

URBAN DESIGN COMMITTEE

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

ADVISE

2. Gruenemeyer House on [4207 Pioneers Blvd](#) – *UDR24002* – *Final Action*
3. [Pioneers Mixed-Income Row Housing](#) - *UDR24010* – *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 #24002
APPLICATION TYPE	Neighborhood Design Standards Appeal
ADDRESS/LOCATION	4207 Pioneers Boulevard
HEARING DATE	February 06, 2024
ADDITIONAL MEETINGS	-
APPLICANT	Richard Gruenemeyer, rdjhn3vs16g@yahoo.com
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: FINAL ACTION

Summary of Request

Mr. Richard Gruenemeyer is proposing an underground single-family dwelling on 4207 Pioneers Boulevard.

Designs for new homes in the well-established neighborhoods of Lincoln are required to meet Neighborhood Design Standards which encourage construction that is compatible with the surrounding neighborhood. The proposed design is an underground home, with just the garage above the surface, and is incompatible with a few requisites in the Neighborhood Design Standards.

Staff would like the committee to offer design advice on some elements of the proposed structure such as

- Appearance of the structure, and
- Integration with the neighborhood
- Landscaping

Staff Note:

The architect presented before the Committee at the December 5, 2023, and January 09, 2024 meetings and received preliminary design input to make the garage and site blend well with the neighboring houses.

Since then, the design team has made considerable revisions to the designs. However, the Director of Planning has denied the waiver of the Design Standards, and the applicant is appealing the Director's decision. The applicant and their representative will present the schematic drawings to seek the Urban Design Committee's final vote on the project.

A brief description of the project and a summary of the requested waivers have been sent to the neighbors living within 200 feet of the property. We received an email in support of the project (see comments in Attachment F).

Compatibility with the Neighborhood Design Standards (NDS)

Given its location and zoning, the project is subject to the Neighborhood Design Standards. The purpose of the Neighborhood Design Standards is to encourage the rehabilitation of existing housing in certain areas

while allowing necessary new construction that is compatible with the surrounding development. What follows is a summary of the relevant design standards and the staff's analysis of the project's compatibility with said standards.

Chapter 3.75, Neighborhood Design Standards

Section 4.1: Building Elements.

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with a pitch of at least 22.5 degrees (6/12 pitch) are acceptable for any project regulated by the Neighborhood Design Standards. Roofs of lower pitch and other types may be compatible in specific districts and can be proposed and approved on an individual basis.

Compatibility per Staff Analysis: *Compliant.*

8/12 Pitch

2. New buildings shall provide at least two openings (combination of windows or door) per story oriented to the street including at least one window and an entrance to a dwelling unit or to a hallway leading to a dwelling unit.

Compatibility per Staff Analysis: *Compliant.*

Garage doors do not count as openings. Apart from the garage door, the structure has a door, and a double-hung window fronting the street.

The top panel of the garage door would have two plexiglass panels, and the rest of the garage door would be painted to look like windows and shutters.

3. Front porches are required when half or more of the houses on the same and facing block fronts or on adjacent blocks have front porches. Front porches shall be equal in width to at least 50% of the length of the front façade and equal in depth to half the depth of the front yard, or ten feet, whichever is less. Smaller porches may be approved based on evidence that half or more of the houses on the same and facing block fronts or on the adjacent block faces have smaller porches.

Compatibility per Staff Analysis: *N/A*

No covered porches were found in the neighboring properties. Most houses on the block just have a stoop (1-2 steps).

4. The elevation of the first-floor level of new dwellings shall generally match the pattern of half or more of the houses on the same and facing block fronts. In other words, if the first floor of most houses in an area are positioned three or four steps above the prevailing grade, new dwellings should have a similar height of first floor, and if most surrounding houses are one or no steps above grade, new construction should match this characteristic. The Planning Director may approve designs that do not meet this requirement upon receiving information that there are no other practical and reasonable means of providing accessibility to a new dwelling for persons with mobility impairments and provided the design offers other features to enhance the compatibility of the new building with neighboring dwellings.

Compatibility per Staff Analysis: *N/A*

Most houses on the block just have 1-2 steps above grade, and the proposed house is underground.

5. Garages, if constructed, shall follow the pattern of half or more of the residential properties on the same and facing block front, such as:

- a. if the pattern in an area is that garages are located behind the house, a pattern of rear garages shall be followed.
- b. if the pattern in an area is that garages are attached or that garages are part of the main building with doors facing the street, doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street façade. Garage doors are permitted in the main plane of the façade or forward of the main plane only when documentation is provided that such a feature is the pattern of half or more of the houses in an area (such as post-World War II “ranch” houses).
- c. if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal façade at least five feet.

Compatibility per Staff Analysis: *Compliant*

Garages on this block are found to be attached and detached. The proposed garage would be detached from the underground house and is the only structure above-grade.

6. The height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous block face, provided that:

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

Compatibility per Staff Analysis: *Compliant.*

Height is similar to the adjacent houses.

7. The rhythm of similar-width houses on similar-width lots does much to establish the character of Lincoln’s established residential areas. Large new buildings disrupt this character unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50’) in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offsets the principal street façade and roof at intervals of fifty feet (50’) or less. These offsets shall be at least six feet (6’) in depth, and the portions of the façade offset shall equal at least 10% of the length of the façade. Alternate designs that maintain the rhythm of the blockface by such means

as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

Compatibility per Staff Analysis: *Compliant.*

The structure is designed to look as close as possible to the neighboring houses.

Section 4.2: Yards and Open Space

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

Compatibility per Staff Analysis: *No mechanical units.*

2. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the City's Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50') of street frontage.

Compatibility per Staff Analysis: *No existing trees are being cut down for this construction. However, the proposal shows a tree that would be planted between the driveway and the sidewalk, to blend with the existing pattern of trees on the block.*

Section 4.3: Parking

1. No required parking space shall be allowed between the building and the front property line. Driveways and parking aprons in the front yard may not measure more than 20 feet wide.

Compatibility per Staff Analysis: *Compliant*

Staff Comments

Based on the previous meetings, the applicant has incorporated the following design elements into the garage:

1. The size of the structure, the materials, the roof pitch, and the gable orientation are similar to the adjacent house.
2. Garage door with plexiglass panels.
3. An additional pedestrian door with partial glazing and window fronting the street.
4. Landscaping around the garage to improve the property's overall appearance and foster a more cohesive architectural context within the community.
5. A tree between the driveway and the sidewalk to form a contiguous line of trees on the street.
6. Increase the front yard setback to 28' to line up with the adjacent houses.
7. Fencing on the retaining wall around the driveway that leads to the underground garage.

ATTACHMENT A - Location Map



2022 Aerial



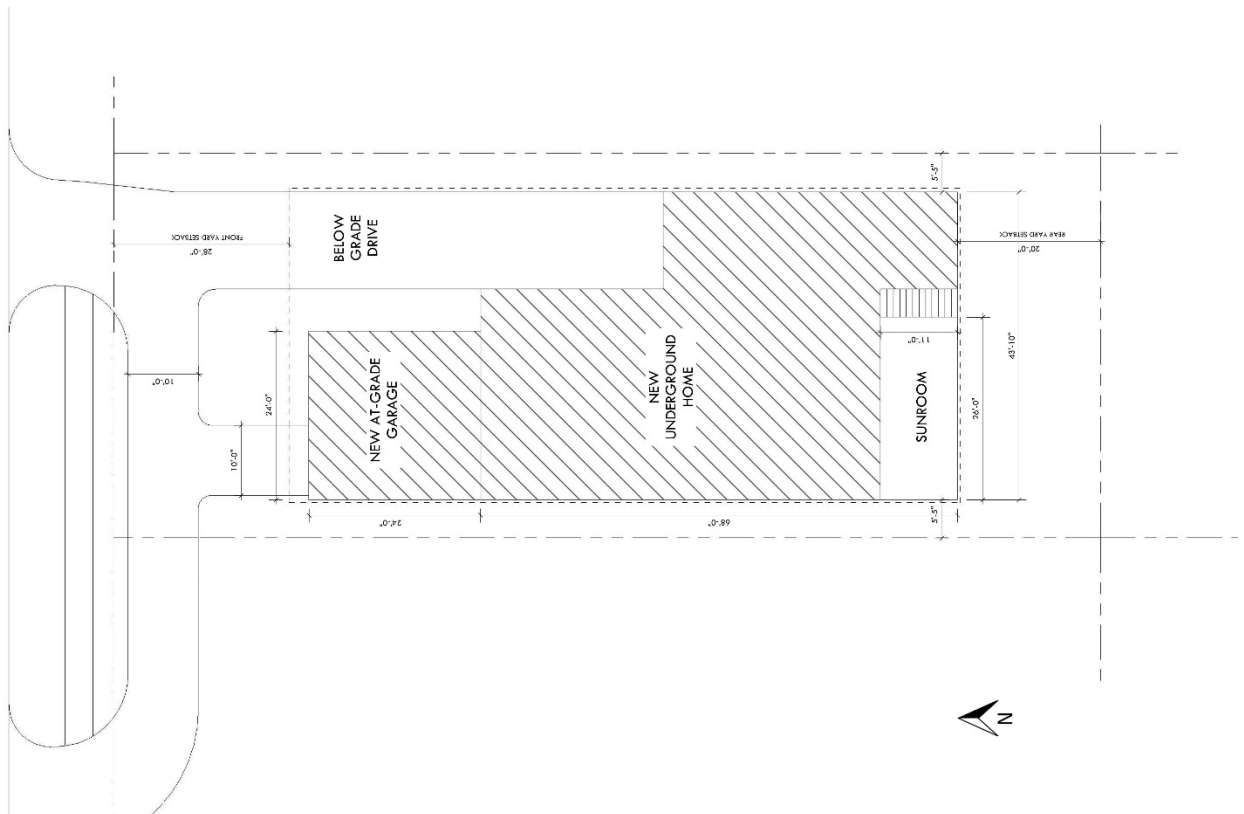
UDR24002 - Gruenemeyer House (4207 Pioneers Blvd)

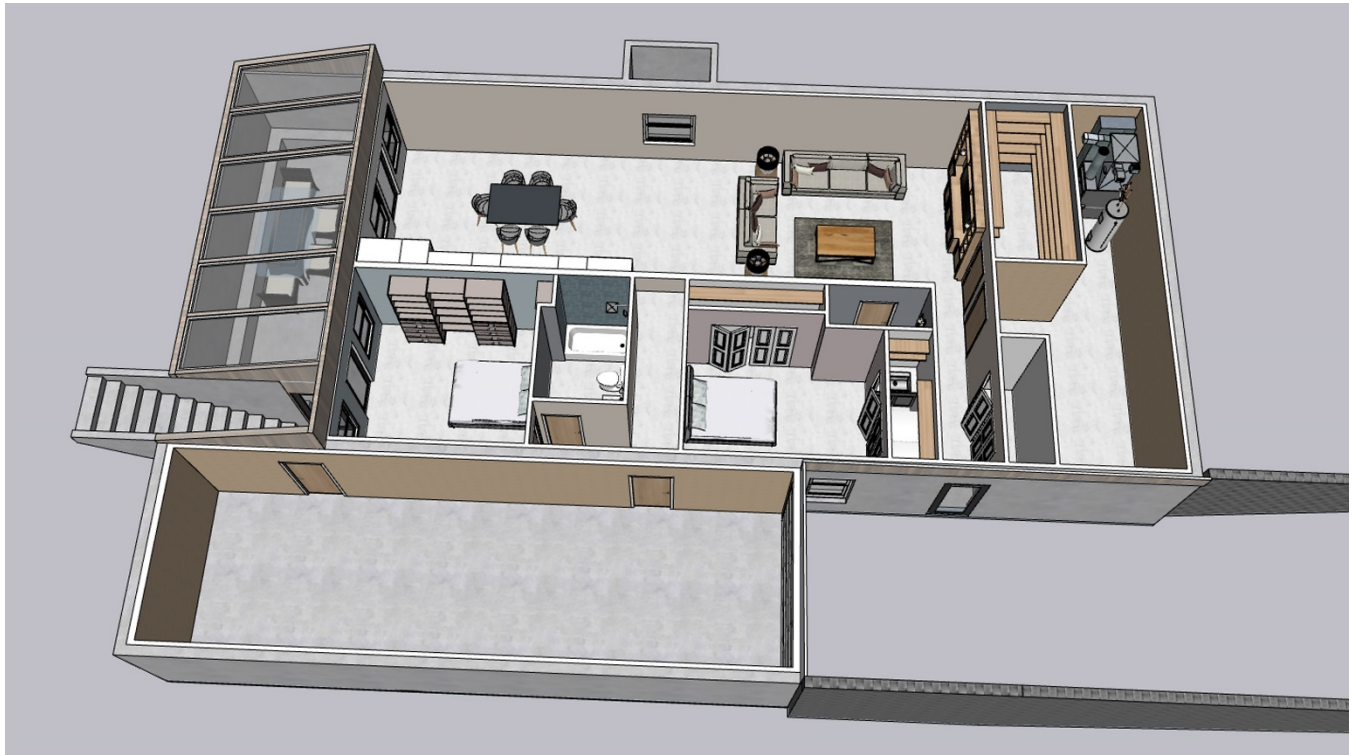
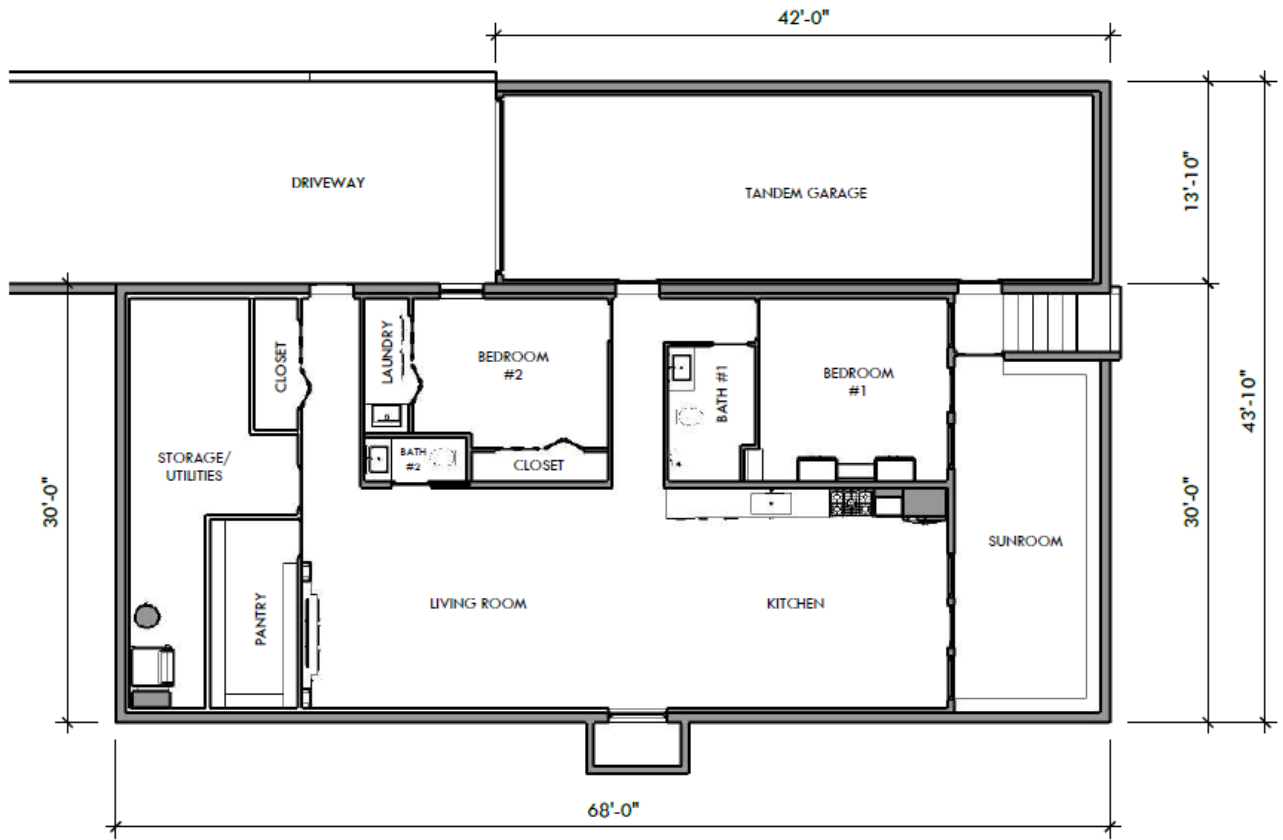
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ATTACHMENT B - Site Plan



GRUENEMEYER HOME - SITE PLAN VIEW
4207 PIONEERS BLVD
LINCOLN, NEBRASKA





GRUENEMEYER HOME - FLOOR PLAN OVERVIEW
 4207 PIONEERS BLVD
 LINCOLN, NEBRASKA

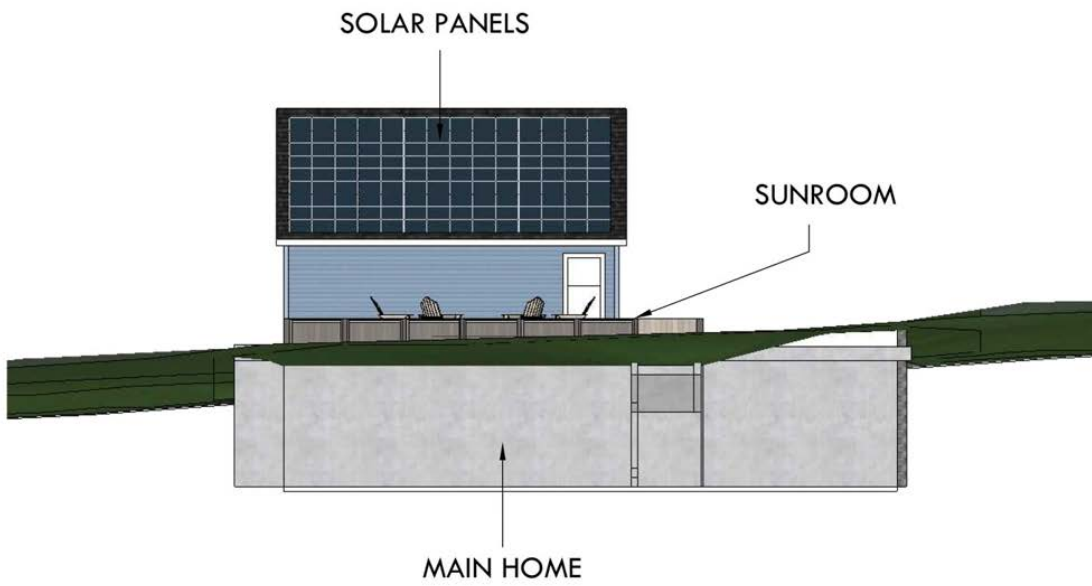


ATTACHMENT B – Elevations

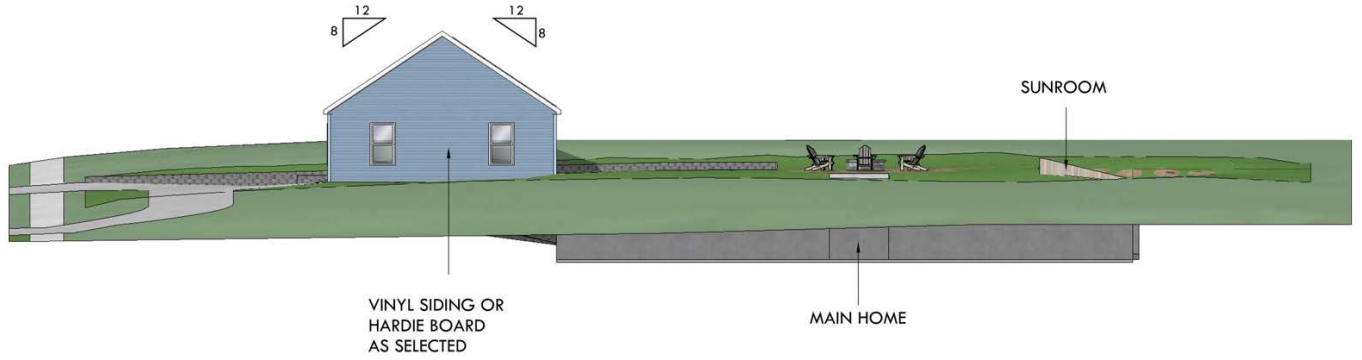
NORTH ELEVATION



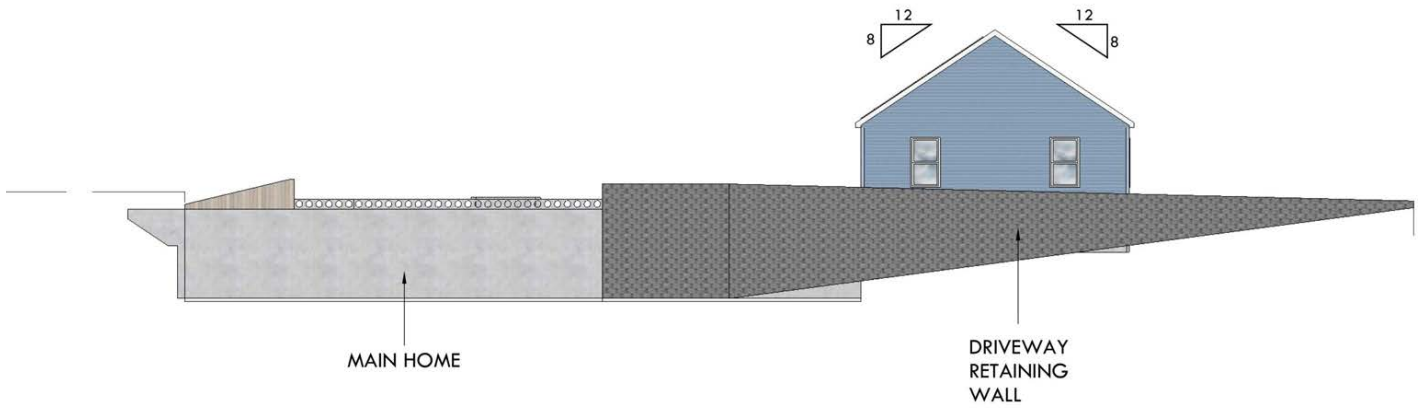
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



ATTACHMENT C – Perspective Images



GRUENEMEYER HOME - STREET VIEW II
4207 PIONEERS BLVD
LINCOLN, NEBRASKA



GRUENEMEYER HOME - STREET VIEW
4207 PIONEERS BLVD
LINCOLN, NEBRASKA





GRUENEMEYER HOME - REAR YARD VIEW
4207 PIONEERS BLVD
LINCOLN, NEBRASKA



ATTACHMENT D- PLANNING DIRECTOR'S DENIAL LETTER



PLANNING
555 South 10th Street, Suite 213 | Lincoln, NE 68508
402-441-7491 | F: 402-441-6377 | plan@lincoln.ne.gov



January 10, 2024

Dear Mr. Gruenemeyer,

You are receiving this notice regarding the requested waiver to the Neighborhood Design Standards for the construction of a new single-family home at 4207 Pioneers Boulevard. Designs for new homes in the well-established neighborhoods of Lincoln are required to meet Neighborhood Design Standards which encourage construction that is compatible with the surrounding neighborhood. The Standards focus on a limited number of basic design elements that have a significant effect on compatibility, such as the orientation of windows and entrances toward the street, height and massing, and location of parking.

The proposed design is an underground home with just the garage above the surface and is incompatible with a few requisites in the Neighborhood Design Standards.

The analysis is below:

The entire proposed house is underground, with the car garage being the only structure above ground. The designers have attempted to make the house appear like its neighboring properties, but some design elements that are found in the adjacent properties cannot be incorporated into the project due to its function as a car garage.

The building design has similar materials, height, roof pitch, setbacks, and the required openings fronting the street to appear like the adjacent homes. However, the proposed structure is atypical in Lincoln and fails to meet the design standards concerning garage patterns, porches, and steps above grade,

"If there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal facade at least five feet." In this case, the garage is the only structure above ground.

When a design does not meet the Neighborhood Design Standards, the Planning Director has the authority to approve or deny a waiver based on his decision as to whether the proposed design meets the intent and spirit of the Standards. The Planning Director has reviewed the materials and denied the requested waiver.

You may appeal the Planning Director's decision denying the requested waiver. The required Notice of Appeal shall be filed with the Planning Director within 14 days of the mailing (postmark) date of this letter. Upon receipt of the appeal, a public hearing will be scheduled within 45 days with the Urban Design Committee.

Please do not hesitate to contact our office at 402-441-6361 or agopalakrishnan@lincoln.ne.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "David Cary".

David Cary, Director
Lincoln-Lancaster County Planning Department

ATTACHMENT E- CORRESPONDENCE WITH NEIGHBOURS



PLANNING
555 South 10th Street, Suite 213 | Lincoln, NE 68508
402-441-7491 | F: 402-441-6377 | plan@lincoln.ne.gov



January 16, 2024

To: The property owners in the vicinity of 4207 Pioneers Boulevard

You are receiving this notice because you are the listed owner of a property within 200 feet of 4207 Pioneers Boulevard. Richard Gruenemeyer's architect has submitted drawings for an underground home with a garage above the surface fronting the street on 4207 Pioneers Boulevard.

Designs for new homes in the established areas of Lincoln are required to meet Neighborhood Design Standards. Upon review by the Planning Department, the proposed design was found to meet many but not all of the Standards.

The entire proposed house is underground, with the car garage being the only structure above ground. The designers have attempted to make the garage structure appear like its neighboring properties by incorporating similar materials, height, roof pitch, setbacks, and the required openings fronting the street to appear like the adjacent homes. The design also incorporates landscaping around the structure. However, the proposed structure is atypical in Lincoln and fails to meet the design standards.

When a design does not meet the Neighborhood Design Standards, the Planning Director has the authority to approve or deny a waiver based on his decision as to whether the proposed design meets the intent and spirit of the Standards. The Planning Director has reviewed the materials and denied the requested waiver.

As provided under city ordinances, the applicant is appealing this decision to the Urban Design Committee.

The Urban Design Committee will hold a hearing and make a decision on this appeal at a meeting scheduled for 3:00 PM, Tuesday, February 06, 2024. The meeting will be held in the City Council Chambers on the first floor of the County/City Building at 555 S. 10th Street and is open to the public.

You are being informed of this matter because you are the owner of record of property near 4207 Pioneers Boulevard. Your input is welcome by letter, phone call to 402-441-7491, email to plan@lincoln.ne.gov, or at the meeting. **You are not required to take any action regarding this appeal.**

Note: The legal description of the property is DD 1ST ADDITION, Lot 2, Lincoln, Lancaster County, Nebraska.

Please let us know if you require any additional information or have any questions about this process.

Sincerely,

Arvind Gopalakrishnan,
Urban Designer & Planner
(402) 441-6361
agopalakrishnan@lincoln.ne.gov

CC:
Mayor Gaylor Baird
City Council Members
South 48th Street
Geater South
Prescott Area
College View

ATTACHMENT F- LETTER FROM NEIGHBOURS

Hello,

My name is Jeffrey Wood and I live at 4200 Locust Street in Lincoln. I am writing in response to a notice I received about a submitted design for a house at 4207 Pioneers Boulevard by Richard Gruenemeyer. I found the drawings which were submitted to the Urban Design Committee on January 9, 2024. I believe these are the most recent plans but if more recent plans exist, please let me know.

It is clear that the architect has made attempts to design the above-ground garage structure in a way that blends into the surrounding neighborhood. I have no concerns about the actual subterranean house portion of the project. Based on the January 9th drawings, I would broadly support the proposed design with the following thoughts regarding the above-ground garage structure.

- The inclusion of faux windows and shutters on the garage door is unnecessary and detracts from the overall appearance. As the staff comments say, the faux shutters could be painted over so they are not a permanent design feature. Further, it appears that the only requirement is that there be at least one window and one door facing the street which would be met without the faux windows. There is a paved driveway running up to the garage door so the faux windows are not particularly effective at tricking the eye. I would recommend the garage door be opaque instead.
- In my opinion, the garage structure could be removed and replaced by a hedge or similar screening which may actually look better if an above-ground structure is not necessary or wanted.
- I appreciate the inclusion of a tree and other landscaping in the plan. They help the structure look more settled in the larger landscape. I encourage the new owners to plant even more after they have finished the project to enhance the overall appearance.

I hope these comments have been helpful in your decision to either accept or deny Mr. Gruenemeyer's proposal. I admire the creativity of the design and appreciate the obvious effort of the designer to fit this unique house into our neighborhood.

Thank you,
Jeffrey Wood

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #24010
APPLICATION TYPE	Advisory Review and Final Action
ADDRESS/LOCATION	South 46 th St and Pioneers Boulevard
HEARING DATE	February 06, 2024
ADDITIONAL MEETINGS	February 12, 2024 (Blight Study at City Council)
APPLICANT	Wayne Mortensen, wayne.mortensen@nwlincoln.org
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: FINAL ACTION

Summary of Request

The Pioneers Mixed-Income Row House Redevelopment Project (“Redevelopment Project”) is in the proposed College View Redevelopment Area (“Redevelopment Area”). The City Council public hearing and vote to establish the Redevelopment Area is scheduled for February 12, 2024.

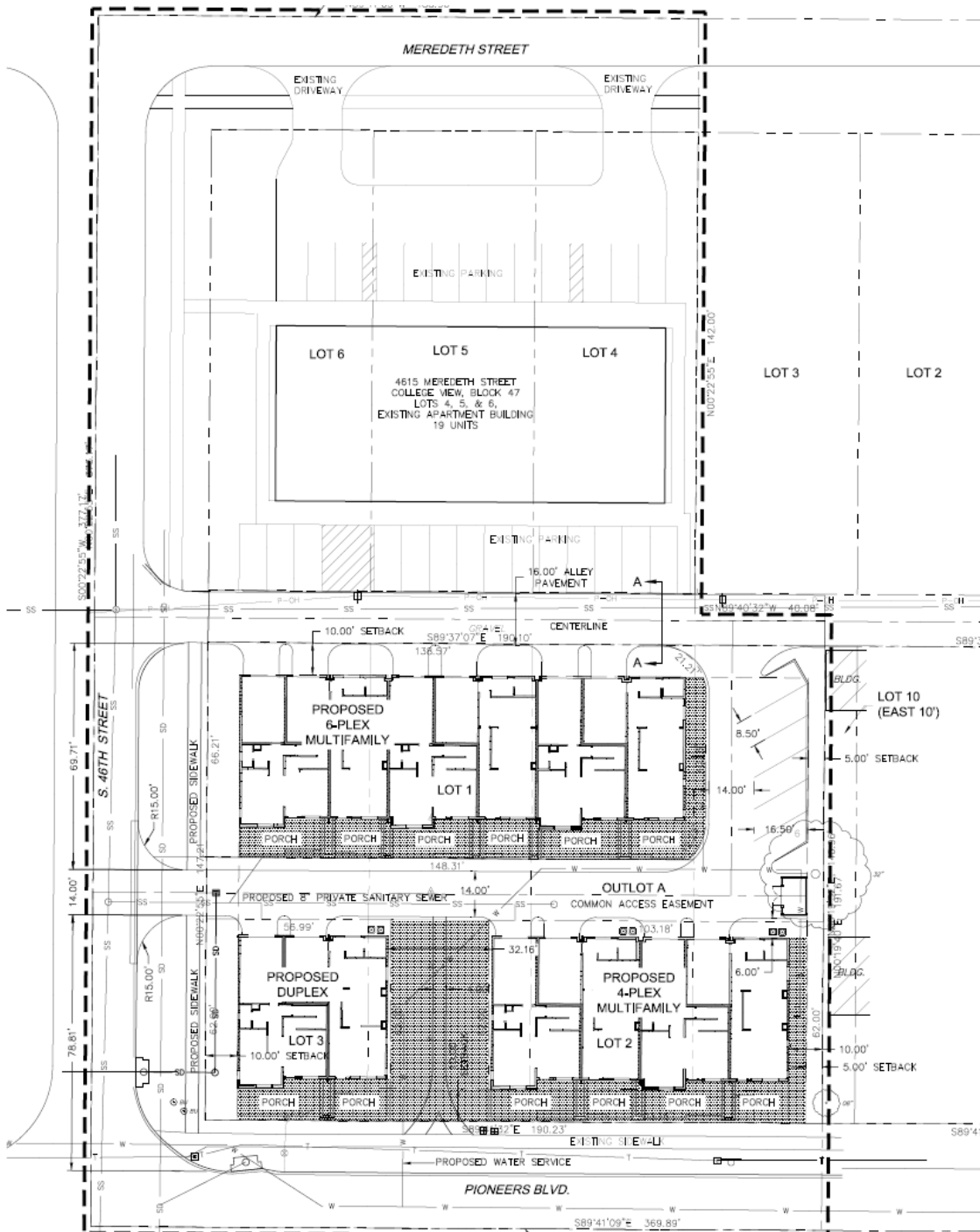
The site is in the “NeighborWorks College View Block 47” CUP which includes lots 4618 and 4615. NeighborWorks Lincoln (NWL) brought this project to the Urban Development Department seeking tax increment financing (“TIF”). The project contemplates the redevelopment of a vacant lot on the northeast corner of South 46th Street and Pioneers Boulevard into a 17,000-square-foot mixed-income residential development, including three- and four-bedroom interlocking row houses. The project includes 12 dwelling units in three separate buildings; one 6-plex multifamily building, one 4-plex multifamily building, and one duplex. Seven of these units will be made permanently affordable and reserved for buyers earning 65% of Area Median Income (“AMI”).

The vacant lot was formally a community garden. The community garden was relocated in 2023 to a greenspace adjacent to Gere Branch Library. It is important to note that the Redevelopment Project did not displace the community garden. The community garden was relocated prior to NWL bringing the Redevelopment Project to the Urban Development Department.

The Redevelopment Project also includes a new midblock multimodal court to provide vehicular and pedestrian access to all units, new sidewalks, and street trees along South 46th Street and along Pioneers Boulevard. The project meets the goals of PlanForward, Lincoln’s Comprehensive Plan, the Affordable Housing Coordinated Action Plan, and the Climate Action Plan by providing affordable infill housing that provides higher density living along an existing neighborhood edge.

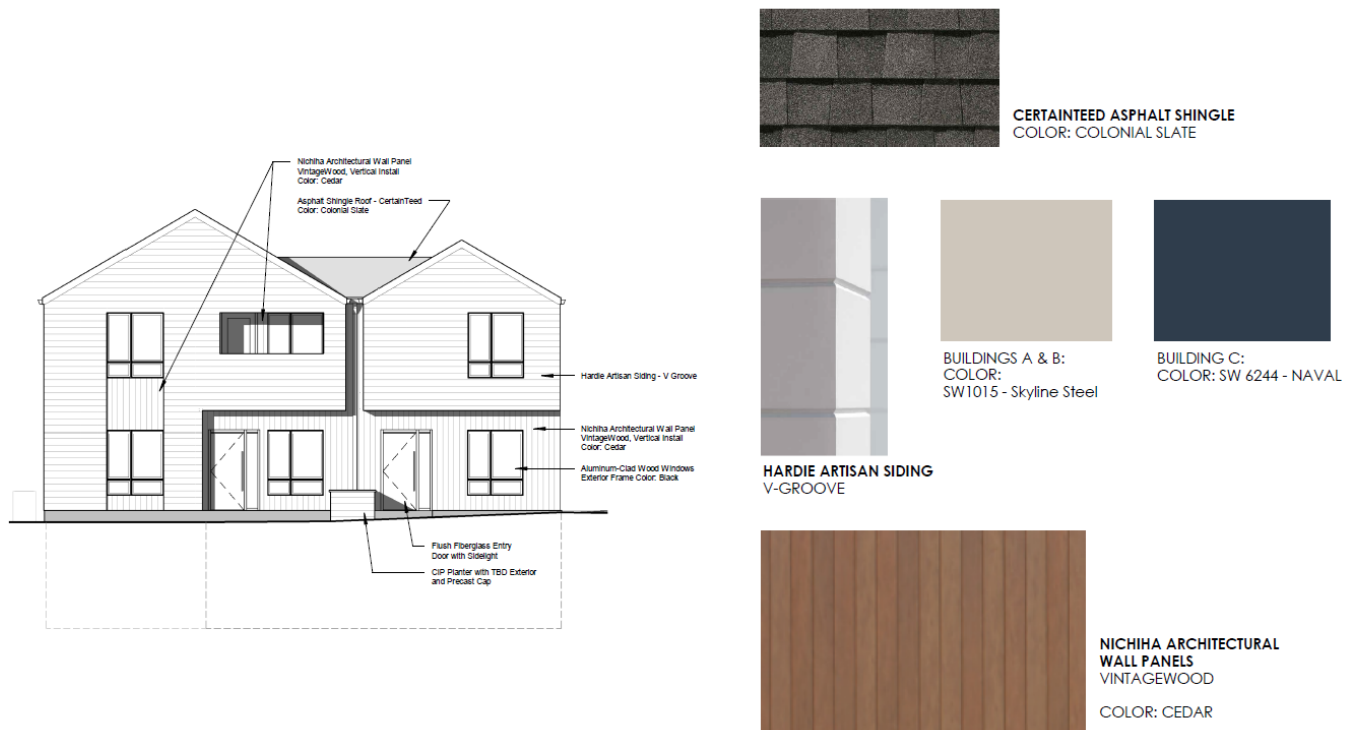
The Urban Design Committee is being asked to review and offer advice on the

1. **Building Design:** Architectural design and aesthetics,
2. **Landscaping:** Outdoor elements including porches, and landscaped areas of the proposed residential development,
3. **Neighborhood Integration:** Compatibility of the design with the existing houses in the neighborhood, and
4. **Blight and substandard conditions:** Evaluate whether the proposed development contributes positively to the neighborhood's character and contributes to mitigating blight and substandard conditions.



CUP Boundary with the Proposed Site Plan.

The exterior elevations of the proposed buildings include a combination of 5/8" thick field painted Fiber-Cement Siding and Fiber Cement Rainscreen Cladding, with aluminum-clad wood windows, fiberglass for the main entry doors, motorized insulated steel doors for the garages, and impact-resistant and laminated-strip asphalt shingles with ridge vents for the rooves.



The landscape plan (**attachment C**) shows 4 Bloodgood London Plane trees along Pioneers Blvd, and 3 Kentucky Coffee trees along S 46th Street. Other shrubs and grasses east of the 6-plex are as shown in the plan and the plant schedule.

Compatibility with the Neighborhood Design Standards (NDS)

Given its location and zoning, the project is subject to the Neighborhood Design Standards. The purpose of the Neighborhood Design Standards is to encourage the rehabilitation of existing housing in certain areas while allowing necessary new construction that is compatible with the surrounding development. What follows is a summary of the relevant design standards and the staff’s analysis of the project’s compatibility with said standards.

**Chapter 3.75, Neighborhood Design Standards
Section 4.1: Building Elements.**

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with a pitch of at least 22.5 degrees (6/12 pitch) are acceptable for any project regulated by the Neighborhood Design Standards. Roofs of lower pitch and other types may be compatible in specific districts and can be proposed and approved on an individual basis.

Compatibility per Staff Analysis: *Compliant.*

7/12 Pitch

2. New buildings shall provide at least two openings (combination of windows or door) per story oriented to the street including at least one window and an entrance to a dwelling unit or to a hallway leading to a dwelling unit.

Compatibility per Staff Analysis: *Compliant.*

3. Front porches are required when half or more of the houses on the same and facing block fronts or on adjacent blocks have front porches. Front porches shall be equal in width to at least 50% of the length of the front façade and equal in depth to half the depth of the front yard, or ten feet, whichever is less. Smaller porches may be approved based on evidence that half or more of the houses on the same and facing block fronts or on the adjacent block faces have smaller porches.

Compatibility per Staff Analysis: *Compliant*

The proposed rowhouses have covered porches and extended seating areas fronting Pioneers Boulevard.

4. The elevation of the first-floor level of new dwellings shall generally match the pattern of half or more of the houses on the same and facing block fronts. In other words, if the first floor of most houses in an area are positioned three or four steps above the prevailing grade, new dwellings should have a similar height of first floor, and if most surrounding houses are one or no steps above grade, new construction should match this characteristic. The Planning Director may approve designs that do not meet this requirement upon receiving information that there are no other practical and reasonable means of providing accessibility to a new dwelling for persons with mobility impairments and provided the design offers other features to enhance the compatibility of the new building with neighboring dwellings.

Compatibility per Staff Analysis: *Compliant*

5. Garages, if constructed, shall follow the pattern of half or more of the residential properties on the same and facing block front, such as:

a. if the pattern in an area is that garages are located behind the house, a pattern of rear garages shall be followed.

b. if the pattern in an area is that garages are attached or that garages are part of the main building with doors facing the street, doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street façade. Garage doors are permitted in the main plane of the façade or forward of the main plane only when documentation is provided that such a feature is the pattern of half or more of the houses in an area (such as post-World War II “ranch” houses).

c. if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal façade at least five feet.

Compatibility per Staff Analysis: *Compliant*

There is no set garage pattern on the same and facing block front. The proposed rowhouses will have attached rear garages.

6. The height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous block face, provided that:

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

Compatibility per Staff Analysis: *Compliant. The height of the proposed rowhouses is slightly more than some of the adjacent houses but maintains a similar scale and proportion.*

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

Compatibility per Staff Analysis: *Compliant. The structure is designed to fit well within its context. The front facade is split into a duplex and a 4-plex with some green space and a pedestrian pathway separating the two buildings.*

Section 4.2: Yards and Open Space

4. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the City's Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50') of street frontage.

Compatibility per Staff Analysis: *No street trees are being cut down for this construction. However, the proposal shows 7 trees that would be planted as part of the project: 4 along Pioneers Boulevard, and 3 along 46th St., to blend with the existing pattern of trees on the block.*

Section 4.3: Parking

1. No required parking space shall be allowed between the building and the front property line. Driveways and parking aprons in the front yard may not measure more than 20 feet wide.

Compatibility per Staff Analysis: *Compliant*

Staff Comments.

Overall, the plans are in conformance with the neighborhood design standards. Given the project's request for TIF assistance, the Urban Design Committee is tasked with providing insights and taking final action based on the following parameters showcasing how the project exceeds the expectations set by the Neighborhood design standards.

- 1. Building Design,
- 2. Landscaping
- 3. Neighborhood Integration
- 4. Mitigation of blight and substandard conditions

Neighborhood Context



Current Site conditions



Current Site conditions with houses east of the property



Looking east from Pioneers Blvd.



Looking west from Pioneers Blvd.



Looking South from the property (Facing block-front)

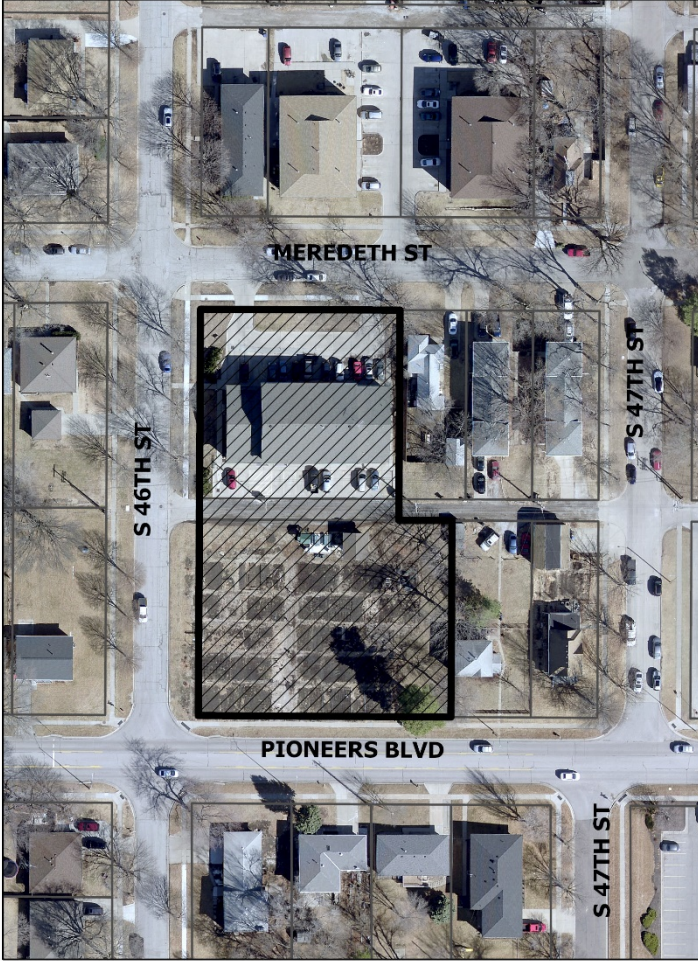


Adjacent block to the west of the property



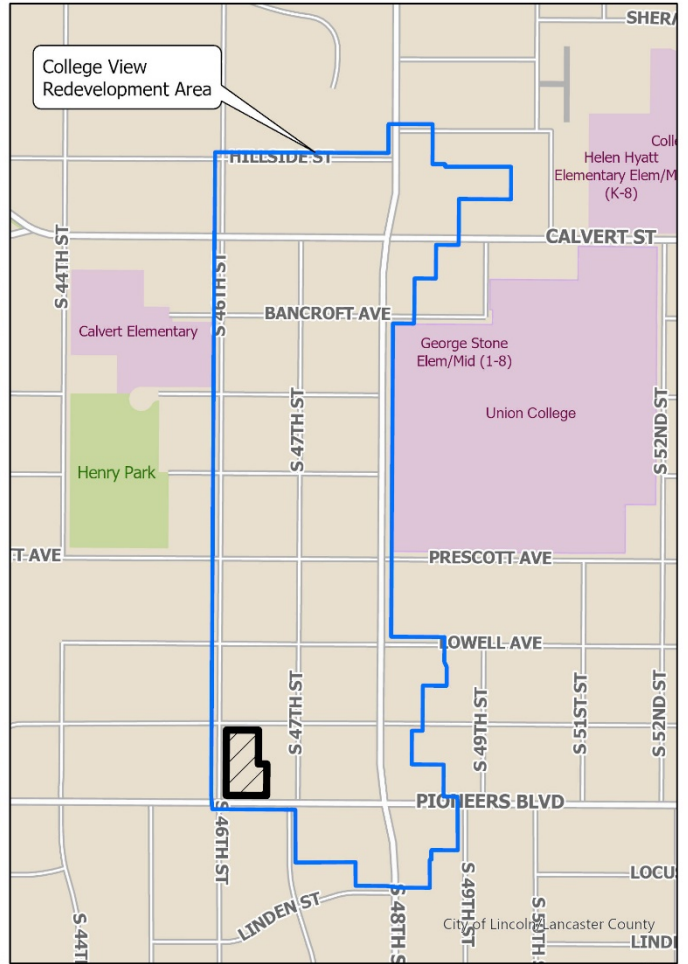
Looking North from the S46th and Pioneers Blvd intersection.

ATTACHMENT A - Location Map



2022 aerial

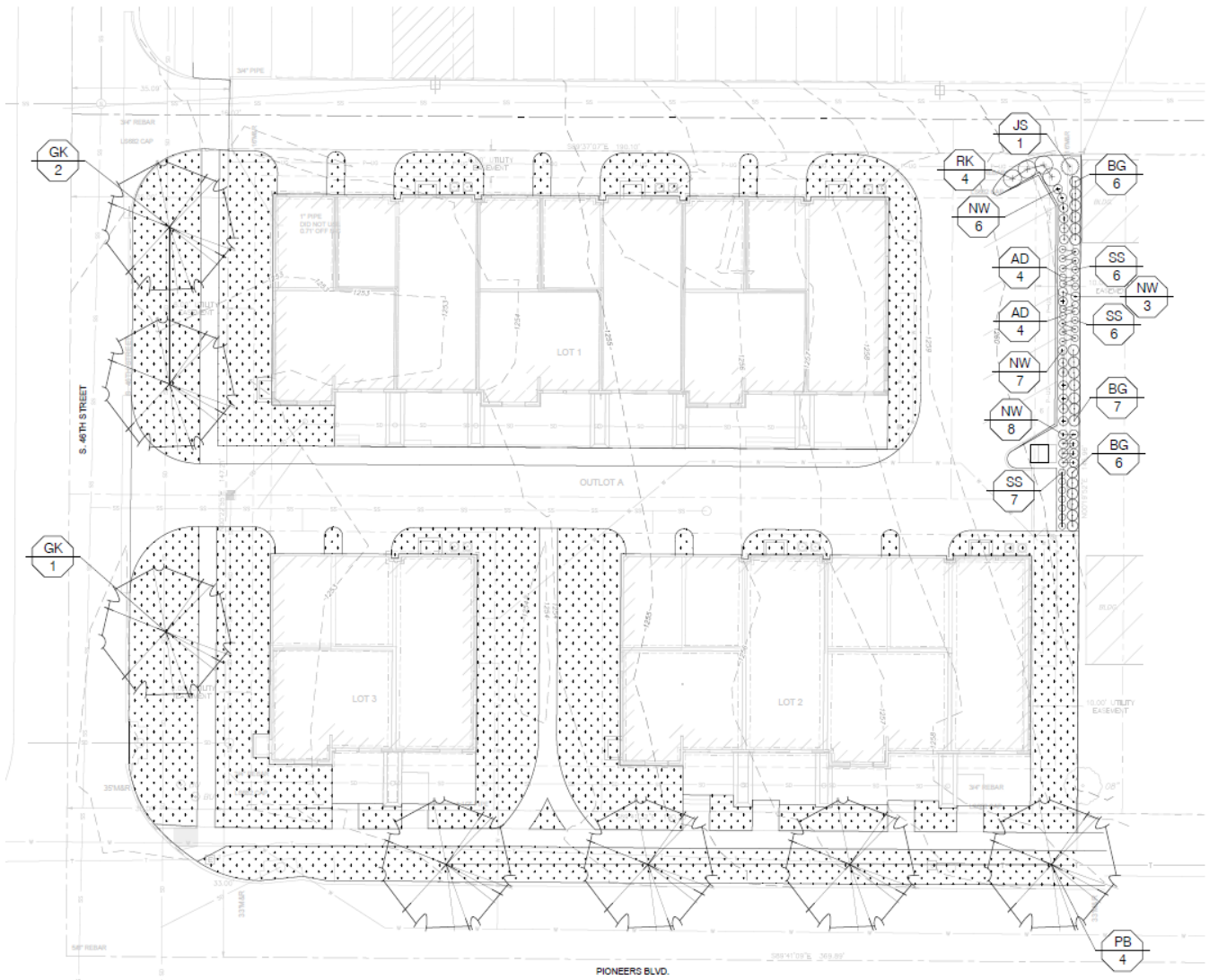
UDR24010 - Pioneers Mixed-Income Row Housing (S 46th St and Pioneers Blvd)



Project: GIS\Projects\Dev\Review\UDC_LocationMap.aprx
PLOT: 24010\UDR24010\LocationMap



ATTACHMENT C – Landscape Plan



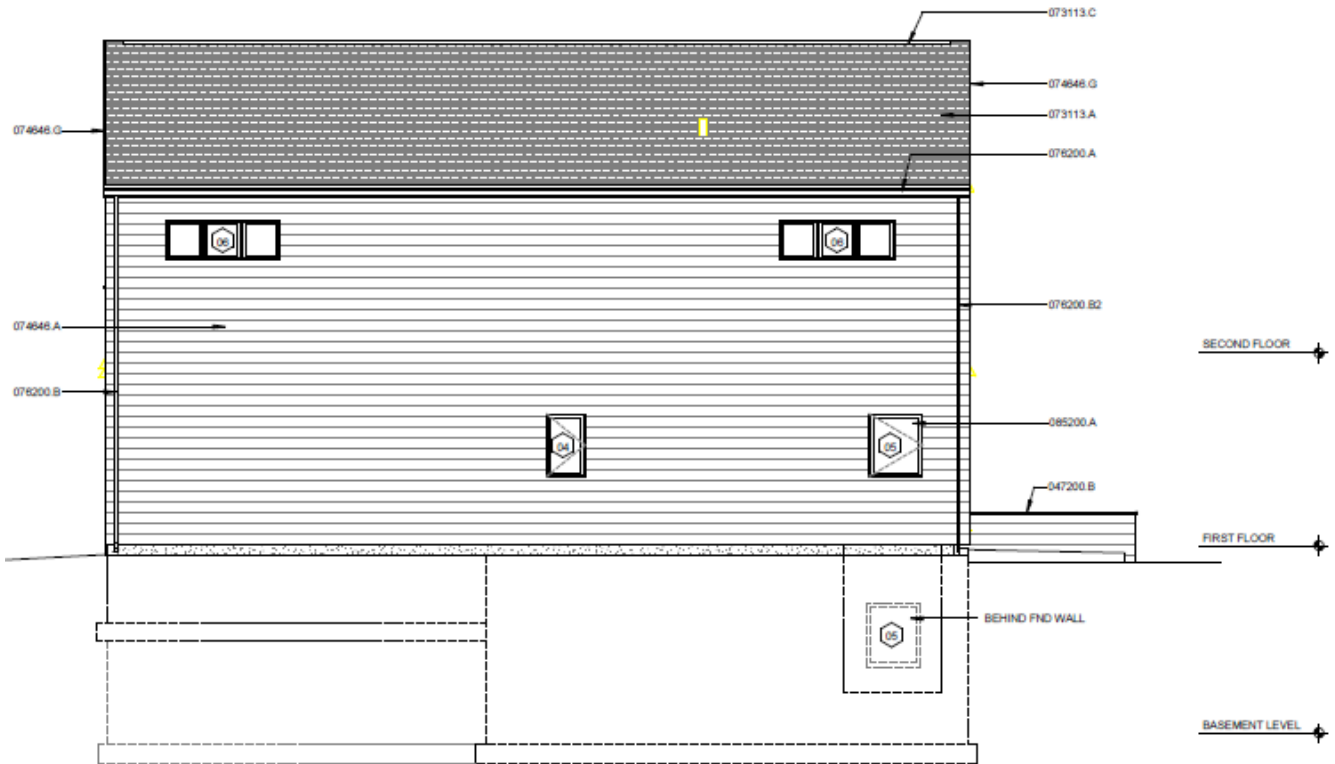
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	M. HT.	M. SPR.
TREES					
GK	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL	60'	40'
PB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" CAL	50'	40'
SHRUBS / GRASSES / PERENNIALS					
AD	ACHILLEA MILLEFOLIUM 'DESERT EVE TERRACOTTA'	DESERT EVE™ TERRACOTTA YARROW	1 GAL	2'	1.5'
BG	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	1 GAL	3'	3'
JS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	3 GAL	12'	5'
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	2'	2'
RK	RHUS AROMATICA 'KONZA'	KONZA FRAGRANT SUMAC	1 GAL	2'	6'
SS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GAL	3'	1.5'

ATTACHMENT D- ELEVATIONS - DUPLEX

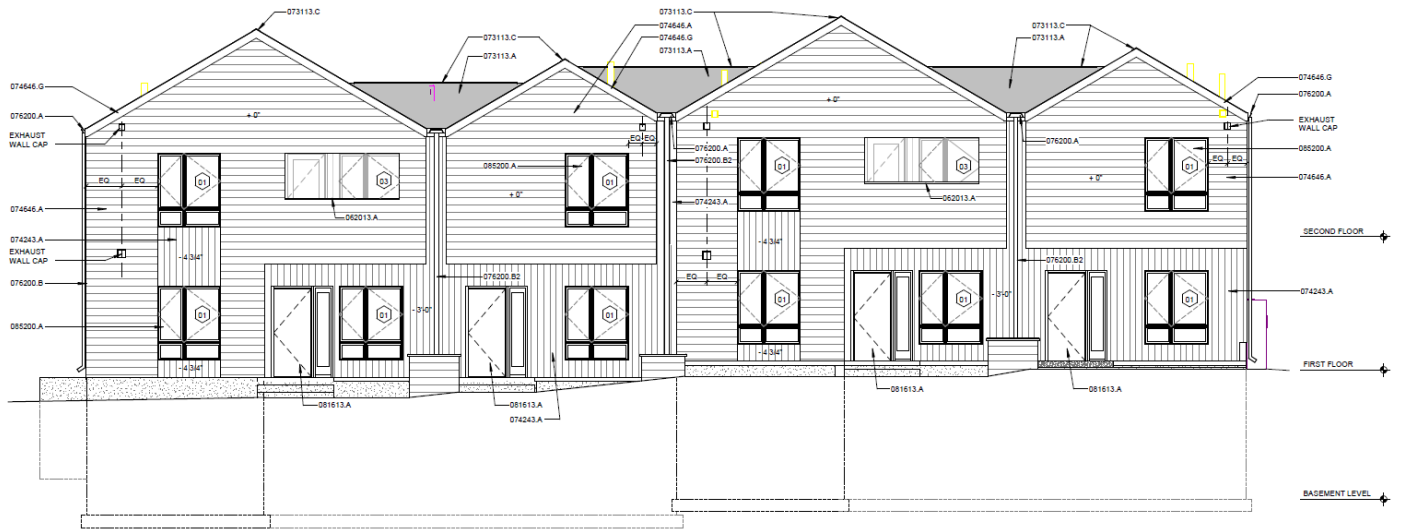


South Elevation (View from Pioneers Blvd)



West Elevation (View from S 46th St.)

ATTACHMENT E- ELEVATIONS - 4-Plex



South Elevation (View from the Pioneers Blvd)



North Elevation (View from the south alley)

ATTACHMENT F- ELEVATIONS – 6-Plex



South Elevation (View from the South Alley)



North Elevation (View from the North Alley)

ATTACHMENT G- PERSPECTIVE IMAGES



View of the duplex and 4-plex building from Pioneer Blvd.



View of the 6-plex building from the South Alley



View of the duplex from Pioneers Blvd.