

URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **August 04, 2026**, 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 [June 02, 2026](#).

ADVISE

2. [Mixed use building at 11th and N-UDR26052](#) - *Advisory Review & Final Action*
3. [Uni Place Crosswalk Mural Proposal UDR26074](#)- *Advisory Review*
4. [Amendment to the South Folsom Redevelopment Plan as part of the Foxtail Meadows Redevelopment Project - UDR26075](#) - *Advisory Review & Final Action*

DISCUSSION

5. Proposed Black Hills Energy gas meter relocations adjacent to 1100, 1140, and 1150 O Street.

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

APPLICATION NUMBER Urban Design Record #UDR26052

APPLICATION TYPE Advisory Review & Final Action

ADDRESS/LOCATION S 11th and N St.

HEARING DATE August 04, 2026

ADDITIONAL MEETINGS

APPLICANT Josh Harm, josh@revdev.com

STAFF CONTACT Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Since the project is in Downtown Lincoln and is requesting Tax Increment Financing, staff are requesting the Urban Design Committee's review and final action on the following items:

- Façade treatment and selection of materials, including considerations of durability, long-term maintenance, and overall color palette;
- The overall design approach with respect to its massing, transparency, and visual connection;
- Interaction with the surroundings.

The resubmittal responds directly to the comments and direction provided by the Urban Design Committee at the meeting on June 2nd and by the Historic Preservation Commission at the meeting on June 11th.

The applicant is also expected to return to the UDC at a later date for review of the proposed streetscape design.

Project Description

The proposed 11-story, 338-unit residential development is located at the northwest corner of 11th Street and N Street in Downtown Lincoln. The project is designed to provide high-density residential housing while incorporating architectural elements that relate to the surrounding downtown context. The building's form and façade incorporate vertical and geometric design features intended to complement adjacent development patterns. Due to its prominent corner location, the project would contribute to the transition between the historic commercial downtown core and nearby residential areas.

Summary of Design Modifications

The summary below outlines the changes incorporated since the prior submission and the basis for each. The applicant has stated that samples of the new materials will be provided at the UDC meeting.

Expanded brick masonry base. The brick masonry base has been extended higher along the street frontage. Glen-Gery “Blue Smooth Ironspot” full-depth brick is now carried through the building’s lower floors, creating a more durable, pedestrian-scaled masonry presence. Brick has been incorporated to the greatest extent feasible within the project’s structural and budget parameters.

Removal of all metal paneling. All metal paneling included in the prior design has been removed. In its place, the design now incorporates EQUITONE Tectiva through-color fiber-cement cladding (TE60 Hessian, TE20 Pebble, and TE85 Graphite), selected for its durability and lower maintenance requirement

EQUITONE at the street level / parking entrance. EQUITONE Tectiva has also been added at the street level near the parking entrance, providing a consistent, higher-quality material treatment in an area previously proposed with metal paneling.

Consolidated color palette. At the recommendation of both the Historic Preservation Committee and the Urban Design Committee, earlier color variations have been removed in favor of a more restrained and cohesive overall palette.

Louver-free design and upgraded HVAC retained. The revised exterior design maintains the previously discussed louver-free approach and retains the upgraded HVAC systems. All exterior modifications described above were completed while preserving this aspect of the design direction.

Revised Exterior Material Palette

Material	Application
Glen-Gery “Blue Smooth Ironspot” Full-Depth Brick	Building base / lower levels, masonry planters, and brick/coping to match storefront
EQUITONE Tectiva (TE60 Hessian, TE20 Pebble, TE85 Graphite)	Upper-level cladding and street level at the parking entrance — replacing all former metal paneling
Dark Metal Window Frames w/ Insulated Clear Glass	Windows throughout
Dark Metal Balcony Railings w/ Clear Glass	Balconies throughout

Design comparison



South Elevation: N Street side - June submission



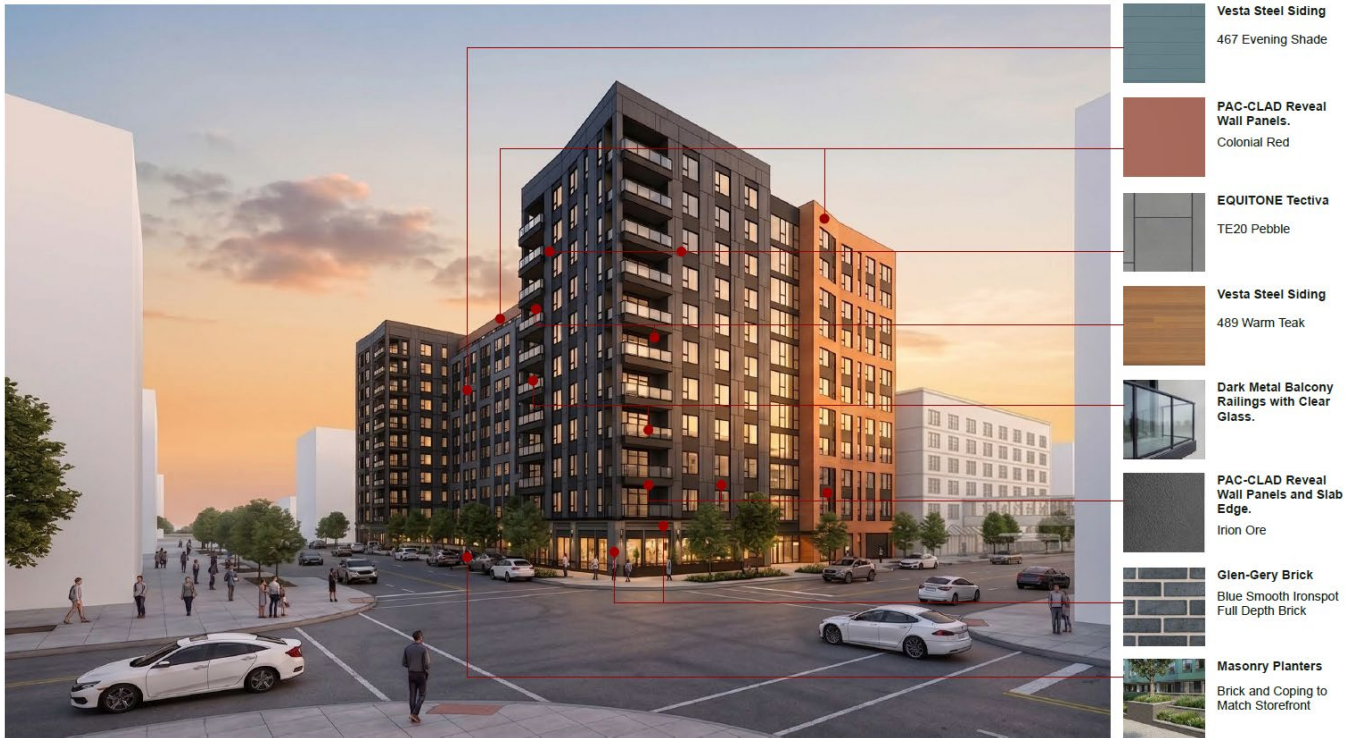
South Elevation: N Street side - Revised design



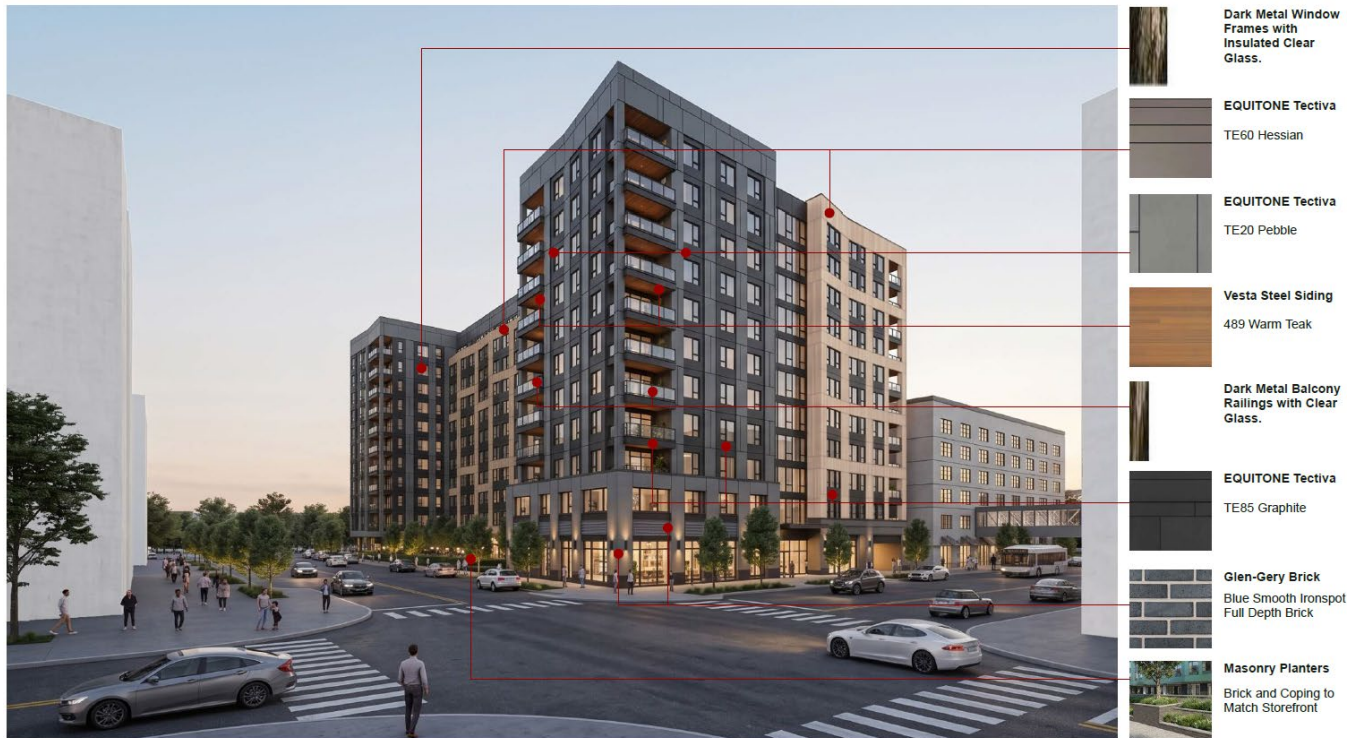
11th St side entrance - June submission



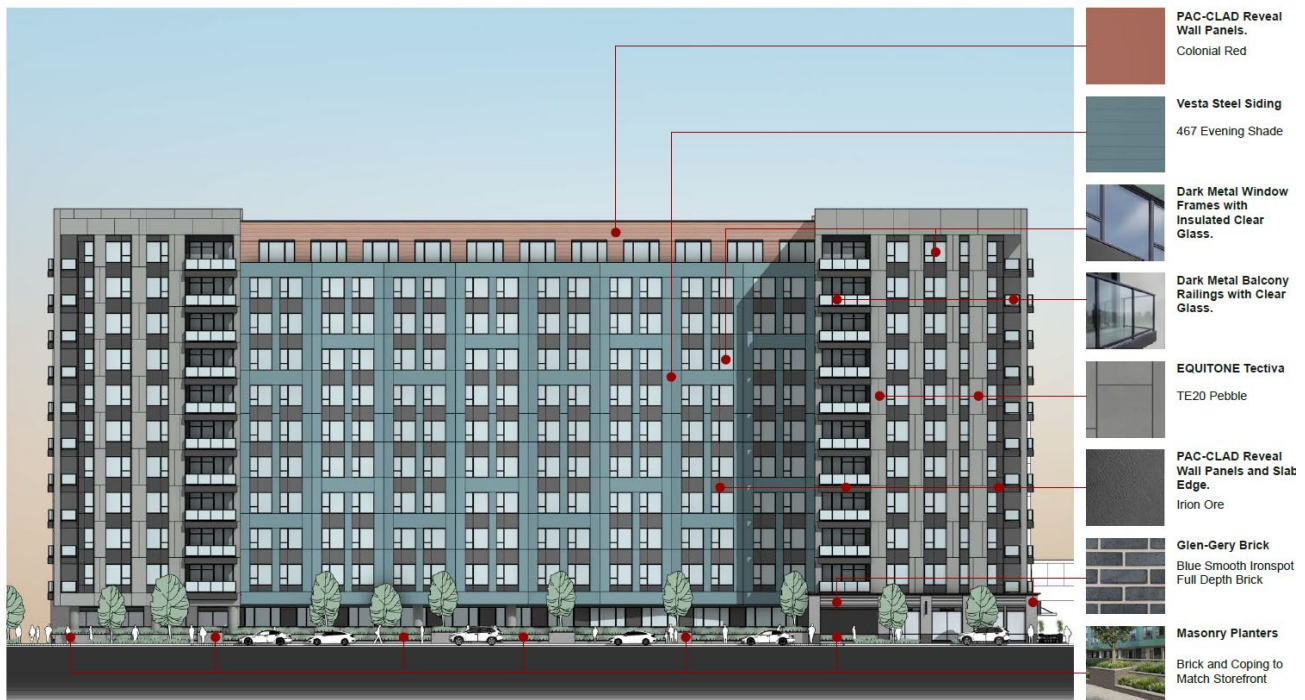
11th St side entrance - Revised design



View from the 11th and N St intersection - June submission



View from the 11th and N St intersection - Revised design



North elevation – June submission

The Historic Preservation Commission previously commented that *“the north façade should function as a neutral backdrop that allows the Gold’s Building to remain the focal point of the block,”* and further suggested that *“darker materials immediately adjacent to the Gold’s Building could accentuate the lighter terracotta features of the historic structure.”*

The revised design incorporates this direction into the north elevation by introducing darker tones adjacent to the Gold’s Building to strengthen the visual contrast and reinforce the historic building’s prominence along the block.



North elevation - Revised design

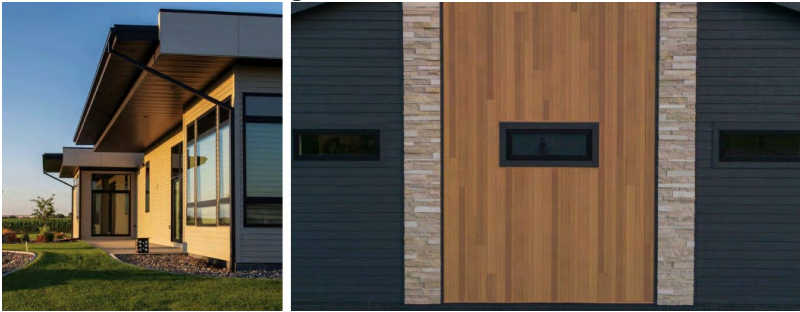
Material Details

1. EQUITONE Fiber Cement Panel



EQUITONE is a through-colored fiber cement rainscreen cladding system used on building exteriors for its durability, fire resistance, and low-maintenance performance. The panels are noncombustible and designed to withstand long-term weather exposure without the need for repainting or surface coatings. Installed as part of a ventilated façade system, they support moisture management and long-term enclosure performance.
Lifespan: “Expected average reference service life of 50 years”
Durability: Resistant to extreme temperatures and frost, organisms, chemical, high flexural strength + density (ASTM C1185)
Maintenance Requirements: fiber cement panels are low-maintenance and require only periodic cleaning with water and mild detergent. No painting, sealing, or recoating is required.
Heat Absorption: EQUITONE panels absorb solar heat as a dense fiber cement material; however, when installed in a ventilated rainscreen system, cavity airflow dissipates heat and reduces solar heat transfer to the building.

2. Vesta Plank Siding



Vesta Siding is a prefinished galvanized steel siding system designed to provide the appearance of traditional plank cladding with the durability of a metal façade. The system features a factory-applied protective coating that resists corrosion, impact, UV exposure, fading, and staining, and is installed as part of a rainscreen or drained wall assembly to support moisture management.
Lifespan: The manufacturer provides a limited lifetime residential warranty (and shorter commercial warranty periods depending on application) covering coating performance, including resistance to fading, chalking, and film integrity.
Durability: Vesta Plank offers high durability in a siding-format steel system, relying on galvanized steel and factory-applied coatings. It resists rot, insects, and cracking entirely, with strong impact resistance.
Maintenance Requirements: Vesta Plank siding requires low routine maintenance. Maintenance consists of periodic cleaning with water and mild detergent to remove dirt, environmental buildup, and pollutants.
Heat Absorption: Vesta Plank siding exhibits high thermal conductivity, meaning it will rapidly respond to changes in exterior temperature and solar exposure. Surface heat absorption is influenced by panel color, finish reflectivity, and environmental exposure conditions.

3. Glen-Gery Brick



Glen-Gery brick is a fired clay masonry unit manufactured from natural shale and clay materials, produced in accordance with ASTM C216 standards for exterior facing brick. It is a noncombustible, high-density material used in veneer and structural masonry systems, known for its long-term durability, color stability, and resistance to weathering.

Lifespan:Glen-Gery clay brick masonry units manufactured to ASTM C216 Grade SW are designed for long-term exterior exposure and are widely recognized as having service lives exceeding 50–100+ years when properly detailed and maintained.

Durability:Glen-Gery brick masonry units are manufactured from natural clay shale materials fired at high temperatures, producing a dense, non-combustible masonry unit with exceptional long-term durability. The material is inherently resistant to UV exposure, corrosion, rot, insects, and biological degradation, requiring no applied coatings for protection.

Maintenance Requirements:Glen-Gery brick masonry requires minimal long-term maintenance, consisting primarily of periodic inspection and repointing of mortar joints as needed. The brick units themselves do not require painting, sealing, or refinishing under normal service conditions.

Heat Absorption:Glen-Gery brick masonry exhibits high thermal mass behavior, absorbing and slowly releasing heat over time. While not an insulating material, its mass contributes to reduced temperature fluctuation and improved thermal stability within wall assemblies, as recognized in ASHRAE and Brick Industry Association guidance.

Staff Notes and Recommendations

Because this project is requesting TIF, staff evaluated the proposal with consideration for the higher level of architectural quality, material durability, and urban design expected of publicly assisted developments within Downtown Lincoln.

Overall, staff finds that the revised design demonstrates a thoughtful approach to building design, façade articulation, pedestrian engagement, and integration within the surrounding downtown context. The updated proposal incorporates durable exterior materials, active ground-floor elements, articulated facades, consolidated vehicular access, and design features intended to enhance the pedestrian environment along adjacent public streets.

The building design continues to include variation in façade composition, recessed balconies, a high degree of transparency at the ground-floor level, and changes in materials that collectively reduce the perceived scale of the structure and contribute to visual interest along the street frontage. Building entrances remain oriented toward the public street and are emphasized through architectural detailing, material variation, and signage elements. Mechanical equipment and service elements, including parking bay access, appear to be integrated in a manner that minimizes visibility from primary street frontages.

[https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2026/08 August/ITEM 2 UDR26052_11thandN.docx`](https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2026/08 August/ITEM 2 UDR26052_11thandN.docx)

Staff notes that the revised design responds to comments provided by staff, the Urban Design Committee, and the Historic Preservation Commission. Specifically, the updated building elevations reduce the number of materials used on the façade, incorporate more fiber-cement panels, eliminate all previously proposed metal paneling, and extend the brick masonry base higher along the street frontage. The project now emphasizes a more cohesive and durable exterior material palette.

Primary Façade Materials

The first 20 feet of the building continue to be clad in full-depth Glen-Gery brick, with the revised design expanding the brick masonry base along the street frontage. The applicant has incorporated as much brick as feasible within structural and budget constraints.

The revised design also replaces previously proposed metal paneling with through-color EQUITONE Tectiva fiber-cement cladding throughout the facade.

Material Palette and Building Composition

The project incorporates fewer materials overall than the prior submission, resulting in a more restrained and cohesive exterior expression. Transitions between materials appear coordinated, with complementary colors and consistent architectural language maintained throughout the elevations. The façade composition provides visual articulation and reduces the appearance of large, uninterrupted blank walls.

Building Setback Along N Street

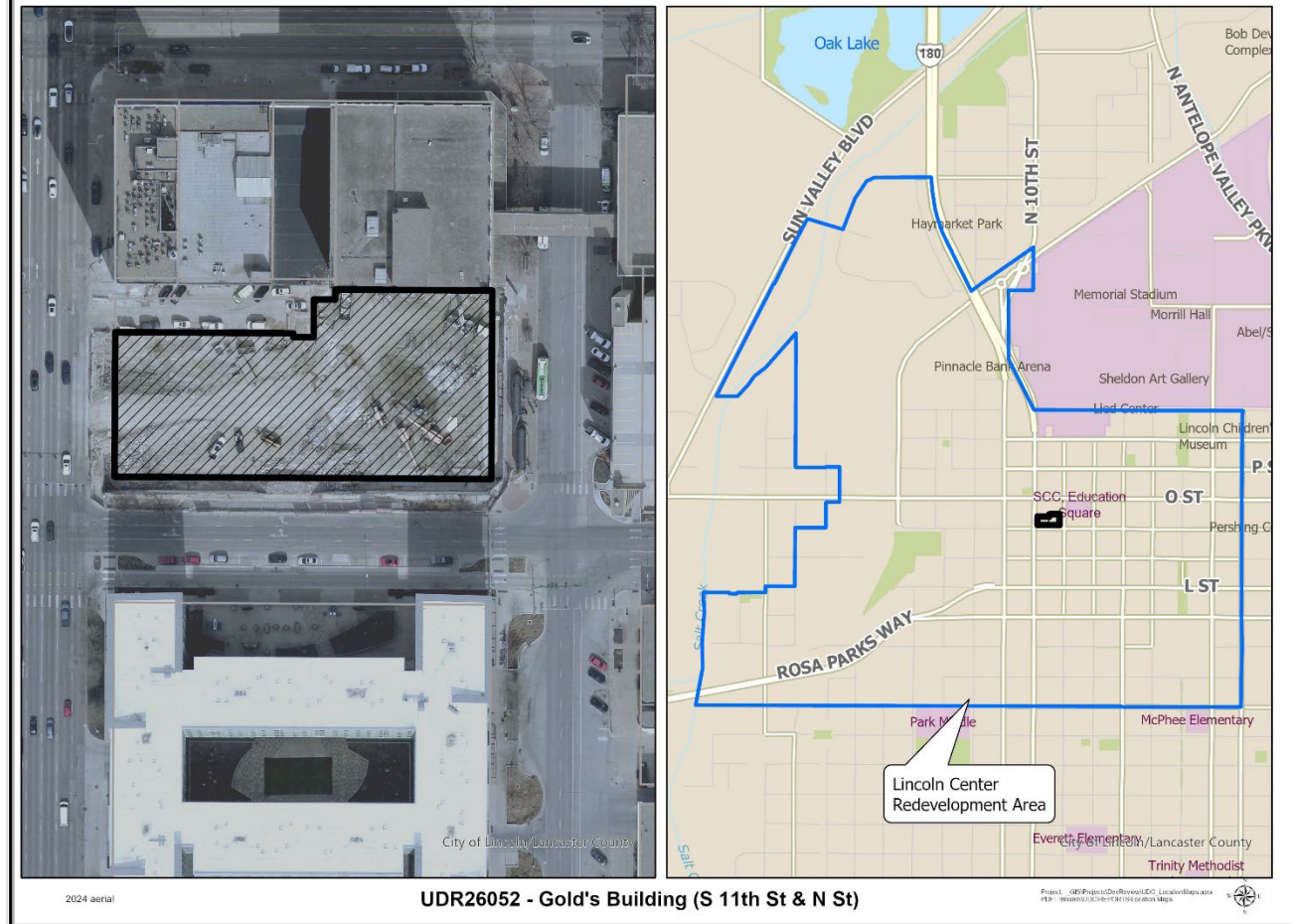
No changes have been made to the building setback along N Street. A portion of the frontage remains set back to accommodate outdoor amenity and gathering spaces, including a pool deck, seating areas, and landscaping. Landscaping elements continue to provide screening and contribute positively to the streetscape.

Staff finds that the combination of active ground-floor elements, landscaping, and visible amenity spaces continues to support pedestrian activity and introduce variation along the streetscape.

Staff requests the Committee's feedback regarding the proposed primary materials, long-term durability, overall cohesiveness of the building composition, and the design approach, particularly along the N Street frontage. Staff supports the revised design and finds that the project demonstrates a thoughtful and responsive approach to architectural quality and downtown urban design.

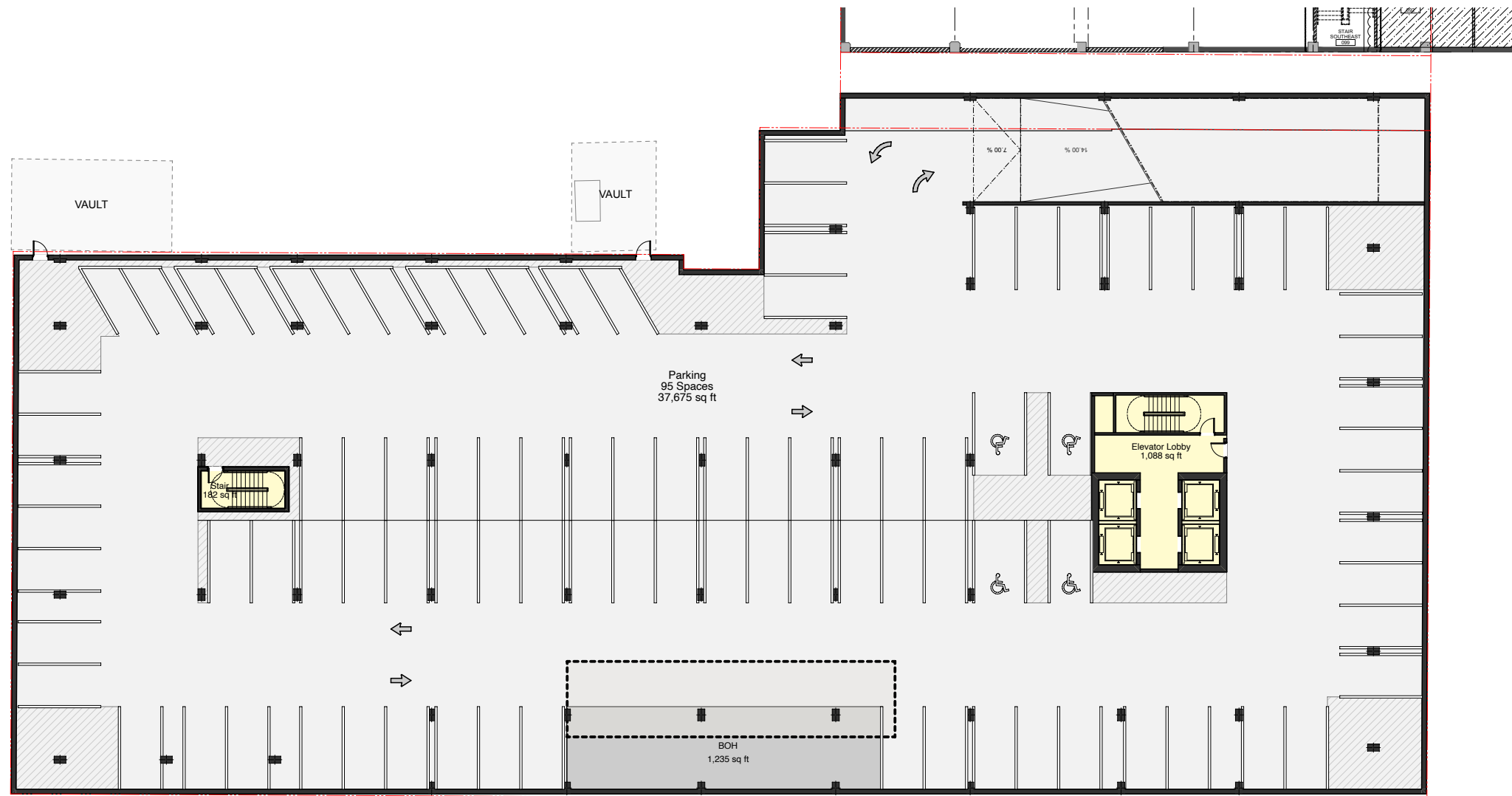
Location Map

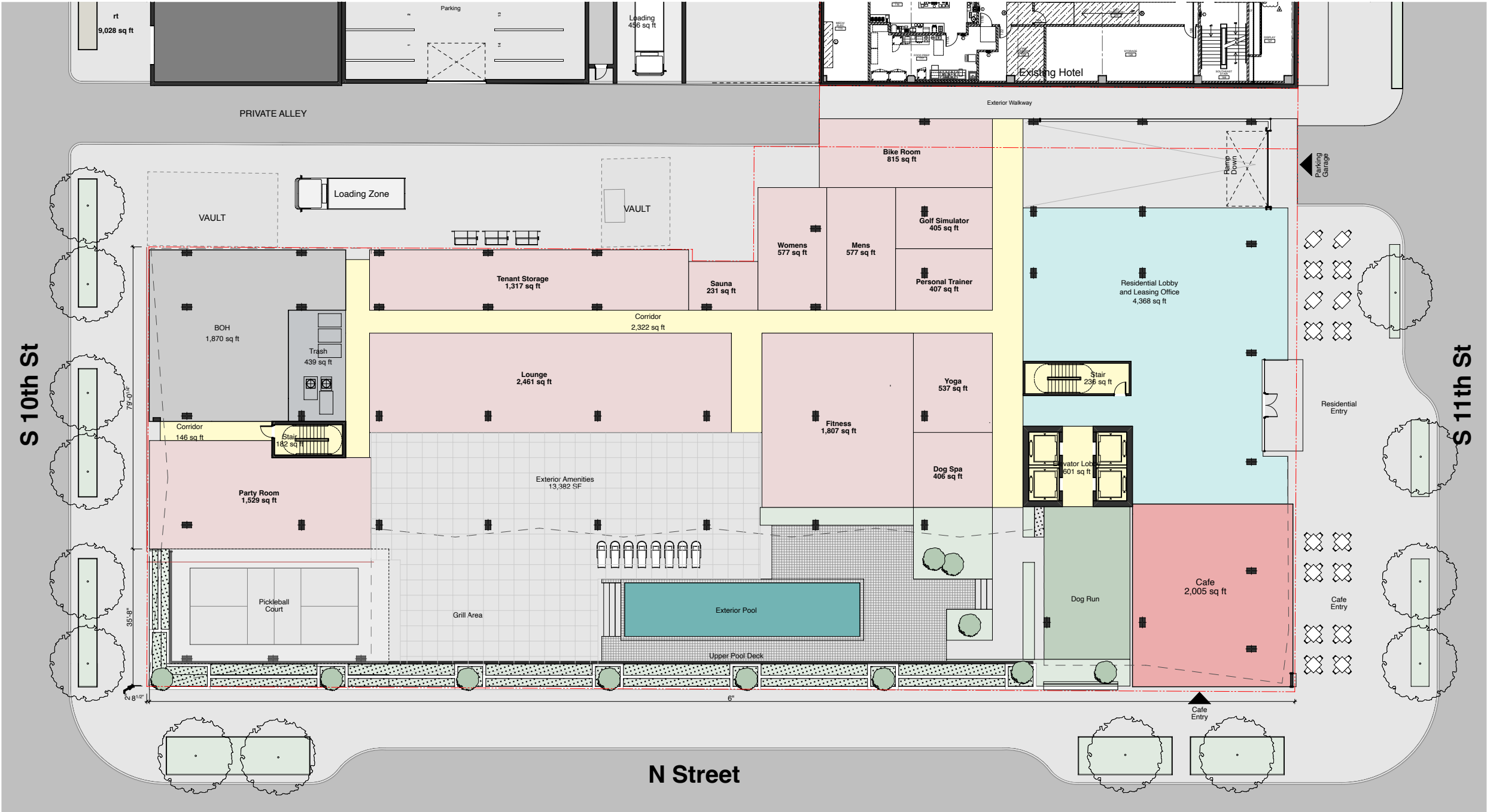
ATTACHMENT A - Location Map

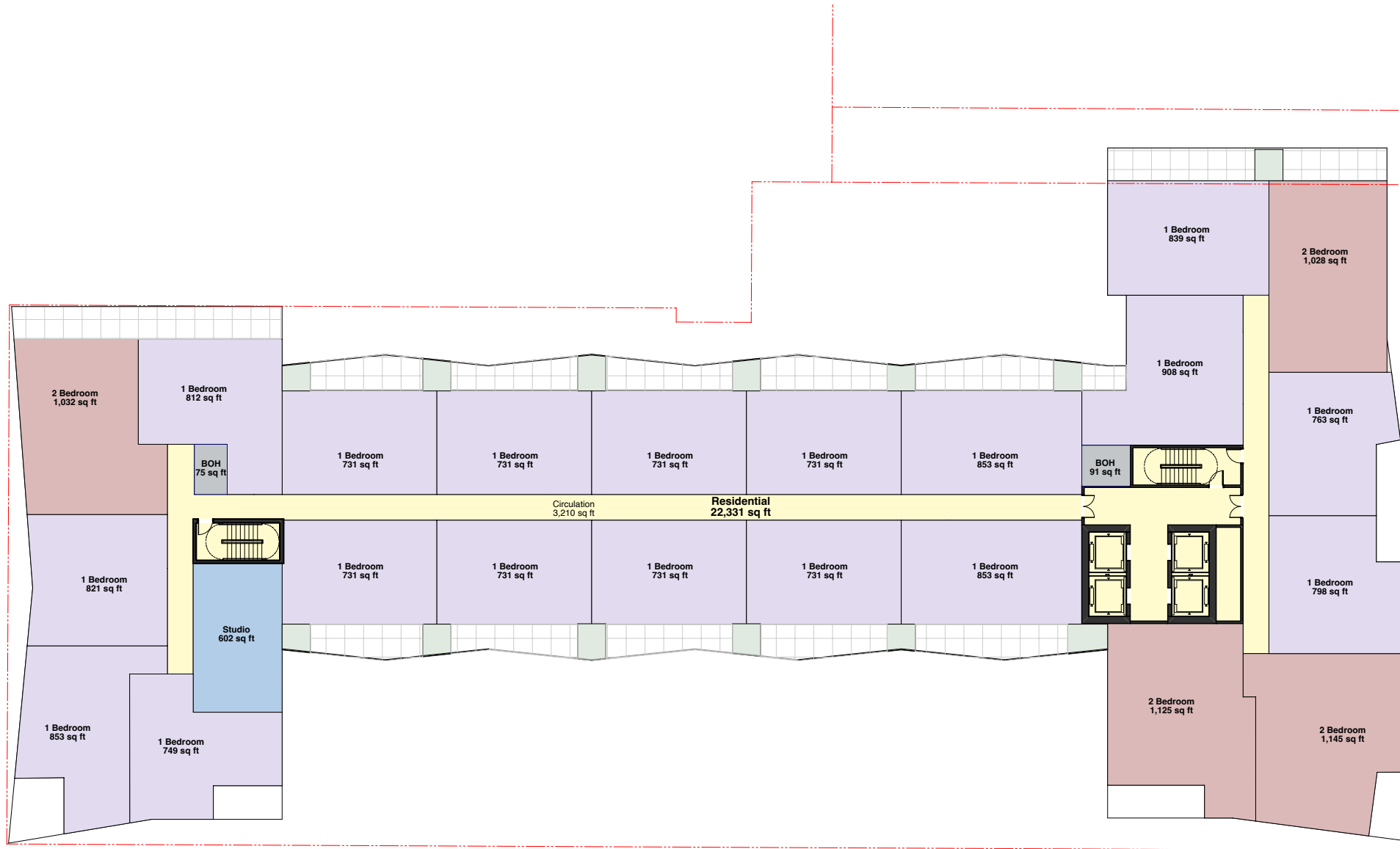




11th & N | Lincoln, NE









EQUITONE Tectiva
TE60 Hessian



Dark Metal Window Frames with Insulated Clear Glass.



Dark Metal Balcony Railings with Clear Glass.



EQUITONE Tectiva
TE20 Pebble



EQUITONE Tectiva
TE85 Graphite



Glen-Gery Brick
Blue Smooth Ironspot Full Depth Brick





EQUITONE Tectiva

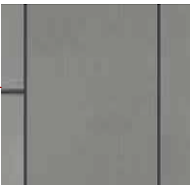
TE60 Hessian



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EQUITONE Tectiva

TE20 Pebble



EQUITONE Tectiva

TE85 Graphite



Glen-Gery Brick

Blue Smooth Ironspot Full Depth Brick



Masonry Planters

Brick and Coping to Match Storefront



EQUITONE Tectiva

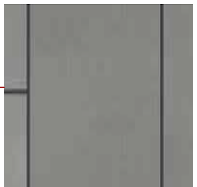
TE60 Hessian



**Dark Metal Window
Frames with
Insulated Clear
Glass.**



**Dark Metal Balcony
Railings with Clear
Glass.**



EQUITONE Tectiva

TE20 Pebble



EQUITONE Tectiva

TE85 Graphite



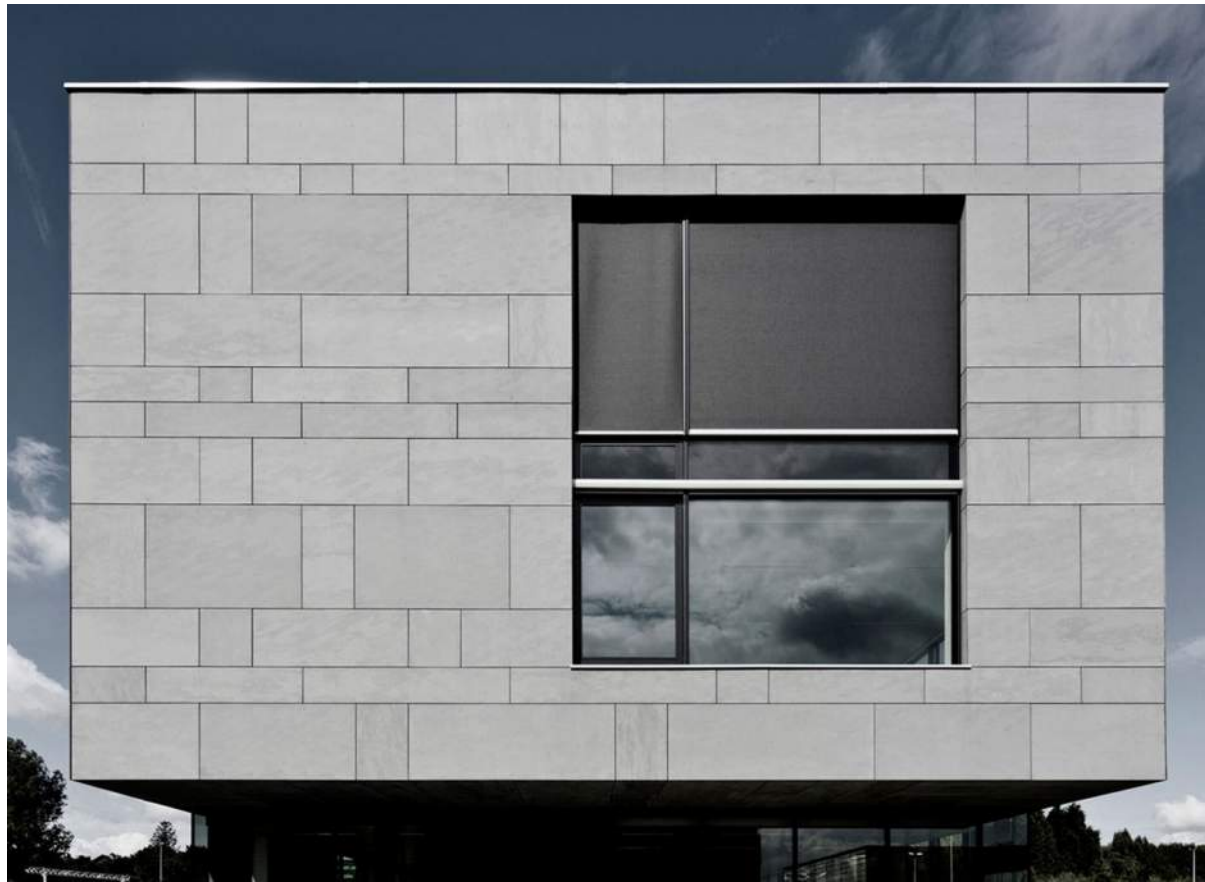
Glen-Gery Brick

Blue Smooth Ironspot
Full Depth Brick



Masonry Planters

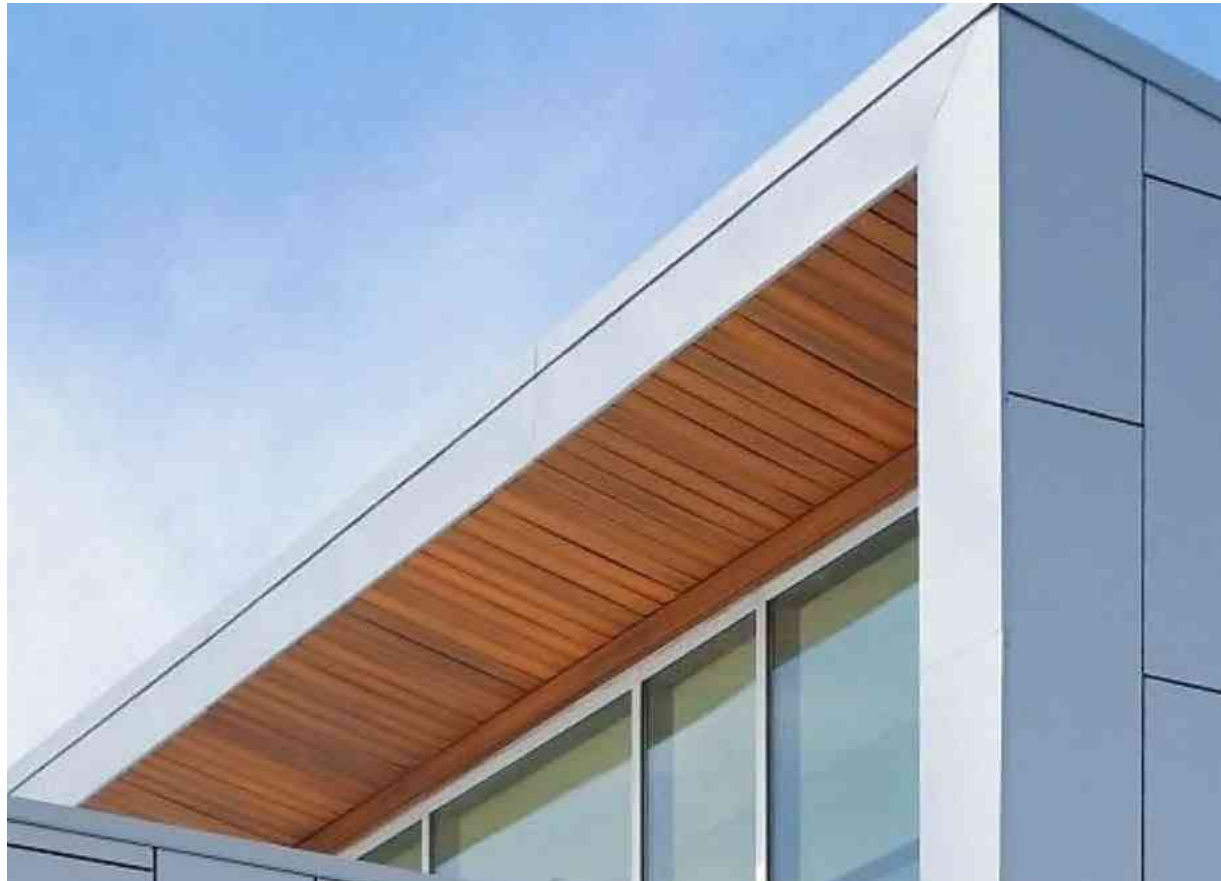
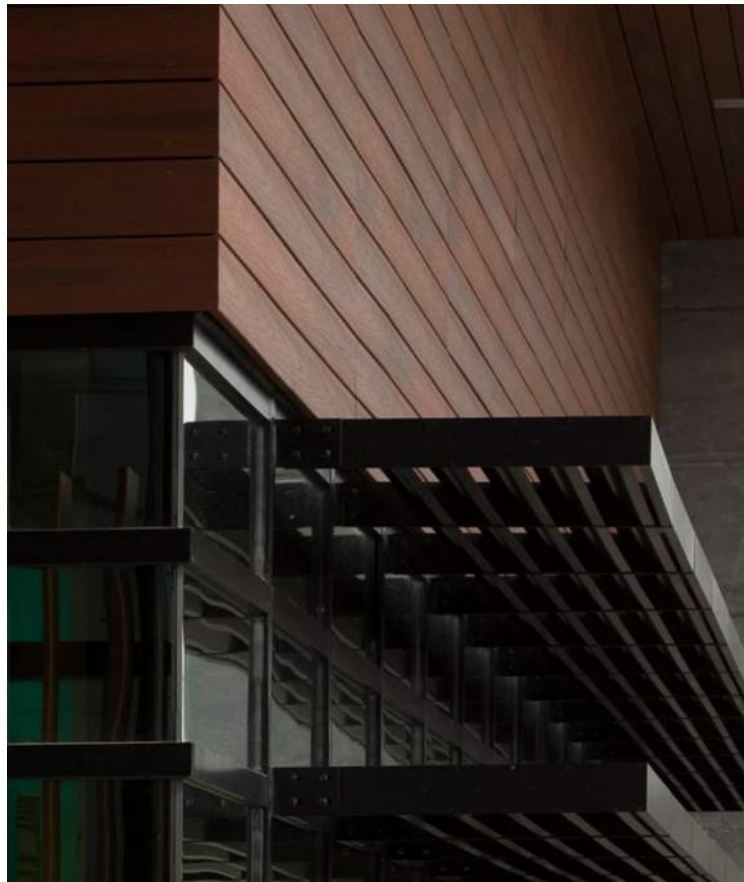
Brick and Coping to
Match Storefront

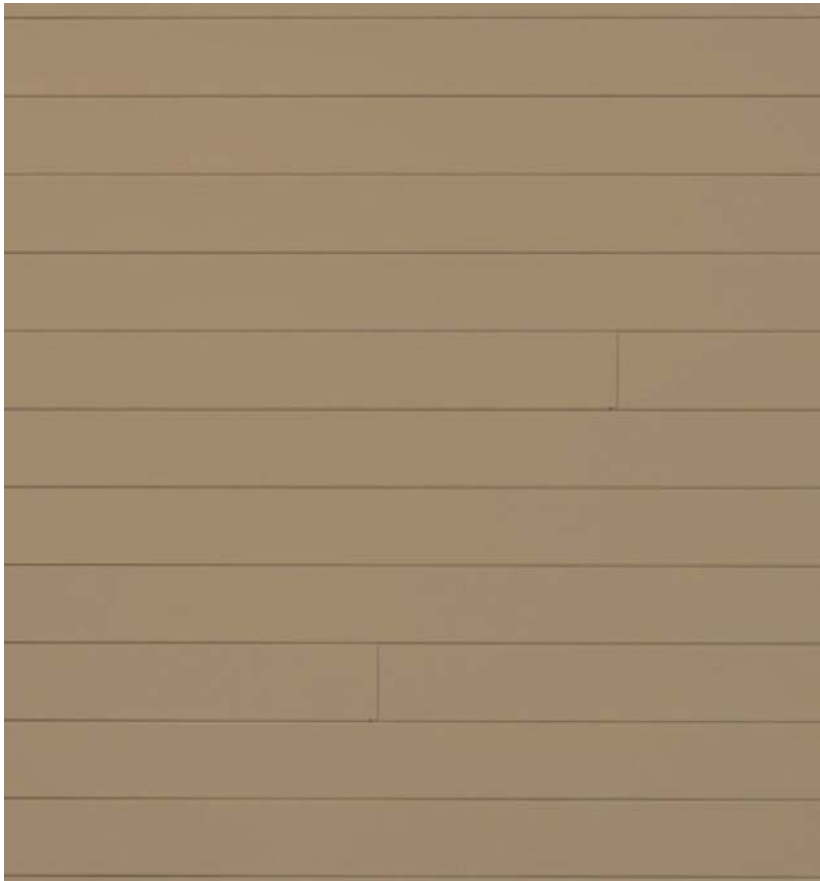
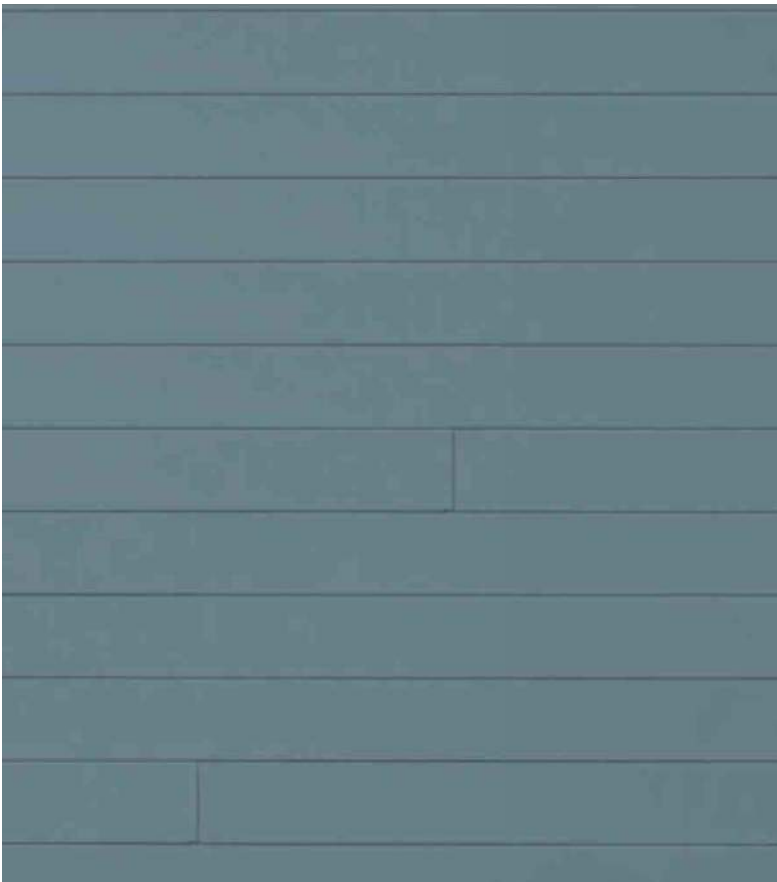
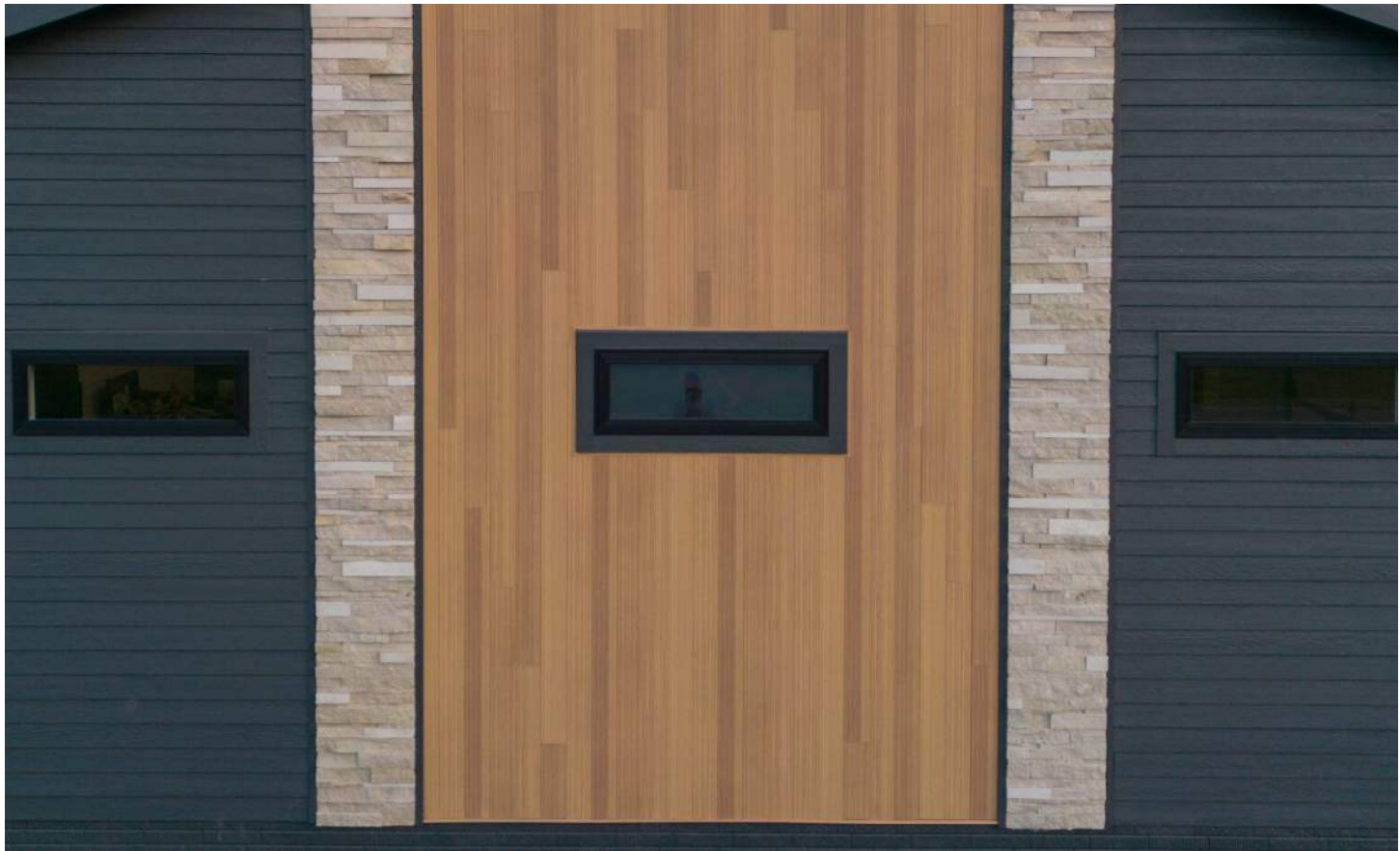


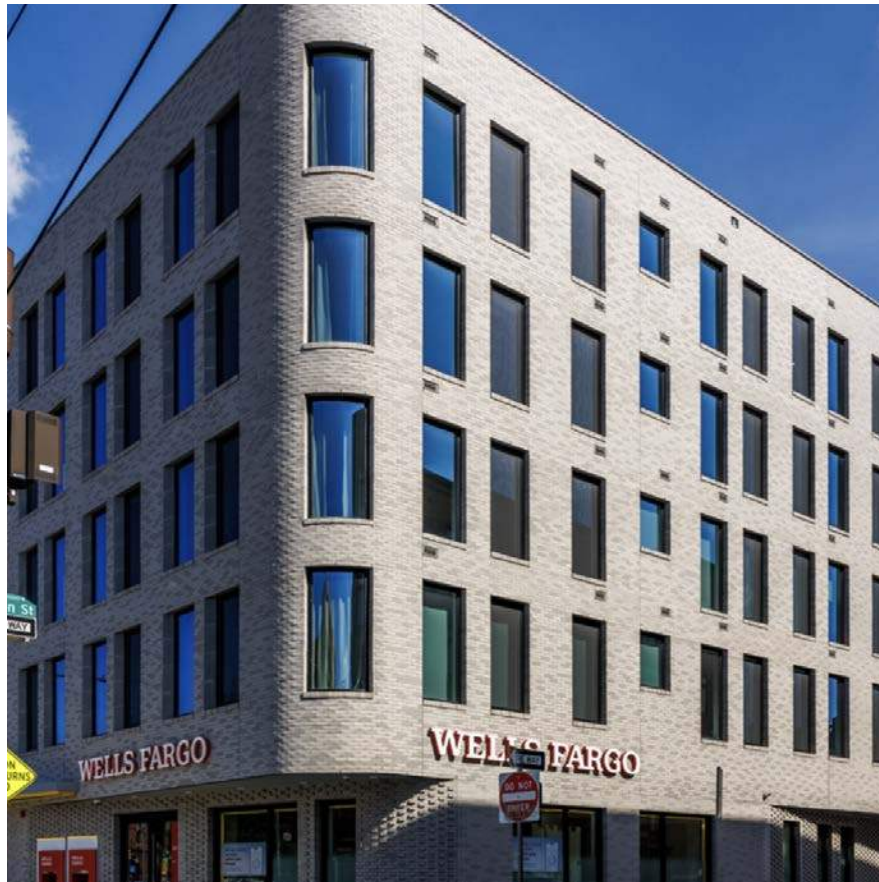
11th & N | Lincoln, NE

Materials - Equitone
6/22/26

PAPPAGEORGE
HAYMES

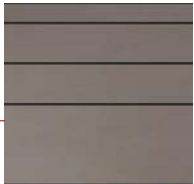








**Dark Metal Window
Frames with
Insulated Clear
Glass.**



EQUITONE Tectiva

TE60 Hessian



EQUITONE Tectiva

TE20 Pebble



Vesta Steel Siding

489 Warm Teak



**Dark Metal Balcony
Railings with Clear
Glass.**



EQUITONE Tectiva

TE85 Graphite



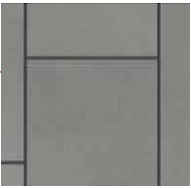
Glen-Gery Brick

Blue Smooth Ironspot
Full Depth Brick



Masonry Planters

Brick and Coping to
Match Storefront



EQUITONE Tectiva

TE20 Pebble



EQUITONE Tectiva

TE85 Graphite



EQUITONE Tectiva

TE60 Hessian



**Dark Metal Window
Frames with
Insulated Clear
Glass.**



Glen-Gery Brick

Blue Smooth Ironspot
Full Depth Brick



Composite Stone

Flamed Granite Stone
Look



EQUITONE Tectiva
TE85 Graphite



EQUITONE Tectiva
TE60 Hessian



Dark Metal Balcony Railings with Clear Glass.



Vesta Steel Siding
489 Warm Teak



EQUITONE Tectiva
TE20 Pebble



Dark Metal Window Frames with Insulated Clear Glass.



Glen-Gery Brick
Blue Smooth Ironspot Full Depth Brick



Masonry Planters
Brick and Coping to Match Storefront



**Dark Metal Window
Frames with
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Vesta Steel Siding
489 Warm Teak



**Dark Metal Balcony
Railings with Clear
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EQUITONE Tectiva
TE85 Graphite



Glen-Gery Brick
Blue Smooth Ironspot
Full Depth Brick



Masonry Planters
Brick and Coping to
Match Storefront



11th & N | Lincoln, NE

Rendering - Aerial View
6/22/26

PAPPAGEORGE
HAYMES

11th & N St. Lincoln, NE																								
Residential PH Residential Residential Residential Residential Residential Residential Residential Residential Residential Lobby Amenities						BUILDING DATA																		
						Unit Mix																Parking		Area Totals
			Use	FI to FI		Studio 1	Studio 2	1BR	1BR / PH	1BR+D / PH	2BR	2BR / PH	Unit Average Size	Units / Floor	Gross Rentable per Floor	EFF/ Floor %	B.O.H./ Mech. Elev. Stair/ Circulation	Lobby	Retail	Amenities	Parking Area SF	Parking Count	Gross SF Per Floor	
			11	12.00	116.5		1		12	6		4	824	23	18,955	84.9	3,376						22,331	
			10	11.00	105.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			9	11.00	94.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			8	11.00	83.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			7	11.00	72.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			6	11.00	61.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			5	11.00	50.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			4	11.00	39.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			3	11.00	28.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			2	11.00	17.5	5	7	18			5		621	35	21,749	86.4	3,419						25,168	
			1	17.5	0.00												5,823	4,368	2,005	11,069			23,265	
			Section Diagram			B	-11											1,270				37,675	102	38,945
						Total			45	64	162	12	6	45	4	-	338	214,696	-	41,240	4,368	2,005	11,069	37,675

Unit Mix			
Unit Types	Target	Quantity	% of Total
Studio 1	51	45	13%
Studio 2	55	64	13%
1 Bedroom	158	162	48%
1 Bedroom - PH	14	12	48%
1 Bedroom + Den - PH	8	6	2%
2 Bedroom	40	45	2%
2 Bedroom - PH	4	4	1%
Total	330	338	

MEETING MINUTES

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, June 3, 2026.

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, June 11, 2026, 2:00 p.m., County-City Building, Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Nancy Hove-Graul, Greg McCown, Jim McKee, Greg Newport, and Dan Worth. Jim Johnson absent. One seat vacant.
OTHERS IN ATTENDANCE:	Paul Barnes, Jill Dolberg, and Clara McCully of the Planning and Development Services Department, Dan Marvin of Urban Development, and other interested parties.

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown called for a motion approving the minutes of May 14, 2026.

Motion for approval made by Newport, seconded by Hove-Graul, and carried 5-0: Hove-Graul, McCown, McKee, Newport, and Worth voting 'yes'. Johnson absent. One seat vacant.

DISCUSS AND ADVISE

UDR26056 for advisory review of design for new apartment building at 11th and N Streets.

Members present: Hove-Graul, Johnson, McKee, McCown, Newport, and Worth. McCown absent.

Dolberg provided background on the project, noting that the Commission reviewed the first phase of the Gold's Building rehabilitation project in March and April 2022. That project included demolition of the 1947 and 1951 additions to the south of the historic building. The additions were removed in May 2023. Dolberg stated that during the previous review, the Commission requested an opportunity to review future redevelopment plans for the site.

Andrew Willis, Cline Williams, 233 South 13th Street, appeared on behalf of the applicant. Willis stated that when the Commission previously reviewed the site, redevelopment plans remained uncertain due to ongoing discussions regarding a potential convention center location. He explained that the applicant is now proposing an 11-story mixed-use development consisting primarily of residential units with commercial space at street level.

McCown asked how many parking stalls were proposed and how parking would be accommodated.

Willis stated that approximately 99 parking stalls are proposed within a single basement level. He explained that discussions are ongoing regarding potential use of nearby City public parking facilities to supplement on-site parking.

Willis reviewed the proposed building materials and stated that construction of an entirely brick building was not financially feasible. He explained that the design team has continued to evaluate material options following comments received from City staff and the Urban Design Committee. Willis stated that fiber-cement panels are proposed as the primary exterior material, with composite cladding and Vista Plank materials serving as accent elements.

Newport asked whether the proposed balconies would be recessed into the building. Willis confirmed that recessed balconies are proposed on the east and west ends of the structure.

Hove Graul questioned the market demand for smaller residential units and asked whether the proposed unit sizes were sufficient to attract long-term residents. Willis stated that the development team does not anticipate difficulty filling the units and believes the project responds to demonstrated market demand.

McCown asked whether the project was intended to serve student housing needs. Willis stated that the project is not specifically targeted toward students.

Hove Graul expressed surprise that no three-bedroom units were proposed if the development is intended to attract families and young professionals.

Willis stated that market studies indicated demand primarily from young professionals, retirees, and smaller households. He stated that larger family-oriented units were not identified as a significant component of the target market.

McCown asked about the uppermost floor and whether exterior rooftop amenities were proposed. Willis stated that the penthouse level is set back from the building edge and that rooftop amenities remain under consideration. He noted that no exterior rooftop access is currently proposed.

Worth referenced material samples that had previously been presented to the Urban Design Committee and requested an opportunity to review them. Willis distributed the samples to Commission members.

Barnes stated that staff's primary concern involves the proposed PAC-CLAD metal panel system adjacent to the Gold's Building. Barnes explained that staff has encouraged the applicant to replace that material with additional brick or fiber-cement materials, particularly on the portion of the building immediately adjacent to the historic structure.

Hove-Graul asked why the project had returned to the Historic Preservation Commission for review.

Barnes stated that the Gold's Building is listed on the National Register of Historic Places and that the Commission had previously requested an opportunity to review future redevelopment plans for the site. Barnes noted that the project is also receiving Tax Increment Financing assistance and is

undergoing review through the Urban Design Committee process. He stated that staff is seeking Commission input regarding the relationship between the proposed building and the historic context of the block.

Newport stated that he appreciated the scale of the proposed openings and the effort to break down the overall massing of the structure. He commented that the building avoids appearing as a single large block and instead creates the impression of multiple buildings assembled together. Newport expressed concern regarding the proposed metal materials, stating that they feel foreign to this portion of downtown Lincoln. He stated that cost alone should not be used as justification for inappropriate materials and that quality materials should be incorporated into a project receiving public assistance through Tax Increment Financing.

Worth stated that the materials selected for the building should be durable and capable of lasting for many decades. He encouraged the design team to consider the historic fabric represented by the Gold's Building and questioned whether the proposal sufficiently responds to the historic structure. Worth referenced National Park Service guidance regarding additions to historic buildings and stated that he would like to see a stronger relationship between the proposed building and the Gold's Building through window openings, regulating lines, and material selection. He stated that he would prefer greater use of fiber-cement materials that recall the color and texture of the historic terracotta. Worth noted that the portion of the building immediately adjacent to the Gold's Building deserves particularly careful treatment, while greater design flexibility may be appropriate further south on the site.

Newport commented that the former Gold's Building featured a canopy that provided weather protection and contributed positively to the pedestrian experience. He stated that similar features should be considered as part of the new development because they create a more comfortable walking environment and contribute to a greater sense of security for pedestrians.

Willis stated that streetscape improvements are being coordinated with the City as part of the broader 11th Street corridor project.

Hove Gaul stated that streetscape design should be considered an integral part of the overall building design and pedestrian experience. She expressed concern regarding the number and variety of materials proposed on the building. While she appreciated the effort to reduce the apparent scale of the structure through massing, she stated that the material palette detracts from the urban character of downtown Lincoln. Hove Gaul stated that the proposal does not evoke the sense of place typically associated with downtown Lincoln and expressed concern that the building could feel disconnected from its surroundings.

Barnes stated that downtown design standards emphasize durable materials at lower building levels but that staff has also encouraged the applicant to extend those materials higher on the building to create a more cohesive appearance. Barnes reiterated concerns regarding the proposed metal panel system adjacent to the Gold's Building and noted that the material would extend to sidewalk level near a parking entrance, creating additional durability concerns. Barnes agreed that the number of exterior materials proposed warrants further consideration.

McCown stated that the project appears to be attempting too many architectural expressions simultaneously. While he appreciated the effort to create visual separation within the building mass,

he expressed concern that the amount of juxtaposition and variety of materials weakens the overall design.

McCown asked whether the City had approved the proposed parking arrangement.

Willis stated that the B-4 zoning district does not require off-street parking. He explained that discussions regarding additional parking opportunities remain ongoing and that the applicant hopes to secure parking within nearby public garages. Willis stated that although the proposal exceeds minimum requirements, the development team recognizes the importance of addressing parking demand.

Newport asked whether all residential units would be rental units.

Willis confirmed that all units are proposed as rental housing.

Paul Barnes, Planning and Development Services, 555 S. 10th Street, stated that 11th Street is identified as an important downtown corridor and noted that planning and urban development staff are working on future streetscape improvements. Barnes explained that improvements are anticipated along 11th Street and within the alley between the Gold's Building and the proposed development site to create enhanced pedestrian connections extending south toward Lincoln Mall.

Dan Marvin, Urban Development, 555 S. 10th Street, stated that Urban Development will take ownership of future streetscape improvements associated with the corridor. Marvin explained that multiple funding sources are being pursued for improvements along both 10th and 11th Streets. He noted that green infrastructure improvements are planned that would enhance the pedestrian environment while satisfying federal stormwater quality requirements. Marvin stated that improvements are anticipated near 10th and N Streets and that the long-term vision for 11th Street includes a separated bicycle facility connecting the University of Nebraska-Lincoln campus with neighborhoods south of downtown. Marvin stated that the corridor's generous right-of-way provides opportunities for pedestrian and bicycle improvements and that grant funding opportunities are currently being pursued.

McKee stated that the scale of the proposed building is significant but that many of the issues being discussed fall within the Urban Design Committee's area of responsibility.

Worth encouraged the design team to prepare renderings showing views from the south as well as views looking north from the Gold's Building. Worth stated that understanding how the proposed building frames and responds to the historic structure would be helpful.

McCown asked whether the uppermost portions of the building would remain visible from street level on O Street despite the setbacks.

Willis confirmed that portions of the upper floors would remain visible.

Worth encouraged the design team to review National Park Service guidance regarding additions adjacent to historic buildings. He stated that the north façade should function as a neutral backdrop

that allows the Gold's Building to remain the focal point of the block. Worth suggested that darker materials immediately adjacent to the Gold's Building could accentuate the lighter terracotta features of the historic structure.

McKee stated that he continued to struggle with the overall scale of the proposal despite efforts to reduce its apparent mass.

Worth stated that he would prefer more neutral materials adjacent to the Gold's Building, with stronger colors introduced further south on the building.

Michael Evnen, 3140 Mayflower Avenue, appeared before the Commission and stated that the applicant's materials describe the project as a potential architectural landmark. Evnen stated that he believes the Gold's Building should remain the architectural landmark on the block and expressed concern that the proposed development competes with rather than complements the historic structure.

Evnen stated that the building appears dark and unwelcoming and does not reflect the character of downtown Lincoln. He expressed concerns regarding the durability and longevity of several proposed materials and noted that many historic downtown buildings utilize lighter colors and traditional masonry materials. Evnen stated that because the project is receiving Tax Increment Financing assistance, the design and material selections warrant careful consideration.

Evnen further stated that the proposed brick is not locally manufactured and encouraged the development team to consider Nebraska-produced materials. He expressed disappointment that a project architect was not present to discuss the design directly with the Commission.

Willis stated that members of the project team had previously appeared before the Urban Design Committee and would also be presenting the proposal to the Planning Commission.

Evnen questioned the extent to which the project functions as a mixed-use development, noting that only a single café space is proposed. He stated that numerous vacant commercial storefronts already exist downtown and encouraged the development team to provide greater opportunities for local businesses within the project.

Newport stated that several recent downtown developments have utilized darker color palettes and agreed that the proposed building should present a more open and welcoming appearance to the public.

Willis asked whether a slightly darker façade than the ivory terra cotta of Golds adjacent to the historic building could function as a neutral backdrop that would further emphasize the historic structure.

Dolberg stated that such an approach could accentuate the lighter terracotta features of the Gold's Building and reinforce its visual prominence within the block.

URBAN DESIGN COMMITTEE

APPLICATION NUMBER Urban Design Record #UDR26074

APPLICATION TYPE Advisory Review & Final Action

ADDRESS/LOCATION University Place (3 intersections along N 48th St)

HEARING DATE August 04, 2026

ADDITIONAL MEETINGS

APPLICANT Lindsey Clausen, hello@archwaystudios.net

STAFF CONTACT Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

This crosswalk art project was originally identified in the University Place Subarea Plan. The Subarea Plan was adopted in 2025, and it represents a culmination of input gathered from nearly a year of engagement with residents, business owners, and community leaders. The Plan is an important step in identifying priorities and needs for the University Place neighborhood.

A key element of the Subarea Plan is to highlight the strong arts presence in University Place. In 2023 the Nebraska Arts Council designated the University Place neighborhood as a Creative District. It was the first, and to date only, Creative District designation in Lincoln.

The Creative District designation recognizes the thriving arts scene in University Place, anchored by LUX Center for the Arts. Several other businesses and organizations such as Archway Studios, Urban Legends, Blixt, Create 48 Gallery, and partnerships with Nebraska Wesleyan University and University of Nebraska, contribute to the arts-focused character of University Place.

LUX Center for the Arts has coordinated the installation of twelve public murals that add a unique sense of place to the historic University Place commercial core. In addition, the Creative District hosts monthly Makers Markets throughout the summer along with other pop-up arts-focused events.

Throughout the public engagement process for the Subarea Plan, community members consistently expressed interest in building on the neighborhood's strong arts initiatives. In response, street and crosswalk art were included as priority implementation items.

Per the Subarea Plan:

Street art can add an additional “wow” factor to complement the murals and other arts initiatives undertaken by the Creative District within the commercial core of the neighborhood. Street art also has a traffic calming effect and can improve pedestrian and bicyclist safety.

Artwork is proposed to be installed at the intersection of N. 48th and Madison, St. Paul, and Baldwin (see attached proposal). The proposed crosswalk art design will help calm traffic, encourage people to explore the commercial district, and add to the unique character of University Place.

The crosswalks will complement other existing and proposed improvements to the neighborhood. Near-term improvements include- streetlight banners with Creative District branding (complete), custom wayfinding signs for city parking lots, streetscape enhancements to St Paul Avenue, alleyway repair and enhancement on the east side of N 48th Street, and upgrading the city parking lot near 47th & St Paul to better accommodate community events like the Makers Markets.

A separate street art application will still be required to install the artwork and will be reviewed by Lincoln Transportation and Utilities and the Urban Development Department.

Staff Notes and Recommendations

Staff recommends approval of the proposed crosswalk art installation. The project is consistent with the University Place Subarea Plan and aligns with ongoing Creative District initiatives.

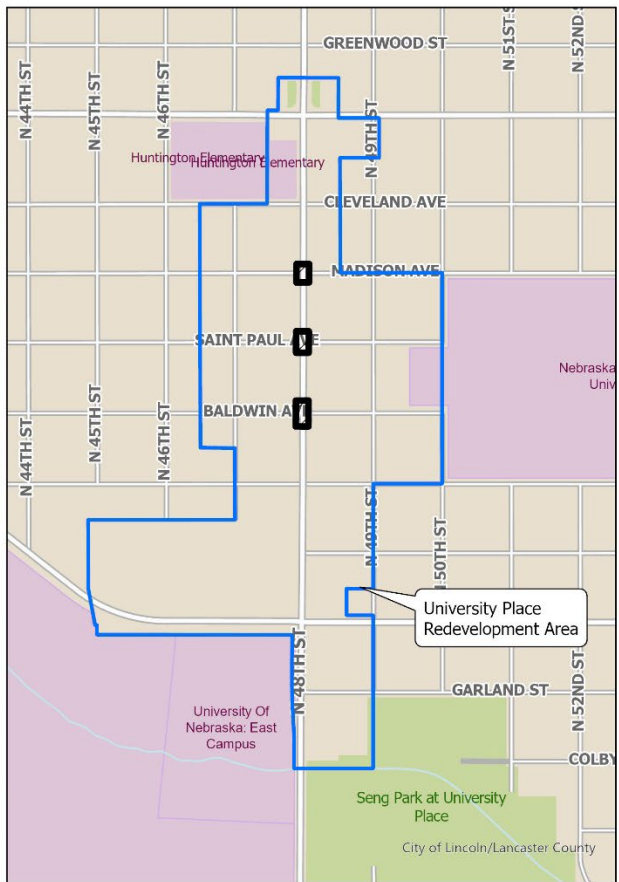
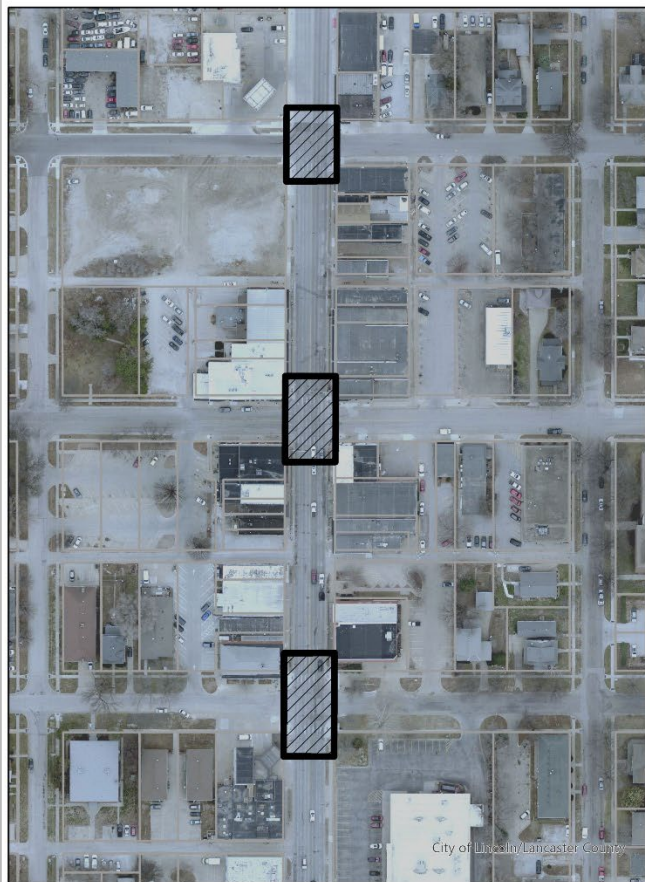
Staff requests the Urban Design Committee’s review and feedback regarding:

- **Overall concept** of the proposed mural;
- **Aesthetic quality** and how the artwork contributes to the neighborhood’s established arts identity;
- **Materials proposed**, particularly their durability, maintenance needs, and compatibility with LTU guidance for aesthetic surface treatments; and
- **Impact on urban design**, including how the artwork will influence the character of the street, enhance pedestrian experience, and contribute to the visual identity of the neighborhood and the city as a whole.

The project builds on the Creative District’s existing public art installations and complements other streetscape improvements identified in the Subarea Plan. Staff finds that the request is well aligned with community feedback, supports placemaking goals, and strengthens the arts-focused identity of University Place.

Location Map

ATTACHMENT A - Location Map



UDR26074 - University Place Crosswalk Mural (N 48th St & Madison St to Baldwin St)



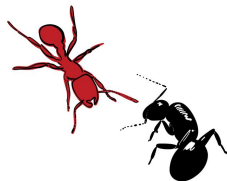
**CROSSWALK MURAL
PROPOSAL**

Sidewalks are the unsung heroes of our towns and cities.

In childhood, sidewalks feel like worlds of their own. They are alive with crawling ants and wriggling worms that need to be rescued. They are blank slates for endless hopscotch games, sidewalk chalk masterpieces, blowing bubbles, and lemonade stands. They give us our first taste of freedom as we learn to ride a bike, skateboard, or race down the concrete to a friend's house.

In adulthood, sidewalks become the connective tissue between us, our neighbors, and our businesses. They are corridors that lead us to entertainment, shopping, and community events such as First Fridays and art markets. They are where we run into old friends, meet new neighbors, and become part of the daily rhythm of our community. We all have stories about the sidewalks.

INTRO



SIDEWALK STORIES

Uniplace Creative District

If awarded the Uniplace Creative District bid for the crosswalk murals, we propose ***Sidewalk Stories***, a series of playful, designs celebrating the sidewalks we all share. The concepts are inspired by our own experiences, transformed through whimsy and a touch of surrealism into visual tall tales that invite adventure into the simple act of crossing the street.

As part of the design process, we will **invite** community members, stakeholders, and local businesses to share their own "sidewalk stories." These memories, and moments of everyday life will be woven into the final artwork.

Our **goal** is to create murals that celebrate the imagination, and the community spirit of the Uniplace Creative District while giving residents something new to discover each time they cross the street.



OVERVIEW

SIDEWALK STORIES

This presentation outlines designs for all three intersections in the Uniplace Creative District call for art, which we are collectively calling *Sidewalk Stories*. Included in this presentation are an introduction, and the following sections: concept, intersections, material and methods, and about us. These sections outline our design choices, an installation plan, and tell you a little bit about us- the artists.

Our preferred project scope is to design and manage the project, including leading three installation teams (one per intersection) with the possibility of community participation.

If the selection committee prefers, we are also prepared to adapt the design by creating a smaller scale version focused on a single intersection.



CONCEPT

**CROSSWALK MURAL
PROPOSAL**

We propose a series of three connected section that progress from morning to afternoon to twilight, and from microscopic, to mini-sized, to macroscopic. Together, the three designs tell a story about the many ways sidewalks are experienced across different scales of life.

Micro World celebrates pollinators, beneficial insects, endangered species, and the often overlooked relationships that help our neighborhoods thrive. Micro World takes place in the morning and will playfully focus on the morning commute. For example pill bugs rolling to work and monarch butterflies migrating. Possible business tie-in: gassing up and morning coffee (Kwik Stop), construction (Branched Patterns), morning shopping (Kelly’s Produce).

Mini World focuses on small wildlife, birds, and beloved pets. How do these characters experience the sidewalks? This section imagines the daily adventures of neighborhood wildlife and pets as they navigate our urban prairie. Mini World takes place in the afternoon and tells the tall tale of finding lunch, and could include characters engaging with their craft: Possible business tie-in: dining (Mojava, Jerusalem Bakery, The Gathering Grove, etc.), dancing/theater (Dance Arts, Archway Studio/Avant Card).

Macro World focuses on people and the businesses of the Uniplace Creative District. How does the community experience the sidewalks? This section take place at twilight and celebrates the moments that make the district vibrant, including art markets, First Friday walks, shopping, restaurants, performances, and gathering together as neighbors.

Possible business and community tie-in: ECK Center for the Arts, Elder Art Gallery, Uniplace Art Markets, Dame.

CONCEPT

SIDEWALK STORIES



Sunrise | *Micro World*



Afternoon | *Mini World*



Twilight | *Macro World*



The color concept inspiration came the idea of replicating the colors throughout the time of day, leading pedestrians from sunrise in the Micro World to afternoon in the Mini World and twilight in the Macro World

Pink references the Uniplace logo and is featured across all three intersections and connects each space through a consistent visual signature.

COLOR



SIDEWALK STORIES

Themes which the community asked for are woven throughout all three intersections of *Sidewalk Stories*.

Color and joy drive the visuals of the Micro, Mini, and Macro worlds. While nature, animals, and creative hybrids are cast as the main characters in our story.

History, pride, and community inclusion are reflected in *Sidewalk Stories* through our representations of daily life, and shared community moments, such as morning commutes, communing with nature, shopping, and a thriving participation in the arts.

Across all three intersections, the goal is to create a sense of safety, comfort, and uplift, where the sidewalks become places of belonging, and connection for everyone in the Uniplace Creative District.

COMMUNITY

SIDEWALK STORIES





INTERSECTIONS

CROSSWALK MURAL
PROPOSAL



Crosswalk One Concept

Microworld stars the plants, pollinators, beneficial insects, and arachnids who help them thrive. The intersection highlights the community's efforts to support and invigorate local species. Because Microworld takes place in the morning, the daily commute is also part of the story. Pillbugs roll to work, ants wait for the centipede bus, and school aged larvae ride their bikes and scooters, all while keeping an eye out for the local "Litter Bugs," villains who are half trash and half bug.

Sunrise | Micro World

SIDEWALK STORIES

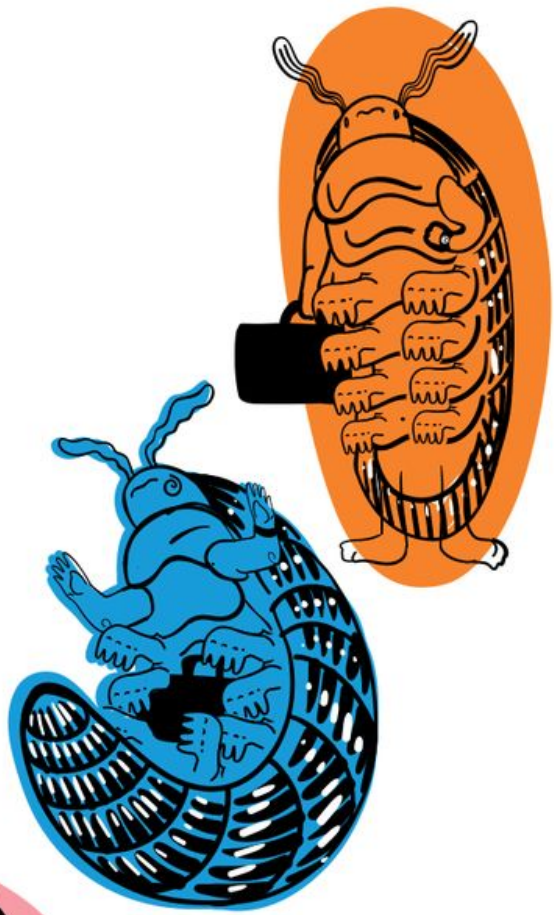
Uniplace Creative District

LNK Celebrities

to be Featured



Bob Costa the Costa's Hummingbird who accidentally migrated to Lincoln in in 2025 and rehabilitated and relocated by Nebraska Wildlife Rehabilitation.



Pollinators at Risk to be Featured

- American Bumble Bee
- Regal Fritillary
- Ottoe Skipper
- Monarch Butterfly
- Southern Plains Bumble Bee
- Rusty Patched Bumble Bee



Salt Creek Tiger Beetle- to emphasize the proximity of the Uniplace Creative District to this highly rare and endangered species.



Pillbug Character Concept

N 48th and Madison

Sunrise | Micro World

SIDEWALK STORIES



N 48th and St. Paul

Afternoon | Mini World

SIDEWALK STORIES





Crosswalk Three Concept



Macro World imagines the Uniplace Creative District through a playful, surreal lens, where people become extraordinary animal-like characters inspired by the natural world.

The mural will incorporate references to local businesses as well as the energy of art exhibitions, art markets, restaurants, bars, and community events which celebrate the district's creativity, local entrepreneurship, and welcoming spirit.

Twilight | Macro World

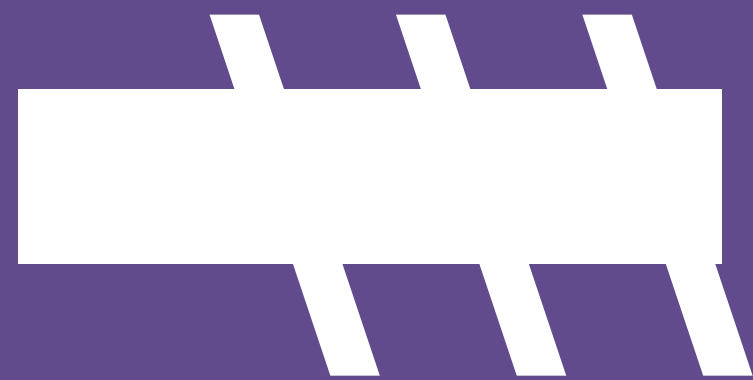
SIDEWALK STORIES

N 48th and Baldwin

Twilight | Macro World

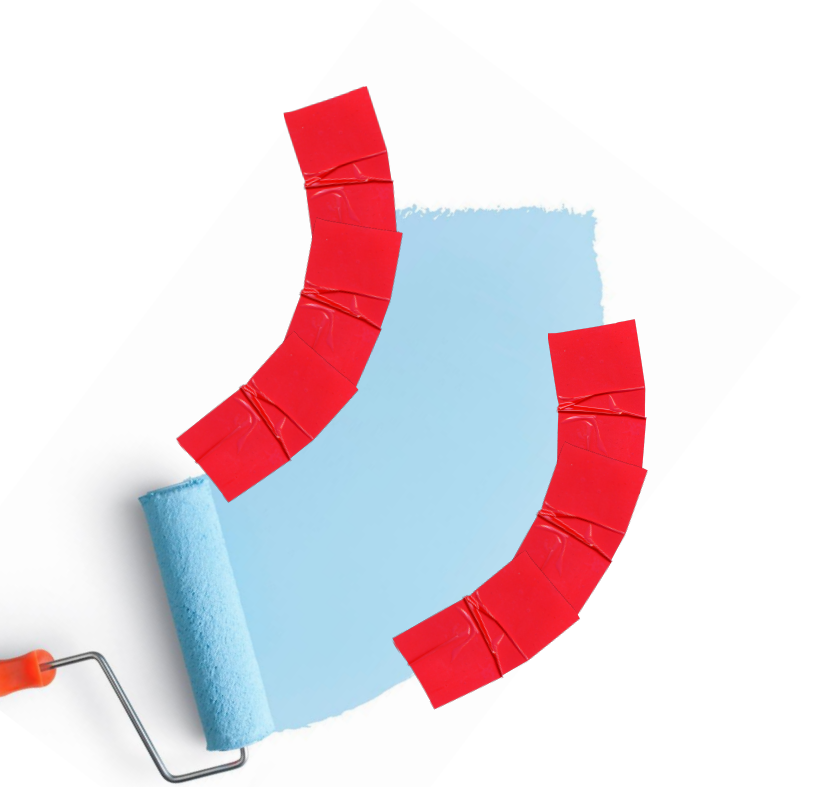
SIDEWALK STORIES





MATERIALS & METHODS

CROSSWALK MURAL
PROPOSAL



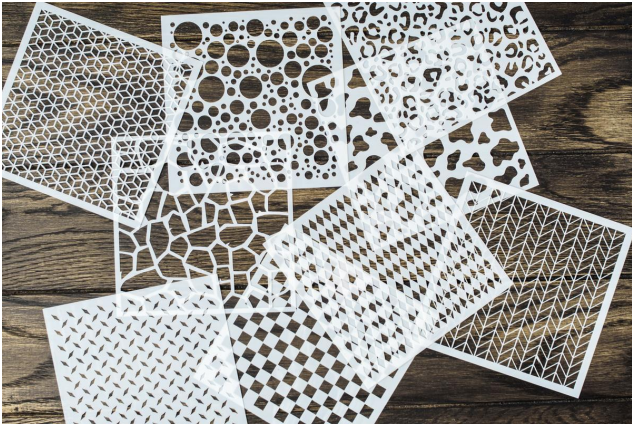
Masking Shapes

Most of the mural will require taping off certain areas to ensure that paint does not cross contaminate with another layer of paint. Painters tape is a great material for taping off straight edges and curved areas.



All the black shapes/outlines will be masked off with stencils. The stenciling will need to be done with the material, Mylar. This material will be able to be reused for multiple characters within the design.

Stencils

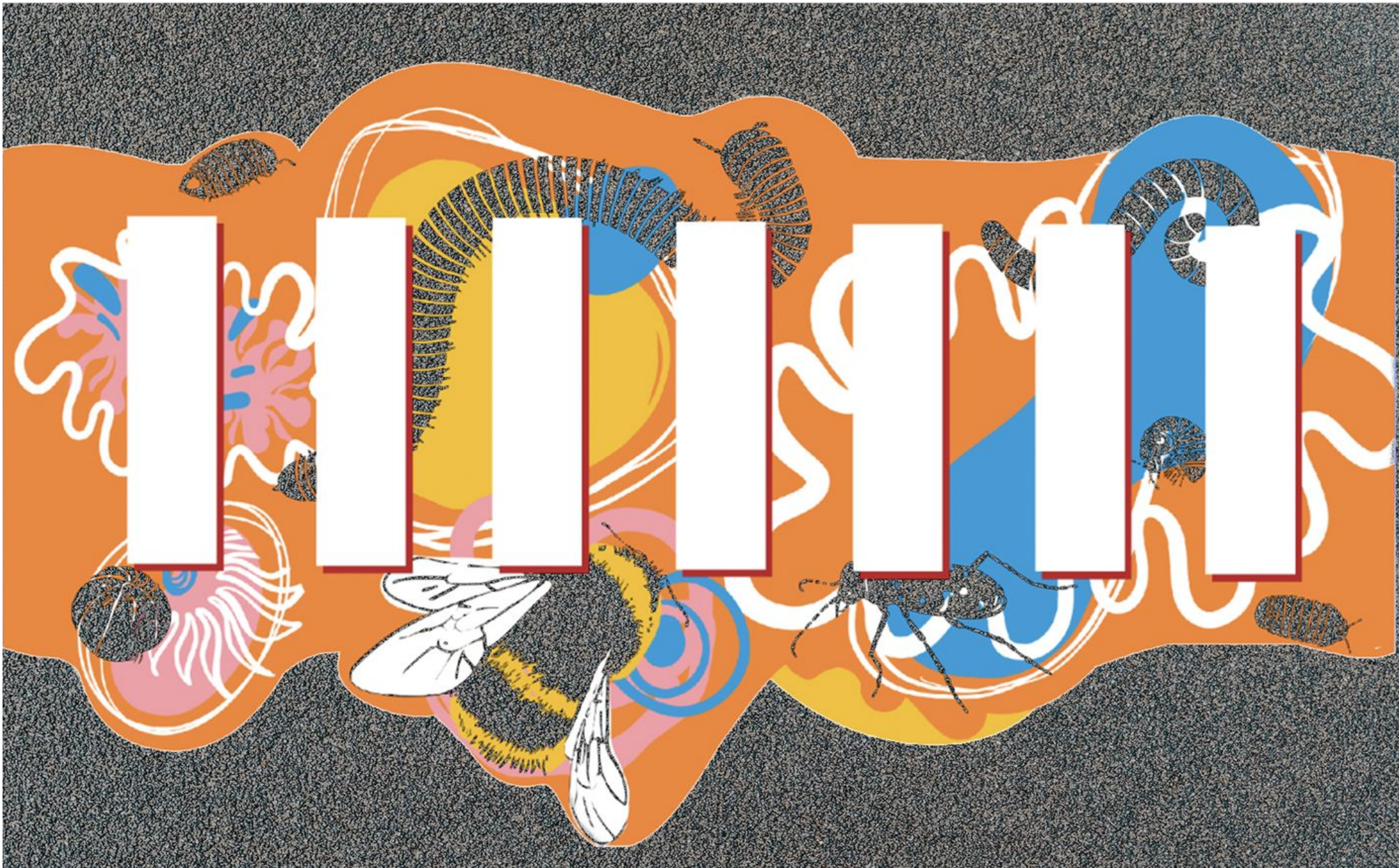


We would serve as the lead artists, directing a team of assistants with two to three team members assigned to each intersection. Installation would begin by drawing the design directly onto the pavement with chalk. Next, the outlines would be masked, and the locations of stencils would be marked. The larger shapes would then be masked and painted with rollers. This phase is suited for community participation, allowing volunteers to contribute to the project. Once the base colors are complete, the masking would be removed, stencils applied, and the artwork finished with touch ups, highlights, and final details.

We would welcome the Uniplace Creative District's support with project logistics, including coordinating surface preparation, ordering and staging supplies, and organizing community volunteers. This collaborative approach allows us to focus on artistic direction and installation while ensuring the project is completed efficiently, safely, and with community involvement.

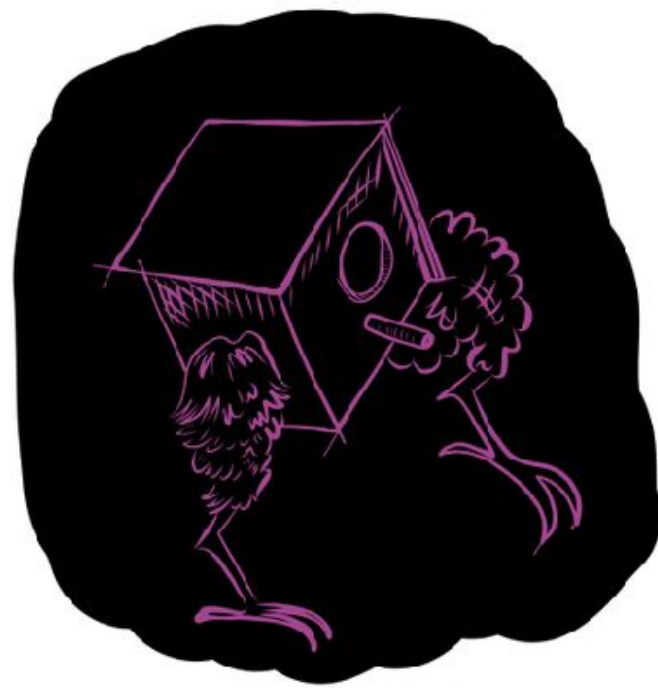


As noted in the reference materials many MMA designs utilize the road as the color “black” or for outlines. This could be done in in the cross walk areas to minimize the amount of paint used.

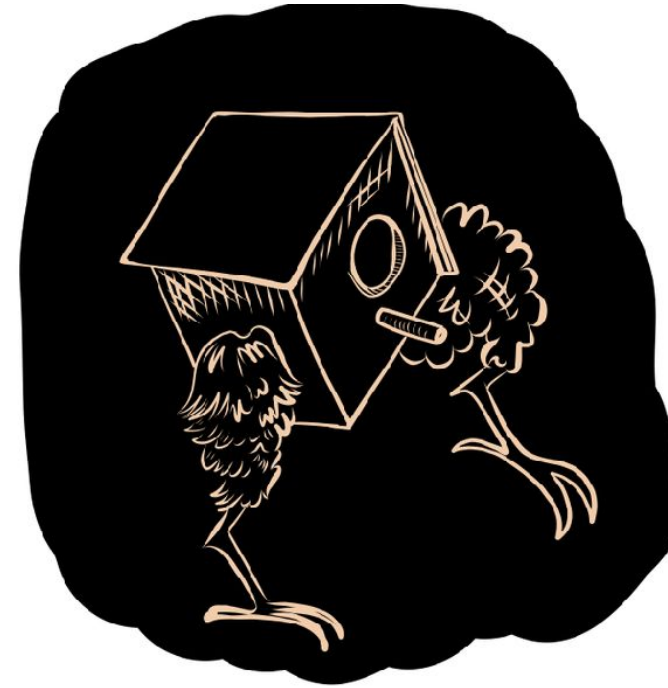


Crosswalk One Concept with Pavement Visulaization

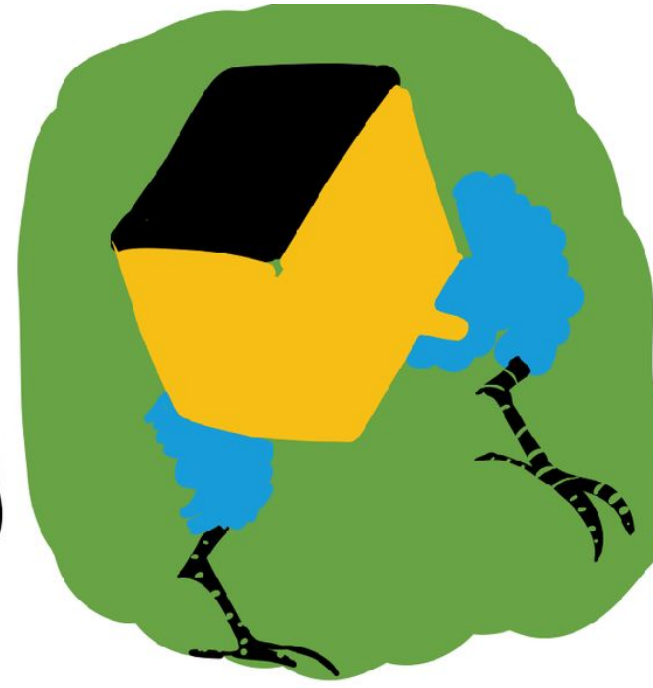
Using the Pavement
SIDEWALK STORIES



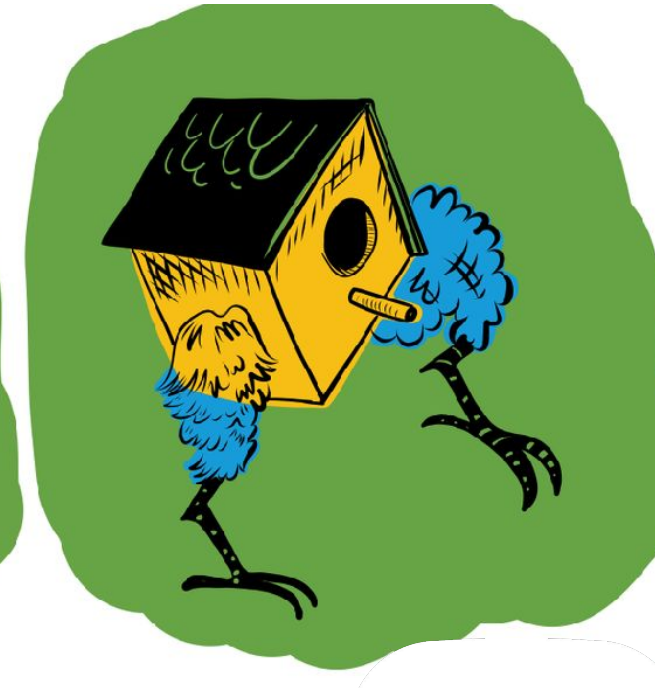
Step 1:
Outline each
section in chalk.



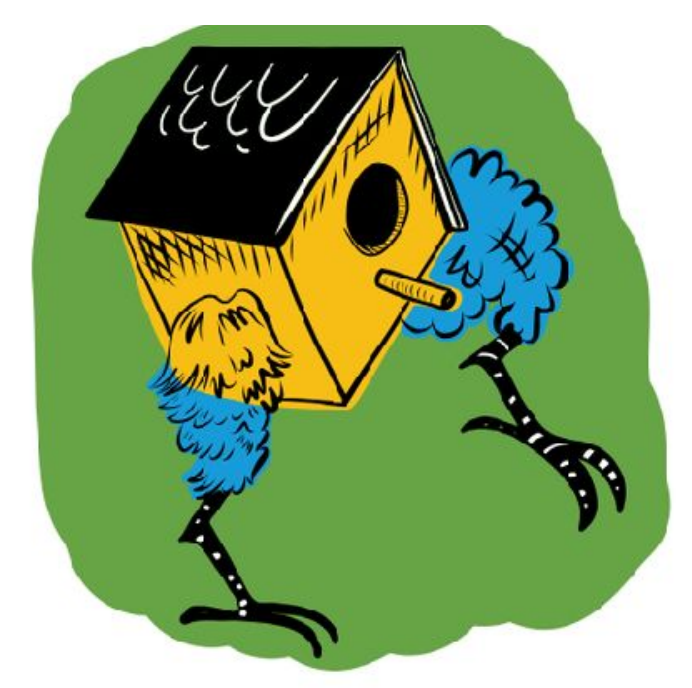
Step 2:
Mask over the pavement
with masking tape or
stencil. The pavement will
act as the outline for each
figure.



Step 3:
Mask out and tape
large shapes. Use
rollers to apply the
paint.



Step 4:
Pull masking tape
off revealing the
outlines.



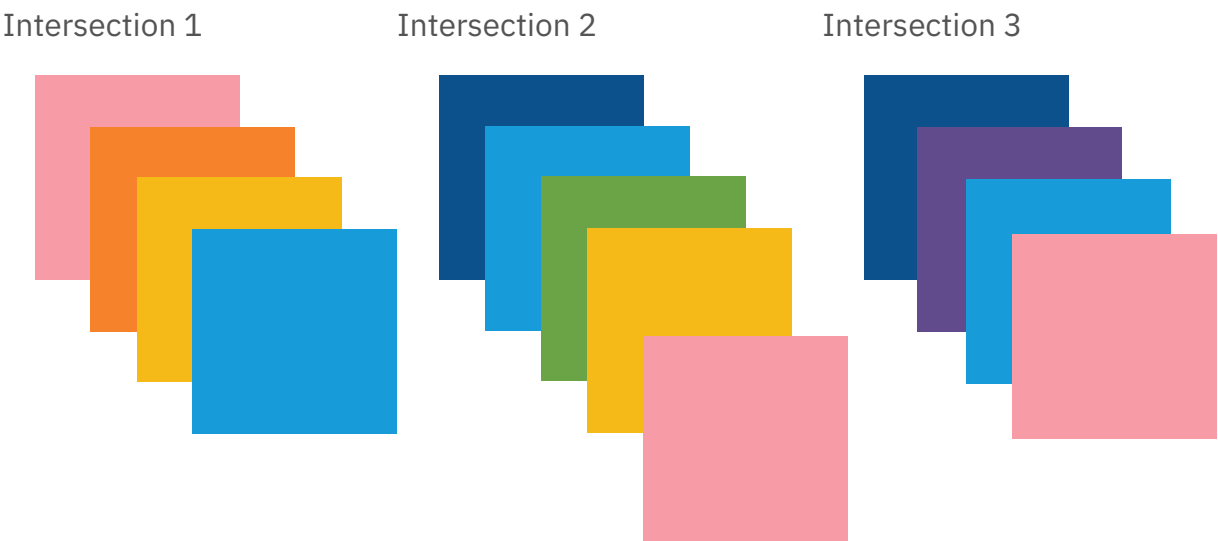
Step 5:
Add white highlights
to pavement.

Color-Safe® Standard and Custom Colors

Glass beads can be added for retroreflectivity.



Uniplace Creative District



Our color schemes utilize Transpo Industries' Color-Safe MMA Paint's existing colors. No custom colors will need to be mixed for this project, allowing for consistency and reliable long-term maintenance.

Darker colors are strategically placed in high-traffic areas to help reduce the visibility of tire marks and wear.

Across all three intersections, the design utilizes a cohesive palette of only seven colors plus white, creating visual unity.

Pragmatic Color Choices
SIDEWALK STORIES



ABOUT US

CROSSWALK MURAL
PROPOSAL

Lindsey Weber | Angelica Tapia

Lindsey Weber is a printmaker and community arts advocate based in Nebraska. They earned a BFA in Printmaking from the University of Montana in 2010 where they witnessed firsthand how accessible printmaking can empower civic engagement. After relocating to Nebraska, Weber continued this work by teaching in public schools and art nonprofits, using printmaking as a tool for public good. Their practice is deeply rooted in community activism and queer visibility. In 2022, they were awarded the Nebraska Individual Artist Fellowship Grant. Their upcoming solo exhibitions explore queer culture and symbolism.



ARTIST / EDUCATOR

Angelica Tapia (she/her) is a multidisciplinary artist whose work investigates perception and cultural identity. Drawing from botanical forms, she creates hybrid plants that exist in between the real and imagined, inviting viewers into a world of personal myth where the natural and the magical intertwine. Tapia received her BFA with a minor in Philosophy from the University of Kearney in Nebraska (2021). She earned her MFA in Painting and Drawing from the University of Nebraska-Lincoln, with a minor in Printmaking (2025). Angelica has been featured in numerous exhibitions across Nebraska and nationally, including Kindred at the MONA (Kearney, NE), Gallery 1516: Ollas Artelatinx (Omaha, NE), and an installation for Día de Los Muertos hosted by the Smithsonian (Washington, D.C.). She is also an adjunct instructor at Southeast Community College.

[Page / About the Artists](#)



ARTIST / EDUCATOR

\\\CONTACT US

406.381.1099

lindsey.s.weber@gmail.com

lindseyweberart.com

\\\THANK YOU

Lindsey Weber | Angelica Tapia

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER Urban Design Record #UDR26075

APPLICATION TYPE Advisory review

ADDRESS/LOCATION S Folsom St and W Corsac Rd.

HEARING DATE August 04, 2025

ADDITIONAL MEETINGS -

APPLICANT Ben Kunz, ben@hoppeddevelopment.com

STAFF CONTACT Paul Barnes, 402-441-6372, pbarnes@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Foxtail Meadows is a TIF-funded redevelopment project that was formerly reviewed and approved by the Urban Design Committee on October 4, 2022. Updates to phase 1c and 1d, with mention of phases 2 and 3, were approved on June 3, 2025. This application is meant to approve phase 2 and 3, which will advance simultaneously.

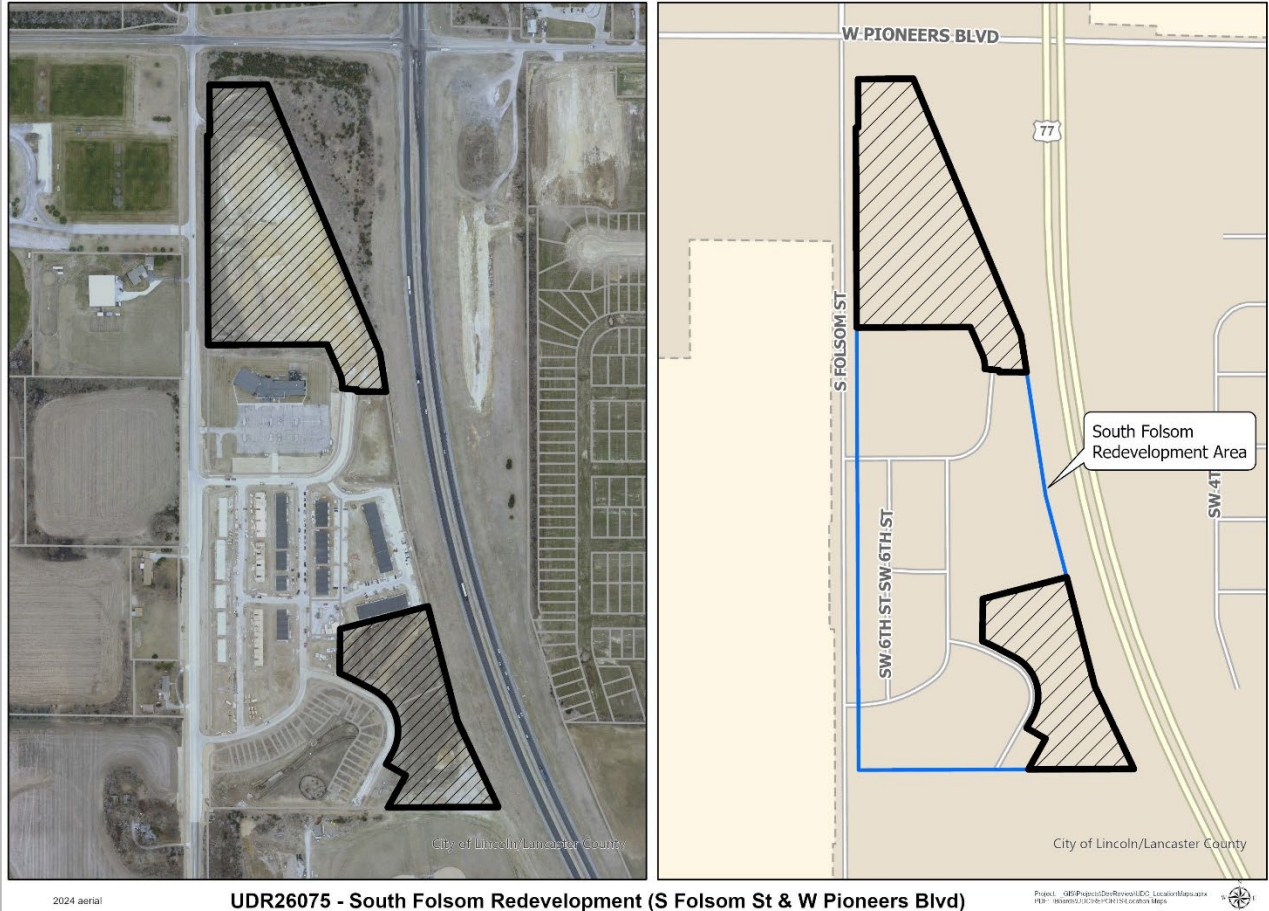
Phase 1, previously approved, anchors the neighborhood with 238 units of rental and ownership opportunities, including 30 for-sale units in partnership with Nebraska Housing Resource, Habitat Lincoln, and Neighborworks Lincoln. Additionally, 166 rental units are in the Low-Income Housing Tax Credit program, and 6 units are in a refugee rapid housing agreement with Good Neighbor Community Center. All except the last 29 units are currently complete or under construction. The units are a mix of 2-3 story townhomes and apartment buildings at various missing middle scales.

Phase 2 consists of up to 152 units of workforce housing targeting 80% and 90% AMI households. It represents the final portion of the southern portion of Foxtail Meadows and contains the primary amenity package for the entire 600-unit neighborhood. Phase 2 will be delivered in two separate sub-phases. Structures are oriented to screen parking from W Vulpine Drive, with ground floor garages oriented to the rear or side parking lots, not exposed to the primary street frontage. The amenity package, which includes the primary leasing office, community room, fitness center, outdoor pool, and amenity courtyard addresses the street and is intended to present an inviting pedestrian frontage. A ground-floor open-air passageway through the building provides a pedestrian connection from the north into the amenity courtyard.

Phase 3 consists of up to 208 units of affordable and workforce housing targeting households as low as 30% AMI up to 90% AMI as well as the neighborhood's commercial elements of up to 17,250 sq. ft. The intersection of W Swift and SW 5th Streets are intended to function as the "Neighborhood Mainstreet" with the convergence of the primary vehicular entrance, commercial activity, storefronts and micro plazas, live/work units, and on-street parking. Phase 3 will be delivered in several sub-phases, the first will be an 88-unit, senior oriented, Low Income Housing Tax Credit project with ground floor retail of up to 4,500 sq. ft. This will be a 4-story structure oriented to screen parking from the primary street frontages. A ground-floor open-air passageway through the building provides a pedestrian connection from the north to the south, providing full circulation around the commercial spaces, primary residential entrance, and the parking area.

Subsequent phase(s) of housing will include up to 120 units of live/work and stacked flat townhomes and apartments along SW 5th Street. Lastly, a commercial corner will consist of up to 12,750 sq. ft including a convenience store and another commercial food service, drive-thru, retail, or medical user. Design in these areas are left open ended as the expected users are likely to have strict brand standards; however, facades are expected to consist of a significant amount of masonry and other high-quality commercial materials.

ATTACHMENT A - Location Map





Urban Design Committee

July 15, 2026

RE: Foxtail Meadows Redevelopment Update

The Foxtail Meadows Redevelopment was formerly approved on October 4, 2022. Updates to phase 1c and 1d, with mention of phase 2 and 3, were approved on June 3, 2025. This application is meant to approve phase 2 and 3, which will advance simultaneously.

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will be an 88 unit, senior oriented, Low Income Housing Tax Credit project with ground floor retail up to 4500 sqft. This structure will be a 4 story structure oriented to screen parking from the primary street frontages. A ground-floor open-air passageway through the building provides a pedestrian connection from the North to the South, providing full circulation around the commercial spaces, primary residential entrance, and the parking area. Subsequent phase(s) of housing will include up to 120 units of live/work and stacked flat townhomes and apartments along SW 5th Street. Lastly, a commercial corner will consist of up to 12,750 sqft including a convenience store and another commercial food service, drive-thru, retail, or medical user. Design in these areas are left open ended as the expected users are likely to have strict brand standards, however facades are expected to consist of a significant amount of masonry and other high-quality commercial materials.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Kunz", written in a cursive style.

Ben Kunz, AIA

Senior Manager, Project Development, Hoppe Development

Urban Design Review

Foxtail Phase 2

Foxtail Senior

Foxtail Commercial Corner

Foxtail Live/Work

Foxtail Stacked Flats

08.04.26



HOPPE
DEVELOPMENT



PHASE 3



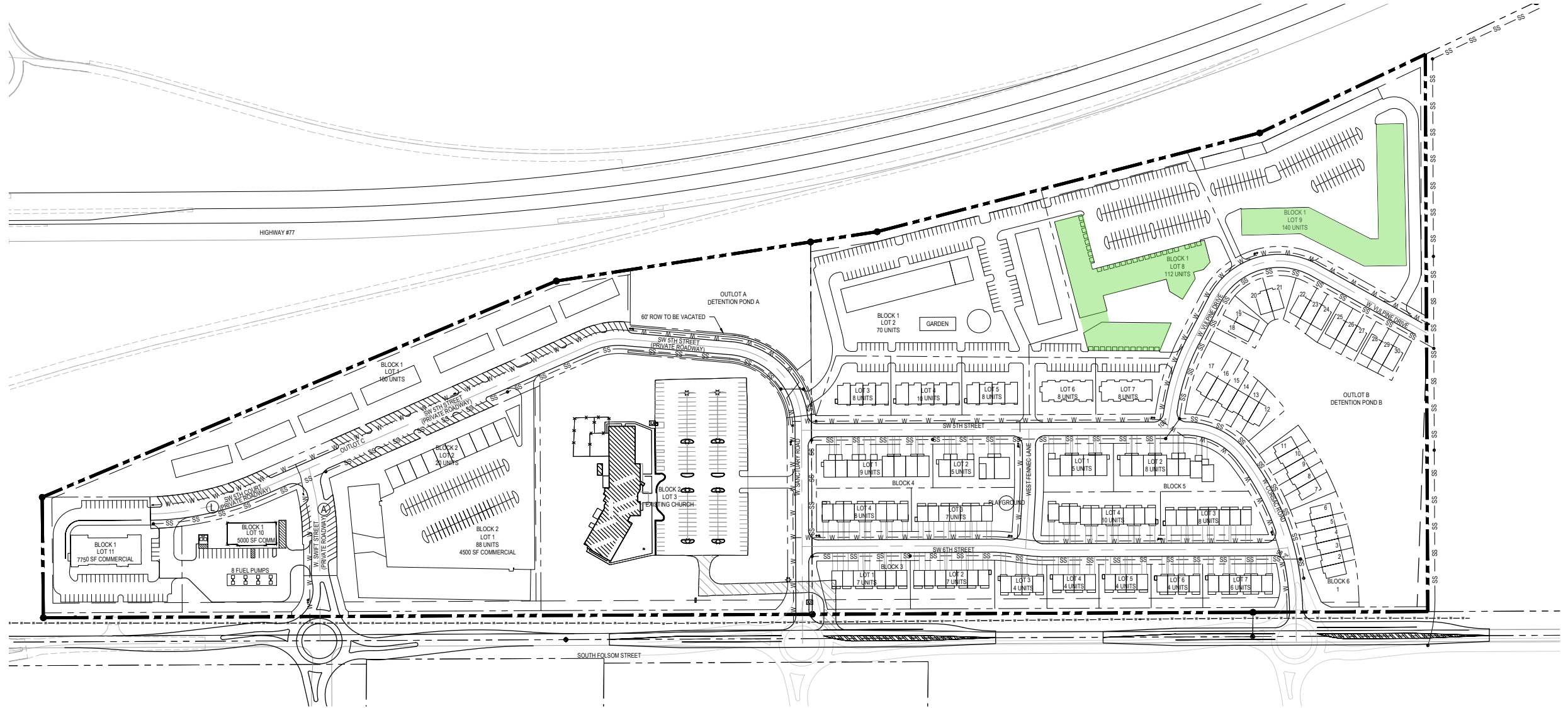
PHASE 2



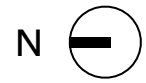
HOPPE
DEVELOPMENT



HOPPE
DEVELOPMENT



Site Plan

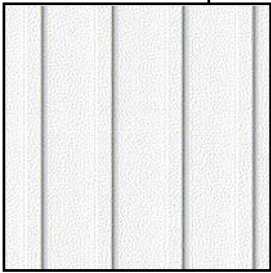




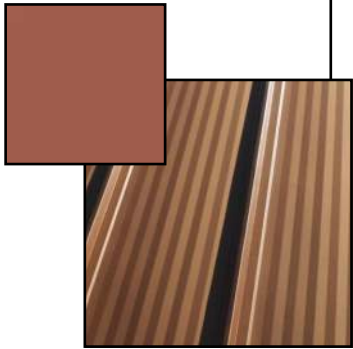
North Elevation
1" = 30'



Face Brick
Modular
Stacked Bond



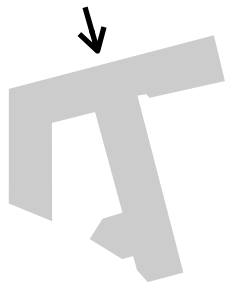
Fiber Cement
Panel with
Batten



Standing Seam
Metal Panel



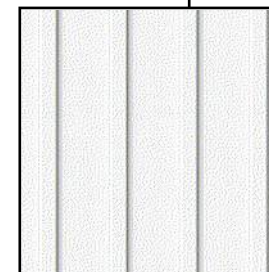
Decorative
Brick Detail



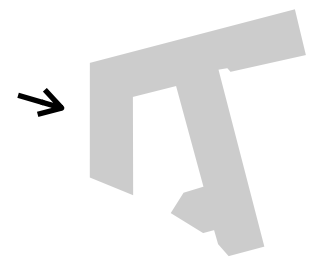
Northwest Elevation
1" = 30'

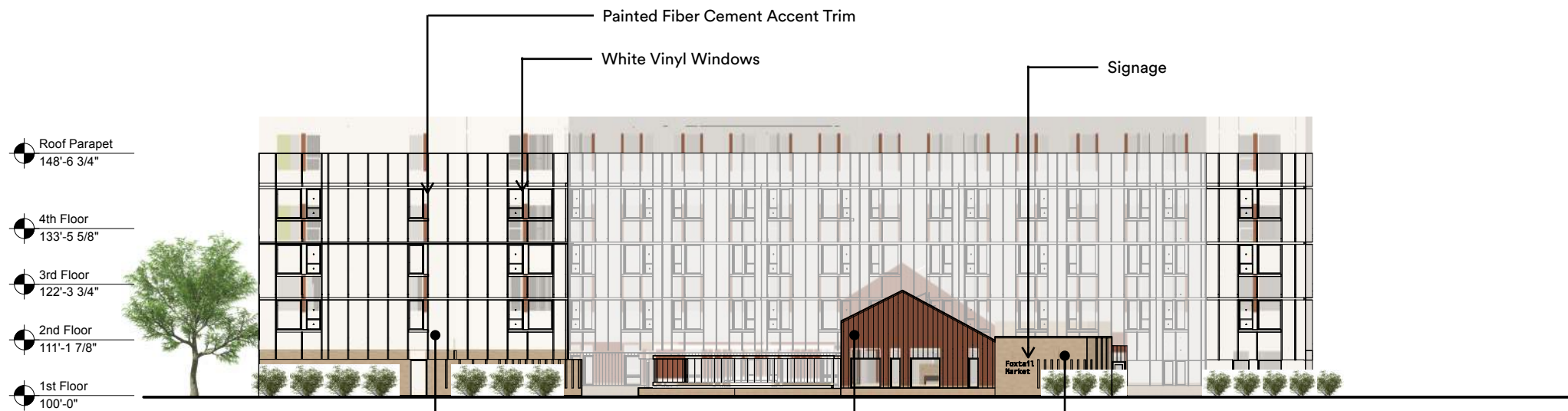


Face Brick
Modular
Stacked Bond

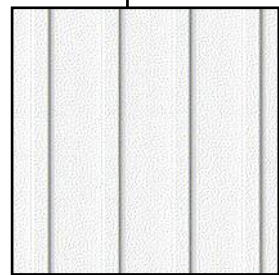


Fiber Cement
Panel with
Batten

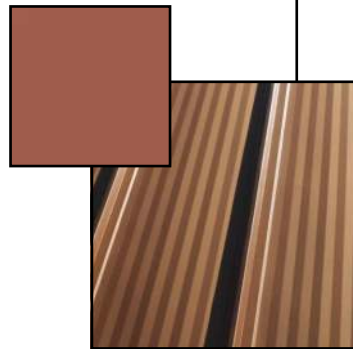




Southwest Elevation
1" = 30'



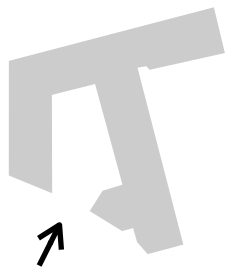
Fiber Cement
Panel with
Batten

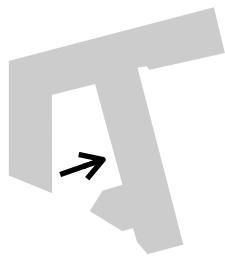


Standing Seam
Metal Panel

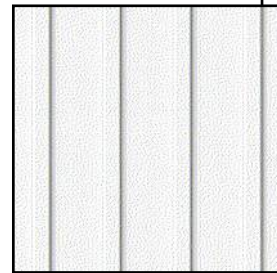


Face Brick Modular
Stacked Bond with
Decorative Brick
Detail





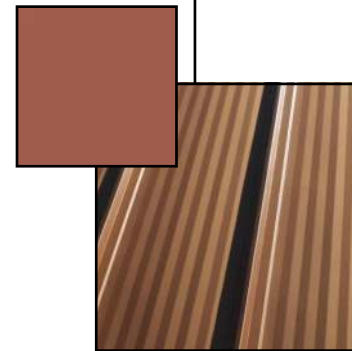
South Elevation
1" = 30'



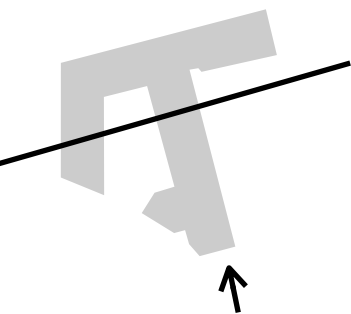
Fiber Cement
Panel with
Batten



Face Brick
Modular
Stacked Bond



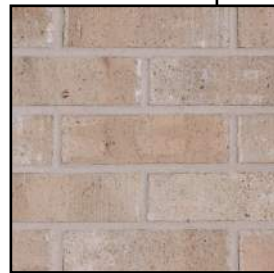
Standing Seam
Metal Panel



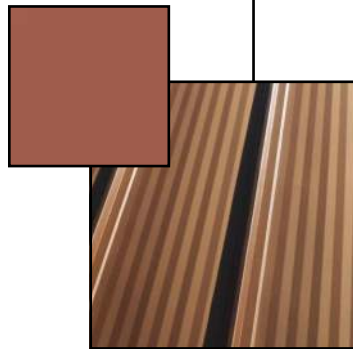
Foxtail Phase 2

- Roof Parapet
148'-6 3/4"
- 4th Floor
133'-5 5/8"
- 3rd Floor
122'-3 3/4"
- 2nd Floor
111'-1 7/8"
- 1st Floor
100'-0"

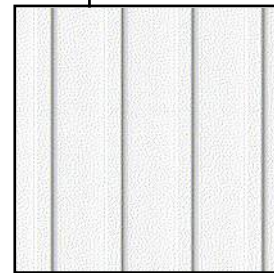
East Courtyard Elevation 1" = 30'



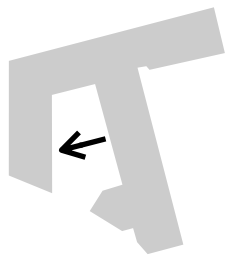
Face Brick
Modular
Stacked Bond



Standing Seam
Metal Panel



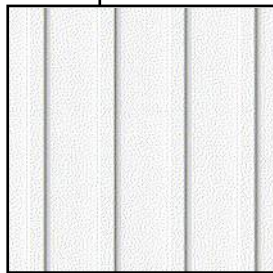
Fiber Cement
Panel with
Batten



East Elevation
1" = 30'



Face Brick
Modular
Stacked Bond



Fiber Cement
Panel with
Batten



Decorative Brick
Detail



Level 01

Amenities

Units

1 Bedroom	9
2 Bedroom	4
Total	13

Total Overall Units 109



Floor Plan 1
1" = 30'



Foxtail Phase 2

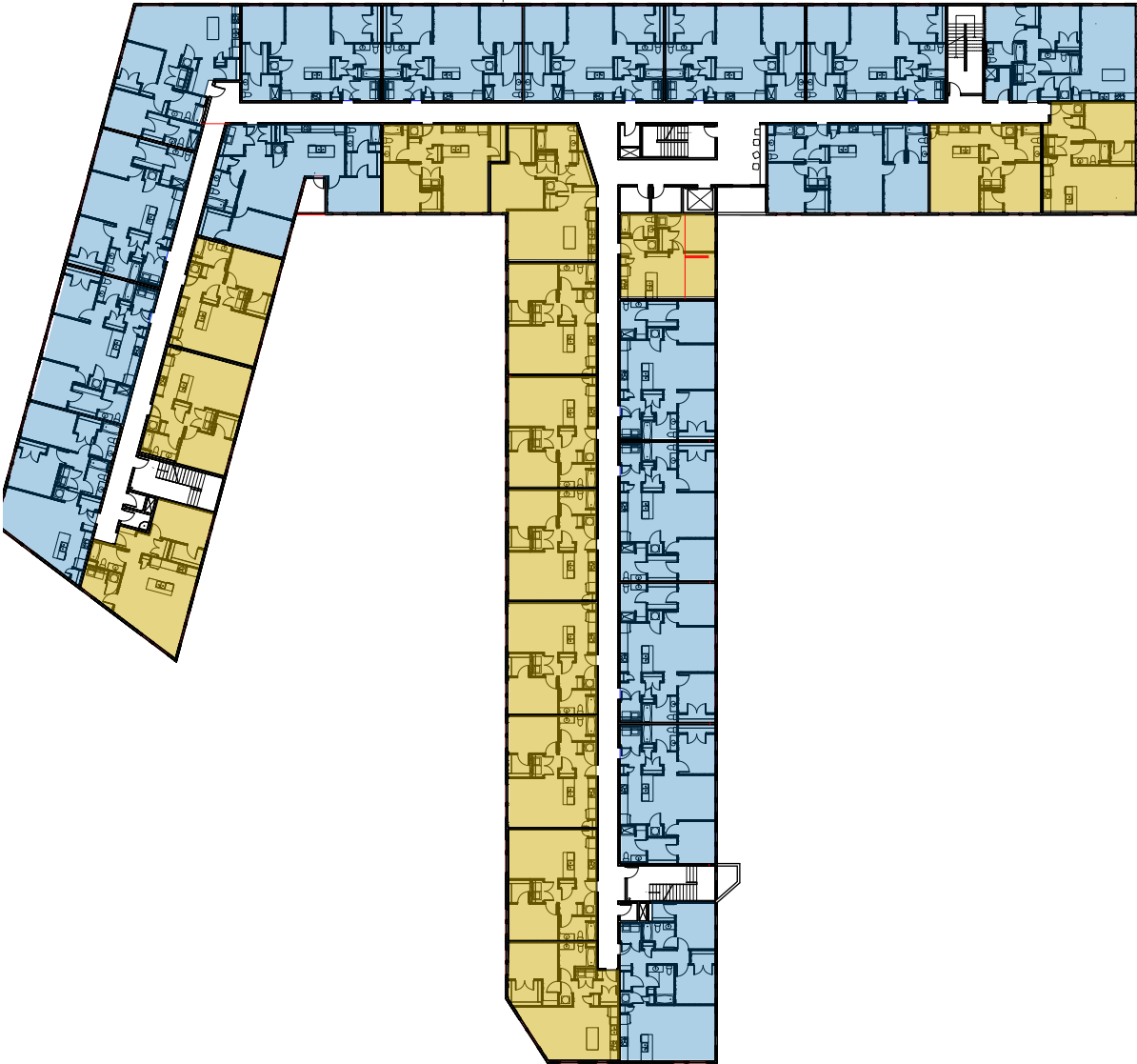
Urban Design Review 08.04.26

Level 02 - 04

Units

1 Bedroom	15
2 Bedroom	17
Total	32

Total Overall Units 109



Floor Plan 2 - 4
1" = 30'



Foxtail Phase 2

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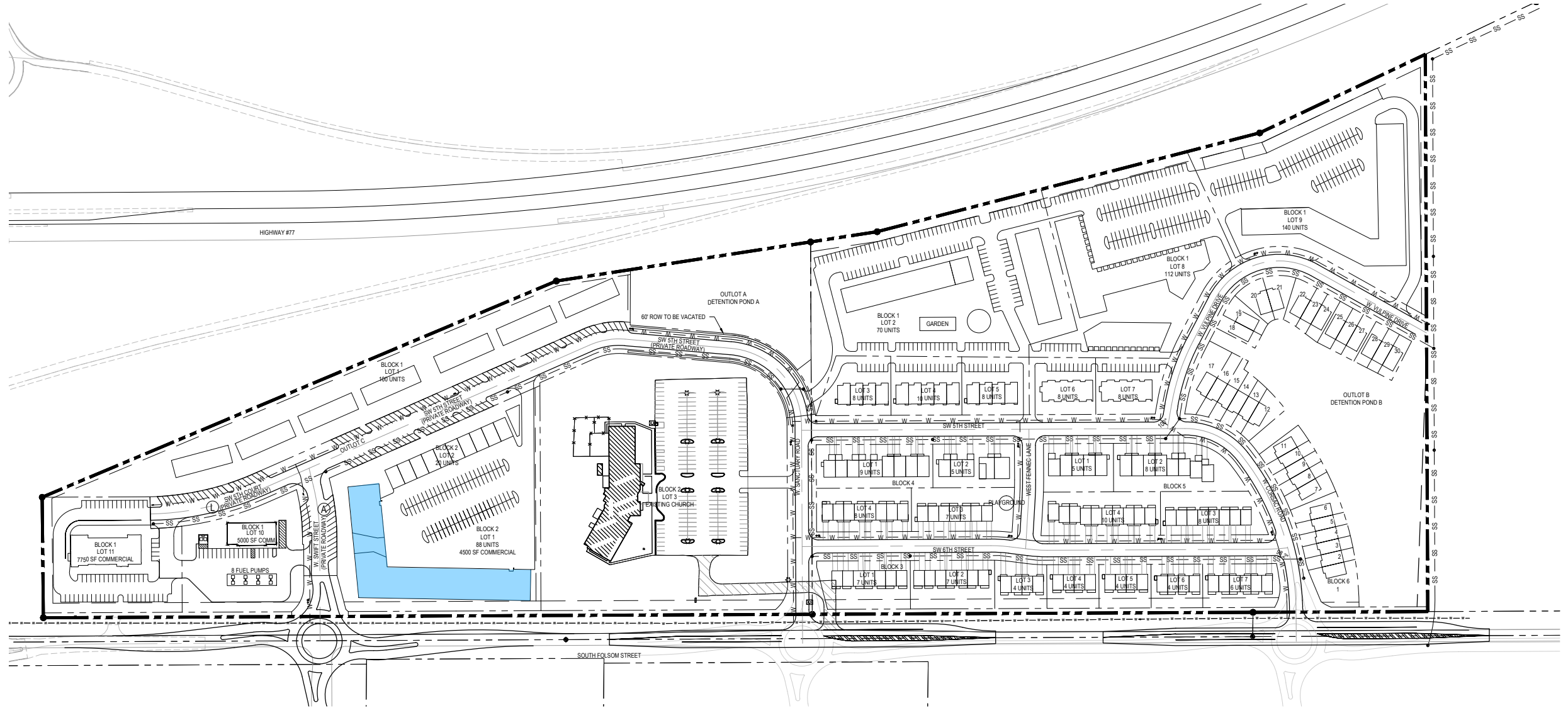


Foxtail Phase 2

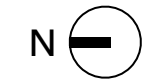
Urban Design Review 08.04.26



HOPPE
DEVELOPMENT

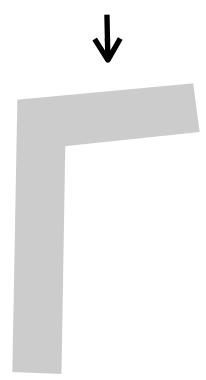


Site Plan





North Elevation
1" = 30'



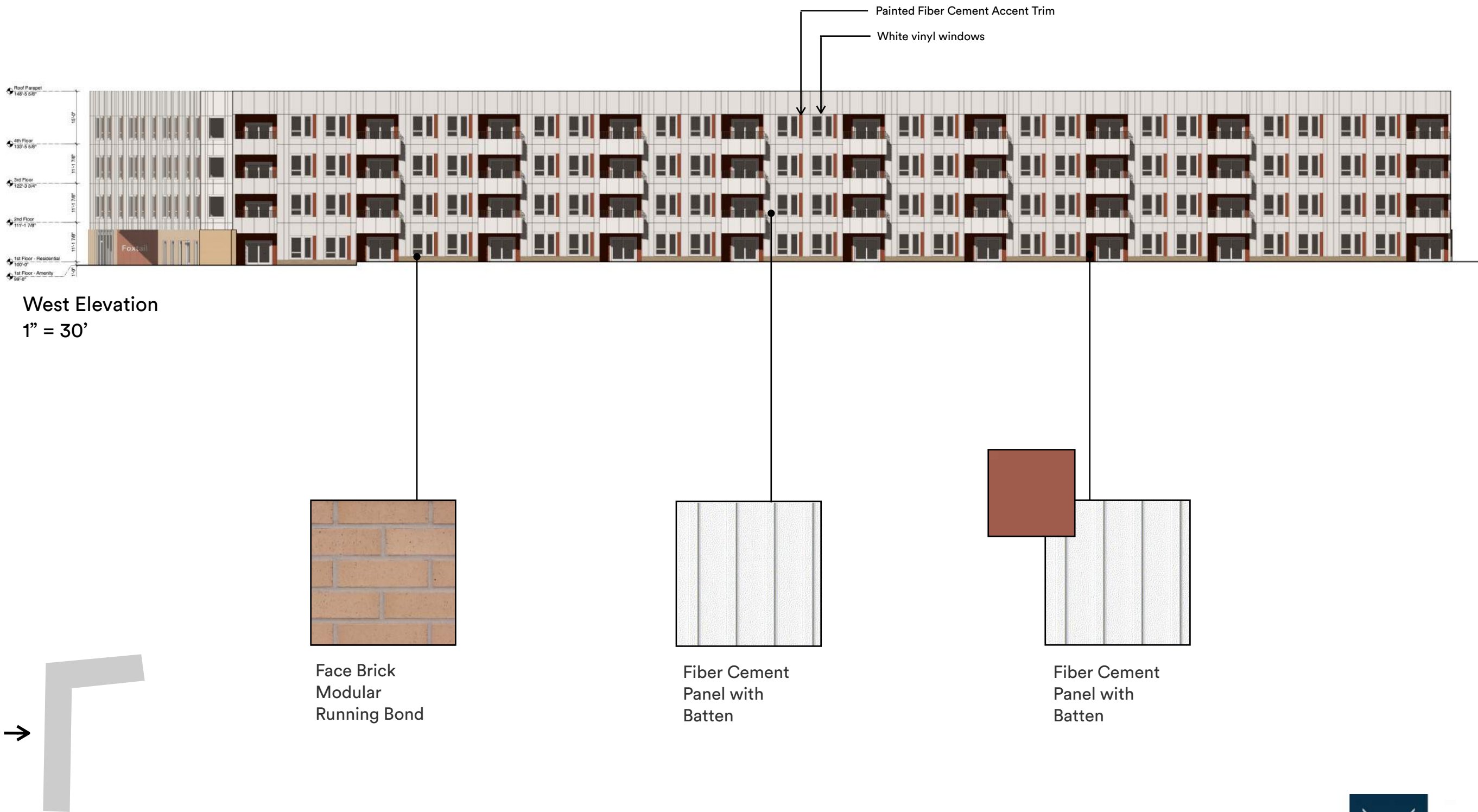
Anodized Aluminum Storefront

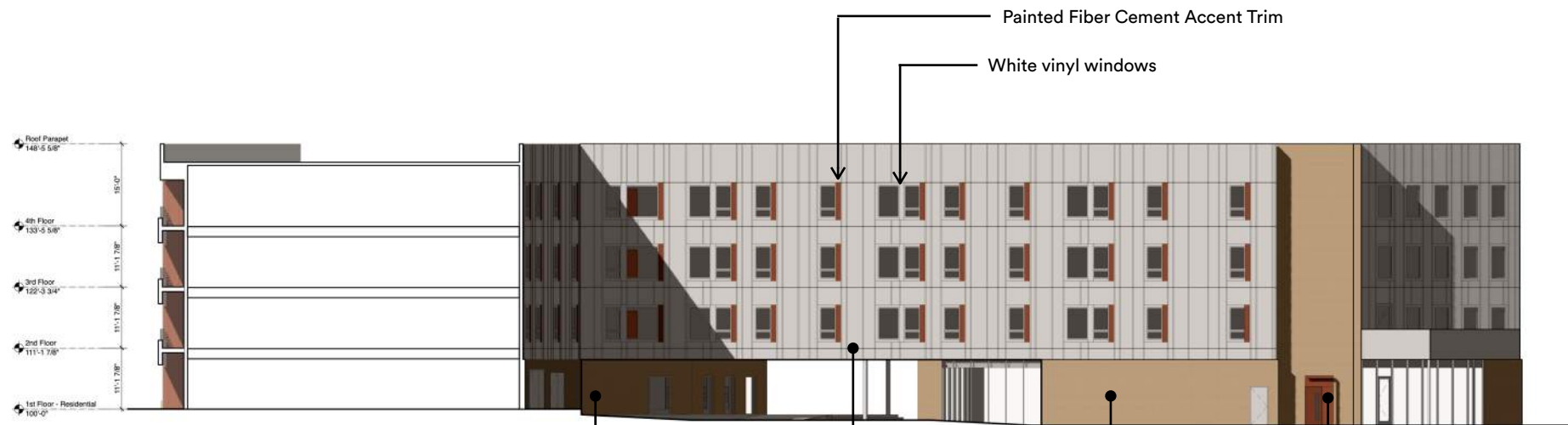
Face Brick
Modular
Stacked Bond

Standing Seam
Metal Panel

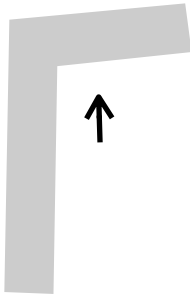
Fiber Cement
Panel with
Batten

Face Brick
Modular
Running Bond

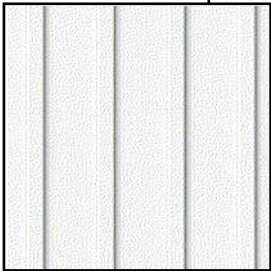




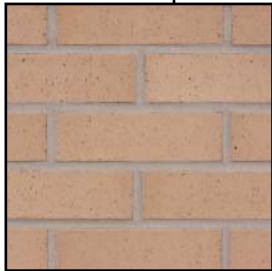
South Elevation
1" = 30'



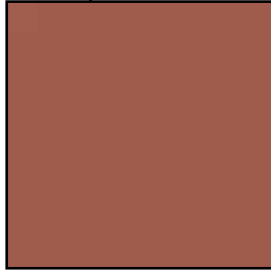
Face Brick
Modular
Running Bond



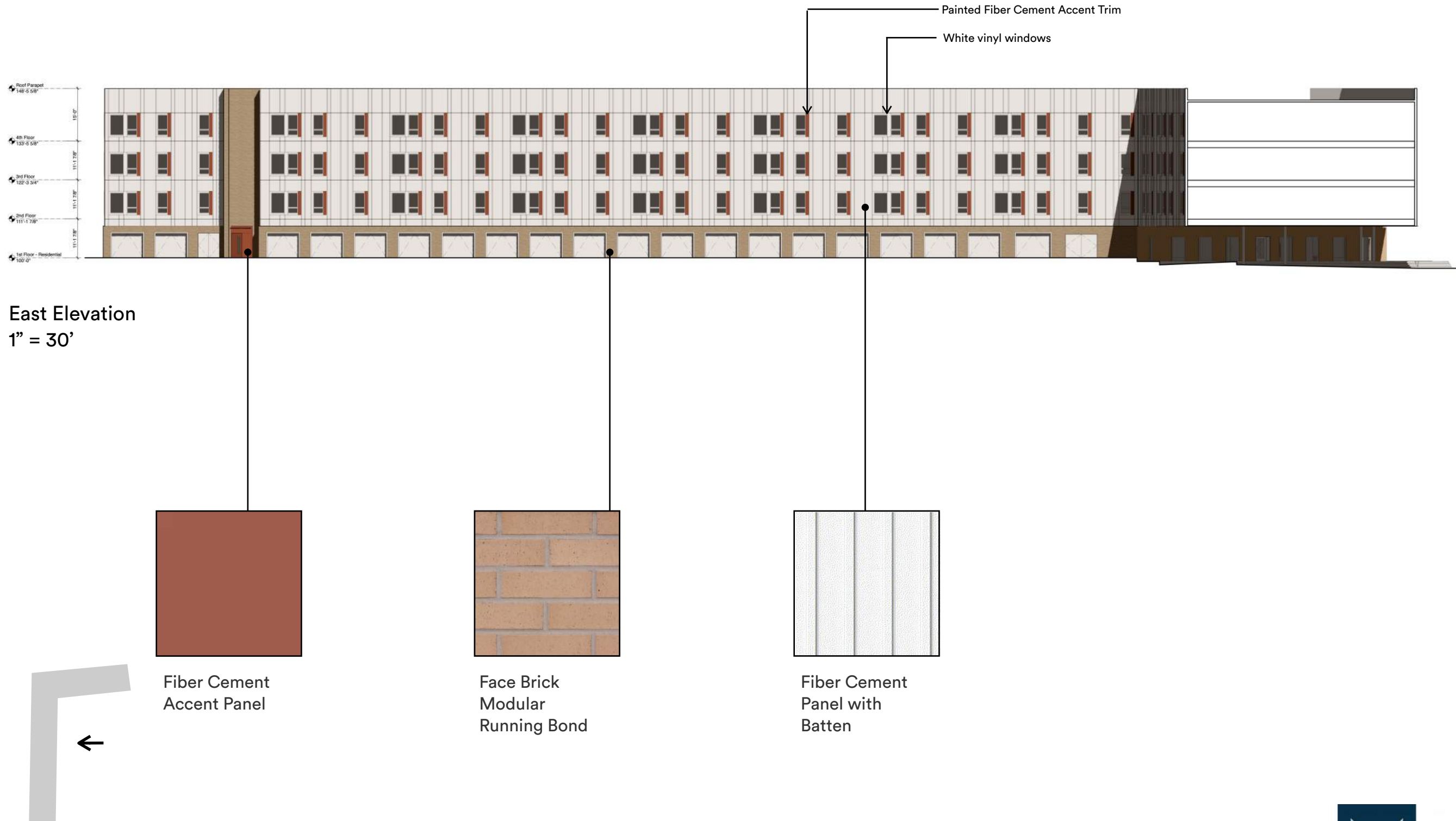
Fiber Cement
Panel with
Batten



Face Brick
Modular
Stacked Bond



Fiber Cement
Accent Panel

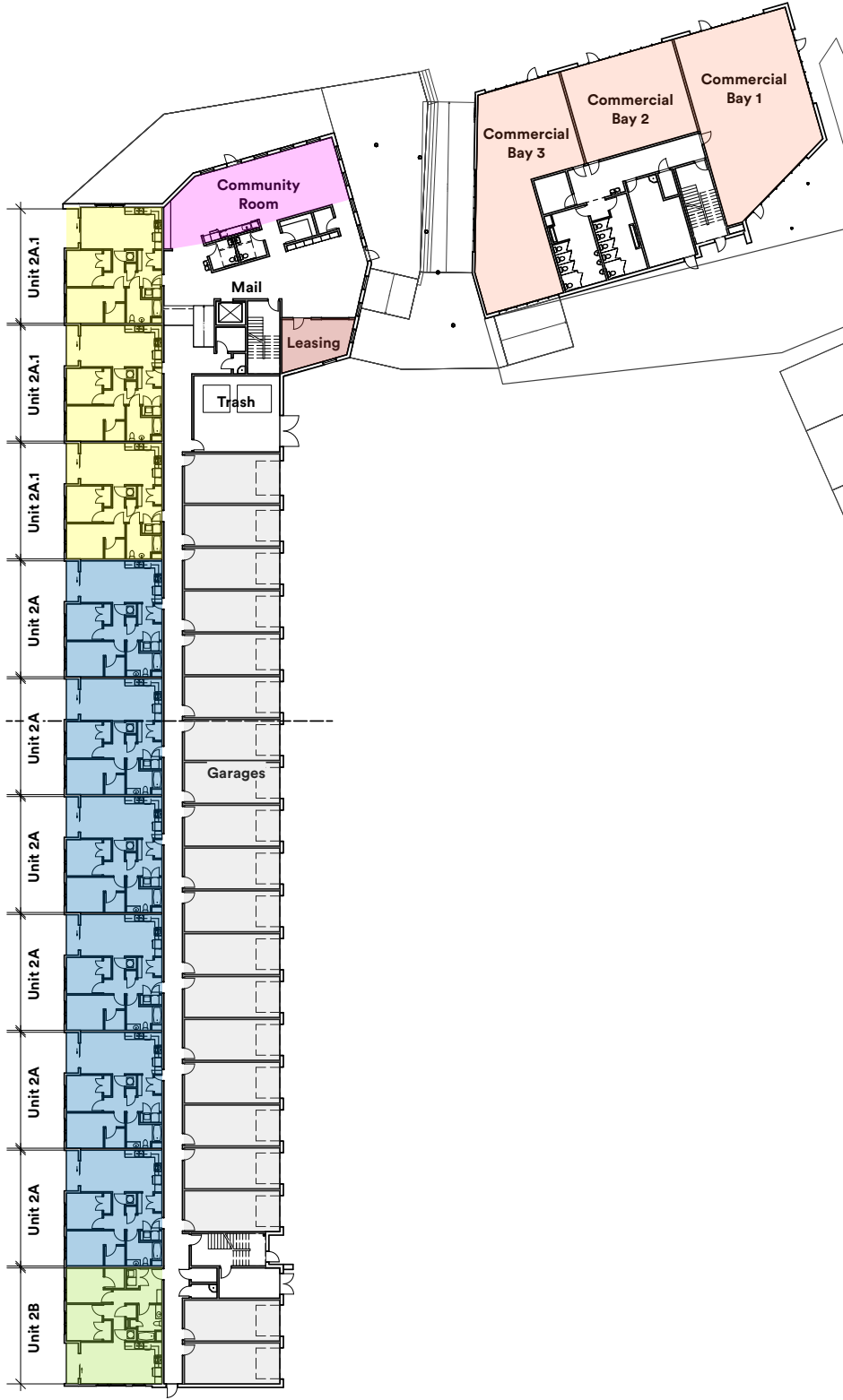


Level 01

- Amenities
- Leasing
- Commercial

Units

2A	6
2A.1	3
2B	1
Total	10
Total Overall Units	88



Floor Plan 1
1" = 30'



Foxtail Senior

Level 02 - 04

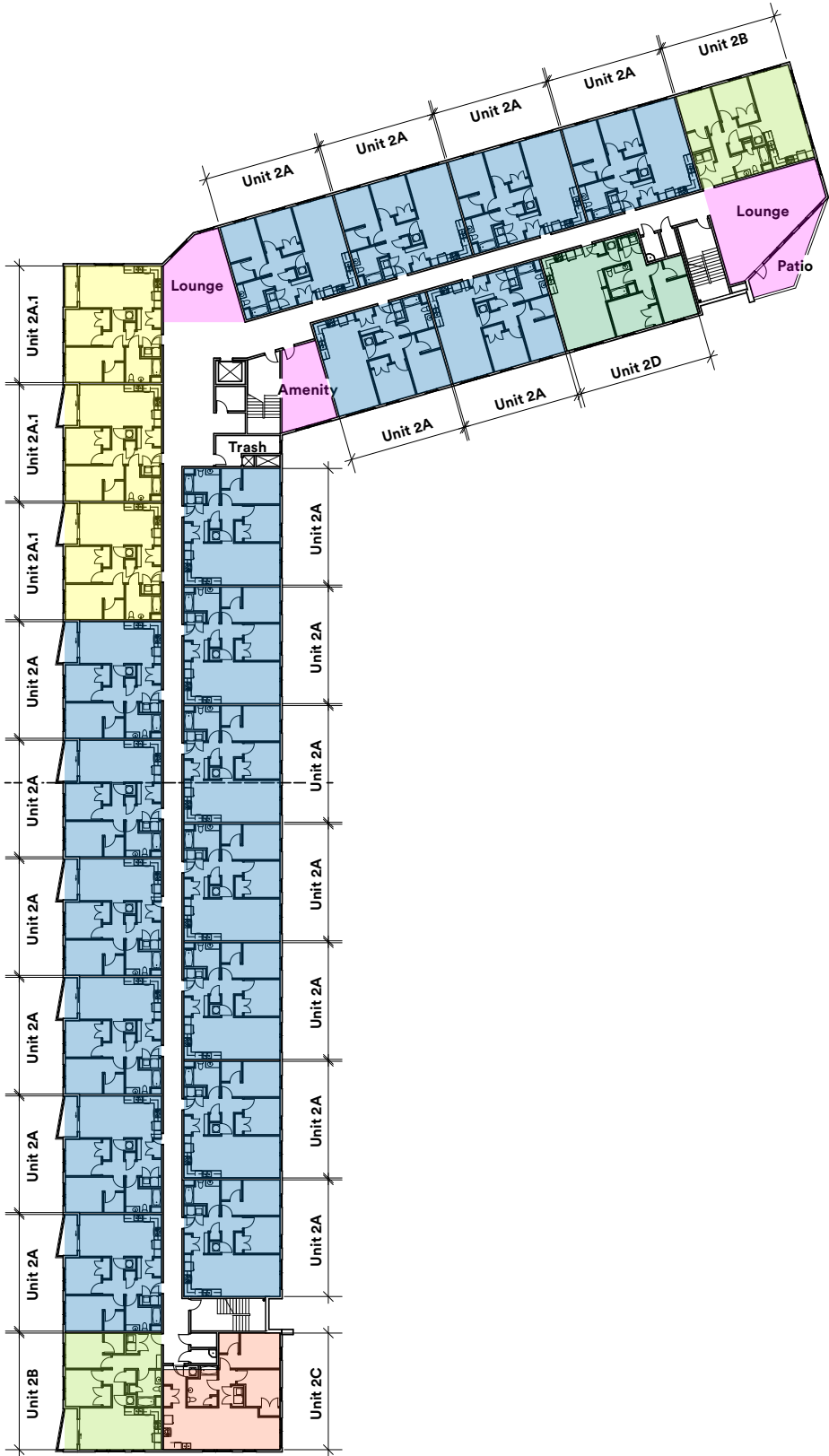
Amenities

Units

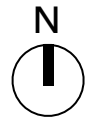
2A	19
2A.1	3
2B	2
2C	1
2D	1

Total 26

Total Overall Units 88



Floor Plan 2 - 4
1" = 30'



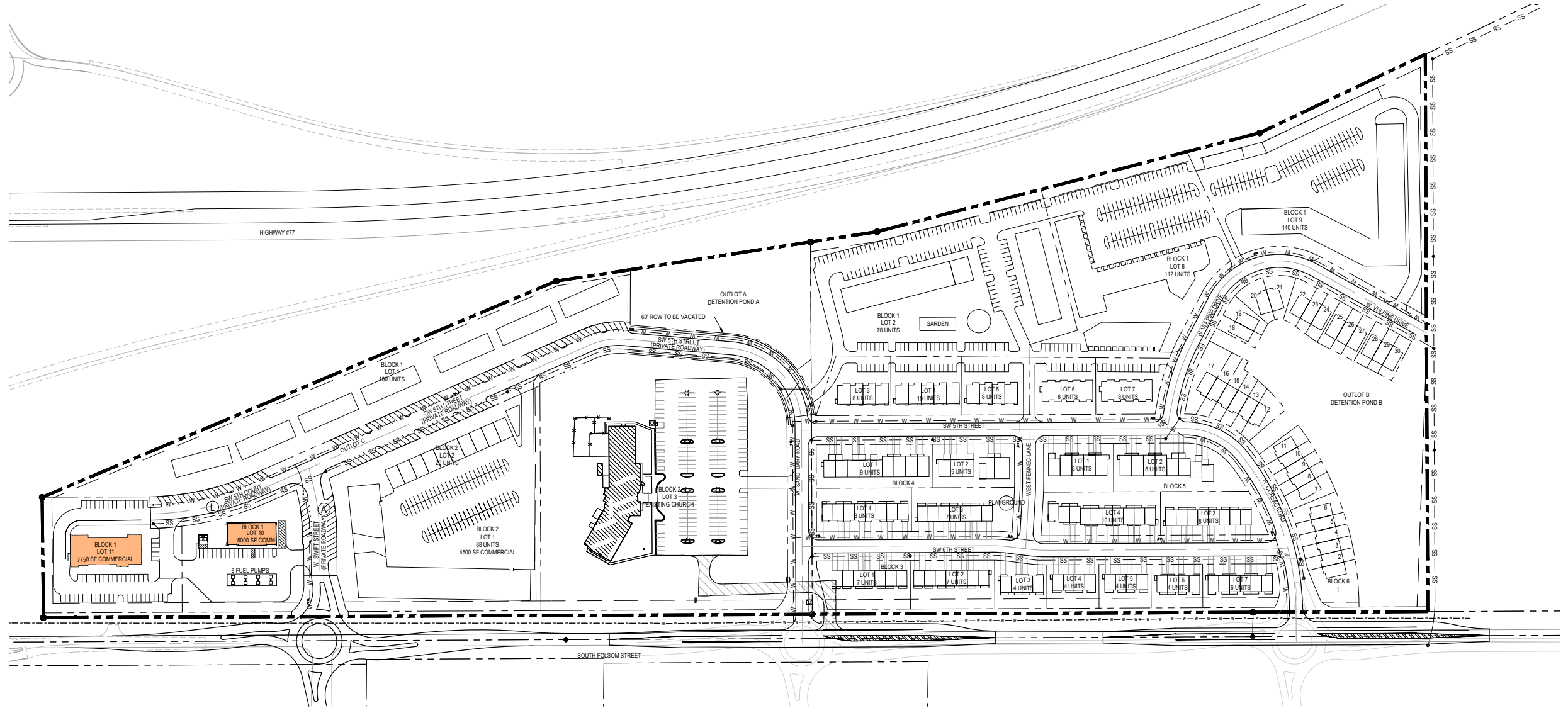
Foxtail Senior

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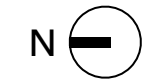


HOPPE
DEVELOPMENT





Site Plan





FOOD SERVICE/DRIVE THRU



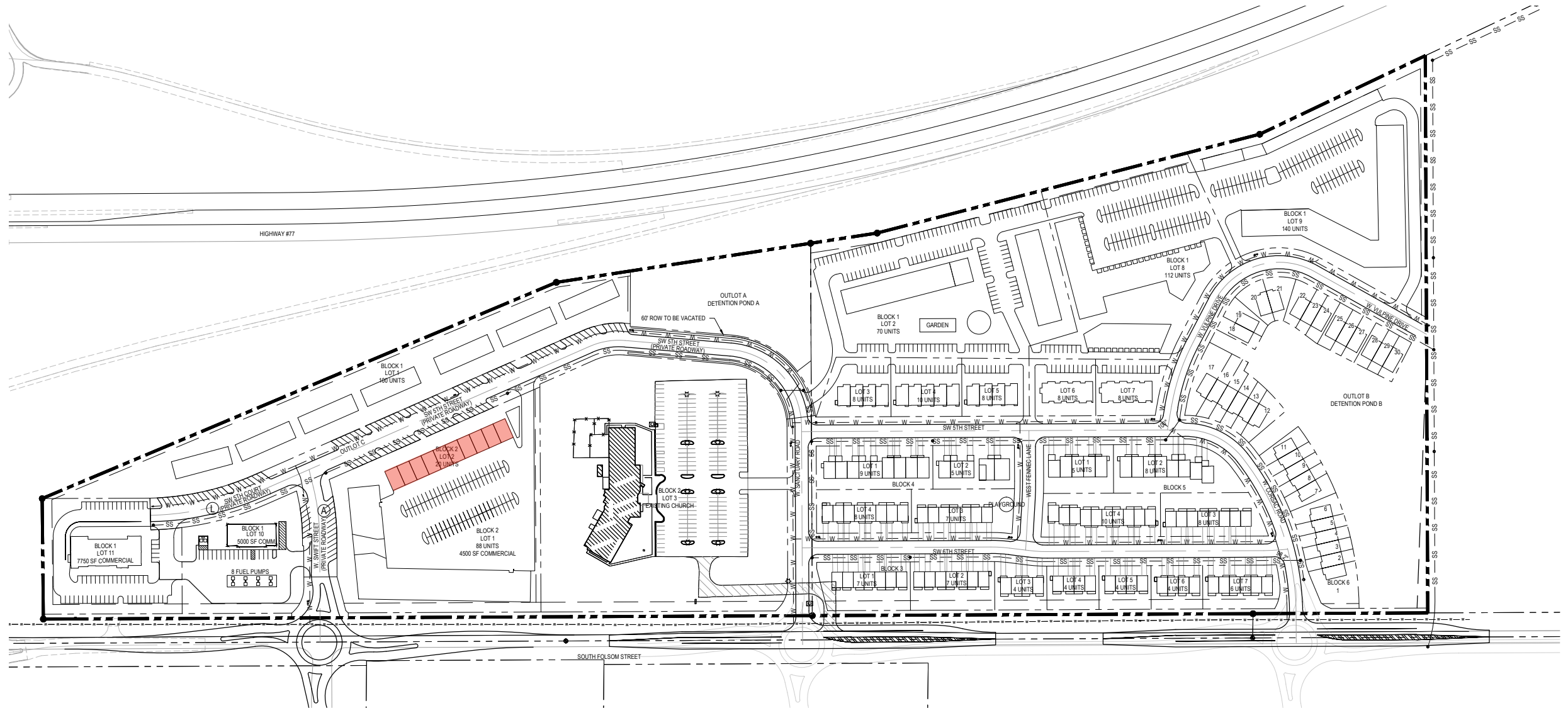
CONVENIENCE STORE



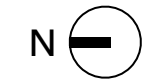
RETAIL/MEDICAL



CONVENIENCE STORE

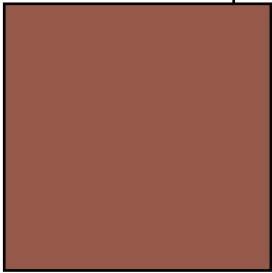


Site Plan

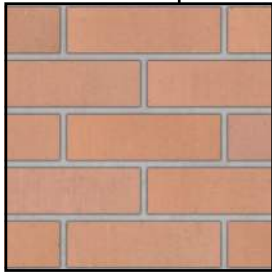




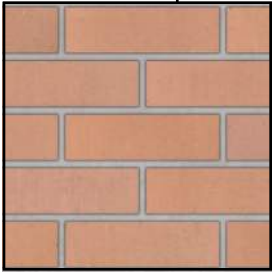
East Elevation
 1" = 30'



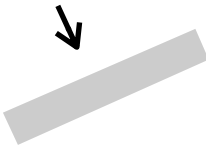
Fiber Cement
 Panel with
 Batten



Face Brick
 Modular
 Running Bond

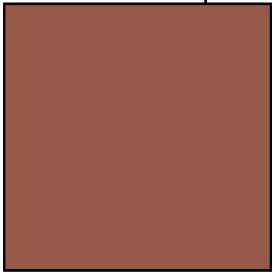


Face Brick
 Modular Soldier
 Bond

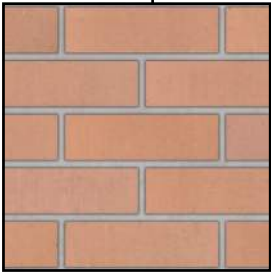




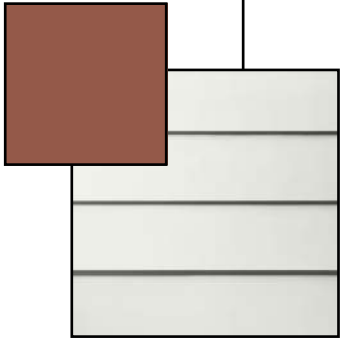
West Elevation
1" = 30'



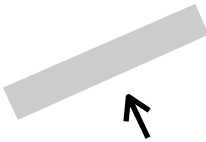
Fiber Cement
Panel with
Batten



Face Brick
Modular
Running Bond

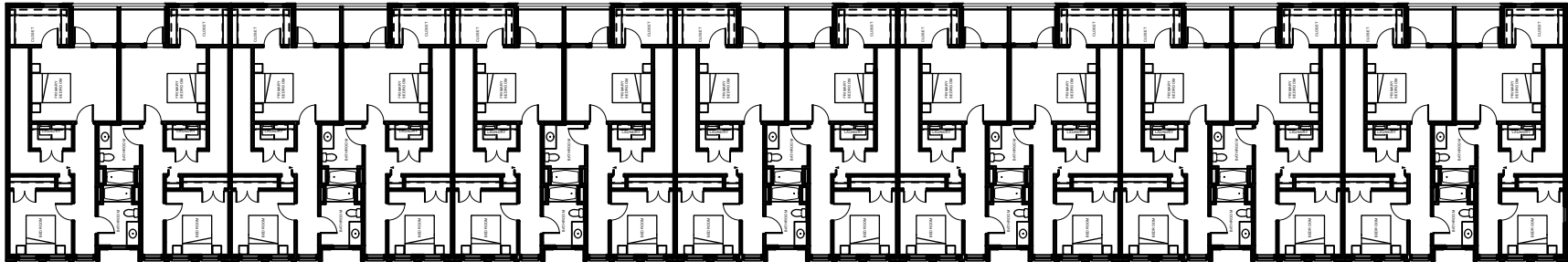


Fiber Cement
Lap Siding

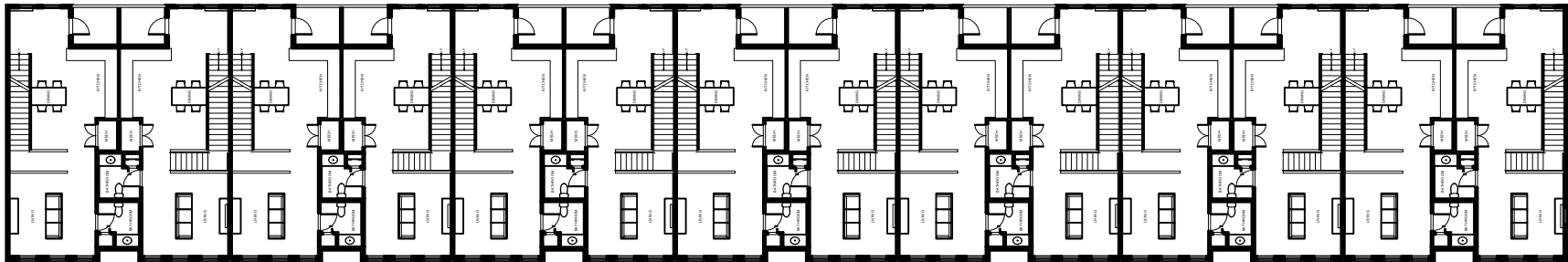


Level 01 - 03

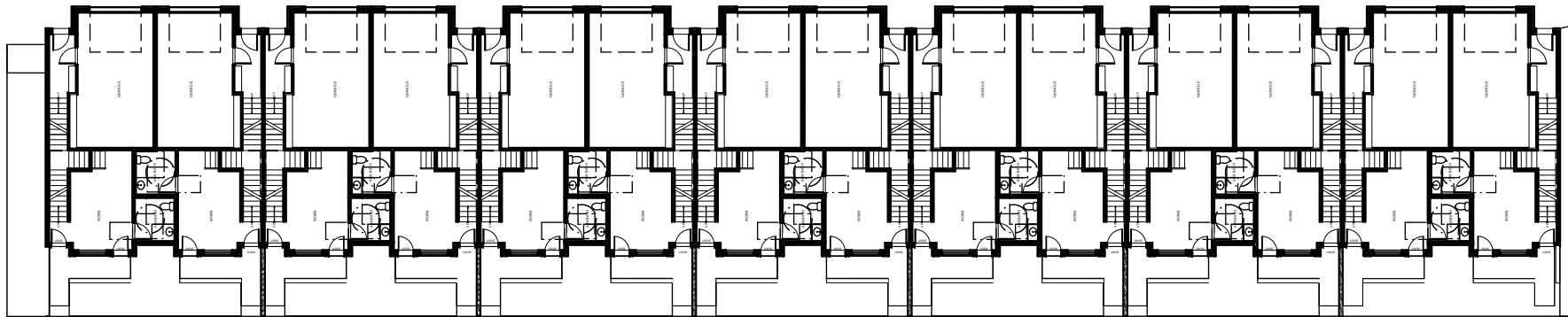
Units 14
Total 14



Third Floor Plan
1" = 30'



Second Floor Plan
1" = 30'



First Floor Plan
1" = 30'

N
Foxtail Live/Work

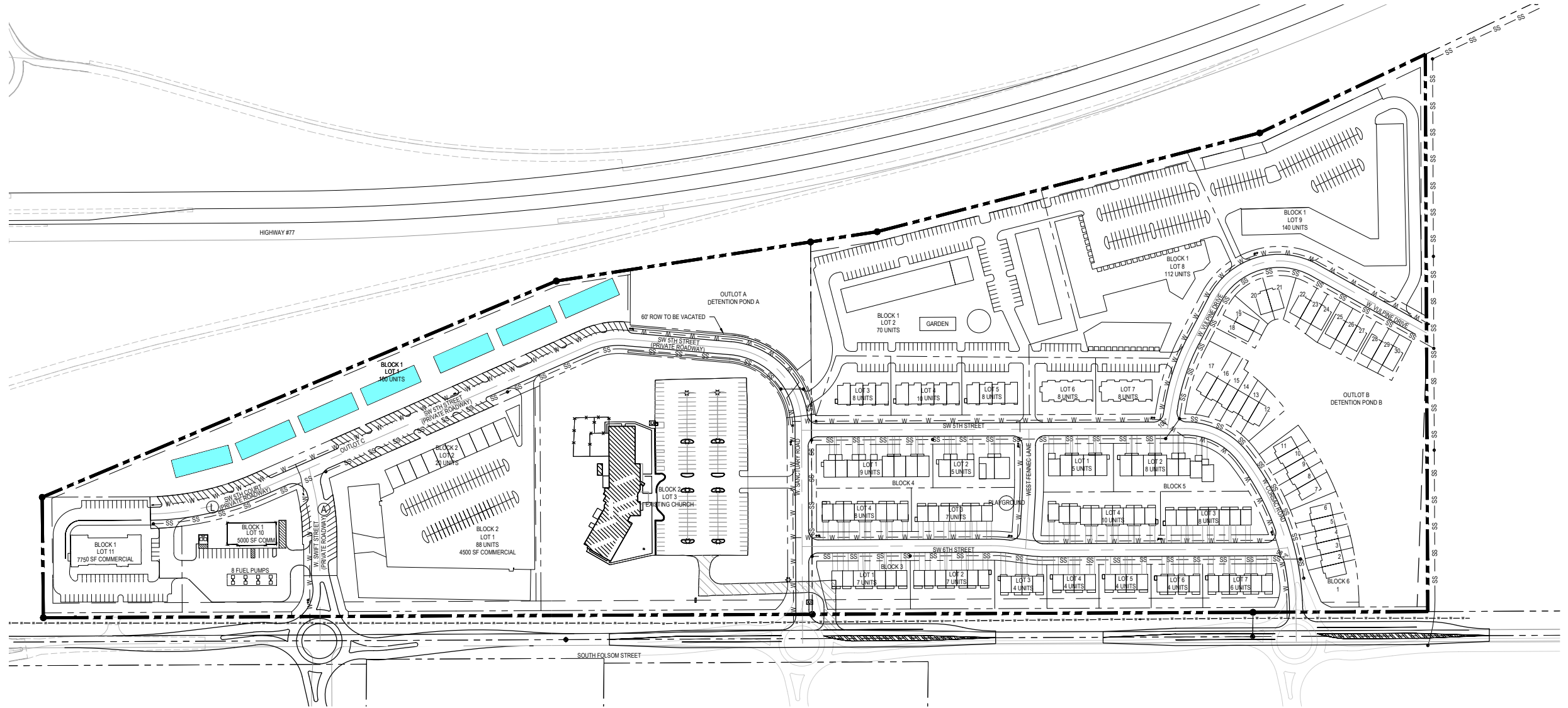


Foxtail Live/Work

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HOPPE
DEVELOPMENT

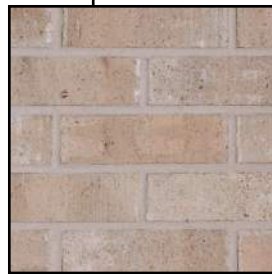


Site Plan

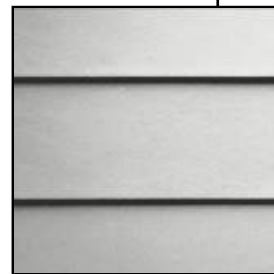




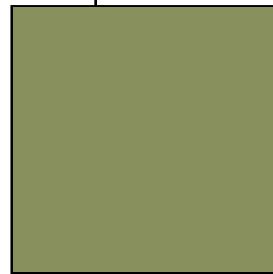
Front Elevation



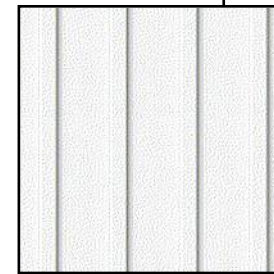
Face Brick
Modular
Stacked Bond



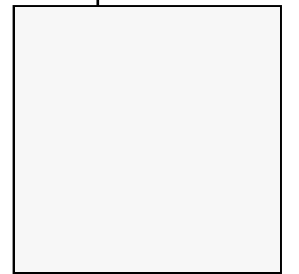
Fiber Cement
Lap Siding



Fiber Cement
Accent Panel



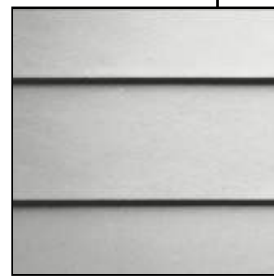
Fiber Cement
Panel with
Batten



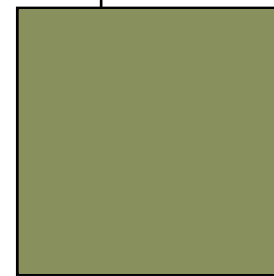
Fiber Cement
Panel



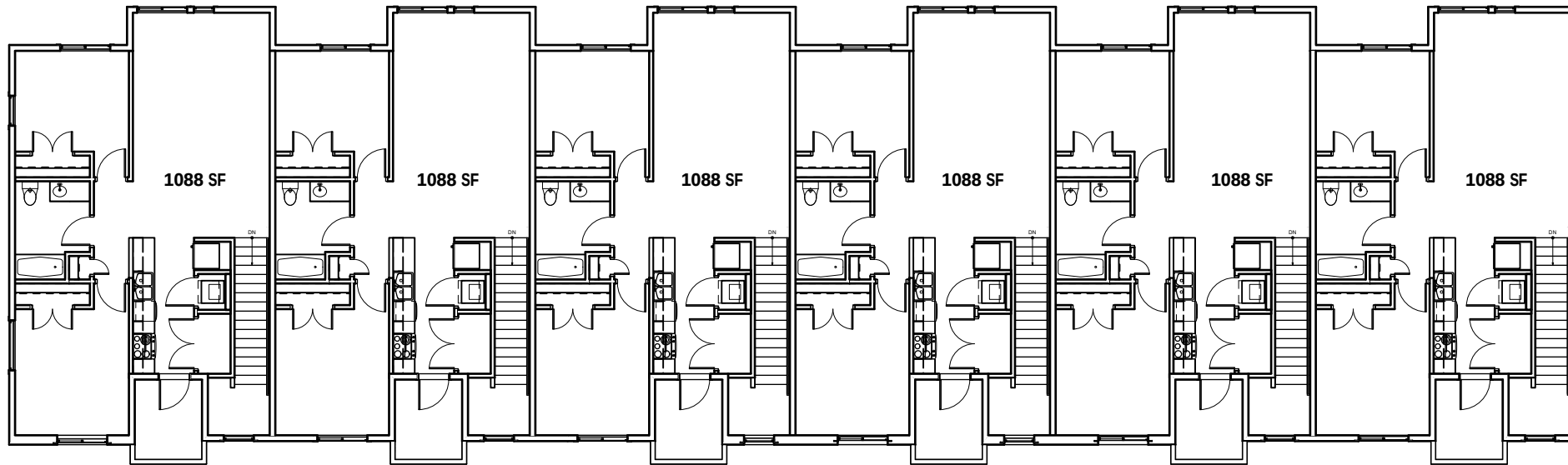
Rear Elevation



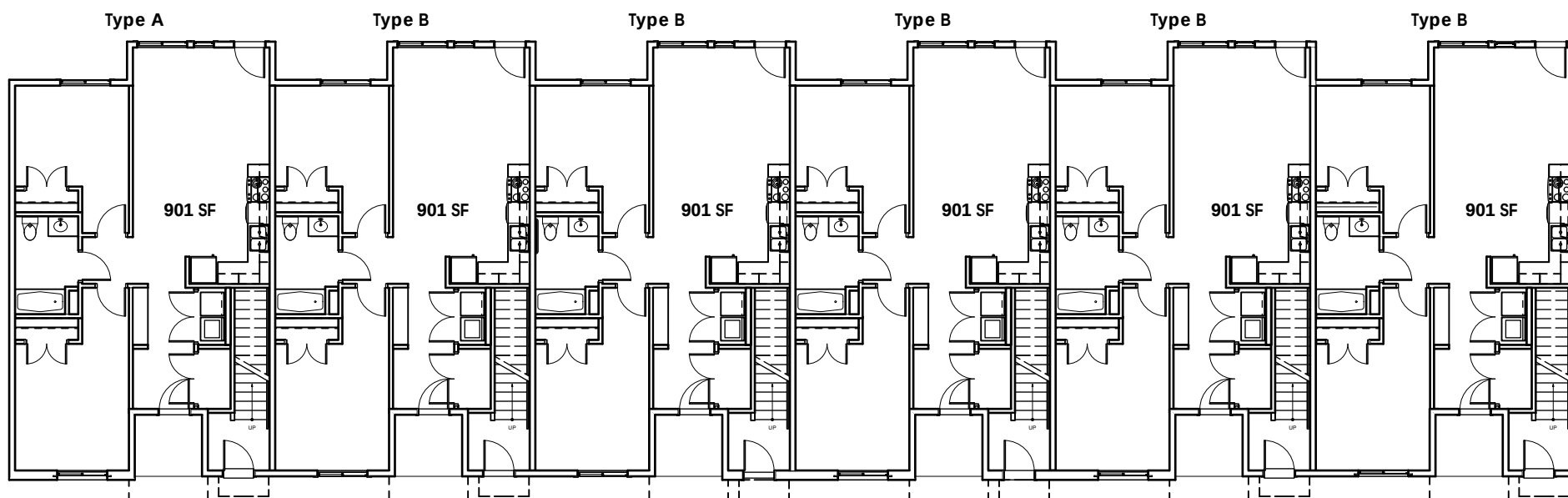
Fiber Cement
Panel with
Batten



Fiber Cement
Accent Panel



Second Floor Plan



First Floor Plan

1/16" = 1'-0"

