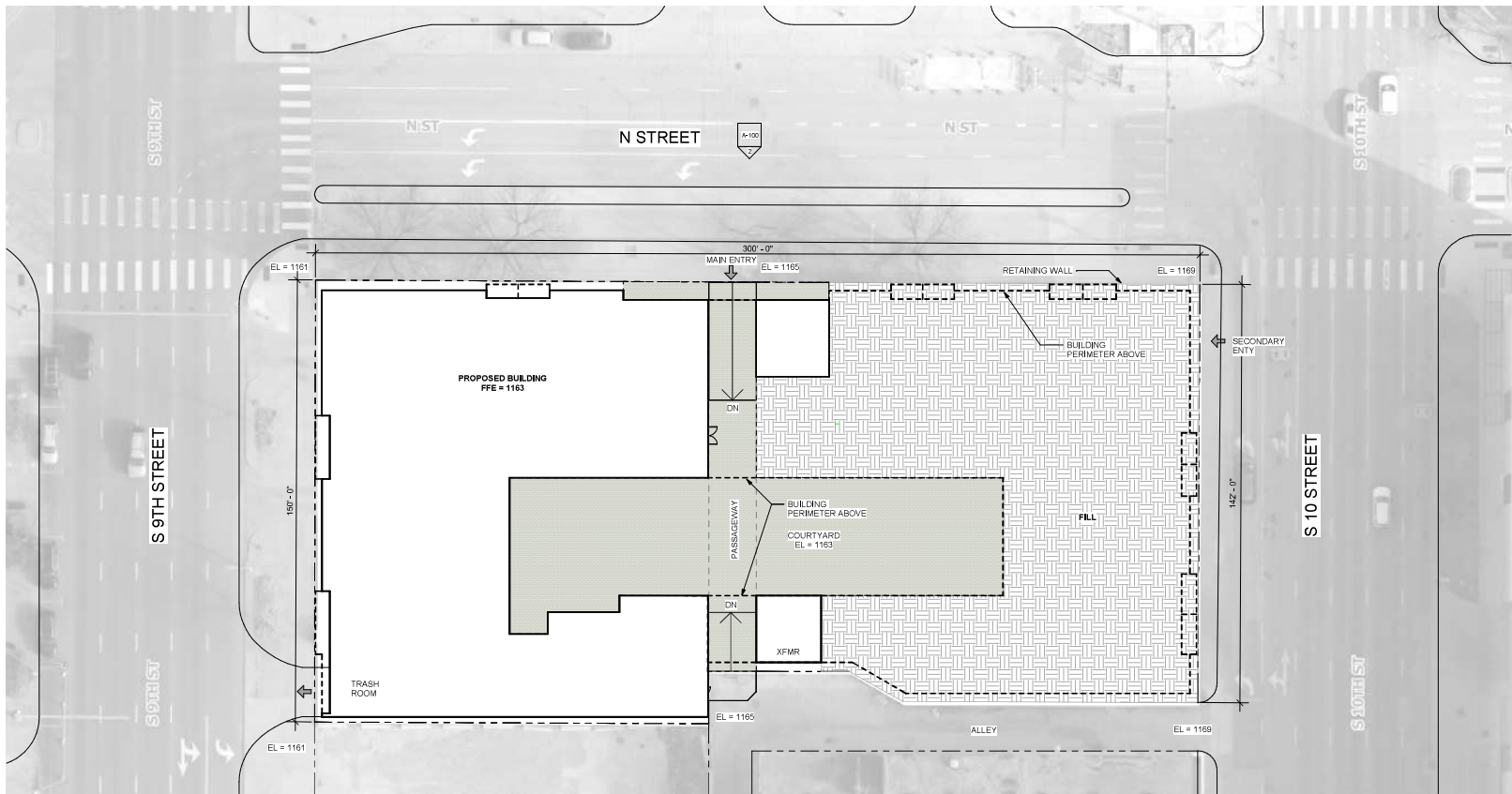
S 10TH ST

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① NORTH ELEVATION
1/16" = 1'-0"



① FIRST FLOOR PLAN
1/16" = 1'-0"