

# URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, August 06, 2024**, 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 [July 09, 2024](#).

## ADVISE

2. Downtown Corridors Phase 1 Design – *Final Action*
3. [Central at South Haymarket](#), 205 S 10th St. – *Final Action*

*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 #24104  
APPLICATION TYPE Advisory Review  
ADDRESS/LOCATION 205 S 10 Street  
HEARING DATE August 06, 2024  
ADDITIONAL MEETINGS -  
APPLICANT Joy Skidmore, [joy@theannexgrp.com](mailto:joy@theannexgrp.com)  
STAFF CONTACT Arvind Gopalakrishnan, 402-441-6361, [agopalakrishnan@lincoln.ne.gov](mailto:agopalakrishnan@lincoln.ne.gov)

### RECOMMENDATION: APPROVAL

#### Summary of Request

The Annex Group is proposing a 6-story residential building (75 ft tall) on 205 10 St, with N St to the North, and 9th and 10th to the west and east respectively. The project would consist of 173 affordable housing units targeted for families, with off-site parking currently being negotiated with the City, to be provided in the City garage at 11th and N St. The project will have a mix of one, two and three-bedroom units. The project is requesting TIF from the City, and as such, the Urban Design Committee is to provide an advisory review of the project. This site is in the B-4 zoning district subject to the Downtown Design Standards, on the basis of which, the building design was reviewed on November 07, 2023.

Considering that the applicants asked to come back later for landscaping and streetscape design review, the Committee's advice was sought on the following:

**Building Design:** Architectural design, materials, and aesthetics,

**Neighborhood Integration:** Compatibility of the design with the existing houses in the neighborhood, and

**Blight and substandard conditions:** Evaluate whether the proposed development contributes positively to the neighborhood's character and contributes to mitigating blight and substandard conditions.

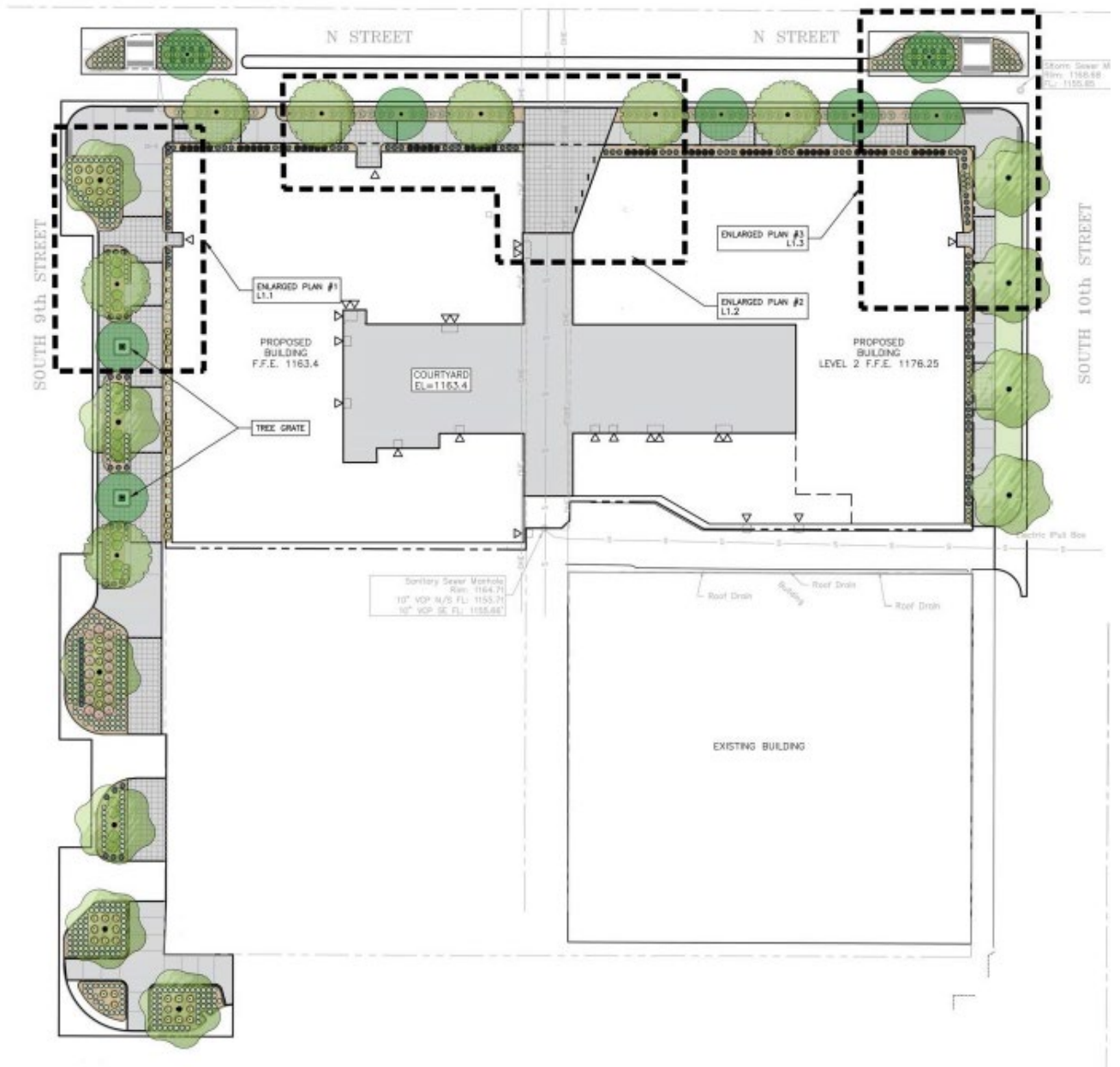
The applicants have completed the streetscape design phase of the project.

As we move forward, the Committee's attention is now requested for the review of the landscape plan. This plan encompasses crucial outdoor elements including sidewalks, landscape beds, tree and plant selection, and their strategic positioning.

The integration of these elements into the Downtown Corridors Masterplan is a pivotal aspect of this review. The review must take into account whether this streetscape plan

[https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/08 August/Central-Annex staff report\\_08062024.docx](https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/08 August/Central-Annex staff report_08062024.docx)

ensures sustainability and functionality and how it aligns with the broader urban development strategy.



# PLANT SCHEDULE

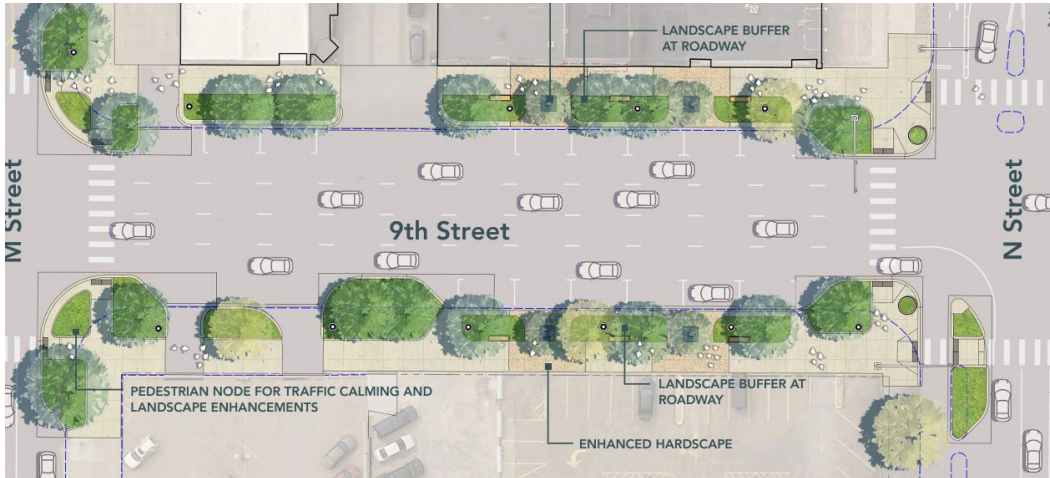
SYMBOL	BOTANICAL / COMMON NAME
<b>TREES</b>	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY
	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE
	GLEDITSIA TRIACANTHOS INERMIS 'MORAINÉ' MORAINÉ HONEY LOCUST

# HARDSCAPE LEGEND

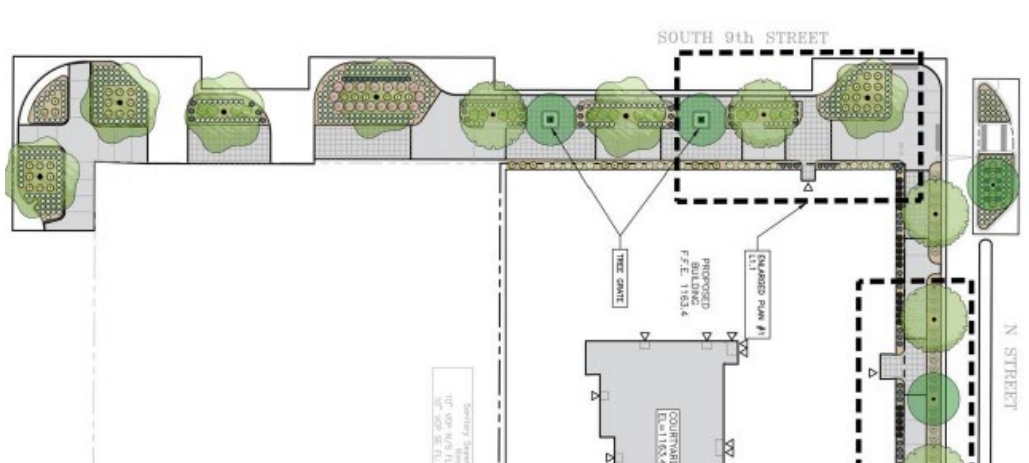
SYMBOL	BOTANICAL / COMMON NAME
<b>PLAIN GRAY CONCRETE</b>	
	12' WIDE AT 9TH STREET
	12' WIDE AT 10TH STREET
<b>ENHANCED CONCRETE</b>	
	2X2' SAWCUT GRID, SMOOTH GRAY CONCRETE

# PLANT SCHEDULE

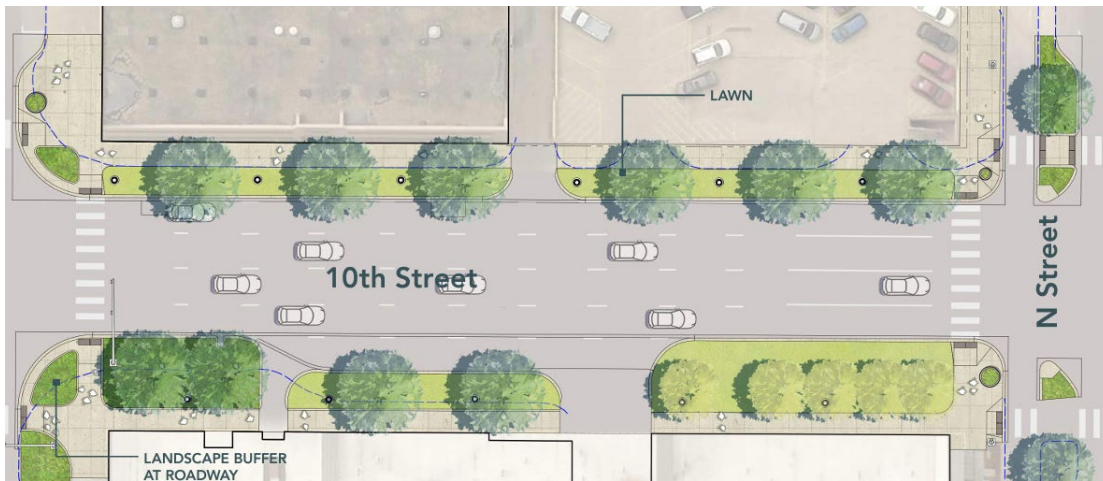
SYMBOL	BOTANICAL / COMMON NAME
<b>GROUND COVERS</b>	
	WOOD MULCH NON-DYED HARDWOOD MULCH
<b>TURF SOD</b>	
	DROUGHT TOLERANT RTF FESCUE SOD FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'



Proposed design for S 9th St (Between M and N St) - Downtown Corridors Masterplan



Proposed Streetscape Plan for the Central.



Proposed design for 10th St (Between M and N St) - Downtown Corridors Masterplan

[https://static1.squarespace.com/static/6244cf55a850642b9a33a9b6/t/6682d4b02cb9440b3b8850d1/1719850162731/DLPC\\_Open+House+3\\_Plan+Boards+-+9th+10th+Street.pdf](https://static1.squarespace.com/static/6244cf55a850642b9a33a9b6/t/6682d4b02cb9440b3b8850d1/1719850162731/DLPC_Open+House+3_Plan+Boards+-+9th+10th+Street.pdf)



Proposed Streetscape Plan.

The hardscape portion of the streetscape is a continuation of the preliminary/DD Downtown Principal Corridors plan set, coordinating design intentions with the Planning Department. Plain gray sidewalk is rhythmically interconnected by embellished concrete areas with 2'x2' control jointing to mimic tiles. The embellished concrete areas can be found at each of the building entrances.

Landscaped, corner bump-outs are proposed, reducing crosswalk lengths and protecting the row of parallel parking on the east side of 9th Street. 10' wide, at-grade planting beds relating to the hardscape, contain low-water use trees, shrubs and perennials. In between the at-grade planting beds, tree grate protected openings in the concrete sidewalk contain

[https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/08 August/Central-Annex staff report\\_08062024.docx](https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/08 August/Central-Annex staff report_08062024.docx)

understory, flowering trees. A 3' wide planting bed is proposed between the building and sidewalk. Similar hardscape treatments can be found along N Street and 10th Street with the exception of widths; 8.5' sidewalk + 5' planting bed along N Street. 10th Street has a 3' wide planting bed between the building and sidewalk, with grass proposed between the curb and sidewalk.

The N street bike lane is proposed to remain as-is with the exception of the ends at 9th and 10th Streets, which is proposed to receive (low-water use) landscaped bump-outs described previously. The bump-out at the bike lane is also intended to protect a row of parallel parking.

**Staff comments:**

The planning staff has been engaged in ongoing discussions with the consultants regarding potential minor modifications to the streetscape design. Specifically, there is consideration to eliminate the landscape beds along N St and instead incorporate tree grates.

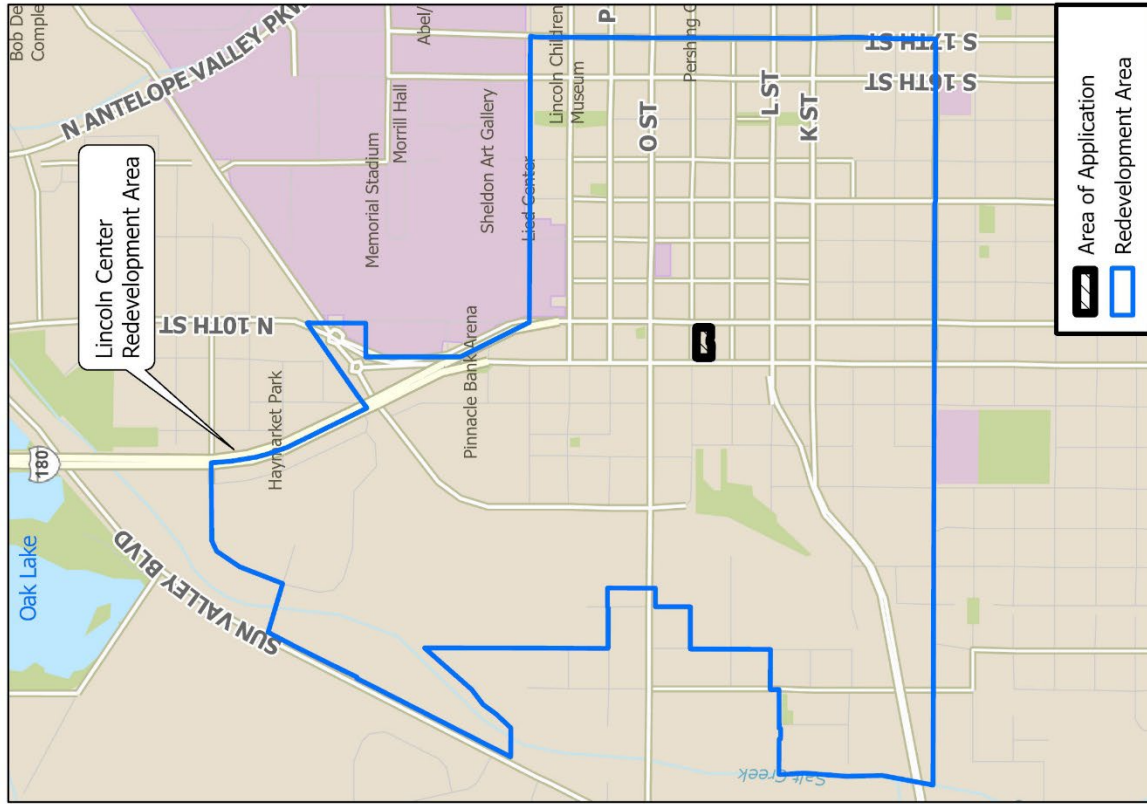
The rationale behind this proposed change is to have a wide and uninterrupted pedestrian space passageway, while still providing ample space for the street trees. Such a modification would require special consideration of how to provide proper soil volumes and limit soil compaction around the trees.

Overall, the planning staff recommends approval of the proposal, as the proposed design complies with the CHAPTER 3.50 DESIGN STANDARDS FOR SCREENING AND LANDSCAPING, and also incorporates the designs proposed in the Downtown Corridors Masterplan.

**ATTACHMENT A - Location Map**



2022 aerial



UDR24104 - Central at D Haymarket (205 S 10th St)



# Central at S Haymarket

## Urban Design Committee Meeting - Streetscape

08-06-2024

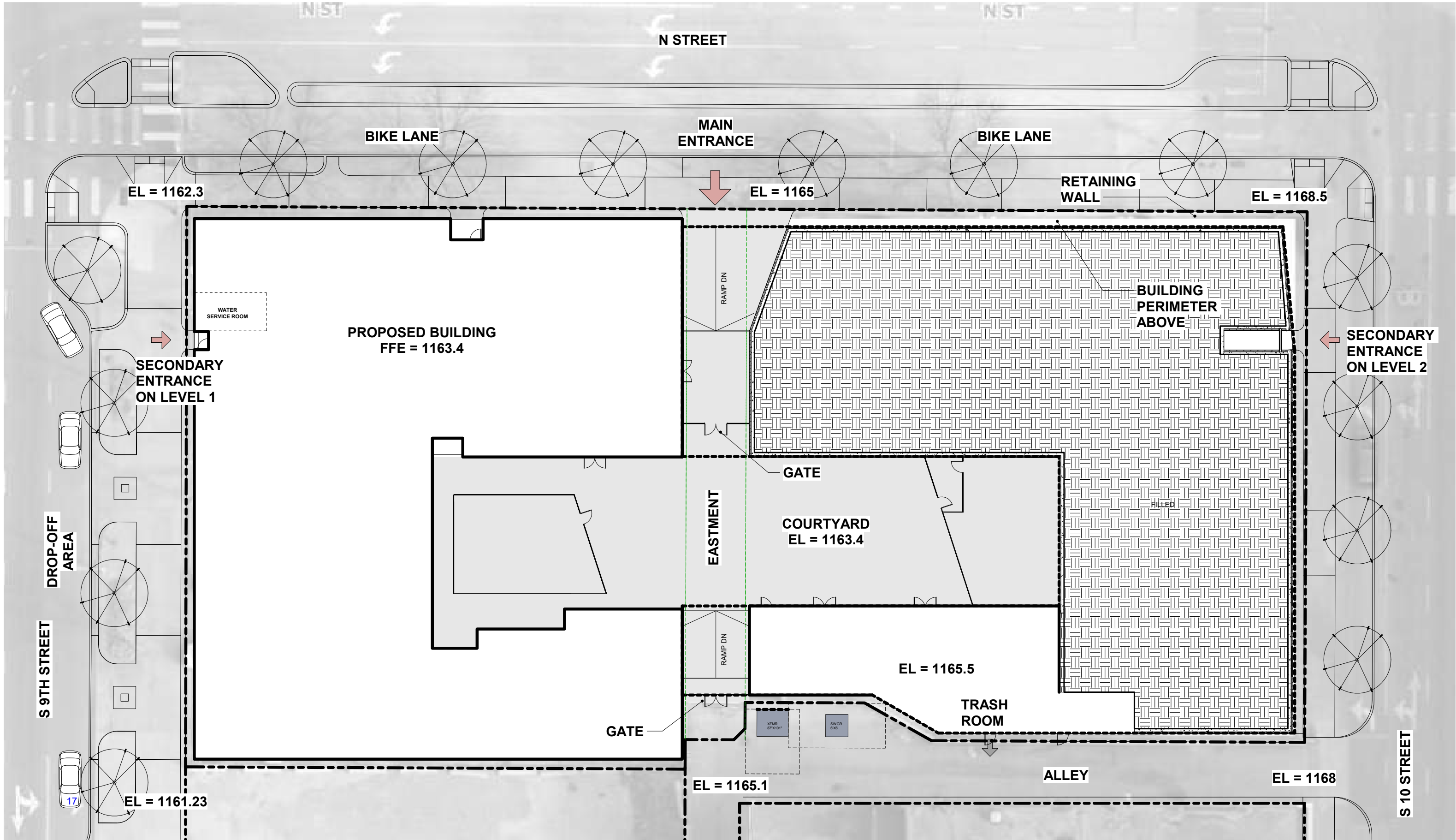


# Project Summary

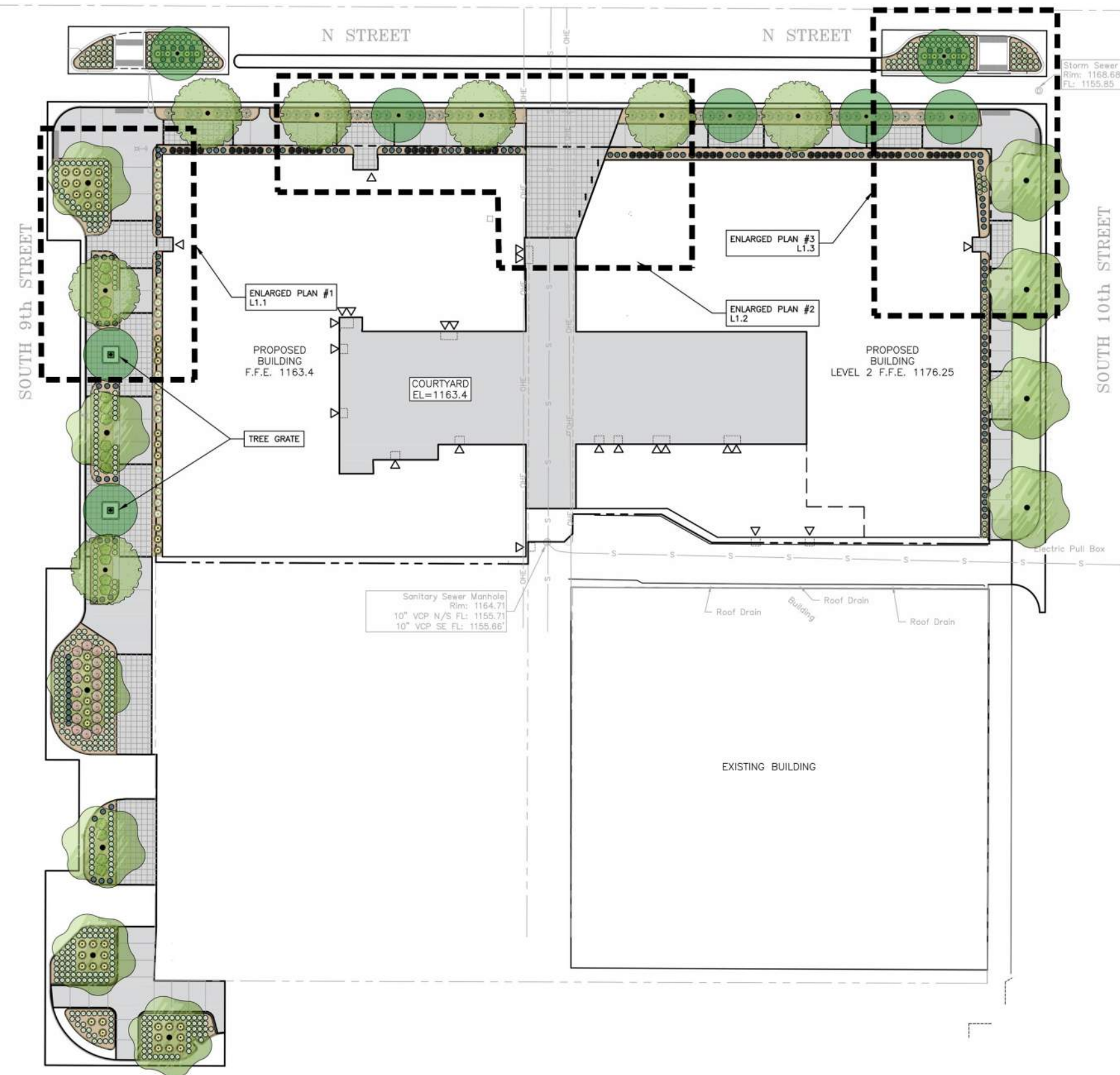
- Affordable Housing - 175 Units, 6 stories
- Off-site parking provided from Center Park Garage at 11th and N St
- Building design approved during UDC Meeting on 2023.11.07



# Site Plan




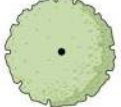

# Landscape Plan



## PLANT SCHEDULE

**SYMBOL BOTANICAL / COMMON NAME**

### TREES

-  AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'  
AUTUMN BRILLIANCE APPLE SERVICEBERRY
-  GYMNOCLADUS DIOICUS 'ESPRESSO'  
KENTUCKY COFFEETREE
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## HARDSCAPE LEGEND

**SYMBOL BOTANICAL / COMMON NAME**

### PLAIN GRAY CONCRETE

-  12' WIDE AT 9TH STREET
-  12' WIDE AT 10TH STREET

### ENHANCED CONCRETE

-  2X2' SAWCUT GRID, SMOOTH GRAY CONCRETE

## PLANT SCHEDULE

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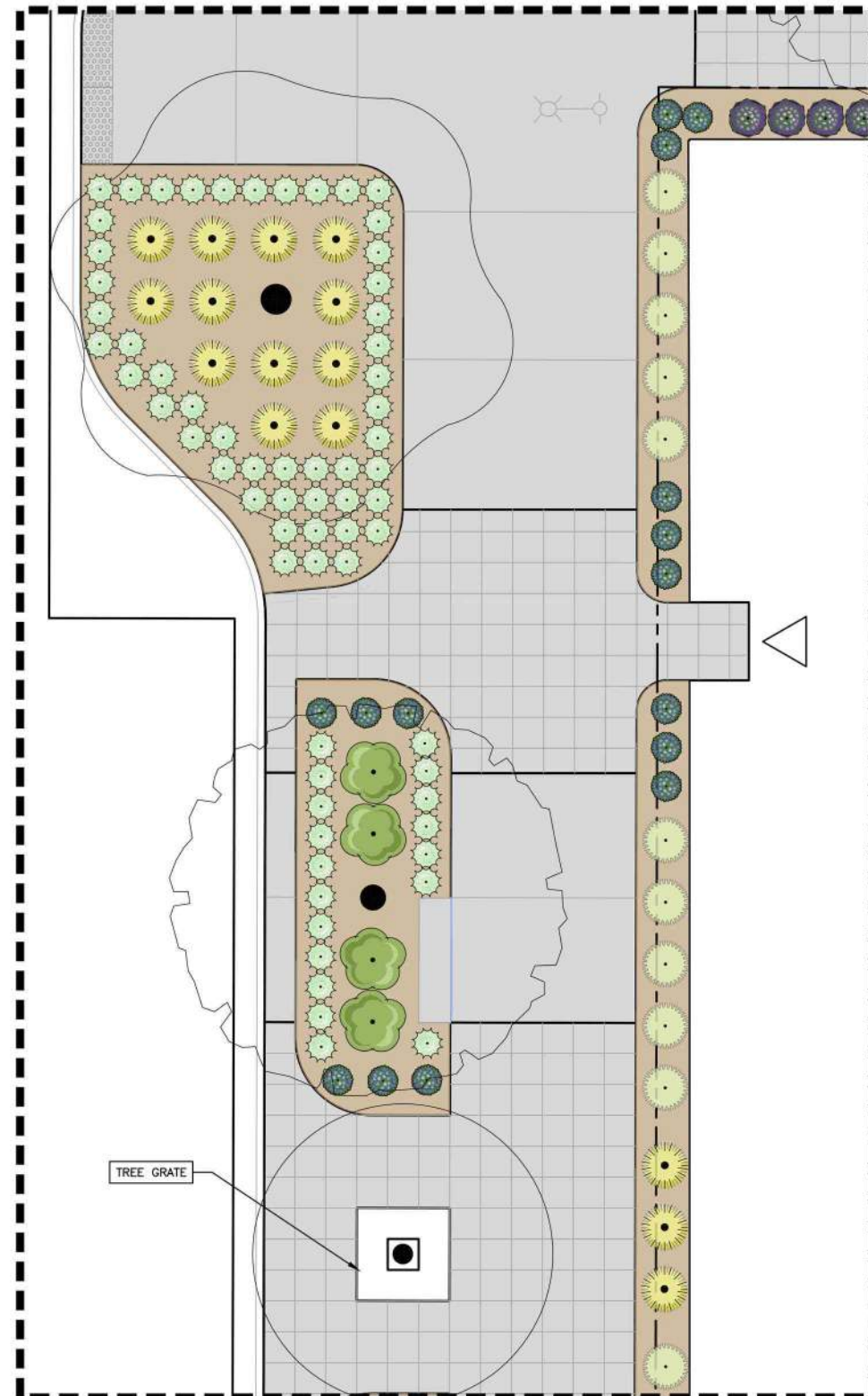
### GROUND COVERS

-  WOOD MULCH
-  NON-DYED HARDWOOD MULCH

### TURF SOD

-  DROUGHT TOLERANT RTF FESCUE SOD
-  FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'

# Landscape Plan



## SHRUB & GRASSES LEGEND

SYMBOL	BOTANICAL / COMMON NAME
<b>SHRUBS</b>	
	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD
	GERANIUM PSILOSTEMON 'ROZANNE' ARMENIAN CRANESBILL
	SALVIA NEMOROSA 'HAEUMANARC' MARCUS® MEADOW SAGE
	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
<b>GRASSES</b>	
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

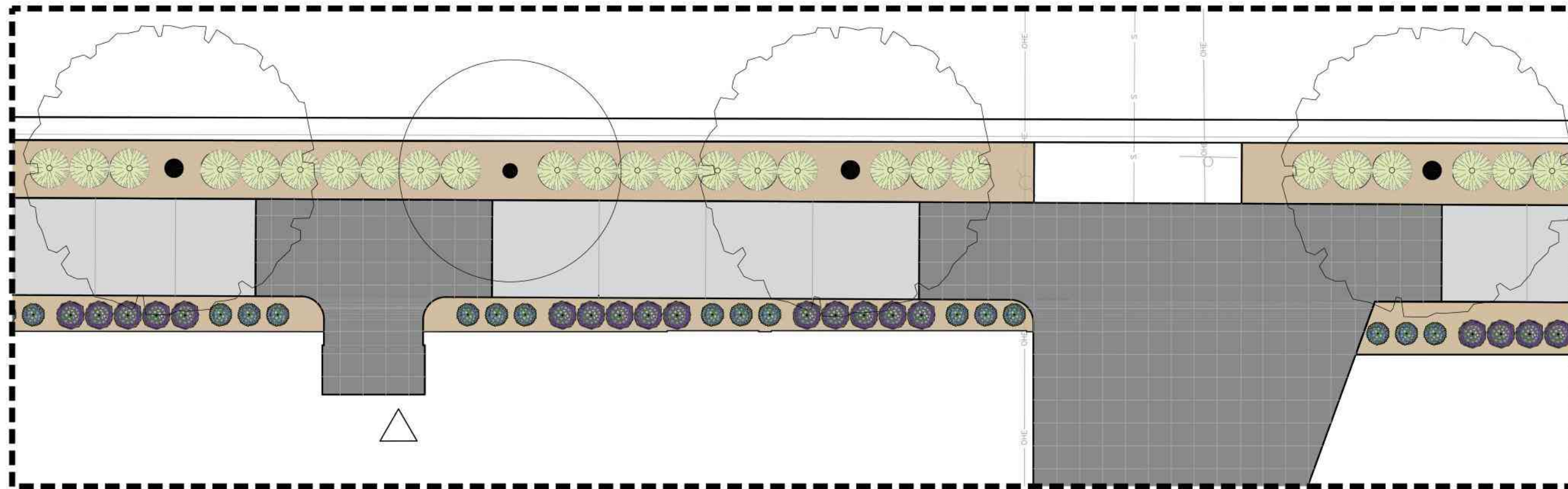
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<b>GROUND COVERS</b>	
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# Landscape Plan



## PLANT LEGEND

SYMBOL BOTANICAL / COMMON NAME

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- SALVIA NEMOROSA 'HAUMANARC'
- MARCUS® MEADOW SAGE
- PRUNUS BESSEYI 'P011S'
- PAWNEE BUTTES® SAND CHERRY

### GRASSES

- SCHIZACHYRIUM SCOPARIUM 'BLAZE'
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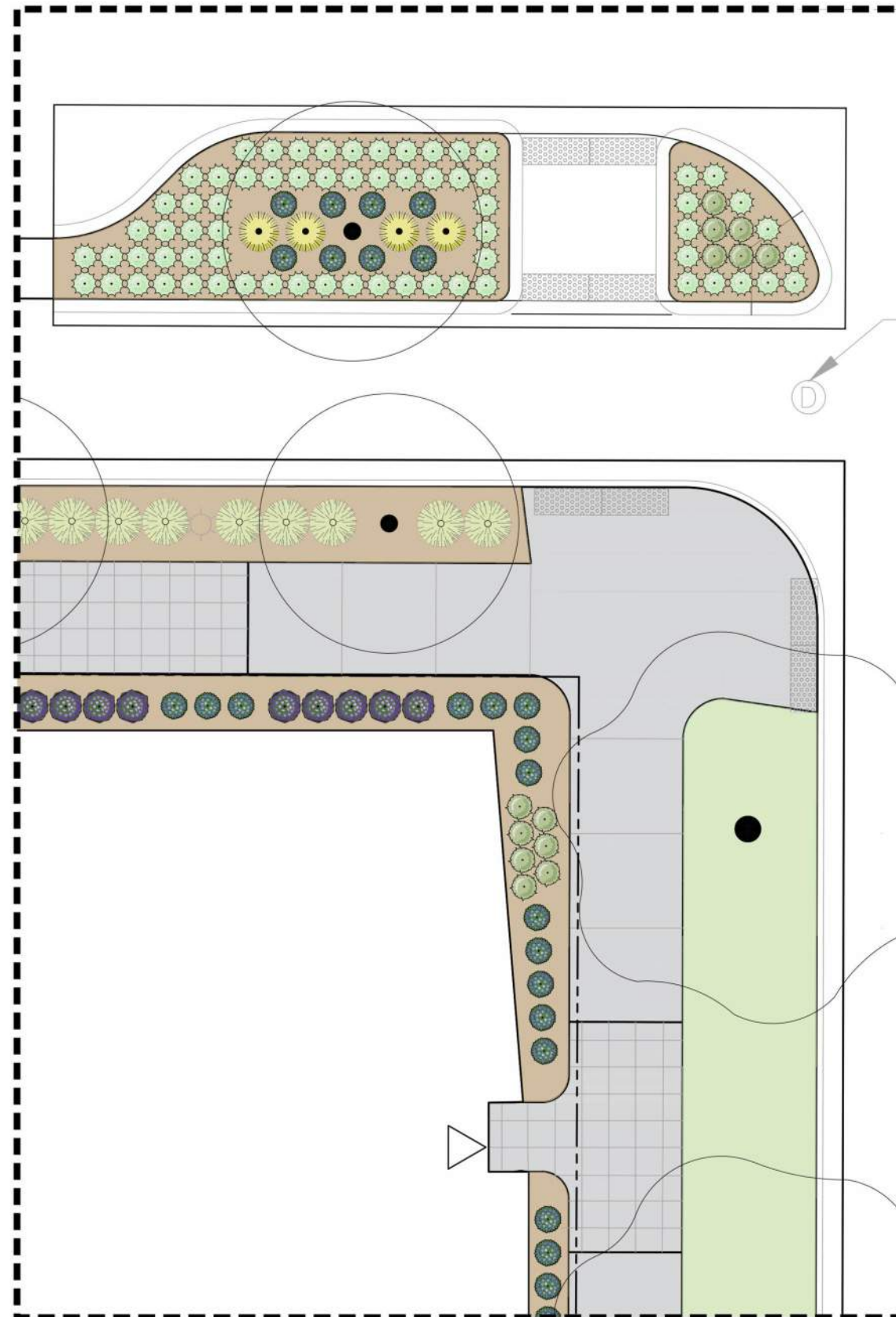
### GROUND COVERS

- WOOD MULCH (TREES ONLY)
- NON-DYED HARDWOOD MULCH

### TURF SOD

- DROUGHT TOLERANT RTF FESCUE SOD
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# Landscape Plan



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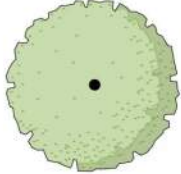

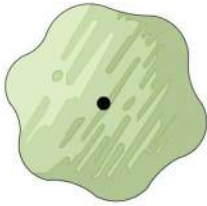
#### ENHANCED CONCRETE



2X2' SAWCUT GRID, SMOOTH GRAY CONCRETE

# Landscape Plan



















## PHOTO SCHEDULE – TREES

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		GLEDITSIA TRIACANTHOS INERMIS 'MORAINÉ' MORAINÉ HONEY LOCUST

## EMBELLISHED CONCRETE AREAS

OPTIONS	DESCRIPTIONS
	2'X2' SAWCUT GRID SMOOTH GRAY CONCRETE

## PLANT SCHEDULE – SHRUBS & GRASSES

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# North Elevation



# 10th St - NE Corner



# Approaching Main Entry - Pedestrian View



# Main Entry - Pedestrian View



# Main Entry - Pedestrian View



# 9th St - NW Corner - Pedestrian View



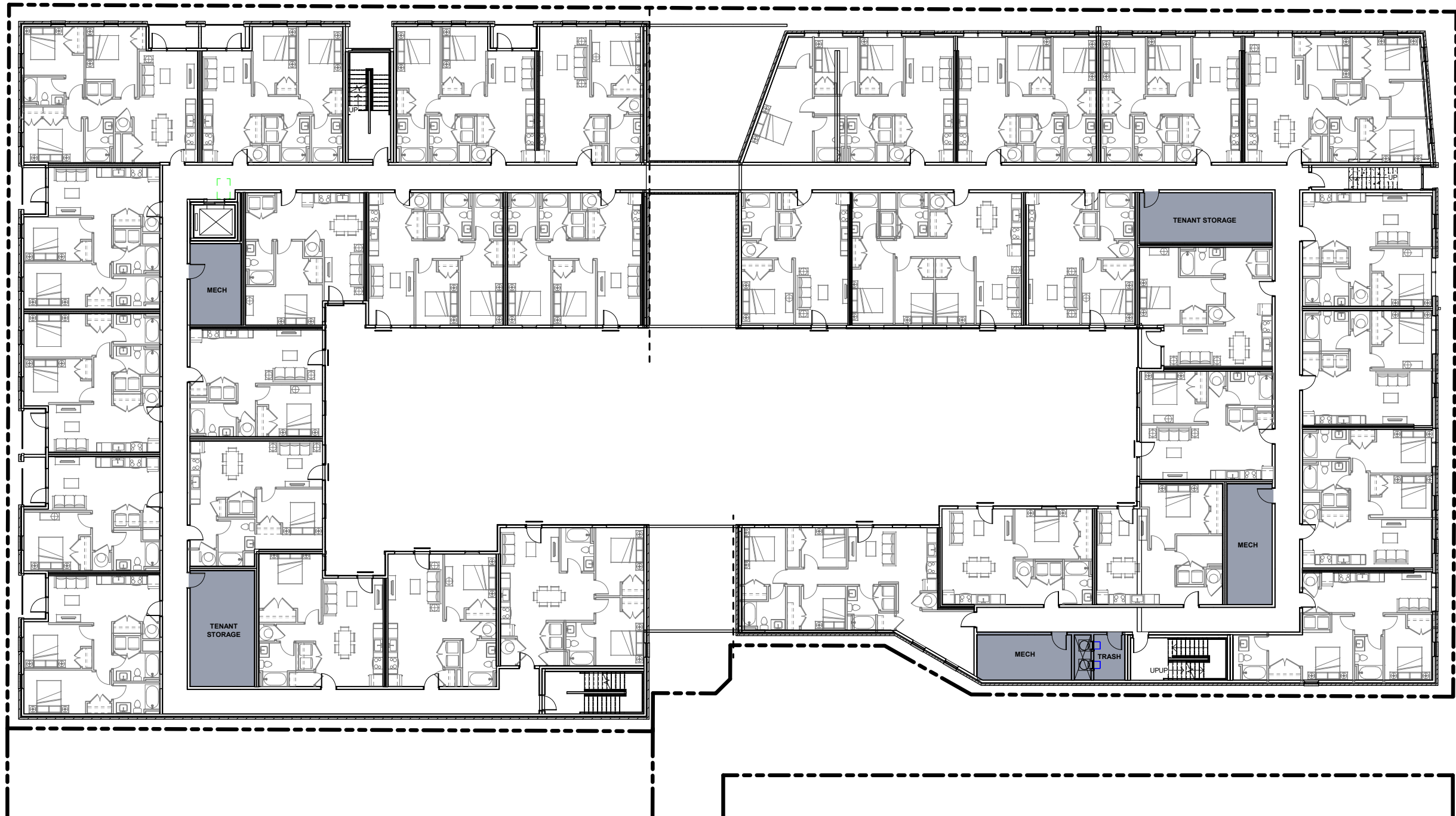
# 9th St - NW Corner



# Level 1



# Level 2



# Level 3-6

