

URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, June 04, 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 [May 07, 2024](#).

ADVISE

2. Mixed-Use Residential building at [1000 S 13th St. – UDR24079](#) – *Final Action*

MISCELLANEOUS

3. 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.

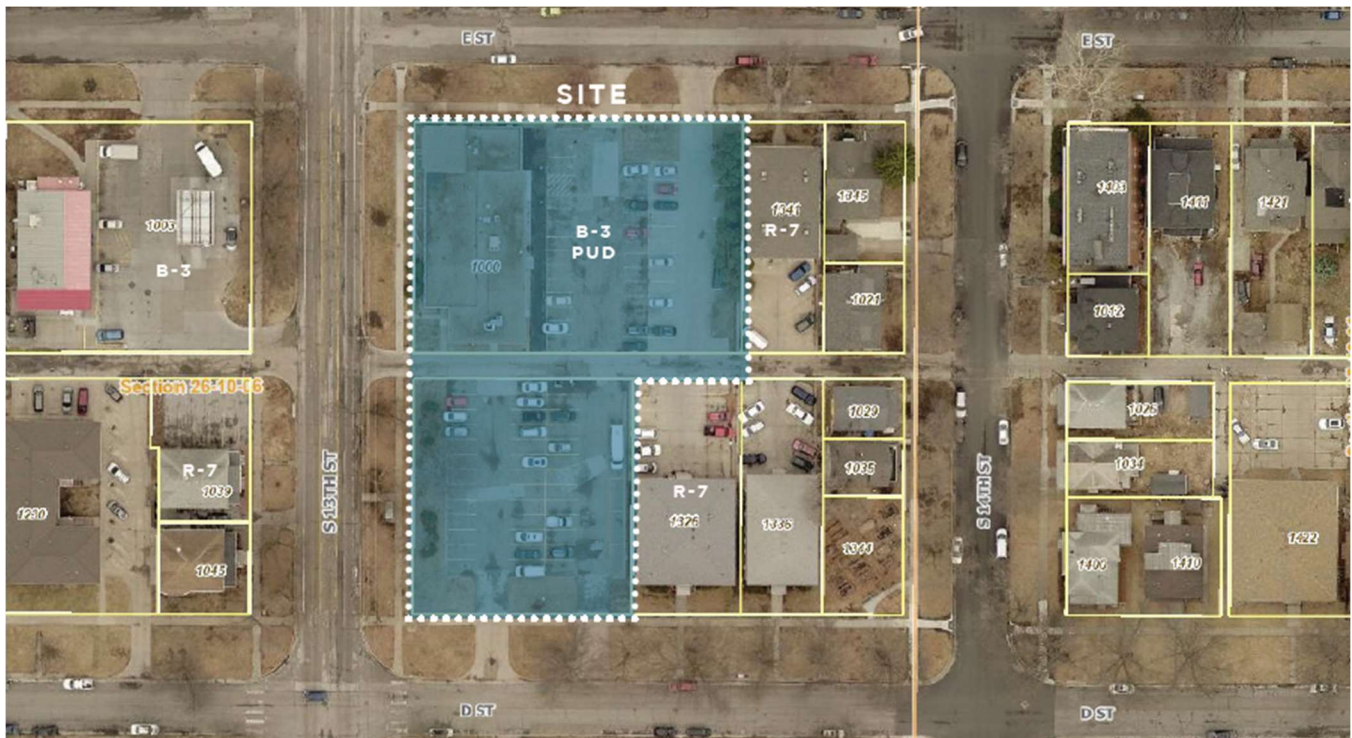
URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER Urban Design Record #24077
APPLICATION TYPE Advisory Review and Final Action
ADDRESS/LOCATION SE corner of S 13th and E St
HEARING DATE June 04, 2024
ADDITIONAL MEETINGS -
APPLICANT Ben Kunz, ben@hoppedevdevelopment.com
STAFF CONTACT Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Hoppe Development is proposing a mixed-use residential development at 1000 S 13th Street, on the SE corner of S 13th and E St. The proposed project will deliver new ground floor commercial space for Clinic with a Heart, a local free clinic, and 125 affordable apartment homes along with more than 90 parking stalls in the open-air, ground floor parking lot under the building.



https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/06 June/Center Terrace staff report_06042024.docx

The building ranges from 4-5 stories and spans the alley. Unique elements of this project include improvements along 13th street including a public pocket plaza with food truck/clinic pop-up infrastructure, linear park, “social front porch” (roof deck), and inclusion of public art.

The project is requesting TIF assistance from the City, and hence, the committee’s approval is being sought in association with an upcoming Redevelopment Agreement being discussed with the Urban Development Department. Preliminary advice was received from the committee at the October 3rd, 2023 meeting. Site work is expected to start in September and conclude approximately 18 months later in April of 2026.

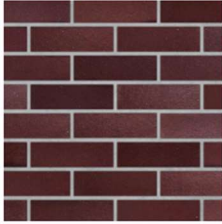
This site is subject to the Subarea 1 amendment to the South of Downtown Planned Unit Development Plan but underlying zoning consists of B-3 and R-7. The B-3 zoning area is not subject to design standards. The R-7 zoning areas are subject to the Neighborhood Design Standards. This project is a substantial departure from the letter of the Standards, mostly due to the project’s large size relative to what the Standards contemplate but proposes a series of design moves in the spirit of the Standards. These design moves include:

Building massing is disassembled into widths patterned from other apartment buildings and lot widths in the neighborhood.

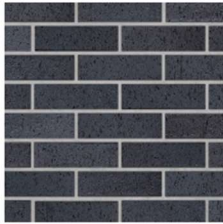


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• Siding and brick materials sampled from the neighborhood.



FACE BRICK 1
 RUNNING BOND, STANDARD,
 ENDICOTT MEDIUM IRONSPOT 46, SMOOTH



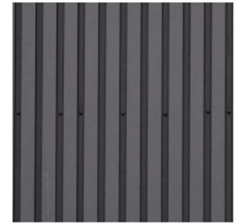
FACE BRICK 2
 RUNNING BOND, STANDARD,
 ENDICOTT, MANGANESE IRONSPOT, SMOOTH



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



FIBER CEMENT SIDING 2
 HARDIE PLANK SMOOTH,
 STONE PAVER, 6.25" HORIZONTAL



METAL PANEL
 BLACK RIBBED PANELS, VERTICAL
 METAL SALES T-10A



PARKING SCREENING
 PERFORATED ALUMINUM PANEL, BLACK
 MCNICHOLS SLOTTED, 44% OPEN



ALUMINUM STOREFRONT
 ANODIZED DARK BRONZE FINISH

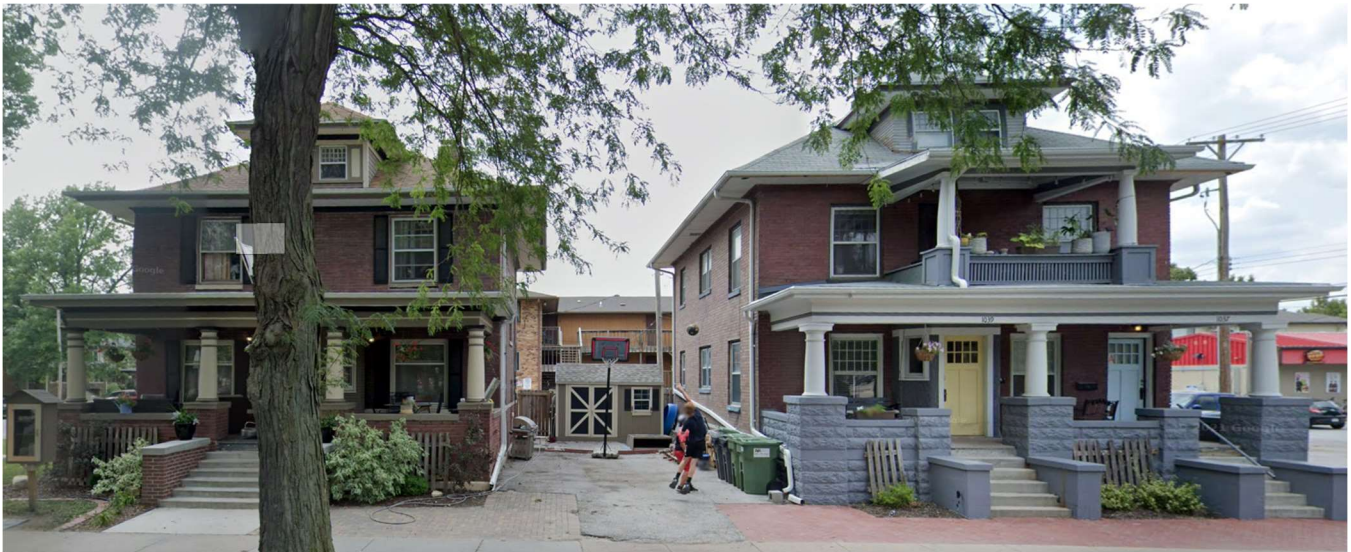


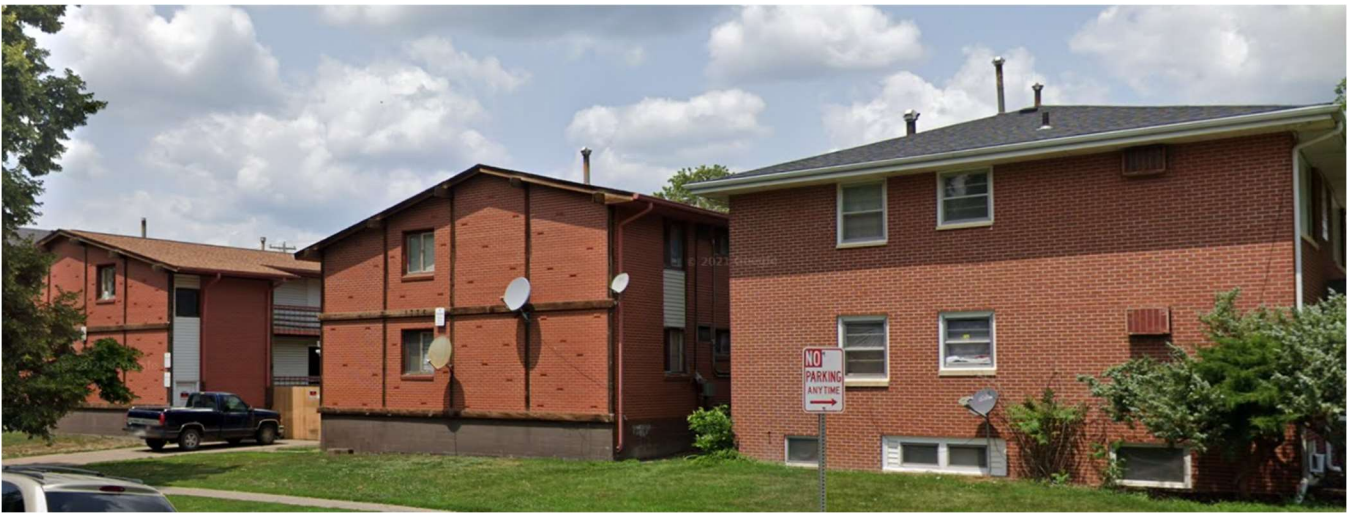
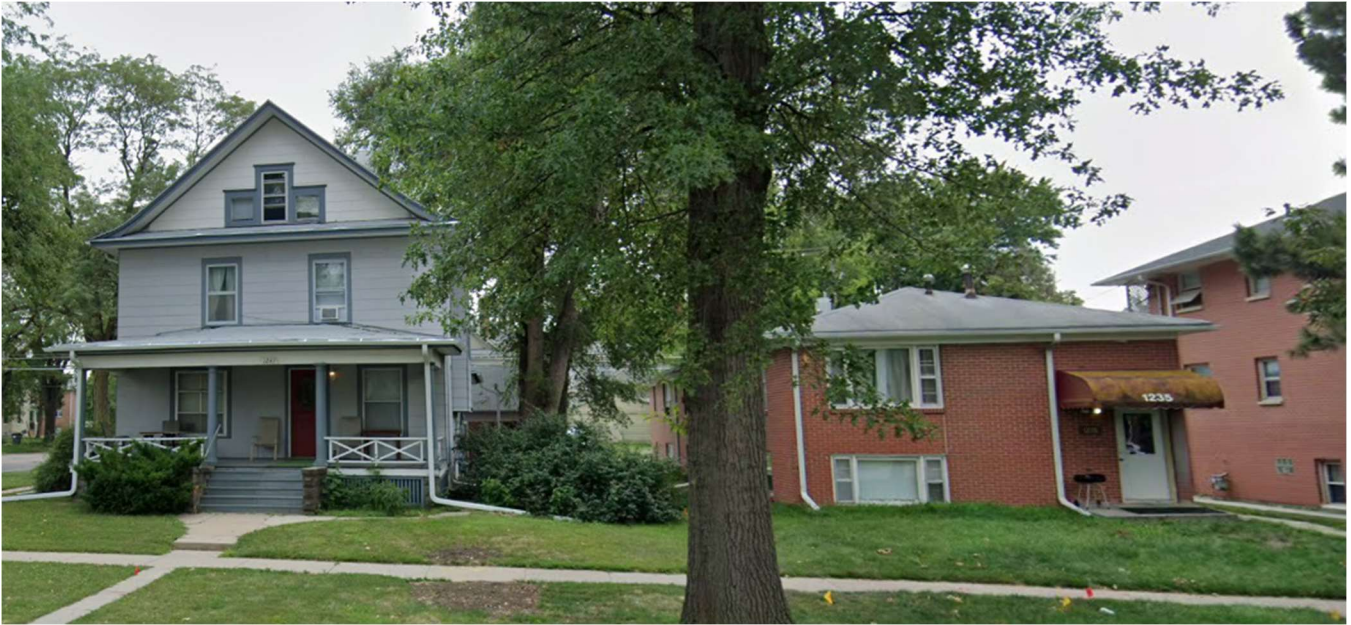
VINYL WINDOWS
 FIXED AND CASEMENT WINDOWS
 WITH BLACK AND WHITE FRAMES



ART MURALS
 IN COLLABORATION WITH LUX ART CENTER
 AT SELECT LOCATIONS

(proposed materials)





(existing homes in the neighborhood)

The exterior elevations of the proposed buildings include a combination of
2 colors of full-size face bricks,
2 colors of fiber cement siding
Metal panels,
Perforated aluminum panels for parking screening
Aluminum storefronts
Vinyl windows, and
Art murals

https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/06 June/Center Terrace staff report_06042024.docx

- Tapered parapets reflect pitched roof lines and deep parapet coping reflects residential eaves.



- Provides a “social front porch” in the form of a second-floor roof deck along with a public plaza with food truck, mobile clinic infrastructure, linear park, and community room available to neighbors.

- Screening of parking areas.

- Public art will be provided to enhance a sense of community and visual appeal.

(The Lux Center has been appointed to facilitate the art process and they are seeking an artist to lead the project right now. The art is not finalized, and will be presented to the UDC at a later date.)



ALLEY POYNER
MACCHIETTO
ARCHITECTURE

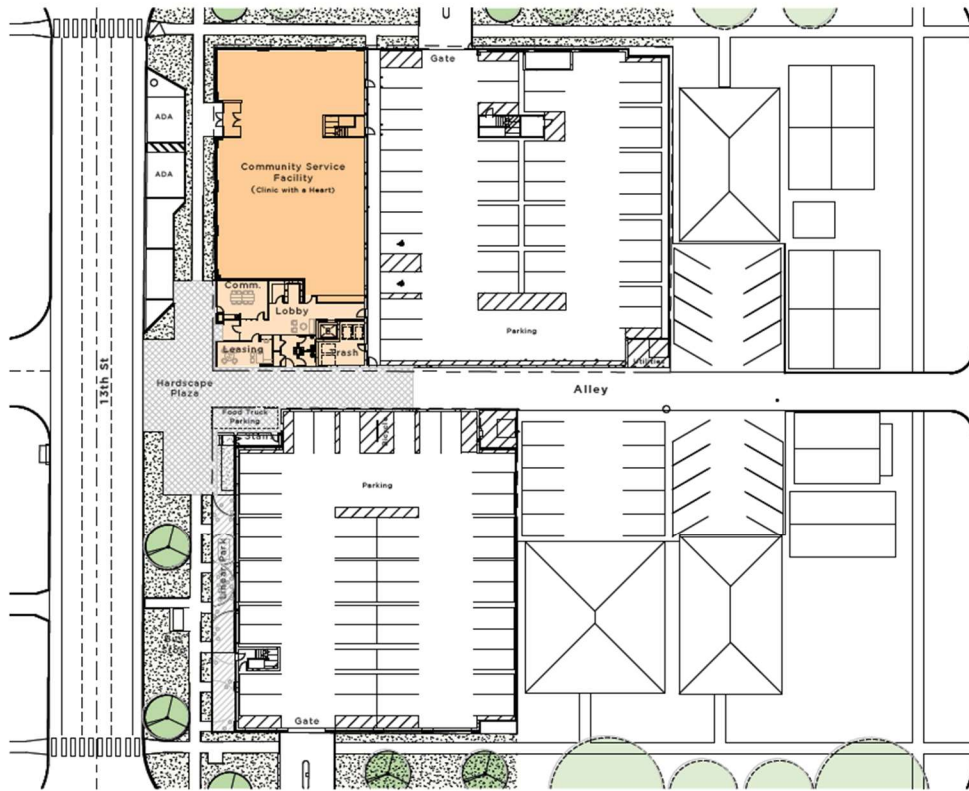
- | | | | |
|--|--------------------------------|---------------------------|-------------------------------------|
| A Linear Park | C Public Art Visibility | E Screened Parking | G Food Truck & Clinic Pop-up |
| B Massing Relates to Neighborhood Scale | D Social Front Porch | F Local Tenant | H Public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

• Ground floor commercial, building lobby, and neighborhood community room to activate the primary pedestrian corner and to break up the screened parking frontage.

LEVEL 01

Units

Community Service Facility	
Amenities	
1 Bedroom	0 units
2 Bedroom	0 units
3 Bedroom	0 units
Total	0 units



1/32"=1'-0" (N)



Since the development is seeking TIF assistance from the city, the Urban Design Committee is being asked to review and offer advice on the:

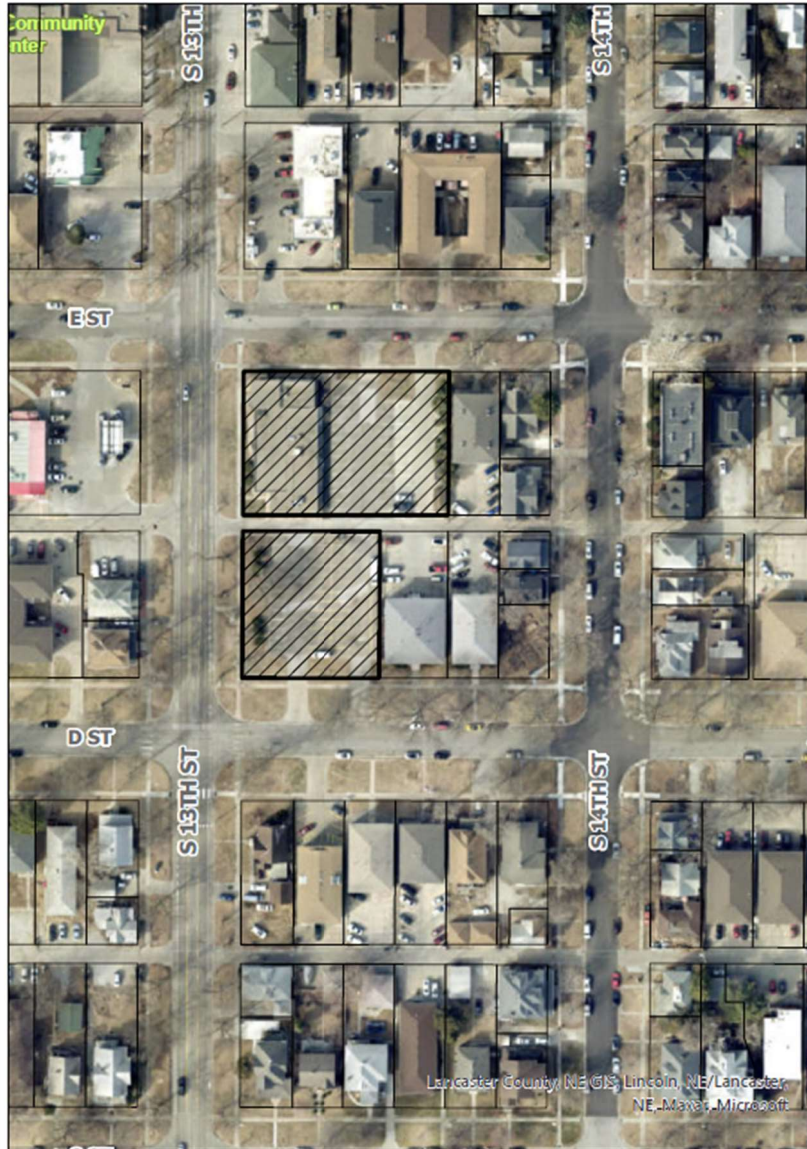
- Building Design:** Architectural design, materials, and aesthetics,
- Landscaping:** Outdoor elements including porches, and landscaped areas of the proposed residential development,
- Neighborhood Integration:** Compatibility of the design with the existing houses in the neighborhood, and
- Blight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

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Staff comments:

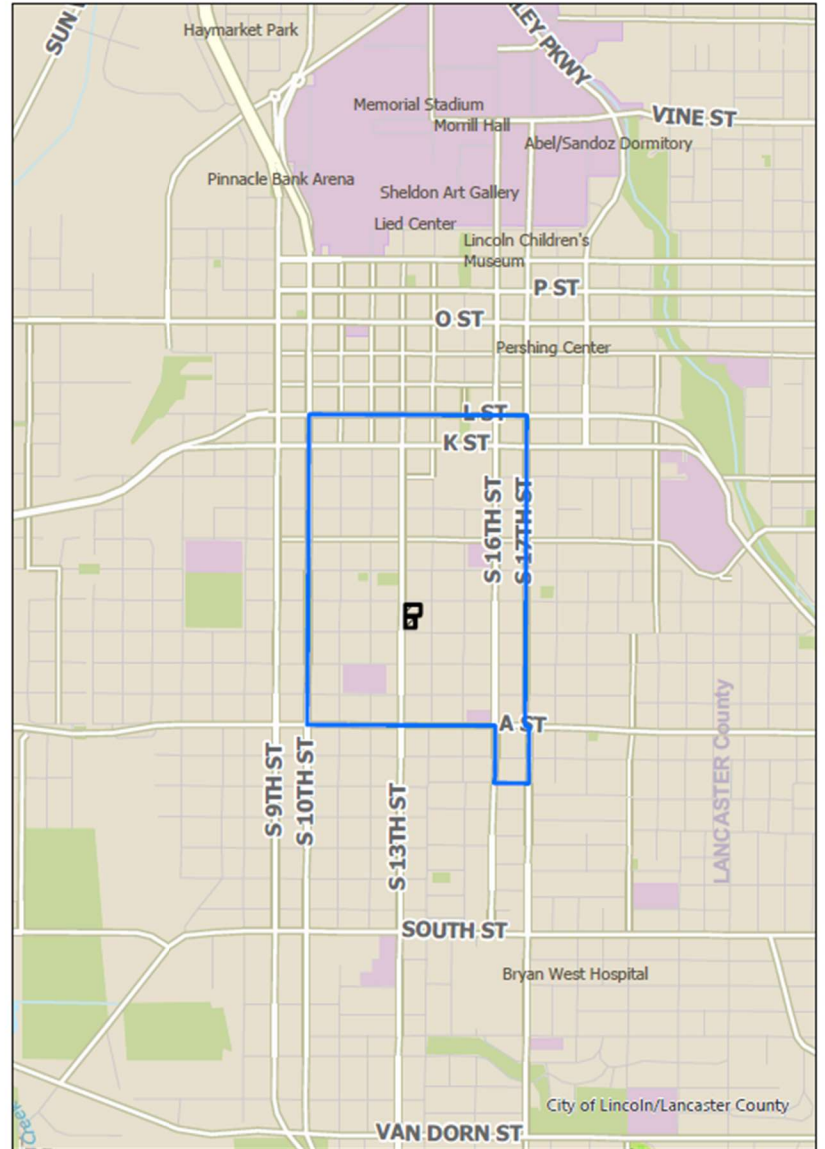
Although the proposed design is not in conformance with the Neighborhood Design Standards due to its scale in relation to its neighbors, the planning department acknowledges the deliberate incorporation of certain neighborhood elements in the design. These design moves attempt to maintain a sense of continuity and architectural cohesiveness within the community, and are essential for community building. Moreover, the project also aligns with the City's policies and goals mentioned in the Comprehensive Plan.

ATTACHMENT A - Location Map



2022 Aerial

UDR24079 - 1000 S 13th St



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CENTER TERRACE

Residential Mixed-Use

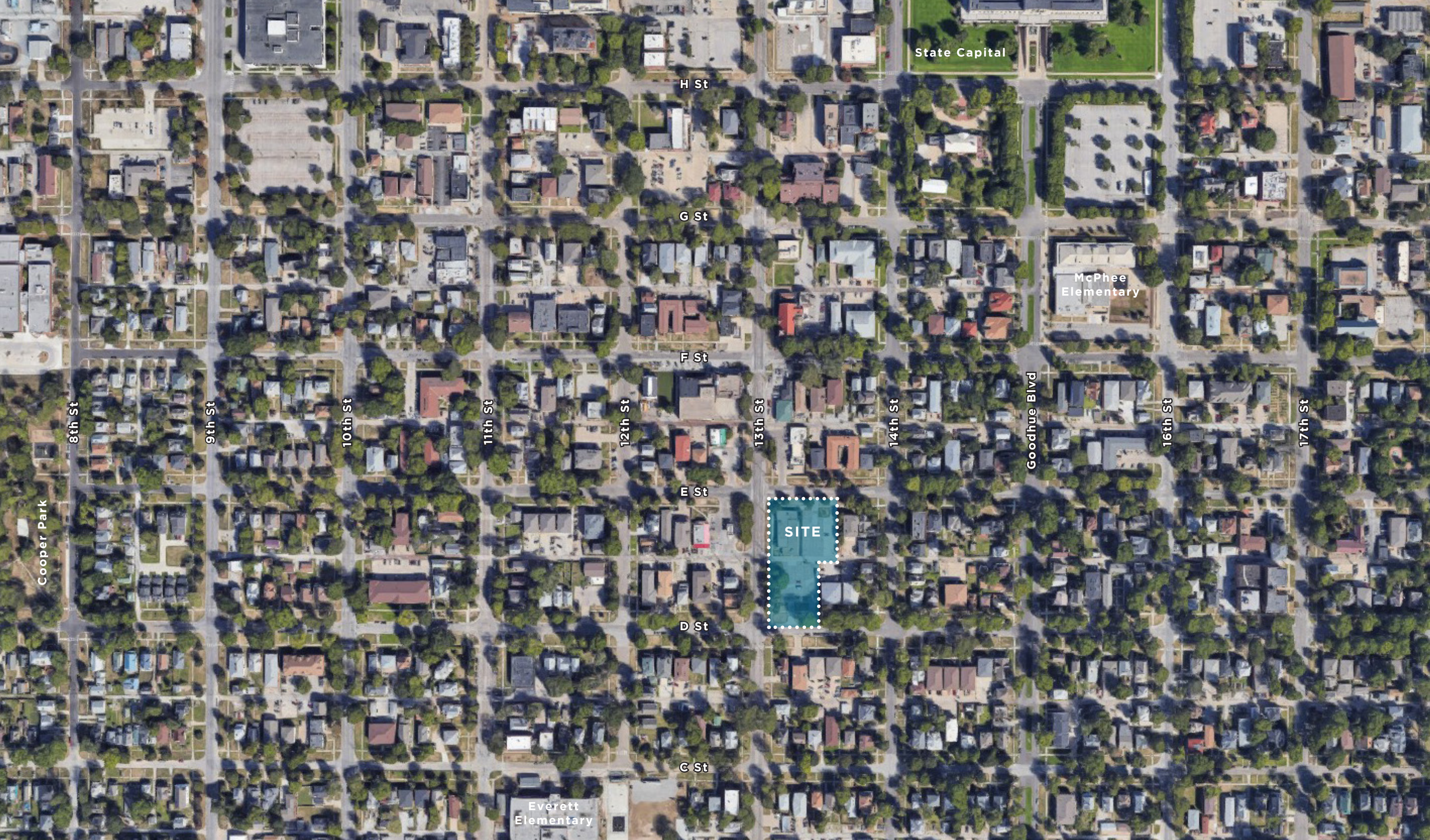
URBAN DESIGN | 2024-06-04



HOPPE
DEVELOPMENT

ALLEY POYNER MACCHIETTO ARCHITECTURE

EXISTING CONTEXT

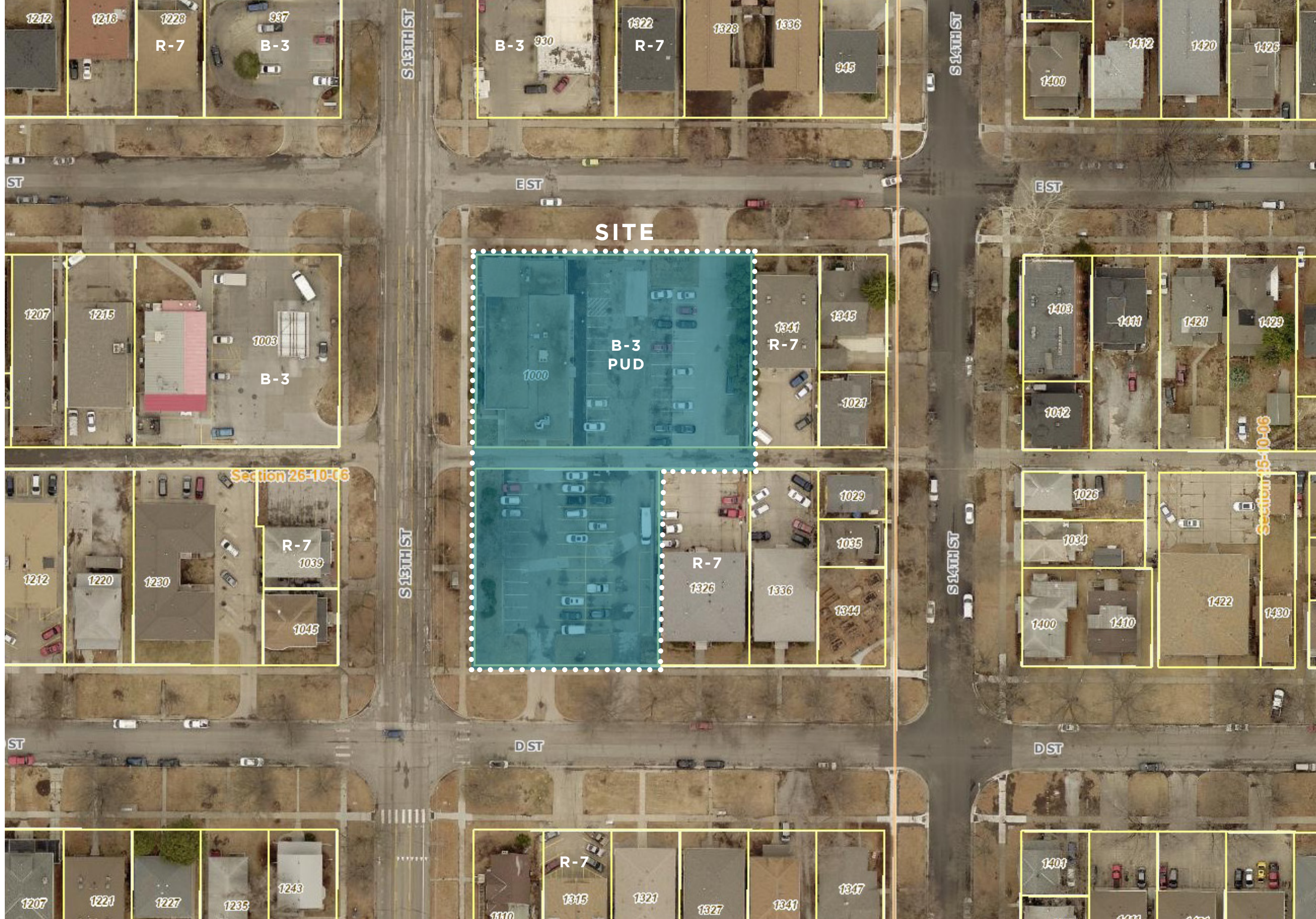


ZONING ANALYSIS

Address
1000 S. 13th St

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

Site Area
47,576 SF











DESIGN



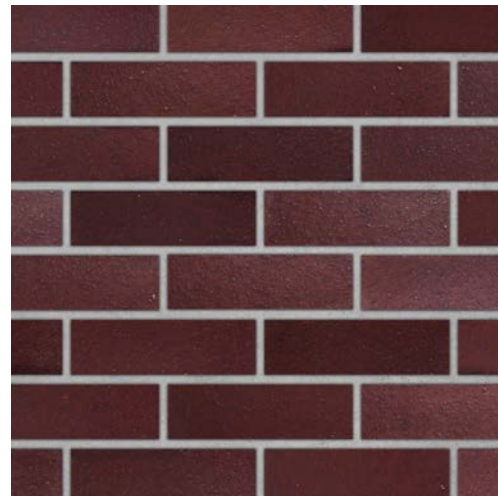
ALLEY POYNER
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- A** Linear Park
- B** Massing Relates to Neighborhood Scale
- C** Public Art Visibility
- D** Social Front Porch
- E** Screened Parking
- F** Local Tenant
- G** Food Truck & Clinic Pop-up
- H** Public Plaza



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FACE BRICK 1
RUNNING BOND, STANDARD,
ENDICOTT MEDIUM IRONSPOT 46, SMOOTH



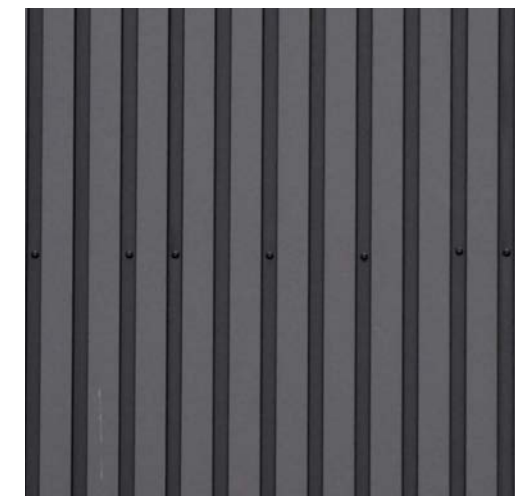
FACE BRICK 2
RUNNING BOND, STANDARD,
ENDICOTT, MANGANESE IRONSPOT, SMOOTH



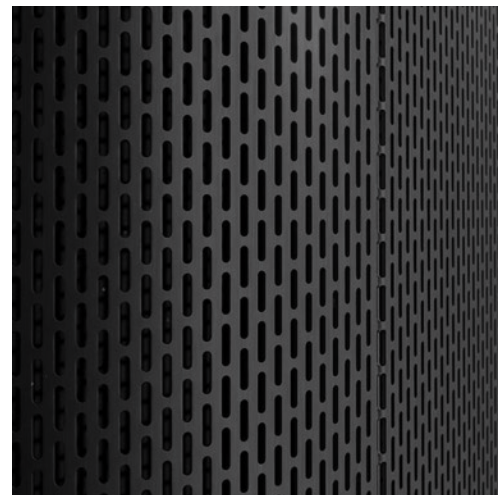
FIBER CEMENT SIDING 1
HARDIE PLANK SMOOTH,
MIDNIGHT SOOT, 6.25" HORIZONTAL



FIBER CEMENT SIDING 2
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METAL PANEL
BLACK RIBBED PANELS, VERTICAL
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ALUMINUM STOREFRONT
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VINYL WINDOWS
FIXED AND CASEMENT WINDOWS
WITH BLACK AND WHITE FRAMES



ART MURALS
IN COLLABORATION WITH LUX ART CENTER
AT SELECT LOCATIONS



WEST ELEVATION

- Building Signage
- Metal Panel 1
- Face Brick 1
- Aluminum Storefront
- Metal Canopy
- Center Terrace
- ALLEY 13'-6" CLR
- Decorative Railing
- Face Brick 2
- Fiber Cement Siding 2
- Art Collaboration Screening



EAST ELEVATION

- Metal Parking Screening / Fence
- Fiber Cement Siding 2
- ALLEY 13'-6" CLR
- Parking (screened)
- Vinyl Windows with Decorative Trim

3/64" = 1'-0"

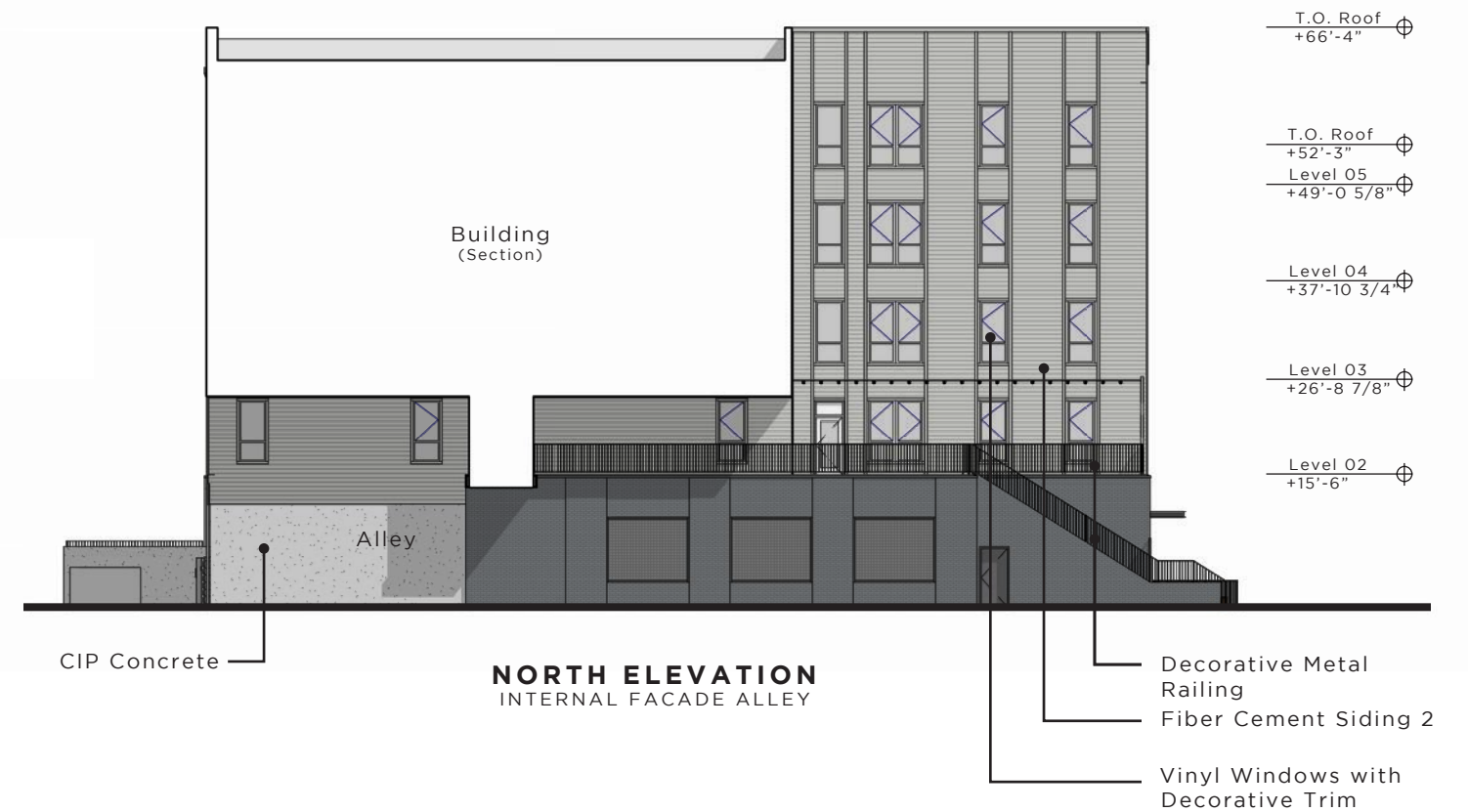
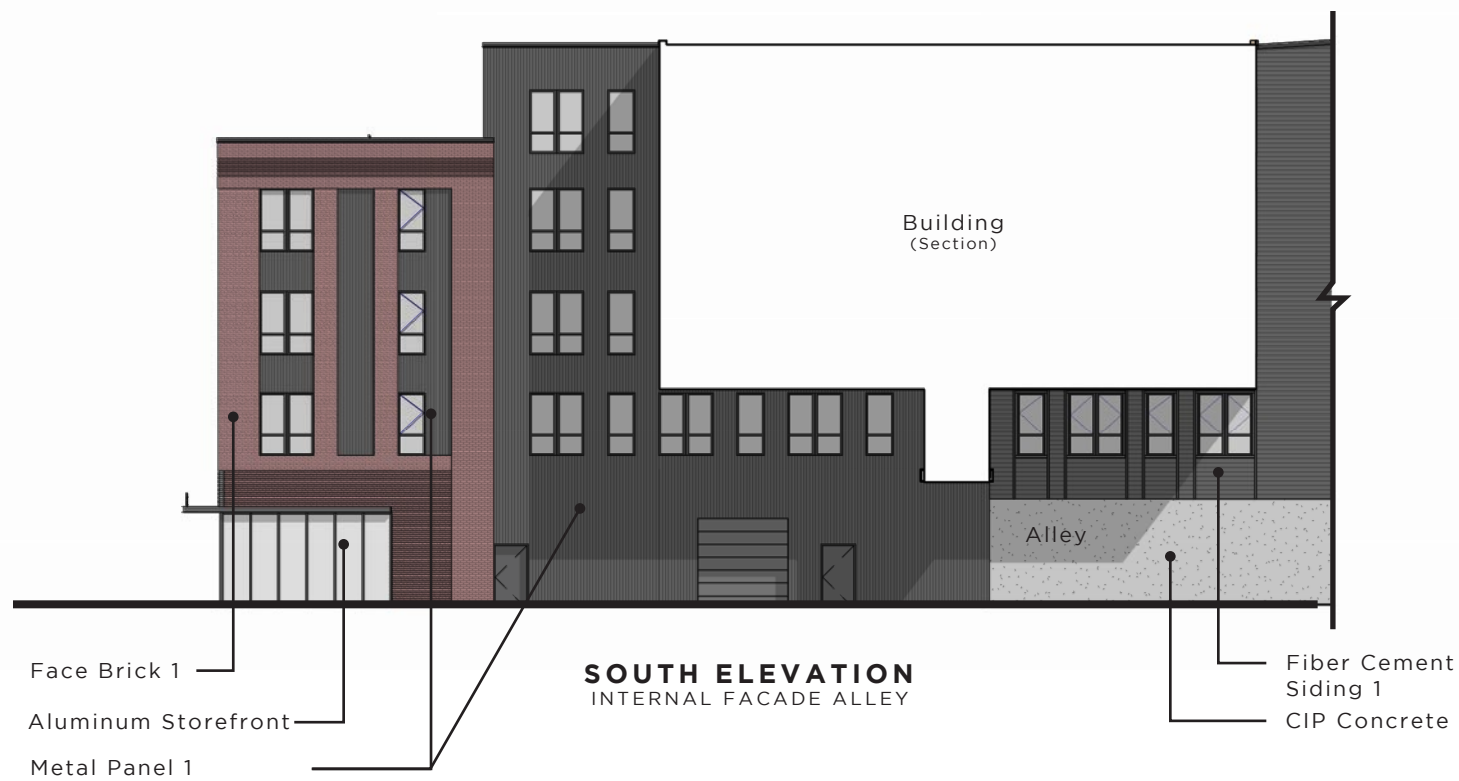
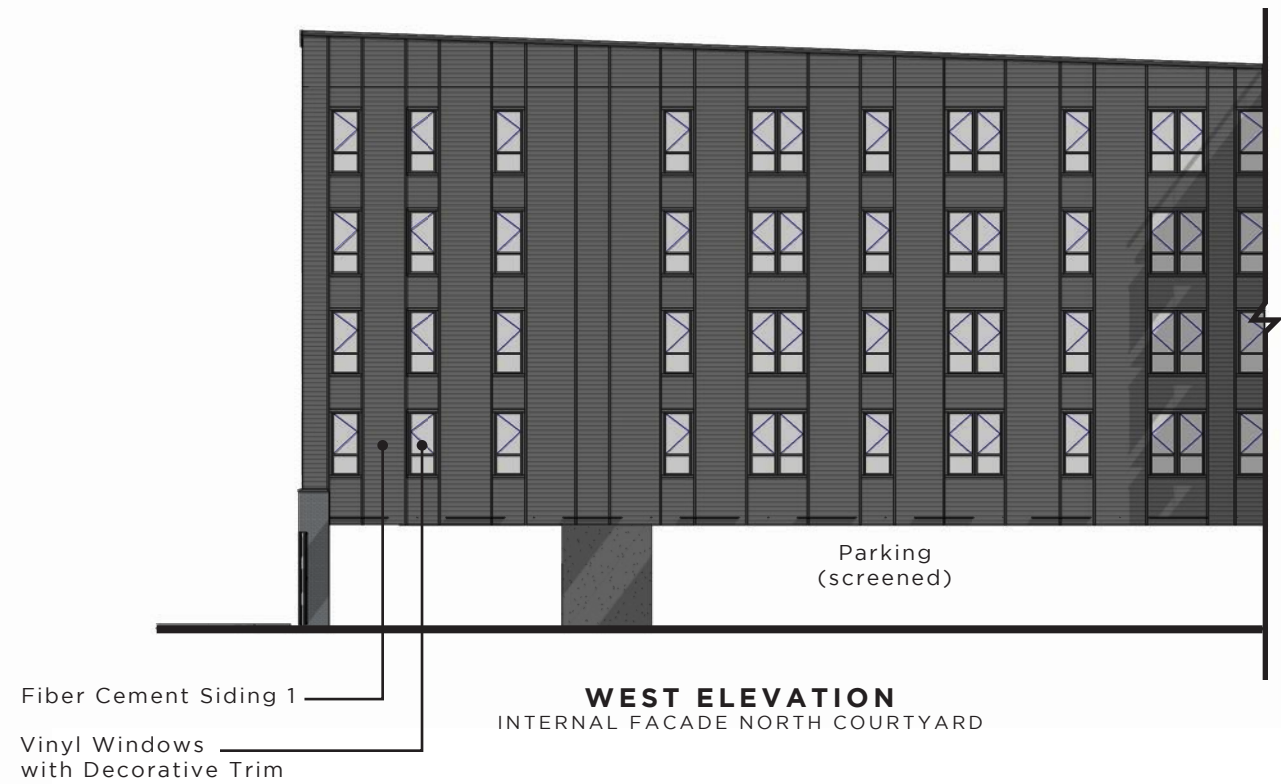


NORTH ELEVATION



SOUTH ELEVATION

3/64"=1'-0"

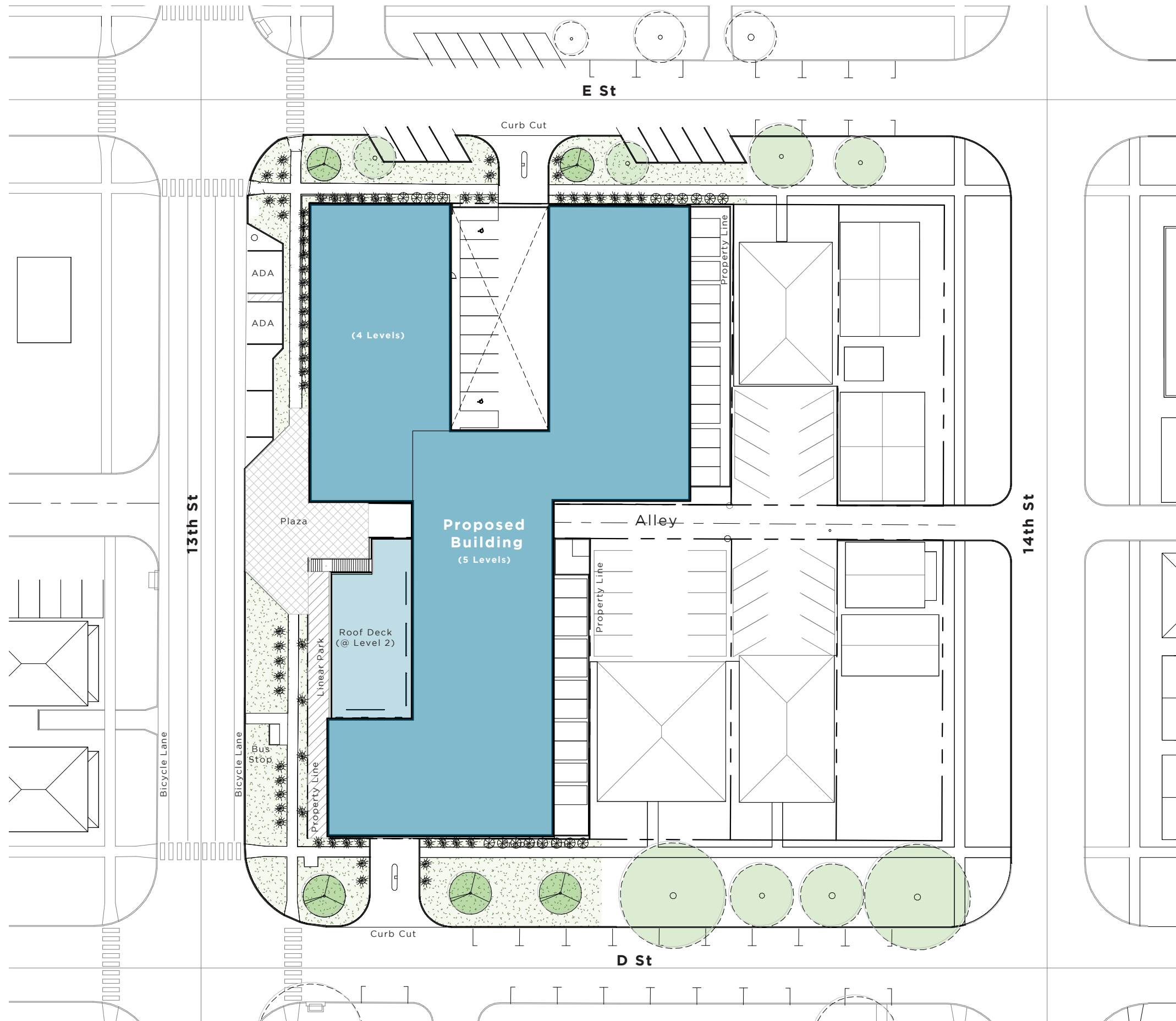


3/64" = 1'-0"

SITE PLAN

Parking

On-Site 87 stalls
On-Street 19 stalls

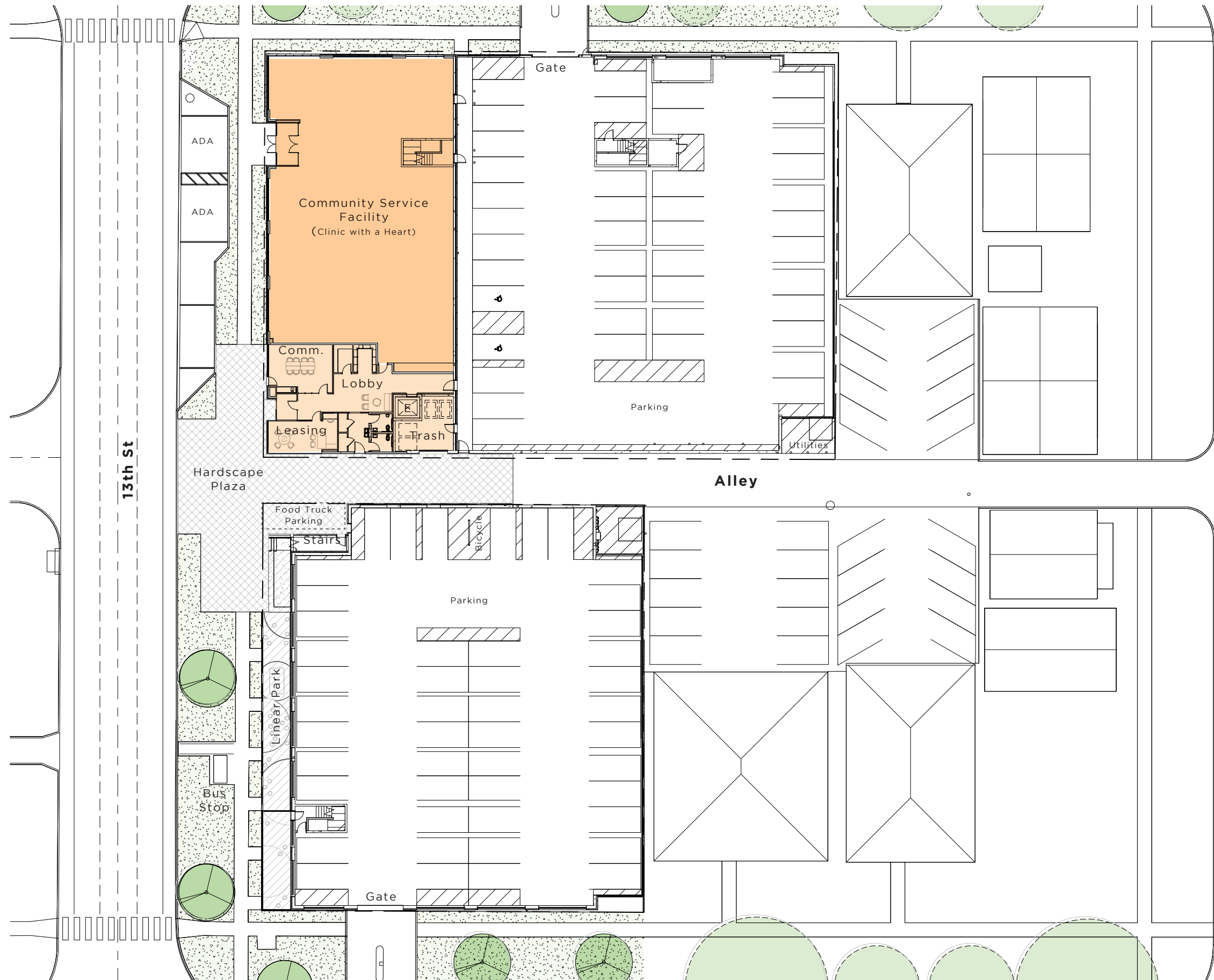


LEVEL 01

Units

- Community Service Facility
- Amenities

1 Bedroom	0 units
2 Bedroom	0 units
3 Bedroom	0 units
Total	0 units



LEVEL 02

Units

- Community Service Facility
- Amenities

1 Bedroom	17 units
2 Bedroom	13 units
3 Bedroom	2 units
Total	32 units

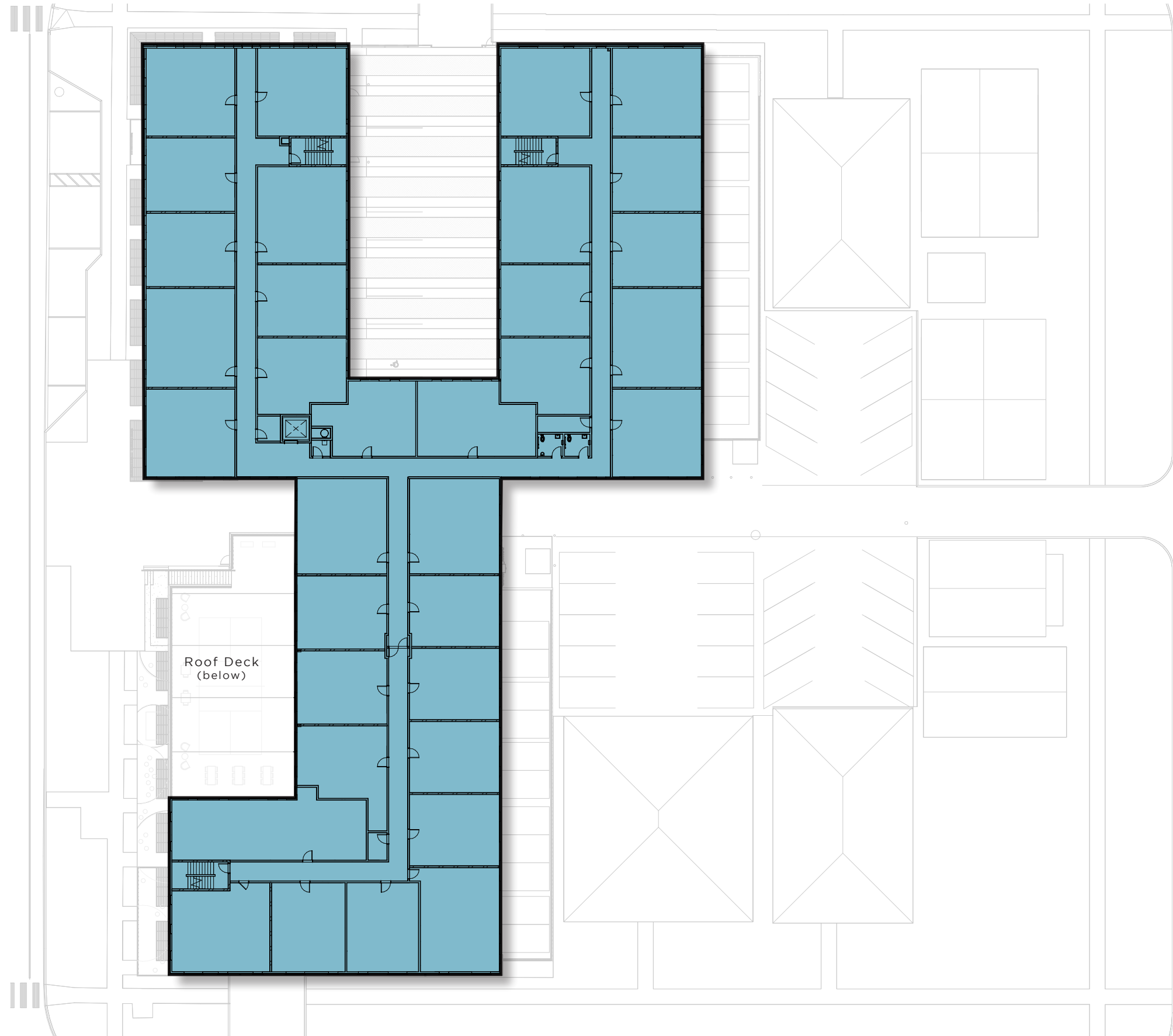


LEVEL 03-04

Units

- Community Service Facility
- Amenities

1 Bedroom	18 units
2 Bedroom	15 units
3 Bedroom	1 units
Total	34 units



LEVEL 05

Units

- Community Space
- Amenities

1 Bedroom	14 units
2 Bedroom	10 units
3 Bedroom	1 units
Total	25 units



UNIT SUMMARY

Level 01

1 Bedroom	0 units
2 Bedroom	0 units
3 Bedroom	0 units
Total	0 units

Level 02

1 Bedroom	17 units
2 Bedroom	13 units
3 Bedroom	2 units
Total	32 units

Level 03

1 Bedroom	18 units
2 Bedroom	15 units
3 Bedroom	1 units
Total	34 units

Level 04

1 Bedroom	18 units
2 Bedroom	15 units
3 Bedroom	1 units
Total	34 units

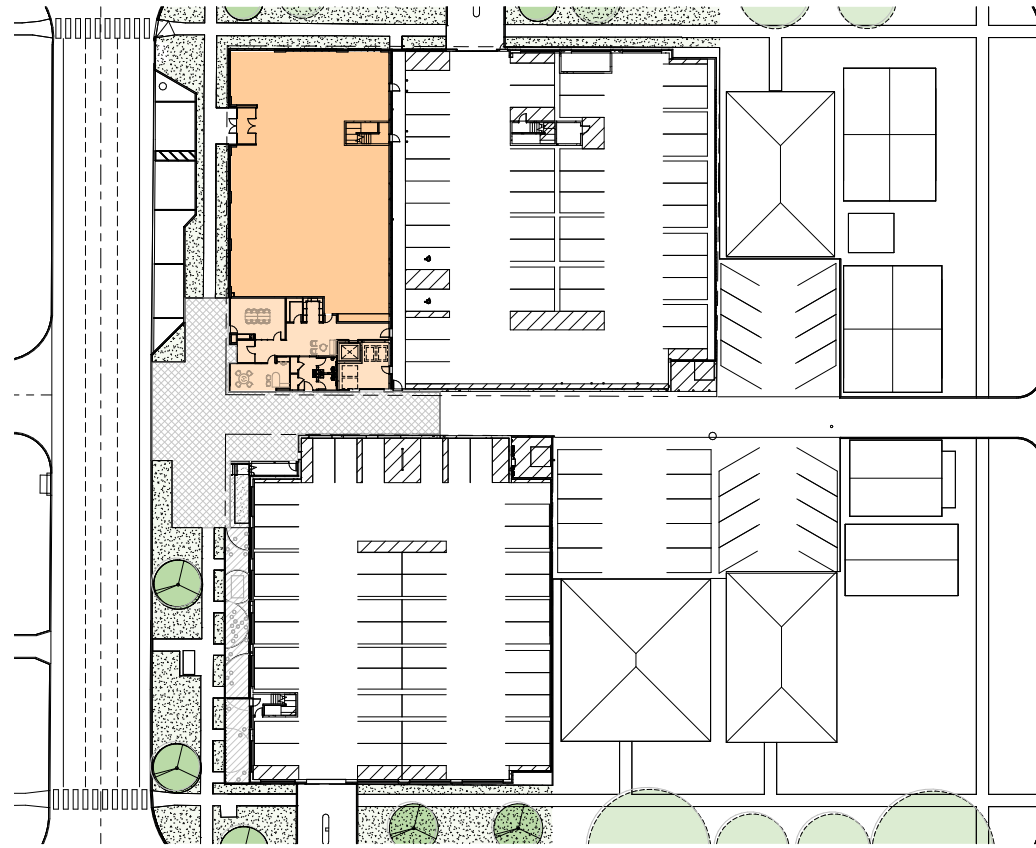
Level 05

1 Bedroom	14 units
2 Bedroom	10 units
3 Bedroom	1 units
Total	25 units

Total

1 Bedroom	67 units
2 Bedroom	53 units
3 Bedroom	5 units

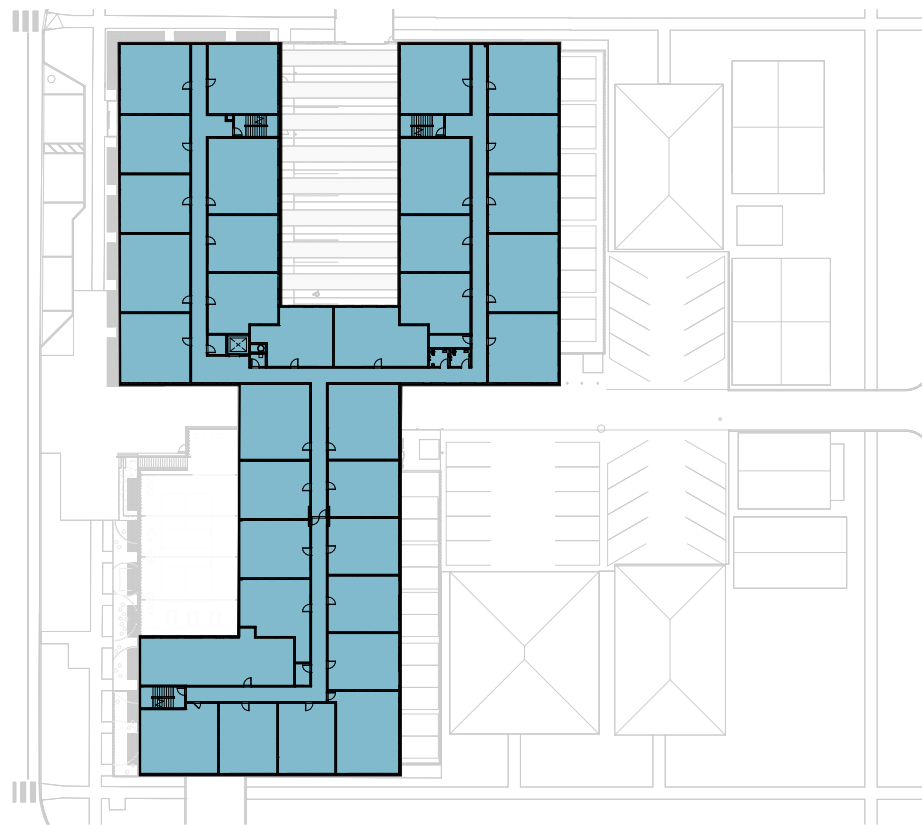
Total 125 units



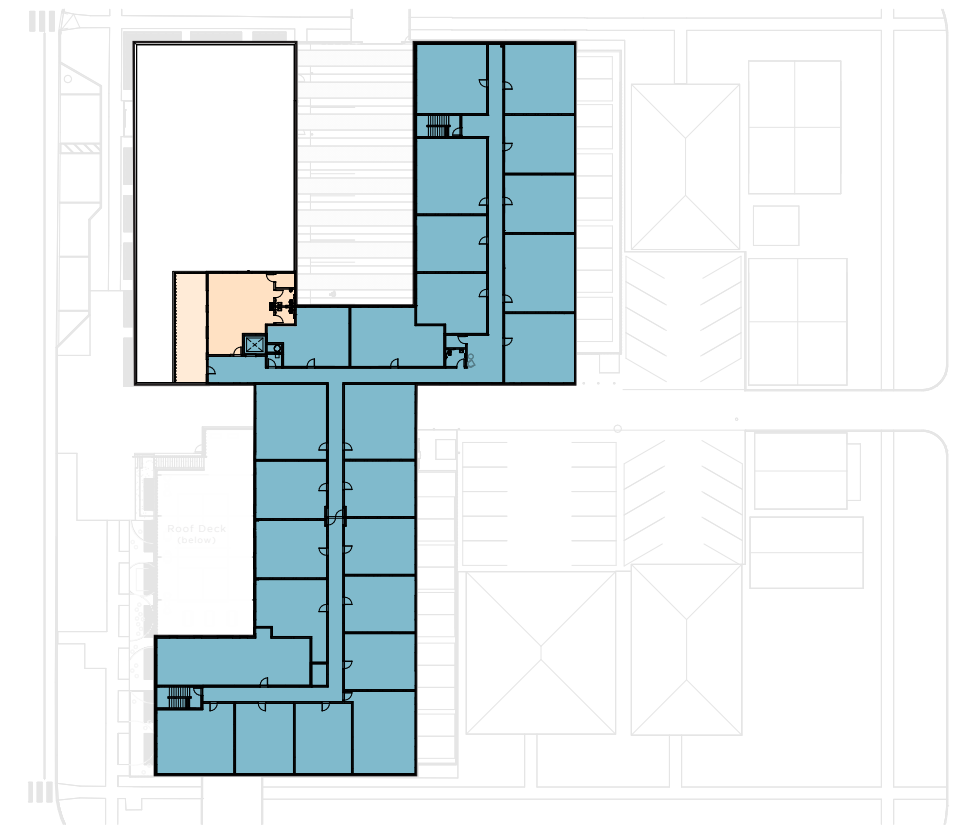
LEVEL 01




LEVEL 02



LEVEL 03-04



LEVEL 05

1/64"=1'-0" 

THANK YOU



HOPPE
DEVELOPMENT

+

ALLEY POYNER
MACCHIETTO
ARCHITECTURE