

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **November 1, 2022**, at **3:00 p.m.** in City Council Chambers on the 1st floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

AGENDA

1. Approval of UDC meeting record of [October 4, 2022](#).

DISCUSS AND ADVISE

2. Advisory Review of [Lincoln Bold Redevelopment – UDR22111](#)
3. Advisory Review of [The Union at Antelope Valley Redevelopment – UDR22112](#)
4. Advisory Review of the [Coyote/Finke Redevelopment – UDR22113](#)
5. Advisory Review of [LFR Station No. 8 – UDR22114](#)

STAFF REPORT & MISC.

6. Staff report & misc.; Mayor's Arts Awards

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>

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<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2022/ag110122.docx>

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, October 4, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Tom Huston and Gil Peace; (Peter Hind and Michelle Penn absent).

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman, Collin Christopher and Teresa McKinstry of the Planning Department; Matt Larson; Emily Andersen; Josh Berger with Woodbury Corp.; Aaron Stitt with Marriott; Ben Kunz; Jennifer Seacrest with Olsson Studio; Brandon Mannix Slobig appeared via Zoom Video Communications ©; and other interested parties.

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

Peace called for a motion approving the minutes of the regular meeting held September 13, 2022. Motion for approval made by Huston, seconded by Cary and carried 5-0: Canney, Deeker, Grasso, Huston and Peace voting 'yes'; Hind and Penn absent.

NEIGHBORHOOD DESIGN STANDARDS APPEAL AT 1200 S. 16TH STREET: **October 4, 2022**

Members present: Canney, Deeker, Grasso, Huston and Peace; Hind and Penn absent.

Stacey Hageman stated that revised plans were submitted by the applicant. Matt Larson explained that they added a porch to the design and changed up the south façade a little to make it cohesive with the north. Hageman talked with Lincoln Transportation and Utilities (LTU) and let them know that carports are required.

Peace asked if there was a technical reason for a carport being shown instead of a garage. Larson responded if they were to have a garage, they don't have twenty feet from the garage space to the property line. Peace wondered how much short the applicant is of the twenty feet. Larson

stated they are short about twelve feet on the east side and seventeen feet on the west side. Peace asked if there are any examples in the neighborhood. Larson answered not that he is aware.

Grasso stated it appears the exterior façade has changed a little. Larson stated yes. There will be landscaping as well. He believes the City is requiring a bike rack as well. There is a bus stop within one block. Grasso noted that one unit has a porch. Larson stated this will be shared porch. There will be stairs on both sides.

Peace believes with the addition of a porch, this meets the Design Standards. He was curious what standard was still not being met. Larson believes initially, it was just the porch not meeting Design Standards. Huston noted there was also the issue of orientation to the street and the garages. Hageman stated that the setback to the garages is met without a garage door. A porch and window were added to the design. Peace thinks this would be better with a garage door. He wondered if LTU would approve of this. Hageman will address it with them again. The committee could make a motion to approve a waiver if there were garage doors.

ACTION:

Peace moved approval of the design as presented, and noted recommendation and approval of a waiver to have garage doors on this property, seconded by Canney carried 5-0: Canney, Deeker, Grasso, Huston and Peace voting 'yes'; Hind and Penn absent.

FOXTAIL MEADOWS

October 4, 2022

Members present: Canney, Deeker, Grasso and Peace; Huston declaring a conflict of interest; Hind and Penn absent.

Hageman stated this is a redevelopment project on S. Folsom St. and Pioneers Blvd. It is appearing before this committee due to the proposed use of TIF (Tax Increment Financing). It is a little difficult to apply the standards of TIF at this location.

Tom Huston stated that Social Housing has acquired the property north of the baseball complex and has the option to acquire excess grounds owned by Hope Reform Church. Collectively, there is 41 to 42 acres that will be part of this subdivision. This is intended to be affordable housing with a range of price points. Hoppe Development has done many of these. The City has approved a PUD (Planned Unit Development) for Foxtail Meadows that is over 650 dwelling units. This is Phase One. A redevelopment plan has been approved. A redevelopment agreement will be going forward in a few months. Phase One is 131 units. They received tax exempt bonus. NIFA (Nebraska Investment Finance Authority) has a deadline that this needs to be closed in 2022. This has to be done by the end of the year. There is Phase 1a, 1b, 1c and 1d. Collectively they total

240 dwelling units. A grant was received from the Nebraska Department of Economic Development.

Emily Andersen is working on this for Hoppe Development. Clark Enersen is the civil engineer. She will be talking about Phase One today. The housing types are replicated throughout the site. Phase 1a is 131 units. The whole development will have rowhouses with garages, apartments and townhomes. The front elevation is mostly lap siding with 25 percent brick as required by NIFA. Fiber cement panels are being used a well. For all row houses along with the multi-family, they will be situated so they can be maximized for solar panels that will be provided for all the units. They are proposing Hardie lap siding with a seven inch exposure, primed panel and a Yankee Hill Brick product. She showed the four bedroom unit version. On those, the garage is forward. These will have the same material palette. The rear of the units has the same strategy for materials. Cluster five is a mixture of three and four bedroom units. They all have garages. The garages are flush panel metal steel. She showed the two bedroom stacked units. These will have a very similar material treatment. Balconies will be fiber cement panel. The entry to the first floor will be recessed. These will also have Hardie lap siding. For the multi-family building, buildings one and two are slightly different. They are mostly lap siding with bands of brick and fiber cement panels and trim. They will be using the same color palette as cluster five and adding a deeper red color for the window trim. The rear elevation is simple. There will be a brick band at the base. There is a community room on the corner that will be faced in brick. Those are the housing types that will be replicated throughout the site. In addition, single family houses will be provided at the south end of the site. These will be three and four bedroom. They are trying to pick up on a similar palette. They will be a combination of fiber cement panel, and board and batten. They will use the same material and color variation on the entry.

Canney asked if these are public streets. Andersen replied yes. Canney wanted to make sure she is aware that she needs to coordinate street trees with the City. Andersen replied yes. Canney asked about onsite water treatment. Andersen stated they are waiting to find out about the south portion with residential lots and potential wetlands. The detention site just above the multi-family units, which is effectively to the east of Hope Church. Hope Church is to the north on the plan. Huston found out this site has man made wetlands, but some rock outcroppings. Andersen stated that creates the unusual shape in the corner. They are waiting to get full information back yet. Huston stated they intend to move dirt on Phase 1a as soon as possible. The first projects to move forward would be Phase 1a and 1b. The single family housing in Phases 1c and 1d will follow, probably next summer.

Canney noted that on cluster 5, the rear elevation appears very flat. He asked if any thought was given to divide the outdoor spaces. Is there an outdoor element of some kind to make them appear more private for each party? He believes this would make the spaces more friendly and noted that landscaping could be used. Andersen agreed.

Peace wondered if any consideration was given to using the same color scheme on the front and back. Overall, he believes this is a great project. He is excited. He is glad they are coming back for another project. The applicant has done a nice job on the front in creating variation. He believes they are using prefinished colors which don't add much to costs. He asked if they have considered continuity. Andersen replied yes, they did. She believes we could add some color to the back. These rear facades will be facing S. Folsom. Peace noted even if the front is dark, some people might use the rear in terms of wayfinding. Some buildings address the front and back both. Andersen noted they had design versions trying to make the back the main entry, but it wasn't feasible. She thinks that to make it friendlier, they could look at Peace's suggestions.

Deeker asked if there is any conversation about a lighted intersection on Folsom St. This street can get a little nuts on Saturday. Andersen stated that civil engineering is in the process of looking at that. There will be a turnabout at this intersection. Huston added that significant intersection improvements are planned. Deeker knows there is a lot of traffic on Folsom St. with two major youth parks located there. She asked if the applicant will be doing landscaping along Folsom St., and/or some grading or berming to protect it. Andersen stated it is already grade separated. Certainly there will be landscaping. They want to have believe it will be important for privacy and to not see all the cars going by. Landscaping will definitely be added. Deeker stated that will be an important piece for a level of comfort.

Canney commented in terms of multi-housing, Parks and Recreation often requests an outdoor recreation plan. Pickle ball has become very popular. Perhaps some adult recreation could be planned. Shaded seating is sometimes required as well. He recommended the applicant check with the City. Huston added there is an area east of the church that could be used to create some common areas for recreation and gathering. The whole neighborhood would be able to use it. Anderson stated the schedule has been very tight. They want a north/south trail and complimentary landscaping. That will be developed as well. Huston noted the challenge has been the NIFA (Nebraska Investment Finance Authority) process.

Grasso believes this is a great development. She would reiterate that particularly along Folsom St., she would recommend some lighting or wall sconces at the entries. The applicant needs to be cognizant of people spending time outside. She would also recommend bringing in some color as well. She believes cluster five has nice window detail. Maybe that is something that continues on the back a little. She thinks this is a nice development. She asked if luster six parking for six, seven, eight or the multi-family. Anderson stated they will share the parking. Grasso is assuming that will have playground space and/or a common area. Anderson stated yes, they are thinking of that as green space. Landscaping will be a key throughout the development.

Peace was curious what the density is showing on the PUD and how much is above. Anderson stated they are allowed thirteen. He believes they are at 12.8. They would have made it denser but with the reality of parking and garages, it was difficult to make it all work.

Grasso noted this will be pretty visible from Highway 77. Anderson believes so, yes. This will be fairly exposed. They are required to have buffer landscaping.

ACTION:

Canney moved approval with the recommendation that the applicant pay attention to the landscaping and the rear, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Peace voting 'yes'; Huston declaring a conflict of interest; Hind and Penn absent.

9th and 'R' REDEVELOPMENT:

October 4, 2022

Members present: Canney, Deeker, Grasso, Huston and Peace; Hind and Penn absent.

Hageman stated this is a redevelopment project adjacent to the Haymarket. Images were included in the agenda. There are also renderings of what it looks like with building elevations.

Josh Berger stated this is a project that has been a long time in the making. We have been working with the City. This is on a busy intersection that we are coordinating with the City. Particular attention was paid to the adjacency of the Haymarket. They also tried to pay attention to the historical nature of the Haymarket. Some details are reminiscent of a warehouse district.

Huston asked how many rooms the hotel will have. Berger replied 122. This has been a long time in the making.

Canney inquired about outdoor space. Berger stated the site is less than 20,000 square feet. The southwest inside corner of the hotel is a plaza. They will have some brand amenities that come with a Residence Inn. The site plan is not fully developed yet. It is not modeled yet.

Peace wanted to hear the applicant talk about materials a little. He wondered if the brick will match. Berger doesn't think it will match perfectly. It will be a blended mixture. They haven't fully vetted that yet. The top band is proposed to be metal panels. The terra cotta color on the stair towers he believes are metal panel as well. Between the window louvres is where the mechanicals will sit. They are trying to make that as subtle as possible. There are also metal panels under the windows. The windows will be floor to ceiling. The first floor on the slip street adjacent to 9th St. won't have glass all the way to the street. He believes one of the challenges with a building like this is there is not really a back of the building. The north elevation is as important as the south elevation.

Grasso noted the drawing looks like there is horizontal banding on the north side, and the south side has vertical banding as well. Berger is not sure.

Peace questioned what the white material is at the base. Berger believes it is a masonry material or CMU. Grasso believes it wraps all the way around. Deeker noted the legend says face stone. Berger believes perhaps it is some kind of limestone toned material.

Deeker asked if the canopy is part of the plan. Canney stated it would be helpful to see a site plan and how it relates to its surroundings. Berger noted they were just talking about that. There will be a gap between the two canopies. We want to slow the corner down. He believes that is in line with what the City wants to do. They aren't quite there yet on the site plan. The site plan will show the courtyard as well.

Huston asked what kind of schedule the applicant is looking at. Berger responded they would like to break ground in the spring with about eighteen months to build.

ACTION:

Huston moved approval subject to review of the site plan once it is complete, seconded by Deeker.

Peace stated it would be nice to see if the brick on the existing building could be matched with this. It would tie together the two Marriott projects. If this building could have access to the courtyard firepit, that would be really nice as well. Berger noted they are trying to sort through the details.

Grasso inquired if this will all be grade level. Berger replied no, there will be steps.

Peace asked about the amenities they will have to provide. Aaron Stitt stated they have the courtyard with an outdoor firepit. This will more into gaming and family activities. They will do what they can.

Stitt stated this project is the latest prototype of Residence Inn. This is a custom urban build. It is a power brand. Residence Inn is Marriott. There is currently no extended stay in downtown Lincoln. There is a definite need for this. He thinks it will be an excellent addition to downtown. It will be owned and managed by the same company. The company currently has sixteen hotels under development. They have a long track record of excellence with Marriott and Hilton. Berger added that a lot of due diligence has been done.

Peace believes extending the canopy will be nice. He noted this street goes up hill. He thinks the idea of keeping louvres is great, along with floor to ceiling glass. He urged them to not let anyone talk you into PTAC (Package Terminal Air Conditioner) units under the windows. Berger doesn't believe that will happen. The way the rooms are set up, floor to ceiling glass is a plus.

Motion for approval subject to review of the site plan once it is complete carried 5-0: 5-0: Canney, Deeker, Grasso, Huston and Peace voting 'yes'; Hind and Penn absent.

335 N. 23RD REDEVELOPMENT:

October 4, 2022

Members present: Canney, Deeker, Grasso, Huston and Peace; Hind and Penn absent.

Ben Kunz stated the building will include about 3,000 square feet of commercial space on the first floor and nine residential units above. The first floor will include six micro restaurant spaces with a public outdoor seating area along S. 23rd Street, with parking behind the building. They are also proposing a rooftop solar array. There is a main mass component that relates to the brick. They are looking at dark gray or black brick. They would like to have an accent to warm things up. It would most likely be a wood look material. Above the brick line would be fiber cement, something vertically oriented. He was unsure at this point if they will use board and batten, or shiplap. They are also looking at potentially using cedar trim. A glazed overhead door is one option. Another option would be a fixed store front. They would provide a significant amount of transparency. He showed a view of the corner looking southwest. This is the most prominent side of the building. He showed the parking lot and the intent for it to be screened. There will be bike parking in the side yard.

Canney asked if the upper deck space would be part of the housing or used for a restaurant. Kunz believes it would be a hybrid. Most of the time, it would be an amenity for the residents. It could also be a pop-up space. Canney stated a site plan would help to see the interface with the private and public. Kunz believes this is a little more of a neighborhood space. They believe it is supported by the Planning Dept. with the caveat that the seating in the right-of-way be open to the public. These businesses most likely are going to be fast casual, take out style.

Huston inquired if the applicant envisions a liquor license. Kunz responded that is not the intent. Huston asked if each restaurant space will have its own kitchen. Kunz replied yes. The driving factor behind the small footprint is to keep these affordable. Peace asked if each kitchen would have a hood. Kunz replied that some will be hoodless. The three to the south should be able to vent to the rear wall. One in the rear can vent to the north wall.

Kunz stated that the 23rd Street corridor has historically housed an auto business. Peace asked about the current zoning. Kunz replied it is B-3 PUD. Huston added this is under the Antelope Village PUD.

Peace asked if the residents would park on the street. Kunz stated they are devoted to both uses. The PUD would require a few small amendments. Peace asked how the angle was chosen for the monoslope roof and how many degrees it will be. Kunz responded that ideally around 45 for the

solar. This is dialed back a little. Peace noted one recommendation he would offer would be to dial it a few more degrees. That corner gets way up there. For the parapet height, he would like it to be a little higher over the space noted as Dim Sum Magic.

Grasso asked for further clarification about the locations where the vertical siding is shown on the plan. She wondered if it would be recessed. Kunz stated it is proposed to be slightly recessed. Grasso wondered about the pitch of the roof and the vertical siding on the top. It feels like there is a lot of flatness. Perhaps something could be recessed. She would agree with Peace on the angle. She asked about the west side. Kunz replied that would be primarily fiber cement. Grasso asked if there would be a stair door if you park in the parking lot. Kunz stated there are two doors there. One goes to the vestibule and one goes to the stairs. There is a pass through element there. Grasso understood that the restaurants would access that to get to their trash. Kunz stated yes. They could go around the alley side as well.

Peace asked how many units are being proposed. Kunz stated nine residential units and five to six commercial units. Peace thinks this is a really cool project. He believes the neighborhood will like it.

ACTION:

Peace moved approval, seconded by Canney.

Huston thinks this is a wonderful addition, a good use of the site, and adds density. It checks all the boxes

Motion for approval carried 5-0: Canney, Deeker, Grasso, Huston and Peace voting 'yes'; Hind and Penn absent.

LINCOLN DOWNTOWN CORRIDORS:

October 4, 2022

Members present: Canney, Deeker, Grasso, Huston and Peace; Hind and Penn absent.

Collin Christopher and Jennifer Seacrest Olsson Studio.

Collin Christopher stated that this project is really a byproduct of the Downtown Master Plan, which included a series of street projects along the corridors and the ability to cross safely. They won a grant for a transfer station for StarTran. The master plan included 11th Street as a greenway. It would go from South of Downtown to the University with a widened streetscape. 14th St. was part of a music concept and 'O' Street was identified as an entryway to downtown. In order to make this project happen, we needed to have a funding source. Staff worked with City Council to create a TIF district. They spent most of 2022 getting to where we are at today.

They have done a lot of community engagement and open houses. We are getting close. We wanted to introduce the committee to the project today. We will be back perhaps next month with a master plan.

Jennifer Seacrest stated that there is a website: <https://www.downtowncorridorslincoln.com/>. All the information she will show is online. Starting with 14th St., it was identified as a festival street. They wanted to create an environment that is more often conducive to closures. They want it to be program ready and a space to gather. This is creating probably the most walkable street of all the corridors. They are looking for opportunities where these establishments could spill out with a liquor license. They are looking at lighting that may span the whole street, perhaps go down the alley. 13th Street was traditionally a pedestrian scramble. A lot of durable materials would be used. This would be the design that sets the stage.

11th Street is per the master plan, a greenway corridor. There are some lane reductions. They envision the corridor and believe art could be a great element here. It would be very playful. The forms are a little more organic. This is a space for people. You will start to see one of the elements of cultural insights. Right now, we have a lot of energy coming out of the Haymarket, but then there are some gaps. They hope some of these spaces will bridge the gaps. To the south, they are working with some interest in redevelopment. They are hoping for more street cafes. Some great programming opportunities could be created for this district. They want to bring in art and elements of play.

The 'O' Street vision is to be simple, elegant and elevated. They want this to be timeless and sophisticated. They want to infuse some color and art. A lot of the interest in big ideas is to add bulb outs and make it more pedestrian friendly. They are looking for opportunities to eliminate metered parking on 'O' Street. They would like to have less dedicated space for parking and more for amenities. As we get past the Antelope Valley bridge, we believe there is an opportunity to highlight the brand of 'O' Street and demarcate the entry into downtown. To the east of there, the lanes widen quite a bit. Adding bulb outs, and taking the center lane and converting it to an island allows neighbors to cross safely. East on 'O' Street we are a little pinched on space. This is more of an urban environment.

Lastly, 9th Street and 10th Street are unique corridors. There is some renewed interest there. It is an entry to the South of Downtown neighborhood. The street environment changes drastically. A lot is about elongating and softening. We are creating buffers where we can. On 9th Street, we would create bulb outs with dynamic lanes. As we get to the northern section of 9th Street, one area we are looking at is the slip road. There is a very narrow pedestrian realm. One idea we would like to look at in the future is to eliminate the slip road so we can dedicate the extra lane. That would become a green buffer. This would allow for some separation from the corner. They are anticipating redevelopment of the entire old Journal Star site. Perhaps a lane could be eliminated with the bulb outs. For 10th Street, they have much of the same vision. They would

start on the southern end. There is a lot of design interest in this corridor. They believe there is a lot of opportunity as well. They anticipate there will be a lot of changes with the transfer center. They also believe there will be opportunities to enhance the streetscape. They are working to see if we can dedicate some outer lanes to parking. She pointed out where new development is happening. They are also looking at opportunities to take turn lanes and create amenity space. They are looking at opportunities on the 'N' Street block. We are not proposing a bulb out on that corner. They are also looking at all these streets to go to two-way eventually. It would have a lot of the same treatment. They would like to take back some public realm and get some extra space to create a more naturalized boundary. Along the Journal Star building is a slip road. This is quite wide for vehicle usage. They would like to make it one-way. They are working with the University on their future plans for this area as well. They are looking to bring back a third lane or area for parallel parking. The information provided in the agenda goes through who they talked to and who is leading the design framework, along with other details.

Peace noted a ton of information was provided. 11th Street was mentioned as reducing the street width and adding to the west side. He wondered by how much. Seacrest stated it would go from 25 to 50 feet. Peace wondered if that can be done in front of Embassy Suites. He thought it was only two blocks. Seacrest stated that the master plan calls for it to extend from the University to the south. Christopher noted the project area is two blocks. That is all funding we have at this time. They will figure out projects potentially down the road. A lot is dependent on the conversion of one-way streets to two-way.

There was a discussion of different elements.

Hallie Salem stated that they started working on the Downtown Corridors before they started working on the hotel project, Residence Inn. There are some circulation needs around this site. This is showing the ideal scenario. There could be some circulation needed around the alley. She thinks the next step will be to sit down with the hotelier, Olsson Associates and others on the block. They will be doing this throughout the Phase One area. This is the concept. They will meet with individual block owners. There might be changes that need to be gone through. The actual design drawings will come back.

Huston stated it is great to see this. There is a lot more refinement.

Canney commended Seacrest. He knows this is a great amount of work, and people and entities to deal with. He loves the idea of slowing down traffic. This is traffic calming. He loves the idea of a plaza. He added that in the course of doing this if there is some way to think how to develop some guidelines for revisiting the landscapes after a certain number of years, that would be great. He always feels that downtown is getting a bargain for what funding they get. It might be time to revisit fees. There should be a way to secure streetscapes that continue to function. He appreciates this and thinks it is exciting to see this move forward.

Seacrest mentioned the old City Hall site. The garden there is a great opportunity. A second opportunity they see is on Centennial Mall. You don't get the sense of this incredible amenity going down 'O' Street. They want to celebrate that a little more. Canney loves the idea for 9th Street and 'O' Street. That was initially a comfort station. It is a great opportunity.

Huston inquired where this goes from here. Christopher responded they are planning on wrapping up the master planning effort in November of this year. They will probably spend all or most of 2023 doing design development and getting final construction documents done and ready to bid. They will refine the plans. The hope is to start the first phase of construction in spring 2024. Huston believes with the TIF district, there will be funding. Seacrest stated they are meeting with departments now and getting feedback.

STAFF REPORT:

- Hageman stated that the Mayor's Art Awards are this month. Hind has been working with the Arts Council on putting together a video clip talking about the Enersen award.

There being no further business, the meeting was adjourned at 4:45 p.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Minutes/2022/100422.docx>

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22111
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	205 North 9 th Street
HEARING DATE	November 1, 2022
ADDITIONAL MEETINGS	October 20, 2022 (Historic Preservation Commission)
APPLICANT	Hallie Salem, 402-441-7866, hsalem@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

Developers are proposing to redevelop the filling station site at the northwest corner of 9th and P streets using Tax Increment Financing (TIF). Because this use of public funds, the City is seeking the Committee's advice on the project and because the project is immediately adjacent to the Historic Haymarket, we first sought the advice of the Historic Preservation Commission.

The Project involves the demolition of the service station building currently on the site, and the construction of a twenty-two story mixed-use building of 230,000 square feet. The new structure will meet the desire for density and a mix of uses including owner-occupied and rental housing as well as commercial space. The building will include approximately 36,000 square feet of Class "A" commercial office space located on the second through fifth floors. Floors seven through fifteen will consist of approximately 70 studio, one- and two-bedroom apartments; floors sixteen through twenty-one will consist of approximately 33 one-, two-, and three-bedroom condominium units; and the basement, sixth floor, and twenty-second floor will contain amenity space.

Additional details are found on the attachments.

Compatibility with the Preservation Guidelines

Although this site is outside the Historic Haymarket District, the district's preservation guidelines were considered. For more information on the Historic Preservation Commission's recommendation, an excerpt of their meeting minutes is attached.

Compatibility with the Design Standards

This site is subject to the Lincoln Downtown Design Standards. Please consider the following.

The standards for Entrances and first floor windows say *Buildings shall have at least one principal entrance that faces the street.*

Although a doorway opens onto P Street, the building features do not distinguish the entrance from any of the other bays. Please consider whether the intent of this standard is met.

Another standard for Additional Pedestrian Considerations says *To minimize interruptions of and conflicts with the pedestrian routes across adjacent sidewalks, garage doors and service bays shall not open directly onto sidewalks, but instead shall be oriented toward alleys or toward the interior of the lot. One service bay shall be permitted facing a sidewalk if a building has no alley access.*

Parking is not being provided on-site and, therefore, developers are proposing a drop-off area along 9th Street. There will be an entrance and exit crossing the public sidewalk.

Recommendation

Advice only.

ATTACHMENT A
SITE MAP



LEO A DALY

CRAFT
olsson

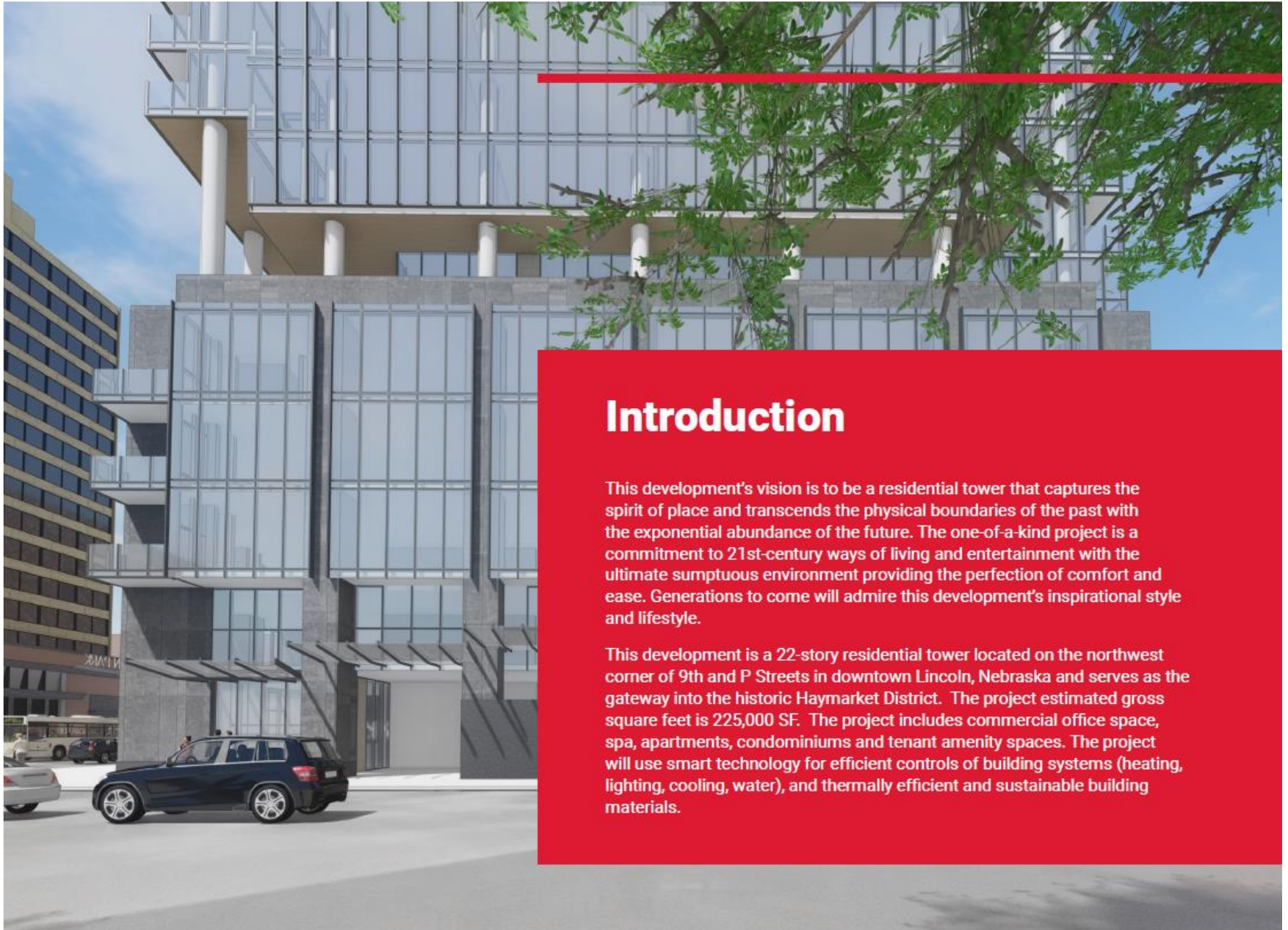
Lincoln Bold

Dream big dreams.

October 6, 2022



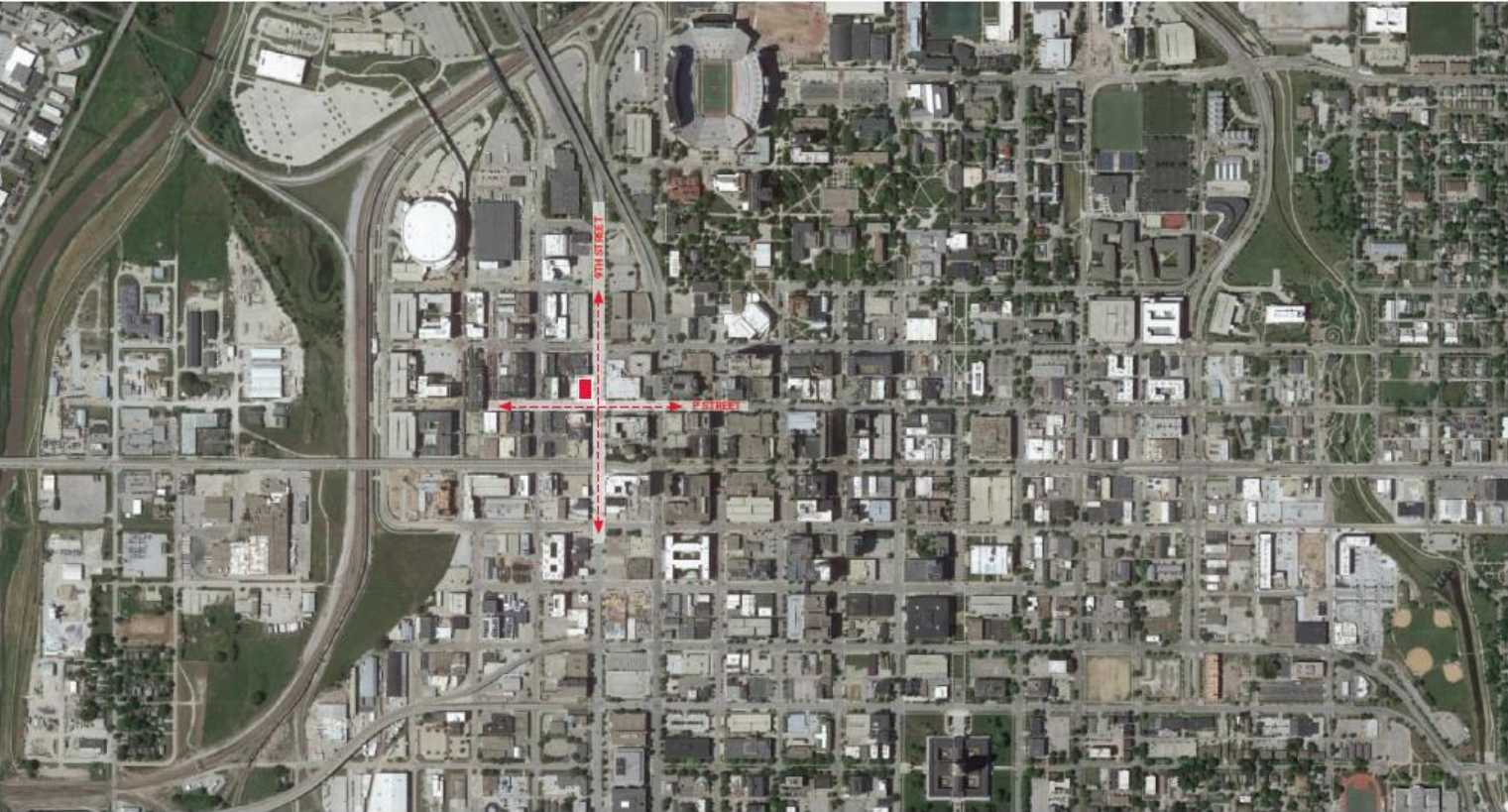
ATTACHMENT B
PLANS & ELEVATIONS



Introduction

This development's vision is to be a residential tower that captures the spirit of place and transcends the physical boundaries of the past with the exponential abundance of the future. The one-of-a-kind project is a commitment to 21st-century ways of living and entertainment with the ultimate sumptuous environment providing the perfection of comfort and ease. Generations to come will admire this development's inspirational style and lifestyle.

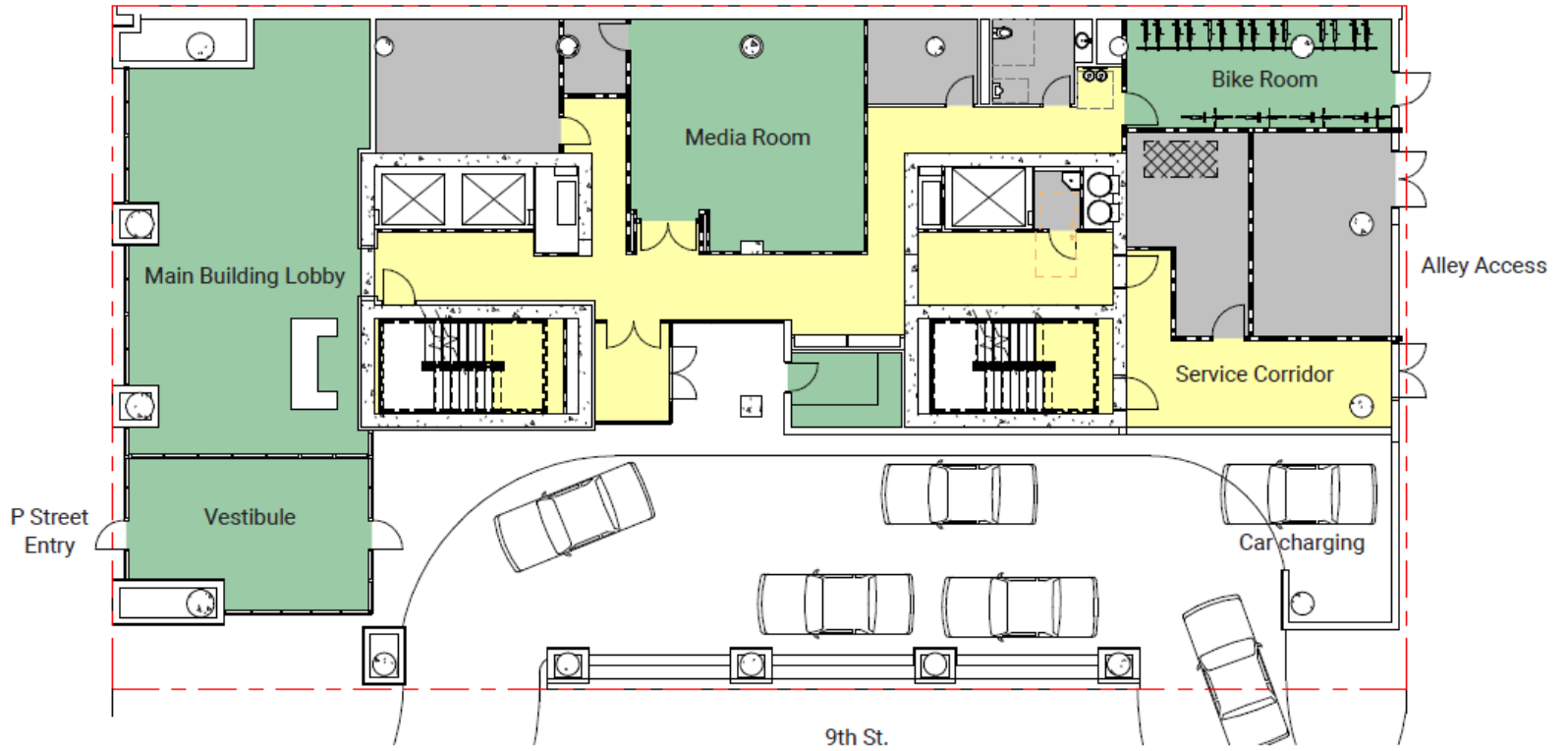
This development is a 22-story residential tower located on the northwest corner of 9th and P Streets in downtown Lincoln, Nebraska and serves as the gateway into the historic Haymarket District. The project estimated gross square feet is 225,000 SF. The project includes commercial office space, spa, apartments, condominiums and tenant amenity spaces. The project will use smart technology for efficient controls of building systems (heating, lighting, cooling, water), and thermally efficient and sustainable building materials.



Project Location

9th Street & P Street
Lincoln, Nebraska

LEO A DALY




Ground Floor Plan

LEO A DALY



Site Plan

-  Haymarket Brick Paving
-  Streetscape Concrete Paving
-  Decorative Paving Type A
-  Decorative Paving Type B



Contrast



Material Wrap

LEO A DALY



Landscape Plan

-  Vertical Landscape Feature Wall and Signage
-  Decorative Planters



Planter Accents



Feature Signage

LEO A DALY

Site Look Book



Elevated



Timeless



Bold

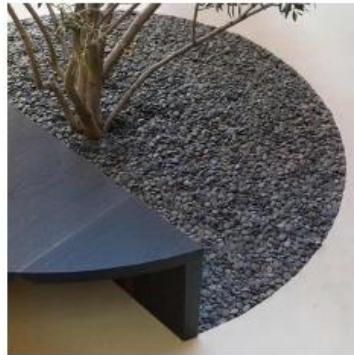


Sophisticated

Thoughtfully conceived arrival, context, and sense of place.



Luxurious



Refined



Elegant



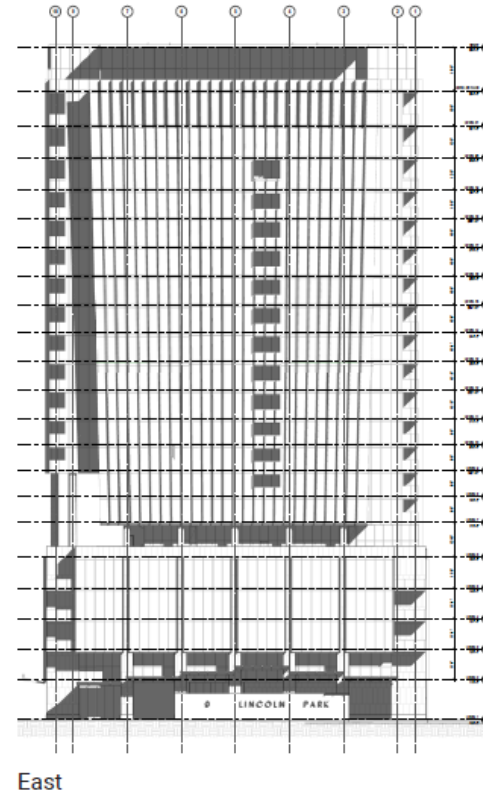
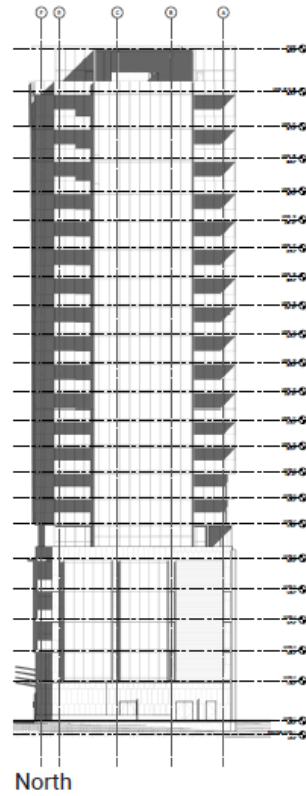
Curated

Meticulously realized features, textures, materials, and experience.



Exterior

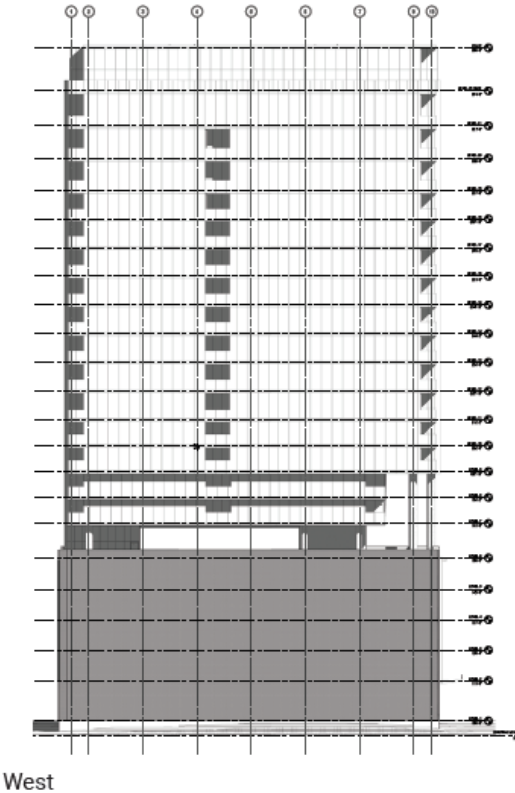
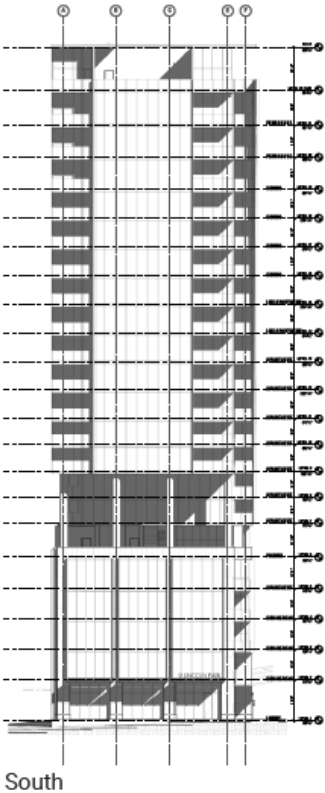
LEO A DALY



Elevations

LEO A DALY

[Back to Top](#)



Elevations

LEO A DALY

Building Materials



Regional stone slab



Glass



Anodized Aluminum



Wood

LEO A DALY



PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

the **olsson** studio

Alex Carlson
Alexander@craftdevco.com
402.416.4852

leoadaly.com



MEETING MINUTES Excerpt

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, October 12, 2022.

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, October 20, 2022, 1:30 p.m., County-City Building, City Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Melissa Dirr Gengler, Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee and Greg Newport; (Dan Worth absent).
OTHERS IN ATTENDANCE:	Paul Barnes, Stephanie Rouse and Teresa McKinstry of the Planning Department; Hallie Salem with Urban Development; Luke Flowerday and Seth Flowerday; Josh Berger with Woodbury Corporation; Alex Carlson with Craft Development Group; Ryan Curtis and Jonathan Fliege with Leo Daly Architecture; Jen Seacrest; DaNay Kalkowski with Seacrest & Kalkowski; Matt Olberding with Lincoln Journal Star; Adam Winkler with Alexander Company and Christopher Qualle appeared via Zoom Video Communications ©; and other interested parties.

LINCOLN BOLD REDEVELOPMENT:

DaNay Kalkowski is working on a redevelopment project. They are asking for a recommendation to the Urban Design Committee. This application will be in front of them on November 1, 2022 and on to Planning Commission the next day for the redevelopment plan amendment. One month later, they hope to have this heard at City Council. They will follow it up with a redevelopment agreement, hopefully in early 2023.

Ryan Curtis stated this project has been talked about in the Lincoln Journal Star. They wanted to update this commission on how they are programming the space since the last time they appeared. They are focusing on the lower levels and the tower itself. The mass is one thing. They also want to talk about the human experience.

Jonathan Fliege put together a small presentation. They want to tell the story they have been working on behind the scenes. What they are trying to do with this building is create an opportunity for a building that tells a story. The history was a market selling cattle. The idea is

trying to blend a bold vision of emergence. The folks developing this all have roots in Lincoln. They are looking back to the history of the Haymarket and understanding how important hay and agriculture is to the state. Grass is rigid and starts to flair as it gets taller. The east base of the tower is abstracting one stem of grass. As it gets taller, it starts to fan out. Above the podium is an orthogonal line. The finials are highlighted. The face only happens on the east. This is the direction most people approach the Haymarket. It is the only organic form on the whole building. They are trying to do massing of the podium. The datum line of the podium matches about everything in the Haymarket. They are continuing to develop this. They want to expose more of the podium with a limestone material. The base at street level is a darker granite. Mullion colors will be a dark charcoal. There will be new brick on the streetscape as part of the master plan. The site slopes to the west. He pointed out the main lobby. He wanted to give a sense of where they were coming from. They don't want to create false history. They want to be respectful. They are trying to find a happy medium and blend the two ideas together. Above the ground level, there are three stories of commercial office use. Jennifer Seacrest provided some drawings that show the streetscape.

Ryan Curtis stated they are working with the owner on their branding strategy. The name of Lincoln Park is a placeholder for now.

Jennifer Seacrest stated the building is at a crossroads. 9th Street and 'P' Street is historic and as you move about the 9th Street corridor, the City is undergoing a master planning effort. They are trying to marry the two. They would like them to come together in an elegant way. They would propose more concrete and granite pavers on the east. On the south would be a more vernacular façade for the streetscape.

Hove-Graul had a query. She appreciates modernism being brought in to blend downtown with the historic Haymarket. She noted that with modernism, you have to be careful that this building can't be pulled up and placed anywhere else. The question is, what about this building or the personal level of this building makes it distinct to be in the Haymarket? If you were going to take a building and marry it to the old and the new, then she finds the materiality and the feel needs to allow the user to transition from the Haymarket. As you come past the Old Chicago building, there is no transition, in her perspective. Form and function are very effective. She is not sold on the materiality. The massing of the limestone is so different. Fliege stated they can look at the patterning of the limestone. He thinks the openings match with the streetscape. Hove-Graul doesn't have a problem with the massing and scale, it is the materiality that gives her pause. This is a set line of different buildings. Fliege noted they were going to do a period piece for the podium. He pointed out the line between this building and the Haymarket.

Gengler stated this commission had a similar discussion last month about scale and materials. This is a tall modern tower next to a historic district. You can't change that. The pedestrian feel could be changed. That is how you will experience the building. She was wondering if it couldn't

be scaled to feel more sensitive to the historic district. Perhaps the awning could be pointed down more. Landscaping could help with the feel as well. Incorporation of some protective screening with the landscape materials would make the pedestrian experience a little warmer.

Seacrest stated they will certainly look at the suggestions given today. There isn't a lot of ancillary things in the hardscape environment. She would love more planters to make this more welcoming. Gengler stated perhaps planters could be in the building, not on the sidewalk. They could be inside and visible through the store front. She believes this group is looking to see how we can marry this new modern design that sits next to the historic Haymarket district. Perhaps this could be done with some of the smaller accessory features on a pedestrian scale. She believes that tilting the awning down and making it darker would help.

Hove-Graul stated that when you walk the streets of Chicago and approach Wacker Drive with the skyscrapers, you never feel like you have exited one zone and gone into another. There is something about the streetscape that is sensitive to the human scale. She worries we aren't quite there yet. It is about the integrity of the historic feel. Fliege noted these ideas were always the intent.

Gengler noted it can be particularly challenging with the two different streetscapes. 9th Street is very different from 'P' Street. She understands there are challenges.

Curtis pondered if this would feel differently if the gray stone material was red brick or painted black, with the same massing and openings. Hove-Graul is trying to figure out how to make this building work for just this corner. This is a unique location. This is a representation of the new development that is happening in Lincoln. She doesn't know if a red color or awning tilted down would work or not.

McCown understands this is an incredibly hard challenge to blend these. He is having trouble seeing a large building with limestone. He likes the brick because he sees it in the Haymarket. With the flat limestone, it seems like the applicant is keeping it at arm's length. Red brick is more familiar.

Gengler wondered if you can achieve that with the tone. It could be a warm tone. The foundation of a neighboring building affects how this looks. Sometimes a shift to a warmer tone could make a difference. Fliege stated they are having discussions about color as well. Gengler wondered about a warmer tone as well. Fliege showed some samples. It is wall stone from Kansas. The detailing and patterning can also set up a design as well. Hove-Graul believes it could transition on the way up. Fliege wasn't thinking of splitting this horizontally. Perhaps it is the podium that is a natural division. He stated they will continue to develop and enhance their design.

Newport stated that part of what he struggles with is the podium and the massing. He doesn't have a lot of issues with the east façade. The south façade has some issues with the layers. Fliege stated they have gone back and forth in their design meetings. They looked at perhaps glazing the first bay and the rest is masonry. This is a commercial office floor. It would be great to have natural light. They have taken some cues to the way the punched openings work in the Haymarket. Newport commented it may help to answer some questions about how this relates to the area. If you look at the entrance to the Haymarket from this corner, the overall massing is an impact on the area with regard to environment, sunlight and wind. Shadowing is another consideration. Fliege believes that would be another reason for a continuous canopy. In Chicago, the wind hits the building and comes racing down. That is part of the reason to have something there. As far as the glazing side of things, as the Haymarket drops in elevation to the west, you won't see a lot of this. Curtis added they have looked at materials on other buildings in the neighborhood.

McCown noted that above the podium, the pillaring goes up easily 20 to 25 feet. It feels very stark to him. The brighter white really stands out. Fliege noted the way the concrete columns are being shown are due to limitations in the computer program. They will be clad in something.

Curtis stated this area will look very different in the span of a few years.

There was a discussion regarding newer buildings in the immediate vicinity of the Haymarket area.

Fliege stated this is being refined as they go in response to what they are hearing.

Hove-Graul appreciates the investment in the community.

McCown stated it is nice to hear that the Commission's opinions are being taken to heart. He appreciates a working relationship. The cooperation means a lot to him.

Hallie Salem appreciates the dialogue and guidance. She noted the timeline. She wanted to make sure she knows minutes will be passed along. She doesn't know if revisions can be made to the plans between now and when the Urban Design Committee meets on November 1, 2022. Moving forward, Urban Design Committee will be the final word. They wanted to make sure the advice of this commission is translated appropriately to Urban Design Committee. If they were to move forward with schematic designs in the redevelopment agreement, those schematic designs could be done in December. This would give a level of guidance that can be given to Urban Design Committee so they can take it and run with it. It feels to her that this commission has given the guidance they want to give. Gengler and Hove-Graul agreed. Gengler added this is an interesting building in a challenging location. She believes the challenges have been met.

Newport thinks the Urban Design Committee will have some of the same concerns and advice that was voiced by this commission. He believes if the applicant can make sense from everything today, his biggest concern is improving the scale of the pedestrian experience and the south façade. He believes they need refined.

McCown thanked the applicant for coming forward.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/HPC/MINUTES/2022/HPC 102022-Lincoln Bold excerpt.docx>

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22114
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	420 South 18 th Street
HEARING DATE	November 1, 2022
ADDITIONAL MEETINGS	TBD (Planning Commission)
APPLICANT	Ernie Castillo, 402-441-7855, ecastillo@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

Developers are proposing a 5 story residential building on the block bounded by Antelope Valley Parkway, and 18th, K, and L Streets using Tax Increment Financing (TIF). Because this use of public funds, the City is seeking the Committee's advice on the project.

One floor of parking will be provided under 4 floors of residential. There will be 187 affordable units ranging from 1- to 3-bedroom. Along 18th Street, the site plan includes access to the parking and outdoor amenity space. The first floor material is brick, and the upper floors are clad in a fiber cement board rainscreen system.

Additional details are found on the attachments.

Compatibility with the Design Standards

This site is subject to the Lincoln Downtown Design Standards, most of which are met in the proposed design.

The standard for Materials says: *For the first 20 (twenty) feet above street level, durable masonry materials, such as stone, brick, or tile, or similar materials such as pre-cast concrete, or poured-in-place concrete are required as the primary exterior material facing streets for Downtown Lincoln buildings.*

The material for the first floor of the building is proposed as brick. The brick does not extend up to 20 feet in all locations, but averages 20 feet across the sloped site. Along 18th Street there is slightly less than 20 feet of brick, and along Antelope Valley Parkway there is slightly more. I think this is an appropriate solution.

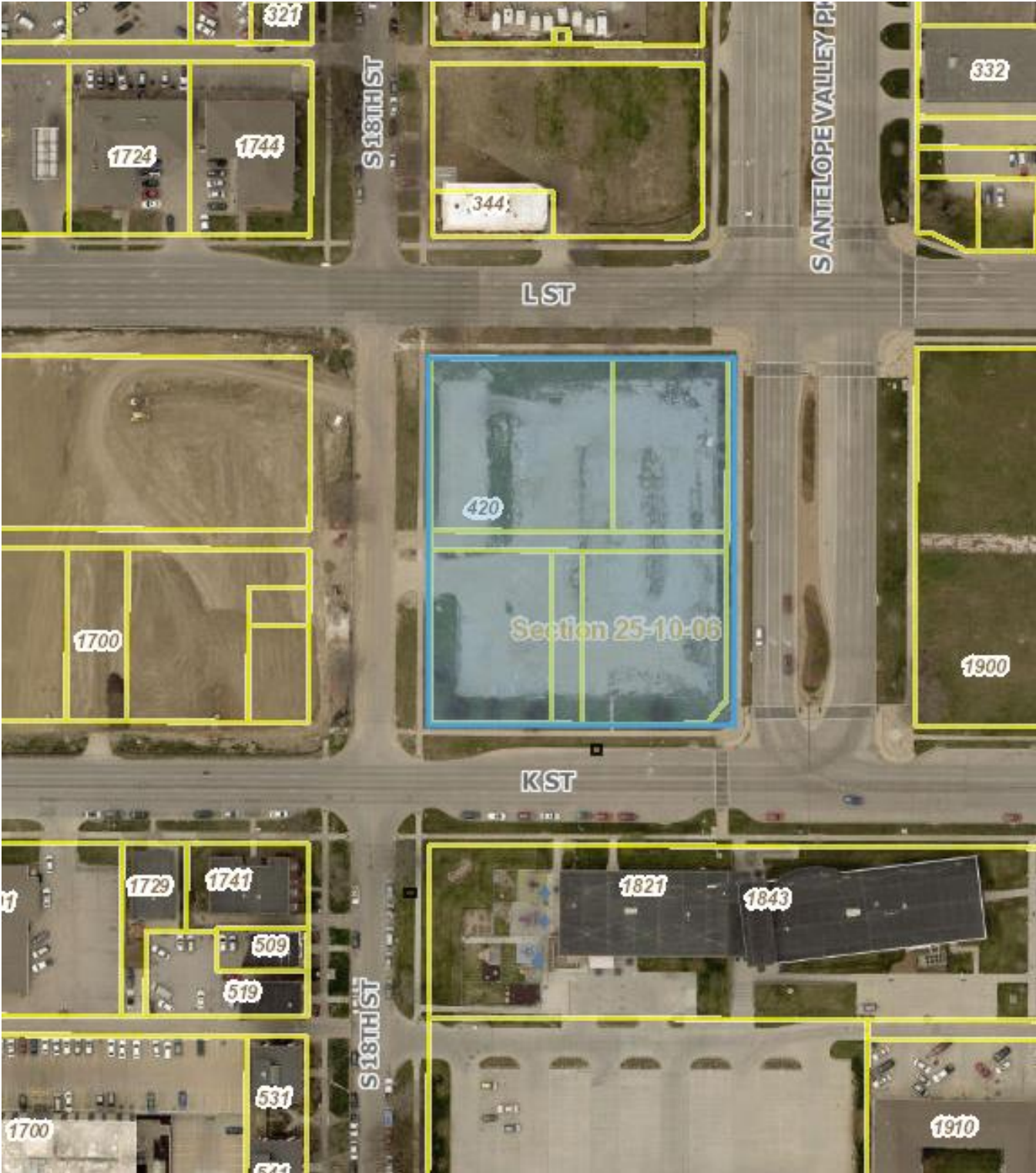
Standards for Parking structures and lots include the following: *Any ground-floor parking in structures must be screened from public sidewalks, and Entrances and exits shall be located and grouped to minimize curb cuts and other interruptions of pedestrian movement on sidewalks.*

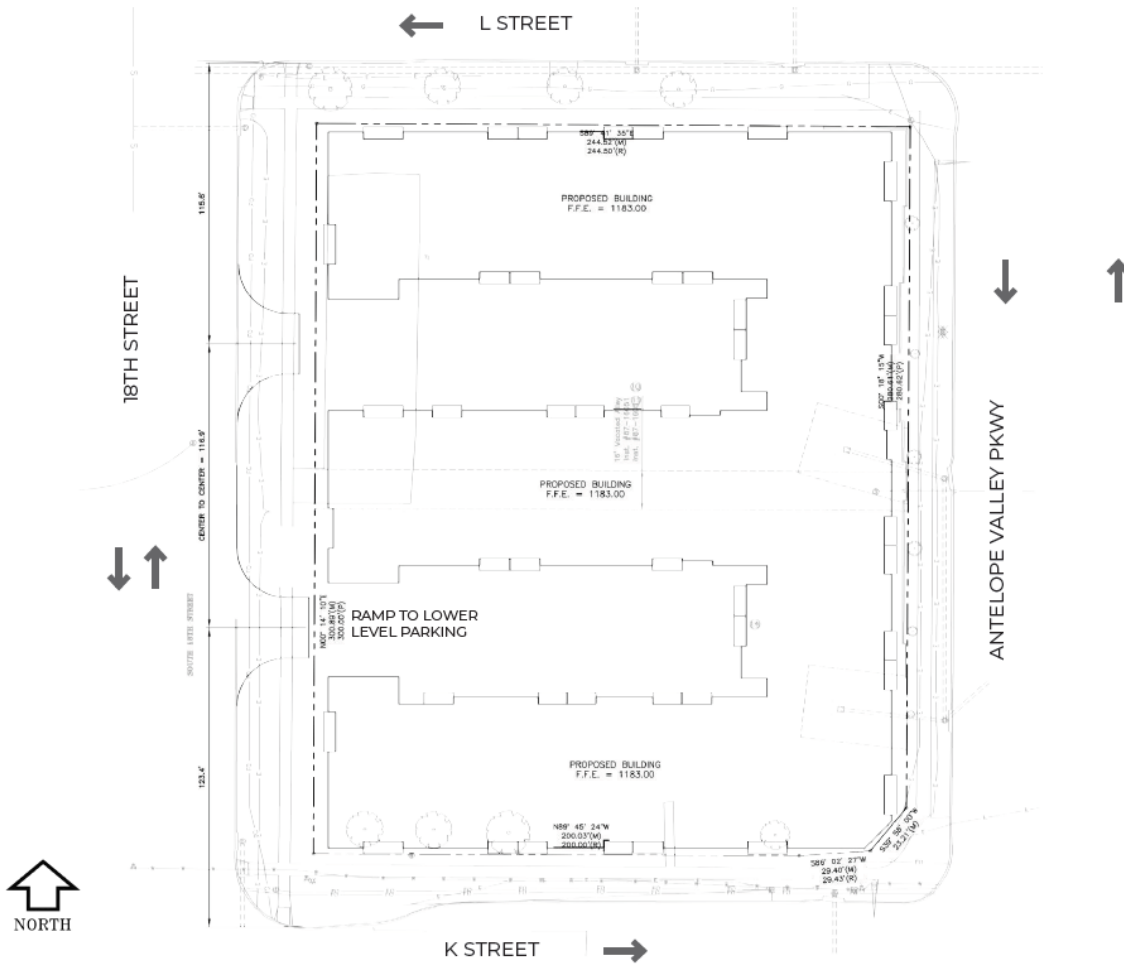
Metal screens are proposed for the openings to the parking structure along Antelope Valley Parkway to screen the parking behind. There is only one entrance to the parking structure, located off 18th Street.

Recommendation

Advice only.

ATTACHMENT A
SITE MAP





ATTACHMENT B
PLANS & ELEVATIONS

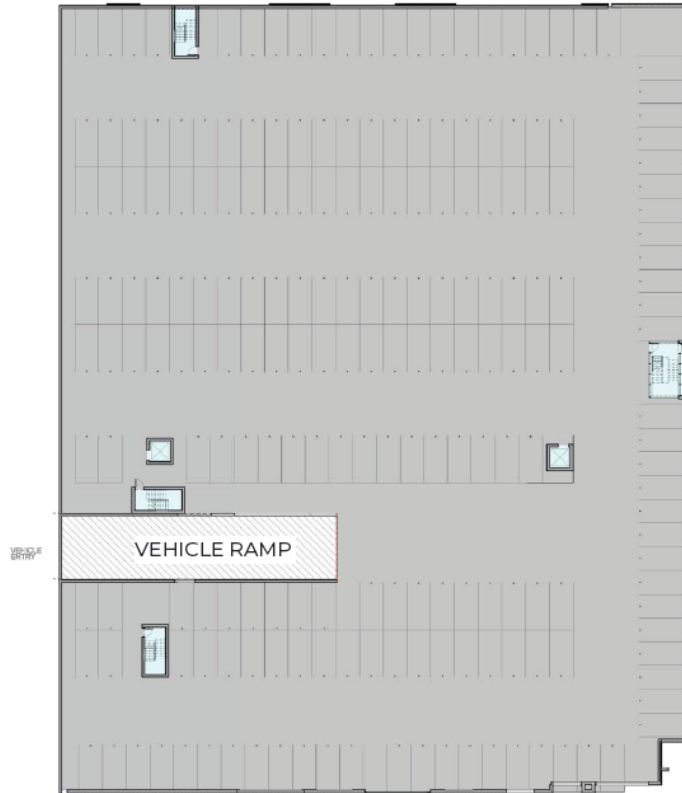
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THE ANNEX
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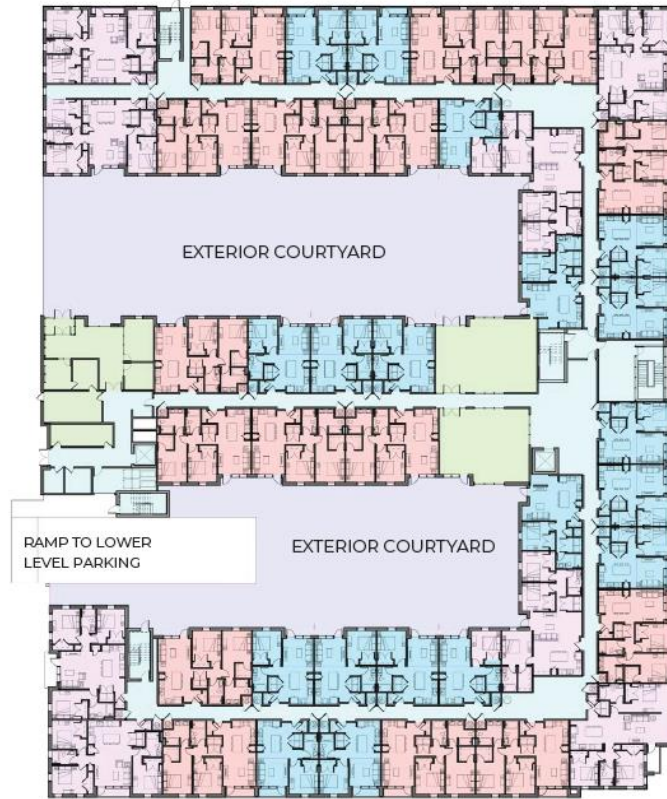
UNION AT ANTELOPE VALLEY
SITE PLAN

URBAN DESIGN COMMITTEE
OCT. 24, 2022



PARKING

- 199 PARKING STALLS



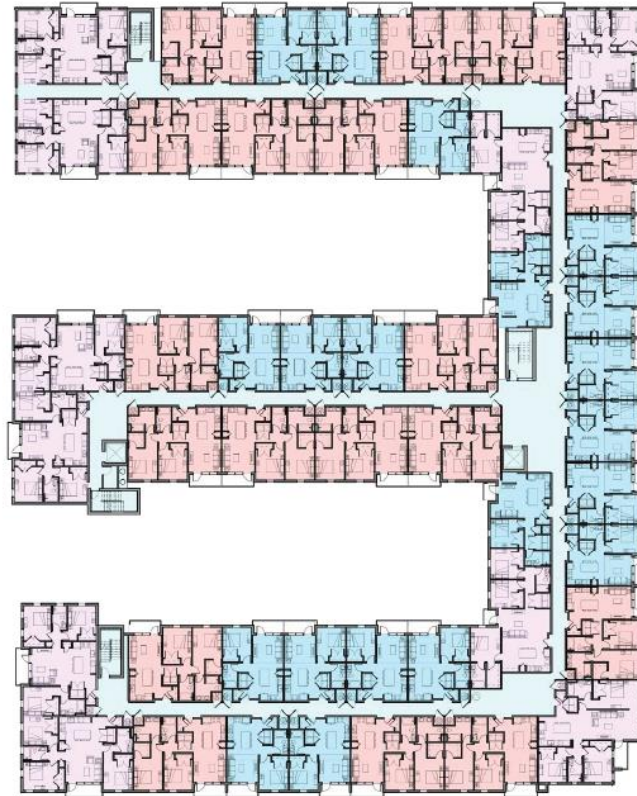
FIRST FLOOR PLAN

• 3 BEDROOM	8
• 2 BEDROOM	16
• 1 BEDROOM	19
• TOTAL	43 UNITS



UNION AT ANTELOPE VALLEY
FIRST FLOOR PLAN

URBAN DESIGN COMMITTEE
OCT. 24, 2022
3



SECOND FLOOR PLAN

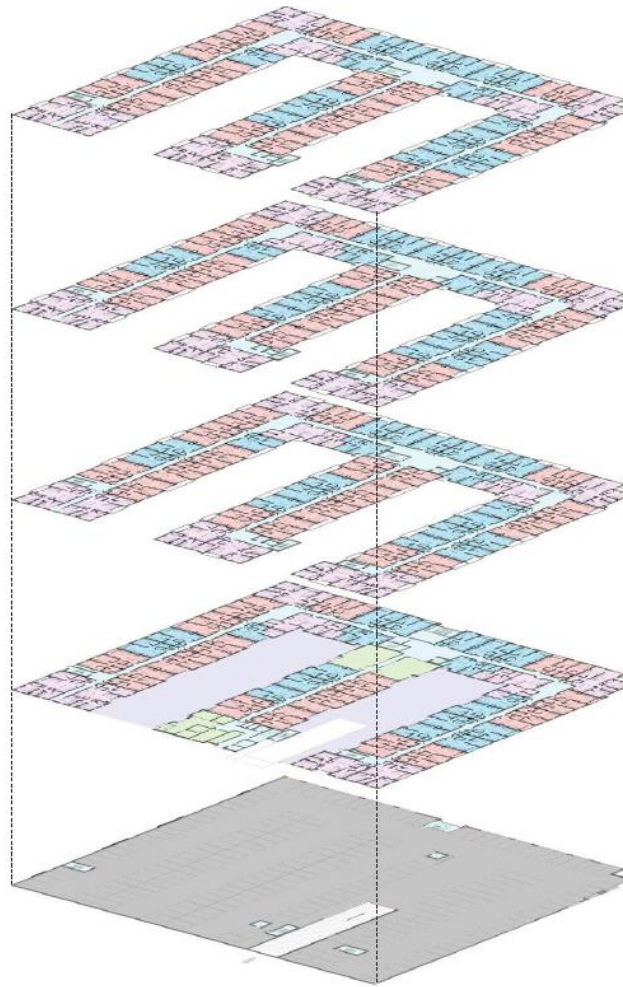
• 3 BEDROOM	10
• 2 BEDROOM	18
• 1 BEDROOM	20
• TOTAL	48 UNITS

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UNION AT ANTELOPE VALLEY
SECOND FLOOR PLAN
(3RD & 4TH FLRS. SIM)
URBAN DESIGN COMMITTEE
OCT. 24, 2022
4



PARKING FLOOR PLAN
 • 199 Parking Stalls

FOURTH FLOOR PLAN

• 3 BEDROOM	10
• 2 BEDROOM	18
• 1 BEDROOM	20
• TOTAL	48 UNITS

THIRD FLOOR PLAN

• 3 BEDROOM	10
• 2 BEDROOM	18
• 1 BEDROOM	20
• TOTAL	48 UNITS

SECOND FLOOR PLAN

• 3 BEDROOM	10
• 2 BEDROOM	18
• 1 BEDROOM	20
• TOTAL	48 UNITS

FIRST FLOOR PLAN

• 3 BEDROOM	8
• 2 BEDROOM	16
• 1 BEDROOM	19
• TOTAL	43 UNITS

TOTAL:

• 3 BEDROOM	38
• 2 BEDROOM	70
• 1 BEDROOM	79
• TOTAL	187 UNITS



UNION AT ANTELOPE VALLEY
 PROGRAM UNIT MIX

URBAN DESIGN COMMITTEE
 OCT. 24, 2022
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UNION AT ANTELOPE VALLEY
K STREET

URBAN DESIGN COMMITTEE
OCT. 24, 2022
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UNION AT ANTELOPE VALLEY
L STREET

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UNION AT ANTELOPE VALLEY
18TH STREET

URBAN DESIGN COMMITTEE
OCT. 24, 2022
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ANTELOPE VALLEY PKWY

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UNION AT ANTELOPE VALLEY
SOUTHEAST CORNER

URBAN DESIGN COMMITTEE
OCT. 24, 2022
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UNION AT ANTELOPE VALLEY
EAST ENTRY

URBAN DESIGN COMMITTEE
OCT. 24, 2022
11

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22113
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	500 North 66 th Street
HEARING DATE	November 1, 2022
ADDITIONAL MEETINGS	
APPLICANT	Ernie Castillo, 402-441-7855, ecastillo@lincoln.ne.gov
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

Developers are proposing to redevelop the former Finke Gardens site at about 66th and Q Streets using Tax Increment Financing (TIF). Because this use of public funds, the City is seeking the Committee's advice on the project and because the project.

The Redevelopment Area consists of approximately 7.1 acres of land, 65% of which has been developed. The existing land uses are comprised primarily of commercial uses which are not currently in operation. The commercial use in the Redevelopment Area was primarily the former Finke Gardens and Nursery operation which has closed down and is no longer operational. The Blight and Substandard Study determined that all of the buildings located in the Redevelopment Area are in deteriorating condition and functionally obsolete. The Redevelopment Area also contains vacant land and a portion of the Mopac Trail.

The Project involves two phases of redevelopment. The first phase is the construction and development of an approximately 7,900 square foot commercial building to be used as a veterinary clinic. Included in this portion of the redevelopment will be the partial demolition, renovation, and redevelopment of the existing commercial buildings on the Project Site. The redeveloped commercial buildings will be primarily used for compatible animal service-oriented businesses. This phase of the project was previously reviewed and approved by the Committee.

The second phase of redevelopment will consist of the construction of approximately 29 row houses on the remainder of the Project Site. These row houses will provide additional infill housing and an alternative housing type to add to the overall housing options in the City.

The development of the Project Site presents a challenge, as there is a significant portion of the land that is located between the Deadman's Run channel and the Mopas Trail (with an approximate 20 foot trail easement located along the property to serve the trail). These constraints restrict any opportunities to mass additional land for redevelopment and limit potential redevelopment uses. Row houses present a viable development opportunity on this portion of the Project Site that can be developed in the existing area while also meeting the needs of the community.

Additional details are found on the attachments.

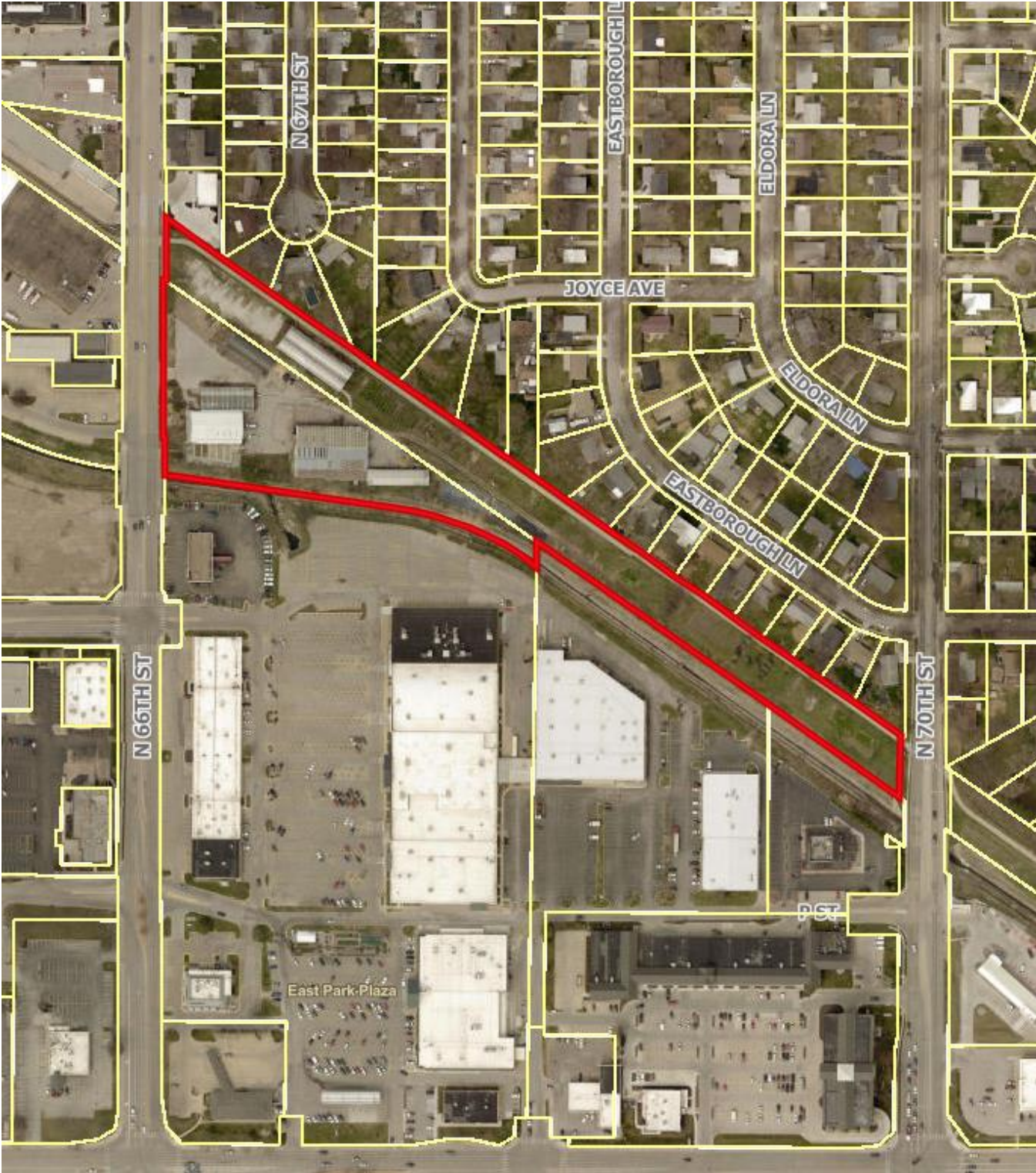
Compatibility with the Design Standards

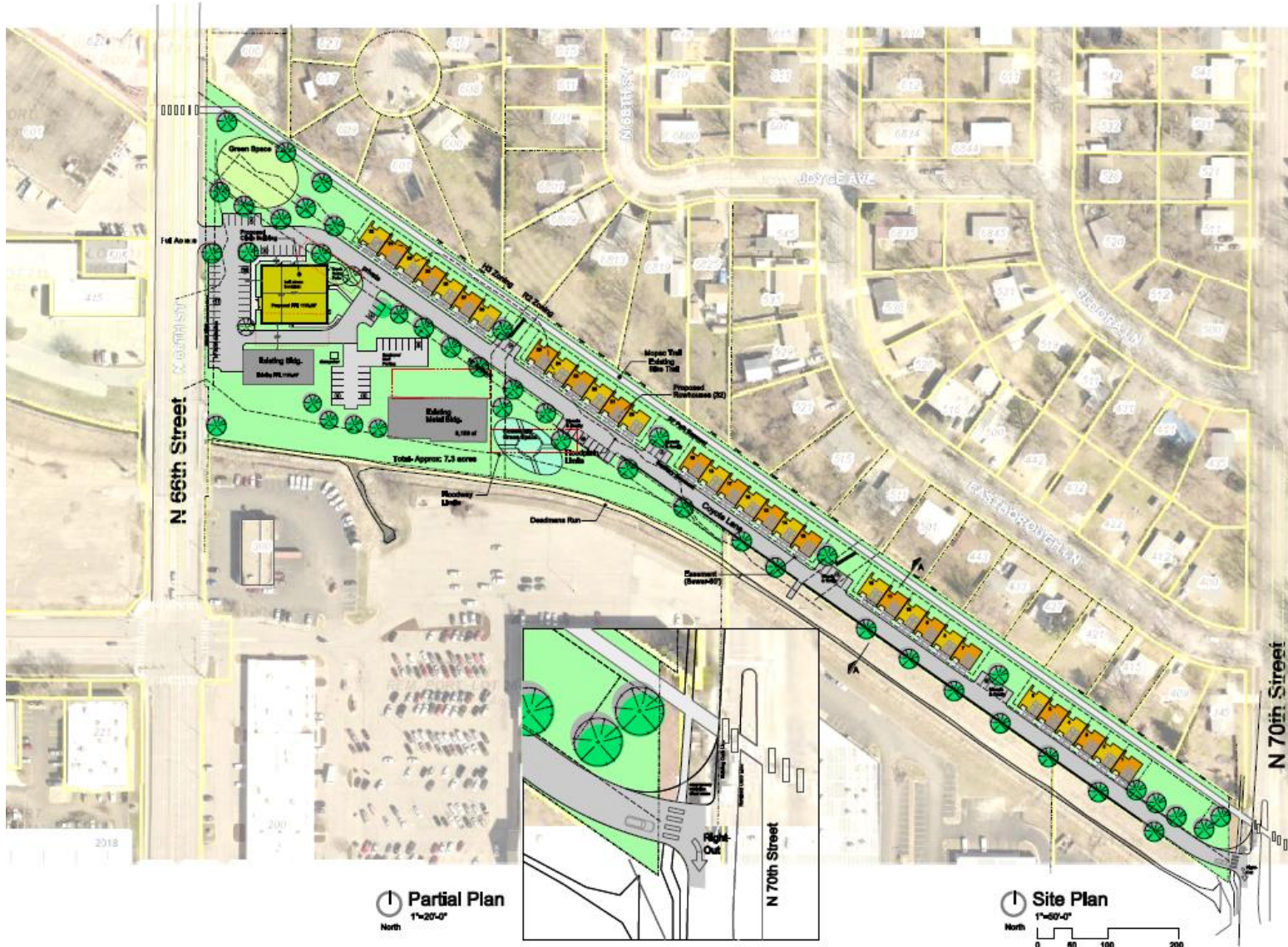
Although there aren't any design standards that apply to this development, we can look to the Neighborhood Design Standards for guidance. They call for neighborhood compatibility of elements like roof pitch, garage and porch placement, and orientation—*In areas subject to these Standards that do not have prevailing patterns (such as new streets developed as Community Unit Plans [CUPs]), the general intent is to produce dwellings which are oriented to principal access ways and have the “neighborly” design characteristics called for in these standards, while respecting the creative design elements fostered by CUPs.*

Recommendation

Advice only.

ATTACHMENT A
SITE MAP





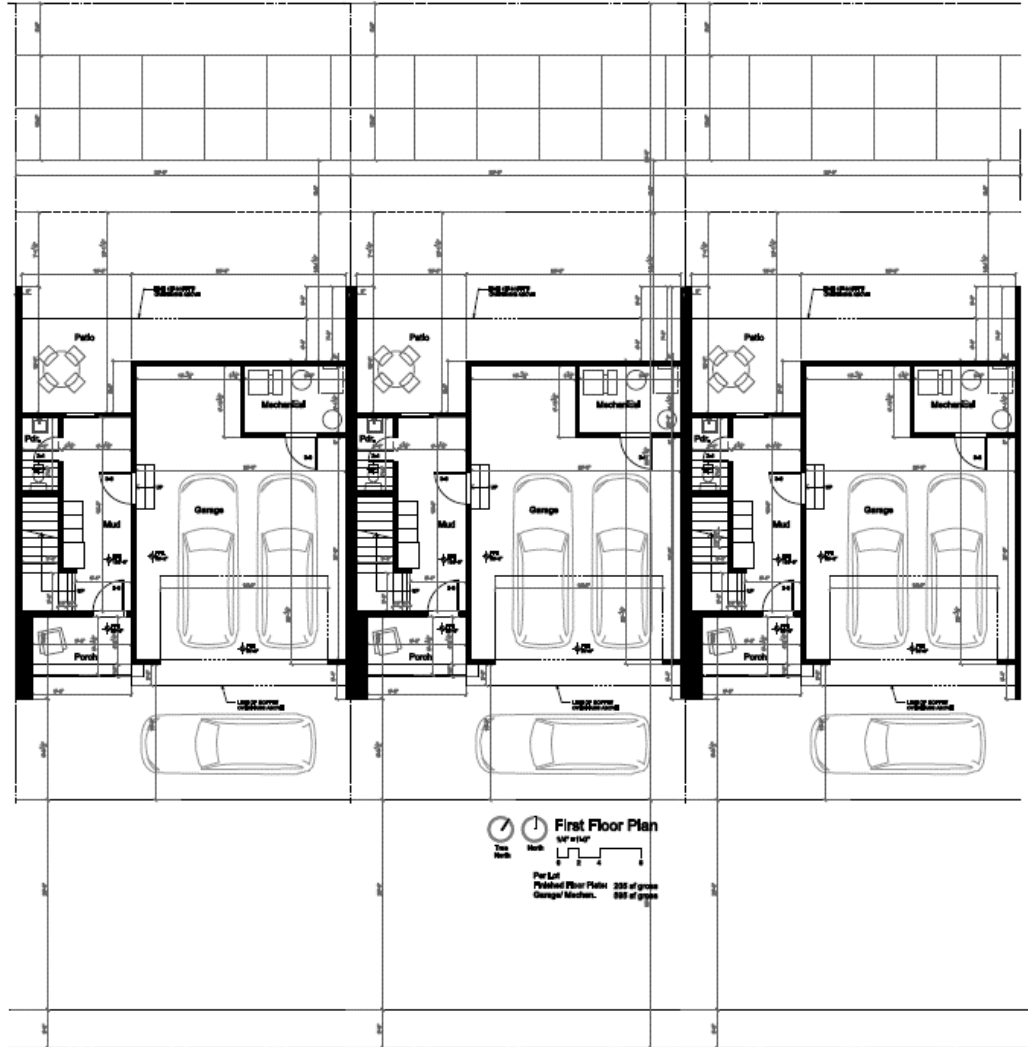
Peace Studio Architects, Inc.
 1835 Kings Hwy, Suite B
 Lincoln, NH 03002
 603.217.1830
 www.peacestudioarch.com

ATTACHMENT B
 PLANS & ELEVATIONS

Site Planning
 Diagrams
 AT
Coyote Lane
 Redevelopment

Job Number: 20016.sgr
 Date: 24 October 2022

C1.1



Architect
 Paces Studio Architects, Inc.
 1600 Hope Hwy, Suite B
 Larchmont, NY 10538
 914.377.1800
 www.pacesstudio.com

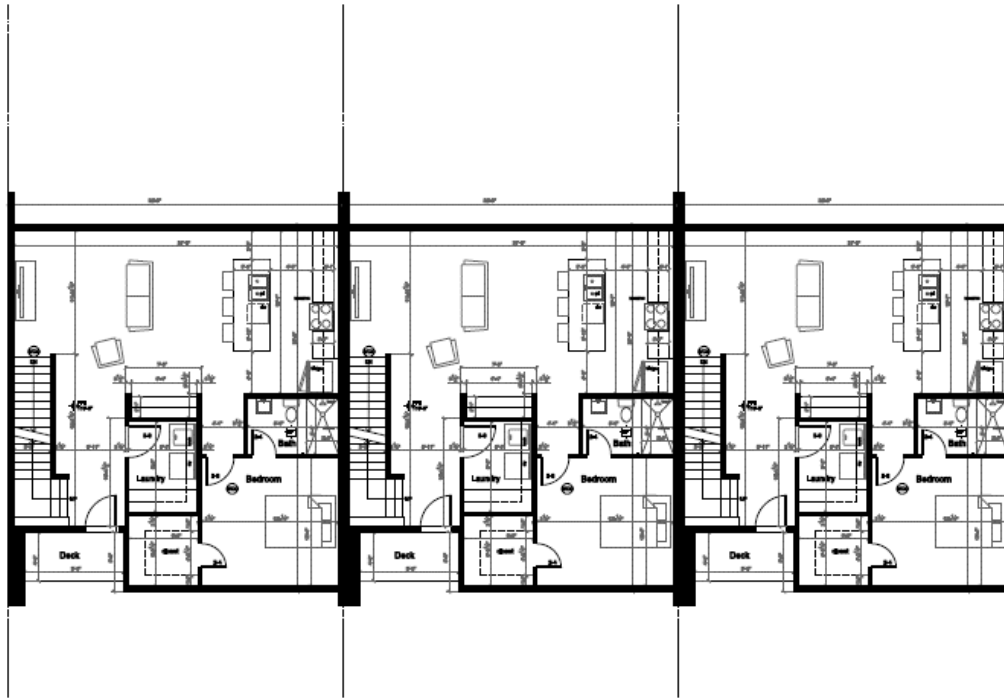
Coyote Lane RowHouses



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preliminary test-fit drawings

Job Number: 200161/yr
 Date: 24 October 2022

C A1.1





Second Floor Plan
 1/8" = 1'-0"
 Per Lot
 Finished Floor Plan: 916 of 916 sheet set

STUDIO
 Architect
 Pomeroy Studio Architects, Inc.
 1000 Maple Street, Suite 9
 Lincoln, NE 68502
 402.517.1400
 www.pomeroystudio.com

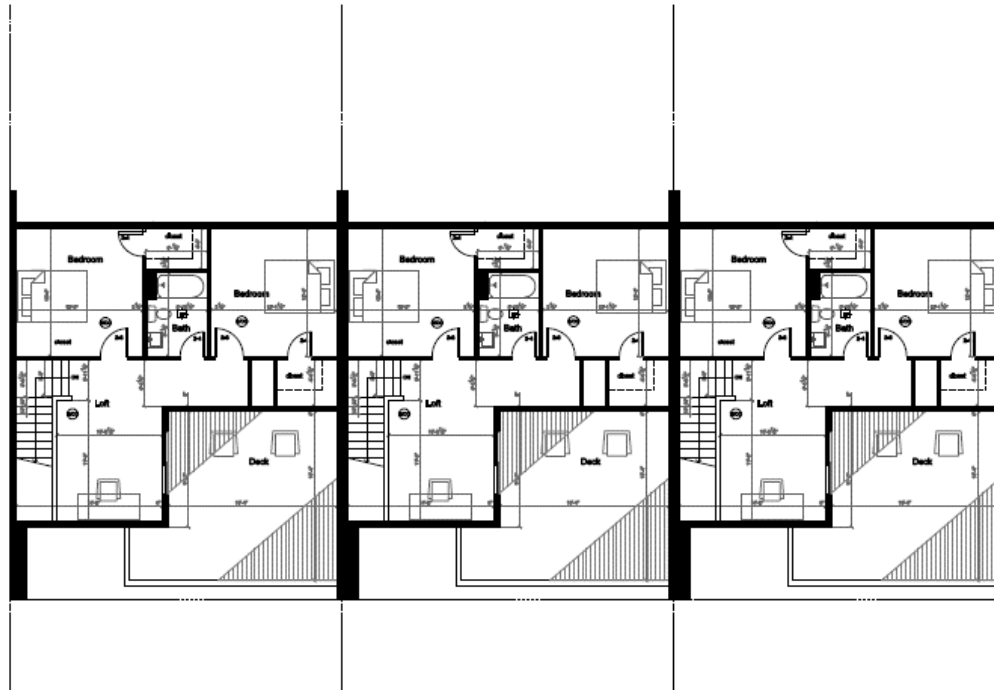
Coyote Lane RowHouses
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preliminary
 test-fit
 drawings

Job Number: 20016/1p
 Date: 24 October 2022

C

A1.2



Third Floor Plan
1/4" = 1'-0"
Per Lot
Finished Floor Plates 948 sq ft net
Roof Deck 288 sq ft net

STUDIO
Architect
Pence Studio Architects, Inc.
1610 Ridge Drive, Suite B
Lynch, VA 22969
402.517.1800
www.pencestudio.com

Coyote Lane RowHouses
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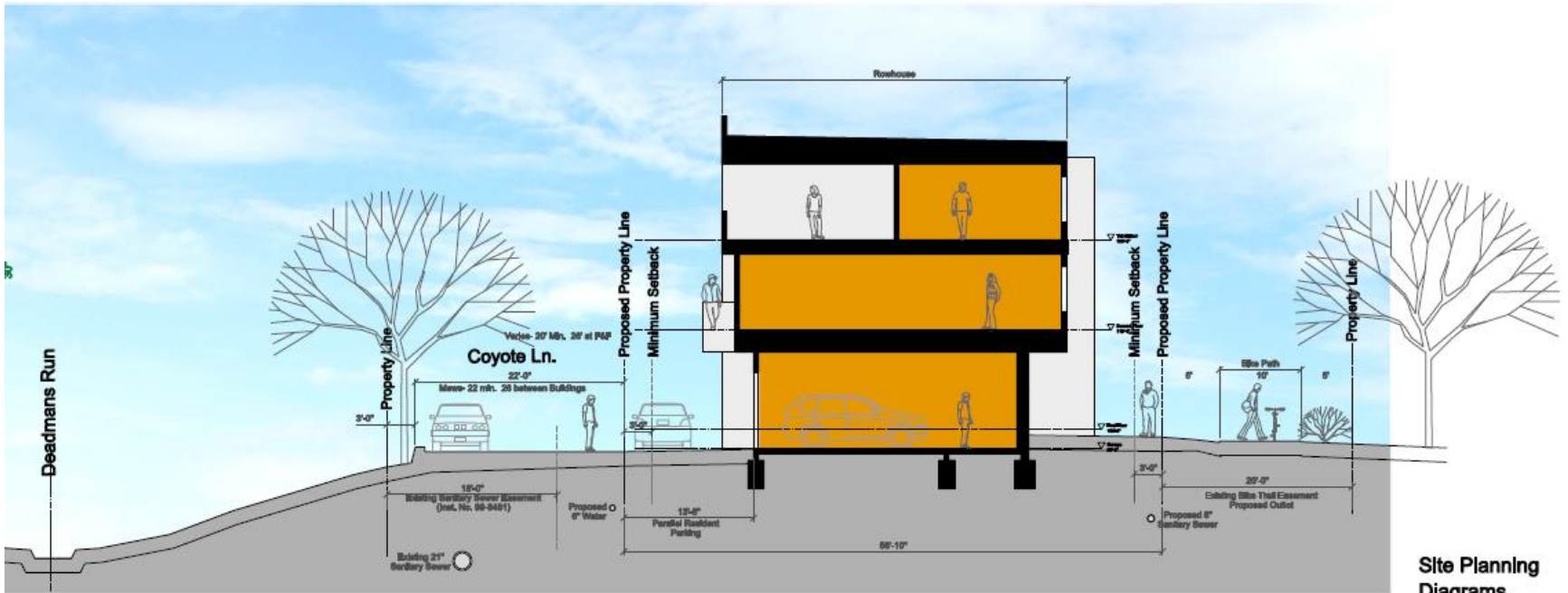
preliminary test-fit drawings

Job Number: 2021613r
Date: 24 October 2022

C A1.3



Peace Studio Architects, Inc.
1855 Kings Hwy, Suite B
Lincoln, NE 68502
402.217.1830
www.peacestudioarch.com



Site Section-AA
1/4"=1'-0"
North
0 2 4 8 16

Site Planning
Diagrams
AT
Coyote
Lane
Redevelopment

Job Number: 20018.fgr
Date: 24 October 2022

A3.1

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22114
APPLICATION TYPE	Advisory Review
ADDRESS/LOCATION	2760 South 17 th Street
HEARING DATE	November 1, 2022
ADDITIONAL MEETINGS	
APPLICANT	Peter Hind, 402-431-6217, phind@schemmer.com
STAFF CONTACT	Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov

RECOMMENDATION: ADVICE ONLY

Summary of Request

A new Lincoln Fire & Rescue station is proposed to replace their existing building at the northeast corner of 17th and Van Dorn streets. Parking will be relocated to the east of the new building and site access will be reorganized to connect to both 17th Street and Van Dorn Street.

Additional details are found on the attachments. Samples of all exterior materials, window selections, roofing, and glass types will be presented at the meeting.

Compatibility with the Design Standards

This site is not subject to any design standards, although Neighborhood Design Standards do apply to all residentially-zoned properties in this area. We can look to the Neighborhood Design Standards for guidance. They call for neighborhood compatibility of elements like roof pitch, garage and porch placement, and orientation—*In areas subject to these Standards that do not have prevailing patterns (such as new streets developed as Community Unit Plans [CUPs]), the general intent is to produce dwellings which are oriented to principal access ways and have the “neighborly” design characteristics called for in these standards, while respecting the creative design elements fostered by CUPs.*

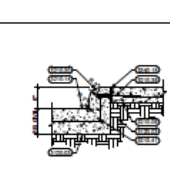
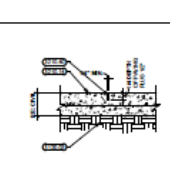
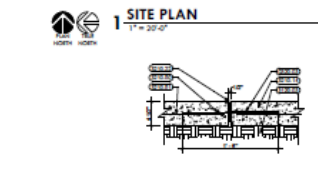
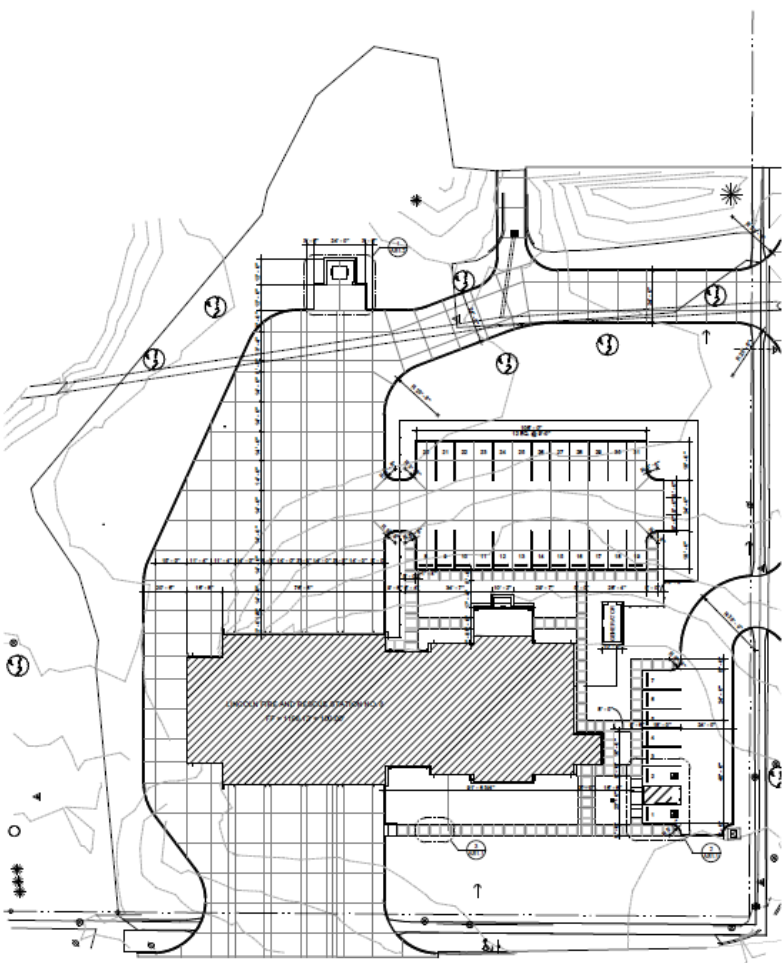
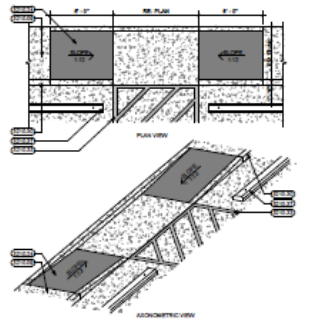
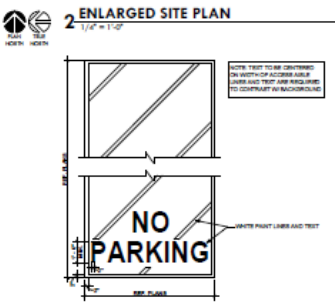
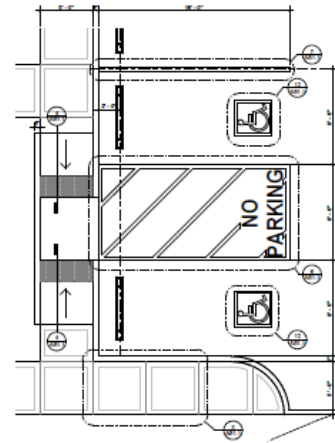
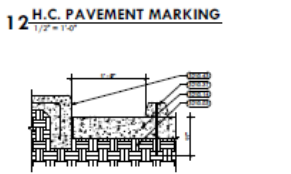
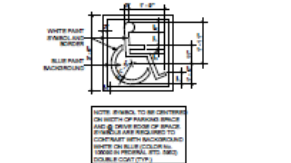
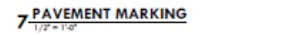
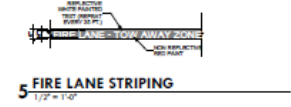
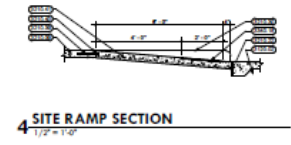
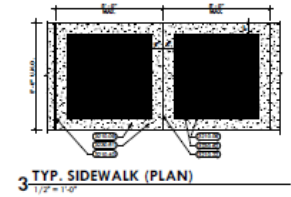
Recommendation

Advice only.

ATTACHMENT A
SITE MAP



3



- KEYNOTES**
- 3021.01 CONCRETE CURB AND FINISH COAT
 - 3021.02 COMPACTED SELECT FILL
 - 3021.03 COMPACTED SAND/GRIT
 - 3021.04 UNSEALING SAND/GRIT CURB
 - 3021.05 CONCRETE SIDEWALK (PER CHS)
 - 3021.06 CONCRETE FINISH (PER CHS)
 - 3021.07 CONCRETE FINISH (PER CHS) WITH JOINT SEALER AT BELLOW SURFACE
 - 3021.08 PRECAST CONCRETE PAVEMENT UNITS WITH TYPED CURB AND JOINT COMPLIANT
 - 3021.09 4\"/>

SCHUMMER
Design with Precision. Build with Confidence.

COMPANY © 2021
BROWN BETHUNDS WATFORD ARCHITECTS, INC.
DATE 10/24/2022
DRAWN BY A/HR
CHECKED BY C/HR
PROJECT NO. 2022-0000

LINCOLN FIRE & RESCUE
STATION NO. 8
700 S. 17TH ST. #100
LINCOLN, NE 68502

NO.	REVISION

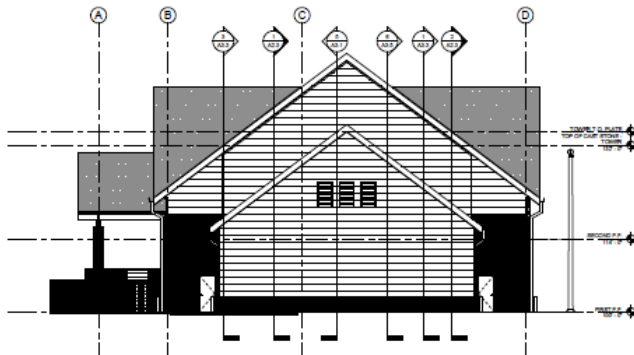
**ATTACHMENT B
PLANS & ELEVATIONS**



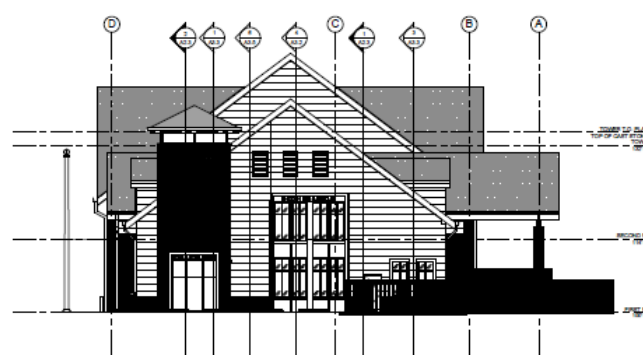
1 EXTERIOR ELEVATION (SOUTH)
1/8" = 1'-0"



2 EXTERIOR ELEVATION (NORTH)
1/8" = 1'-0"



4 EXTERIOR ELEVATION (WEST)
1/8" = 1'-0"



3 EXTERIOR ELEVATION (EAST)
1/8" = 1'-0"

KEYNOTES



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 BRYAN REYNOLDS WATFORD ARCHITECTS, P.A.C.
 DATE: 10/24/2022
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 REV: PRO JCT PLANNER
 Author: [Redacted]
 Checker: [Redacted]
 2/2023.000

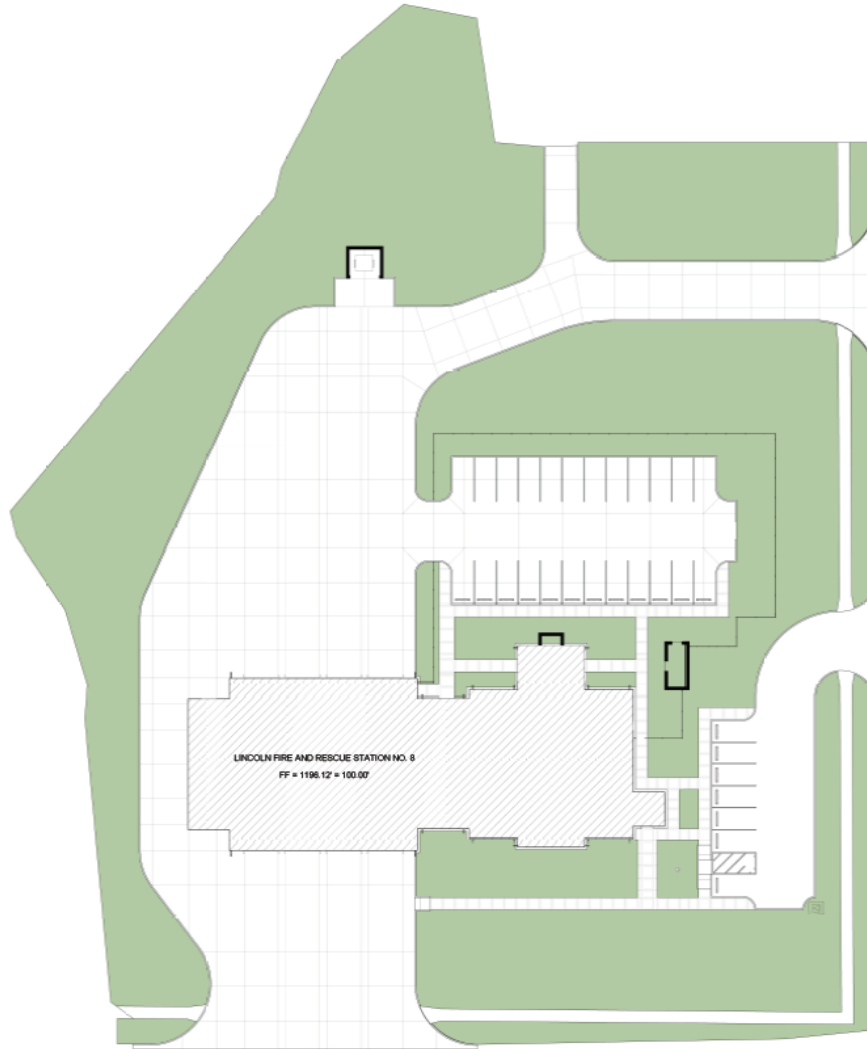


NO.	REVISION

A2.1

EXTERIOR ELEVATIONS

100 % DD



SITE PLAN 0 20 30 100
LINCOLN FIRE & RESCUE STATION NO. 8



WEST ELEVATION
LINCOLN FIRE & RESCUE STATION NO. 8



SOUTHWEST PERSPECTIVE
LINCOLN FIRE & RESCUE STATION NO. 8



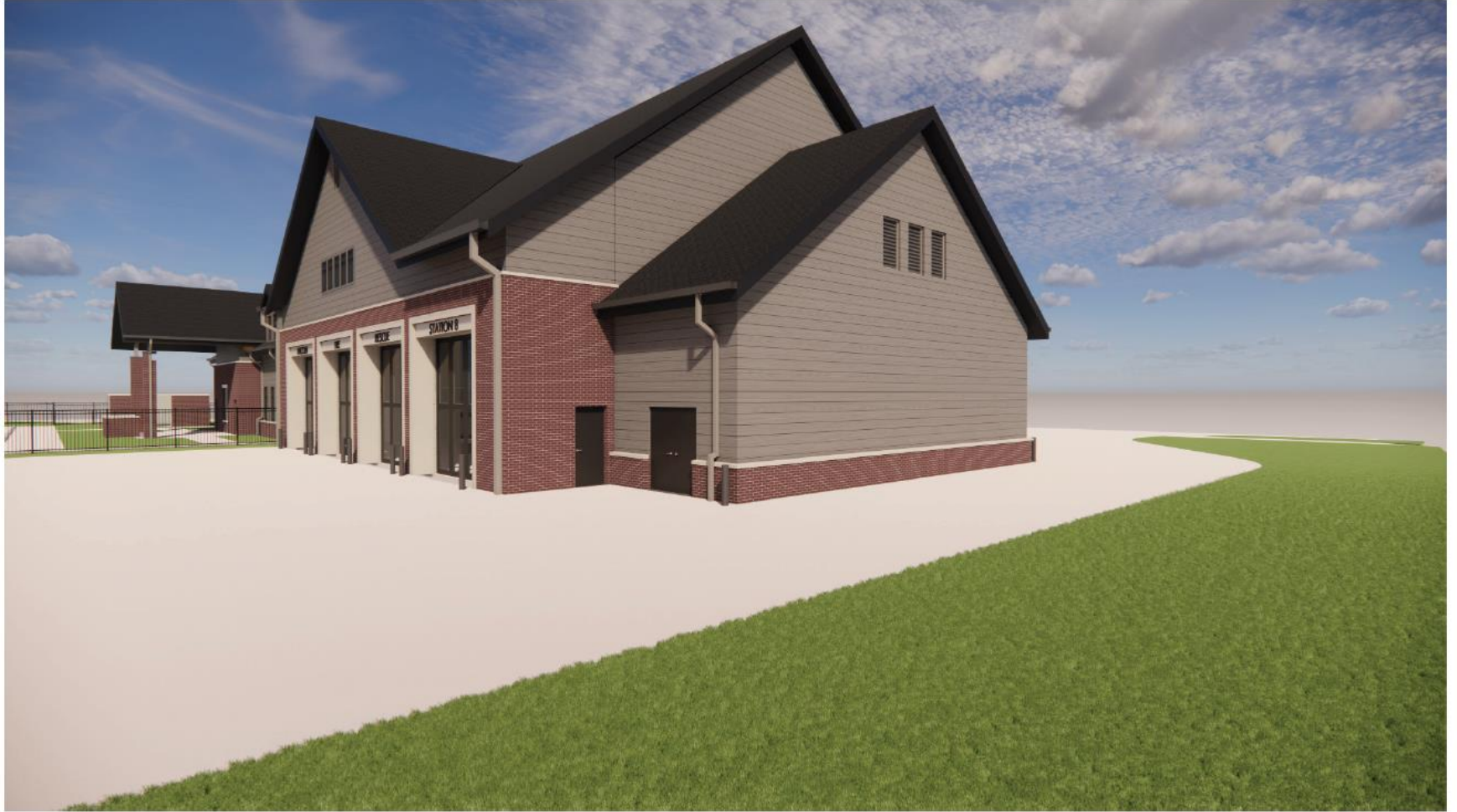
SOUTH ELEVATION
LINCOLN FIRE & RESCUE STATION NO. 8



SOUTHEAST PERSPECTIVE
LINCOLN FIRE & RESCUE STATION NO. 8



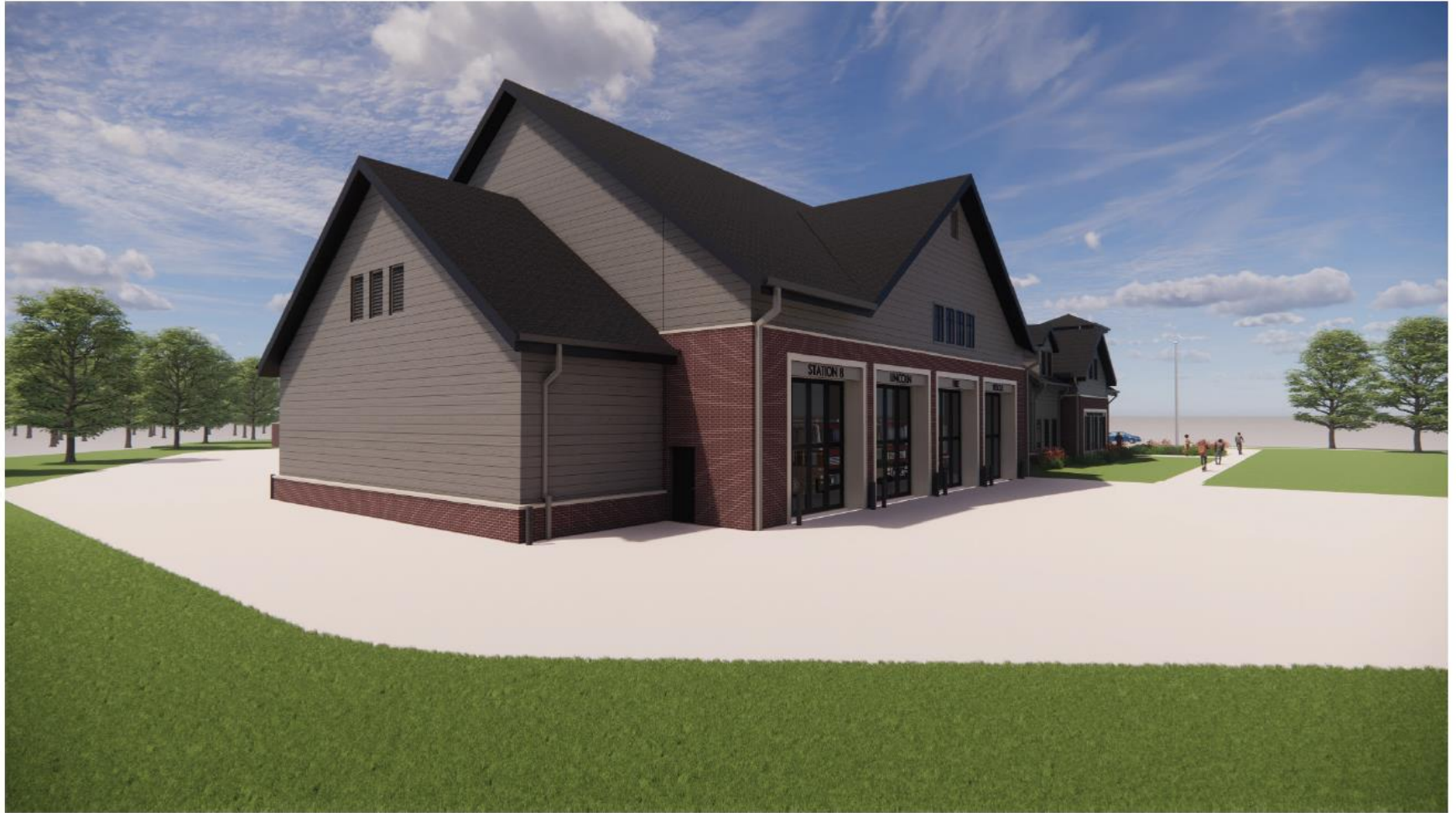
EAST ELEVATION
LINCOLN FIRE & RESCUE STATION NO. 8



NORTHEAST PERSPECTIVE
LINCOLN FIRE & RESCUE STATION NO. 8



NORTH ELEVATION
LINCOLN FIRE & RESCUE STATION NO. 8



NORTHWEST PERSPECTIVE
LINCOLN FIRE & RESCUE STATION NO. 8



AERIAL VIEW
LINCOLN FIRE & RESCUE STATION NO. 8