

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **September 7, 2021**, 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 [August 3, 2021](#).
* [Memo](#) from Stacey Hageman

DISCUSS AND ADVISE

2. [23rd & Y Street Redevelopment](#) – UDR21056
3. [Central Lumber Redevelopment](#) – UDR21077
4. [Tabitha Redevelopment](#) – UDR21078

STAFF REPORT & MISC.

5. Staff report & misc.

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

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<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2021/ag090721.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, August 3, 2021, 1:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Stacey Hageman and Teresa McKinstry of the Planning Dept.; Todd Ogden; Brett West; Michael Penn; and other interested citizens.

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

Huston introduced the newest member of the Committee, Jill Grasso.

Huston then called for a motion approving the minutes of the regular meetings held May 4, 2021, June 1, 2021 and July 6, 2021. Motion for approval made by Hind, seconded by Canney and carried 5-0: Canney, Deeker, Grasso, Hind and Huston voting 'yes'; Peace and Penn absent.

DIGITAL KIOSK AT 14TH & P

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

Todd Ogden appeared. He stated this application is for a digital kiosk in downtown. They were able to encumber some of their funds that would have been used for other items such as Zoofest for example, that didn't happen due to the Covid pandemic. He believes this fits with supporting our businesses. He showed a model of the kiosk that they have ordered. It will be either silver or dark silver colored. Most of the kiosk is the digital element itself. It is set up to promote events going on and a business directory. It will work with the website. There could also be some dynamic features. Nanonation is the company doing the kiosk. Given the proposed location, this is the only location on 'P' Street where there isn't a light pole. This is one of the most heavily trafficked intersections due to University of Nebraska Lincoln (UNL) traffic.

Huston inquired where this will be located in the right-of-way. Ogden responded that they have met with Lincoln Transportation and Utilities (LTU) and Urban Development and it was determined it would fit within LTU's height ordinance. He showed the location on a map.

Canney asked if the kiosk will be one sided or two. Ogden believes two. It would be set up for one person or two to use at the same time. Canney asked if the Downtown Lincoln Association (DLA) will keep up the programming or will this duty fall onto Nanonation. Ogden replied it will be the responsibility of DLA. This will be owned by the City, but the DLA will purchase the programming and program the events and information.

Hind sees that this would take the place of a light pole location. He questioned why it can't be off to one side. Why does it have to be in the middle? Ogden doesn't think there is a preference on their end. He believes this is due to LTU location of utilities. They will continue to work LTU on the location. Hind sees two stone benches at the corner. This could make it somewhat congested. We want to make sure this area has a good relationship with snow removal. Ogden stated that DLA does the snow removal for intersections and Americans with Disabilities Act (ADA) ramps. This would be a DLA snow removal location. Hind would like to see this closer to the pedestrian area. Ogden agrees if LTU would allow it.

Huston asked about graffiti removal. Ogden stated they have a graffiti removal machine that they use in other areas.

Canney inquired if a camera is involved in the kiosk to see who is using it or if someone is vandalizing it. Ogden is not aware of any camera. Canney knows there have been some instances of happenings downtown.

Canney asked if there is a speaker in the kiosk. Ogden believes there is an option for a speaker if utilities allow it. The wattage and voltage need to be in place for it to be connected property.

Deeker wondered about the life span of the screen and components. Ogden believes it is ten years. He believes some of the panels can be replaced. He thinks Nanonation has done the Nebraska Crossing signs in Gretna, NE and they have lasted longer than anticipated.

Canney asked if the goal is to replace other kiosks with this. Ogden believes perhaps at some point, with the redesign of 'O' Street. It would be nice to have a digital kiosk. There would be a lot more hoops to go through with the Haymarket historic district. He would like to see one per district such as the Telegraph District, Haymarket District, etc.

Huston believes this could be a first step in event marketing. Ogden stated they did a survey that found more people want to know what is happening downtown. This could be huge and a strategic element.

ACTION:

Deeker moved approval with an amendment suggesting that Lincoln Transportation and Utilities or Downtown Lincoln Association investigate placing the kiosk in the seating area outside the main traffic way, seconded by Hind and carried 5-0: Canney, Deeker, Grasso, Hind and Huston voting 'yes'; Peace and Penn absent.

ANTELOPE VALLEY MULTI-FAMILY PROJECT UPDATE

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

Brett West with Assurity is the developer on the project, along with Brester Construction and CIP. He was able to acquire the seven plex on the corner. It is under contract. This is a collaboration.

Michael Penn stated they presented this application at the June 2021 Urban Design Committee meeting. At that time, this little piece of property was not part of the project. This is to update the committee on the changes. They are now going to fold this piece into the project. They have added 24 additional apartments along with some additional parking. There will be 170 parking spots altogether. There will also be some street parking. On the full length of the west block, they are proposing the diagonal parking be extended the full length of the block. A three story building is being proposed for that block. Traffic is being kept as far to the west as possible. Previously, there was a two story project that faced north. We slid that building to the right and connected it. The structures are similar. This project is not taller from what was previously proposed, just more units. The aesthetic of the project hasn't changed from the last time they presented to this committee. The materials haven't changed either. There will be two story lofts at the corner. He showed the entrance. Overall, he believes this is the same project that was previously presented. He feels this has moved in a good direction.

Huston understands the project has grown by 24 units. He inquired what the final count is for units. Penn responded 152. There is still more parking within the boundaries than units. Huston thinks completion of the block is a great thing. He pointed out how hard it is to complete an entire block.

Canney appreciates the assemblage and the development of this block. This is a positive step. With regard to parking with Union Plaza across the street, he wondered if this parking will be reserved for occupants or the public. Penn responded there is public parking to the west. This will this have the same restrictions as downtown. This will be open primarily for folks visiting. Residents will park underground.

Huston asked if the applicant is comfortable with the parking ratio. West replied the ratio is around 1:1. There is a lot of street parking around this. Huston believes that part of the beauty of adding density to downtown is that you don't have to have a car. It is part of the package for reduction of parking stalls for multi-family.

Hind inquired if there will be an elevator. West responded yes. The area to the right is a direct entry to the units. By creating a bridge, the move ins and move outs are handled. Hind asked if these will be all rental. West replied yes.

Huston stated that increasing density is exactly what we want. Hind likes the looks of the building from edge to edge. It is fully utilizing the property.

West stated there will be amenities for the tenant, no retail. This is part of a package that went to the State to apply for a low income housing grant. We put in a community room that could be rented for events.

Huston appreciates the applicant coming back to show the changes. This is what we want near downtown.

ACTION:

Hind moved approval of the project as presented , seconded by Huston and carried 5-0: Canney, Deeker, Grasso, Hind and Huston voting 'yes'; Peace and Penn absent.

West stated they are waiting for the grant to be approved. They can't do anything until that is done. They hope to get a shovel in the ground at the end of this year. They anticipate it being 18 months from then that this will open.

Huston thinks this looks good. The other committee members agreed.

There being no further business, the meeting was adjourned at 1:35 p.m.

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TO: **Urban Design Committee**
FROM: Stacey Hageman
RE: Meeting of September 7, 2021
DATE: August 31, 2021

ITEM 2: 23rd & Y Street Redevelopment

Aaron Burd is returning with his proposal for 23rd and Y Streets. This project was previously before the Committee in July. The project includes the redevelopment of the southern portion of the block on the north side of Y Street between 23rd and 24th Streets into an approximately 36 units of multi-family housing, including a number of affordable housing units.

The project's location between the N. 27th Street commercial district and the University of Nebraska-Lincoln's city campus, makes it an ideal location for redevelopment to higher density multi-family housing.

Revised plans and elevations are attached which include revisions to the roofline and coloring.

ITEM 3: Central Lumber Redevelopment

Central Lumber is locating a warehouse use on the north side of Arbor Road between N. 56th and N. 70th Streets. The building is primarily metal panel with some stone accents near the entrance. Your advice is sought on the use of Tax Increment Financing for this project.

ITEM 4: Tabitha Redevelopment

Tabitha is proposing a new building north of their current facility along S. 48th Street. They are requesting the use of Tax Increment Financing (TIF) and are proposing a PUD with numerous waivers to the underlying zoning including waivers to parking, detention, setbacks, uses, and height.

The PUD would increase the allowable height from 35 feet to 70 feet, not including mechanical equipment and elevator towers. Parking would be reduced to 1 stall per unit and be allowed in the front yard. Developers are also proposing to eliminate or reduce the stormwater detention and runoff requirements. They would also like to reduce the internal setbacks to 0 feet and the front yard to 20 feet, and they would like to allow multi-family and healthcare facilities residential uses.

Plans and elevations are attached. Advice on the use of TIF and your recommendation on the PUD are sought from the Committee.



Looking north on Y Street Current exterior concepts 08252021



Looking north on Y Street previous exterior concepts 04232021

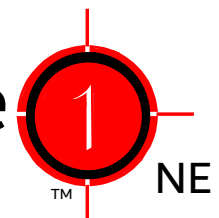
Package Table of contents

1. South Elevation looking at Y Street
2. Landscaping Plan
3. Floor Plan
4. Comparison of previous to new looking Northeast from 23rd & Y
5. Enlarged Entry comparison
6. Exterior Material definition
7. Looking Southwest from 24th street at the Alley
8. Looking Northwest at 24th & Y Streets



Architecture

8030 Thornview Road
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ksuhr@neb.rrr.com



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LANDSCAPE SCHEDULE

	QUANTITY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	METHOD	SIZE
TREES							
	5	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	40'	25'	B&B	2" CAL.
	5	WHITE OAK	QUERCUS ALBA	50'	40'	B&B	2" CAL.
SHRUBS - EVERGREEN							
	28	BOXWOOD	BUXUX MICROPHYLLA	3'-4'	3'-4'	GALLON	#2
SHRUBS - DECIDUOUS							
	22	DOUBLE KNOCK OUT ROSE	ROSA RADTKO PP16,202	3'-4'	3'-4'	GALLON	#2
	10	ROSE MALLOW, HARDY HIBISCUS	HIBISCUS MOSCHEUTOS	3'-5'	2'-3'	GALLON	#2
	32	YEW	TAXUS x MEDIA 'DENSIFORMIS'	3'-4'	4'-6'	GALLON	#2
ORNAMENTAL GRASS							
	16	KOREAN FEATHER REED GRASS	CALMAGROSTIS BRACHYTRICHA	3'-4'	2'-3'	GALLON	#2
GROUNDCOVERS / PERENNIALS							
	~1,000sf	SHRUB BED/PLANTING AREA - HARDWOOD MULCH. NATURAL CULTIVATED EDGE TO SEPARATE GRASS FROM MULCH					
	~2,860sf	RHIZOMATOUS TALL FESCUE (RTF) SOD. (BID ALTERNATE: MILLER SEED, PREFERRED TURF PLUS)					
	~6,000sf	NATIVE PRARIE 6 (25 LBS/AC) PLUS MIDWEST WILDFLOWER (2.5 LBS/AC) SEED MIX (MILLER SEED)					

- NOTES:**
- BASIC PLANT MATERIAL STANDARDS:
 - EVERGREEN TREES: MINIMUM HEIGHT OF SIX FEET.
 - SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD.
 - GROUND COVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER.
 - DECIDUOUS SHADE TREES: MINIMUM CALIPER OF TWO INCHES AS MEASURED 12 INCHES ABOVE GROUND.
 - ALL OTHER SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A DEPTH OF THREE INCHES.
 - THE IRRIGATION SYSTEM DESIGN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. THE CONTRACTOR SHALL PROVIDE AN OVER-HEAD SPRAY IRRIGATION SYSTEM CAPABLE OF WATERING THE TURF AREAS SHOWN ON THE PLANS TO A DEPTH OF 1" WITHIN 1-HOUR. CONTRACTOR SHALL PROVIDE A SUB-SURFACE DRIP IRRIGATION SYSTEM CAPABLE OF WATERING ALL PLANTING AREAS SHOWN ON THE PLANS. THE IRRIGATION CONTROLLER SHALL BE INSTALLED INSIDE THE BUILDING (MECHANICAL ROOM) NEAR THE IRRIGATION SYSTEM WATER SERVICE STUB OUT.

SEED MIX:

- NATIVE PRAIRIE 6
 HARD FESCUE
 SHEEP'S FESCUE
 BLUE FESCUE
 LITTLE BLUESTEM
 SIDCOATS GRAMA
 BLUE GRAMA
- MIDWEST WILDFLOWER MIX
 PURPLE CONEFLOWER
 CORN POPPY
 LANCE-LEAVED COREOPSIS
 INDIAN BLANKET
 SCARLET FLAX
 DWARF BLUE CORNFLOWER
 PURPLE PRAIRIE CLOVER
 SHASTA DAISY
 POLKA-DOT CORNFLOWER
 CLASPING CONEFLOWER
 GREYHEAD CONEFLOWER
 OX-EYE SUNFLOWER
 PRAIRIE ASTER
 DWARF EVENING PRIMROSE
 PLAINS COREOPSIS
 MEXICAN RED HAT
 PRAIRIE CONEFLOWER
 BLACK-EYED SUSAN
 NEW ENGLAND ASTER

LANDSCAPE REQUIREMENTS:

- PARKING LOT TREES
 12,350 SF CONCRETE AREA = 3 TREES REQ.
 4 TREE PROVIDED
- PARKING LOT SCREENING REQUIREMENTS
 NORTH 23RD STREET SCREEN: 18.00 LF (90% COVERAGE REQUIRED) (48.6 SF)
 45.00 SF SCREEN PROVIDED + 6' WOOD FENCE
- NORTH 24TH STREET SCREEN: 18.00 LF (90% COVERAGE REQUIRED) (48.6 SF)
 45.00 SF SCREEN PROVIDED + 6' WOOD FENCE
- OTHER LANDSCAPE PROVIDED
 (BEYOND PER CITY REQUIREMENTS)
 Y STREET BUILDING FOUNDATION LANDSCAPE PLANTING (SOUTH FACADE)
 8 ROSE MALLOW / HARDY HIBISCUS
 18 DOUBLE KNOCK-OUT ROSE
 1,450SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX
- NORTH 23RD STREET LANDSCAPE (WEST FACADE)
 2 ROSE MALLOW / HARDY HIBISCUS
 2 DOUBLE KNOCK-OUT ROSE
 11 BOXWOOD
 8 KOREAN FEATHER REED GRASS
 750SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX
- NORTH 24TH STREET LANDSCAPE (EAST FACADE)
 2 ROSE MALLOW / HARDY HIBISCUS
 2 DOUBLE KNOCK-OUT ROSE
 11 BOXWOOD
 8 KOREAN FEATHER REED GRASS
 750SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX
- BUILDING FOUNDATION LANDSCAPE PLANTING (NORTH FACADE)
 31 YEW
 1,950SF NATIVE PRAIRIE 6 / MIDWEST WILDFLOWER SEED MIX

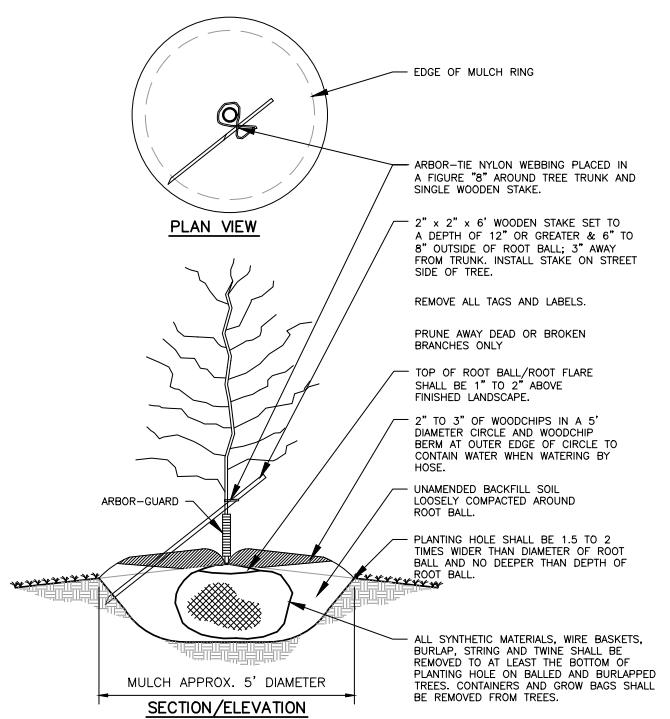
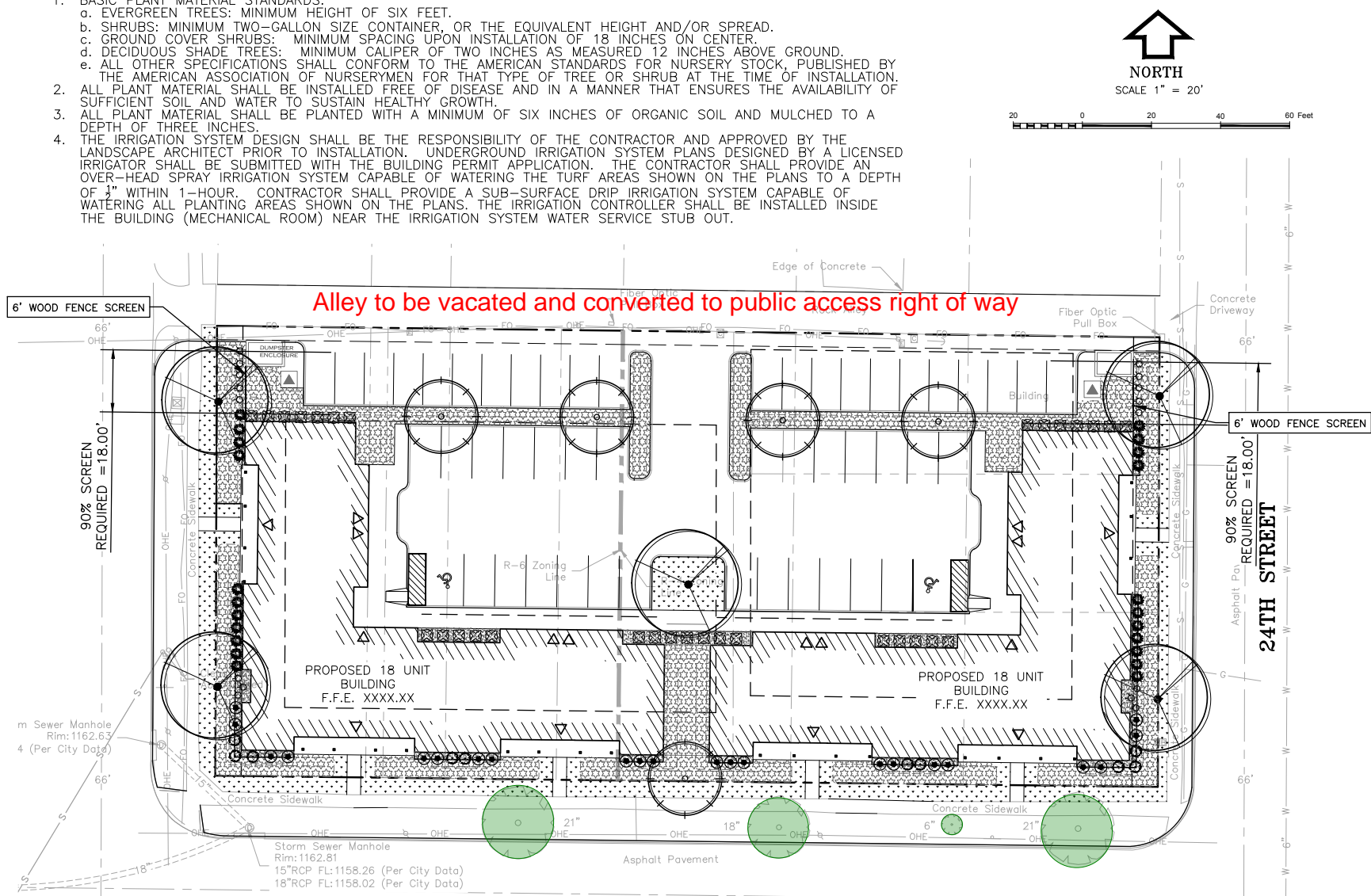
PROJECT
 211026

REGA
 ENGINEERING
 GROUP, INC.

601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402).484.7342

- ENGINEERING
- PLANNING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NAT'S ADDITION
SITE LANDSCAPE PLAN
'Y' STREET DEVELOPMENT



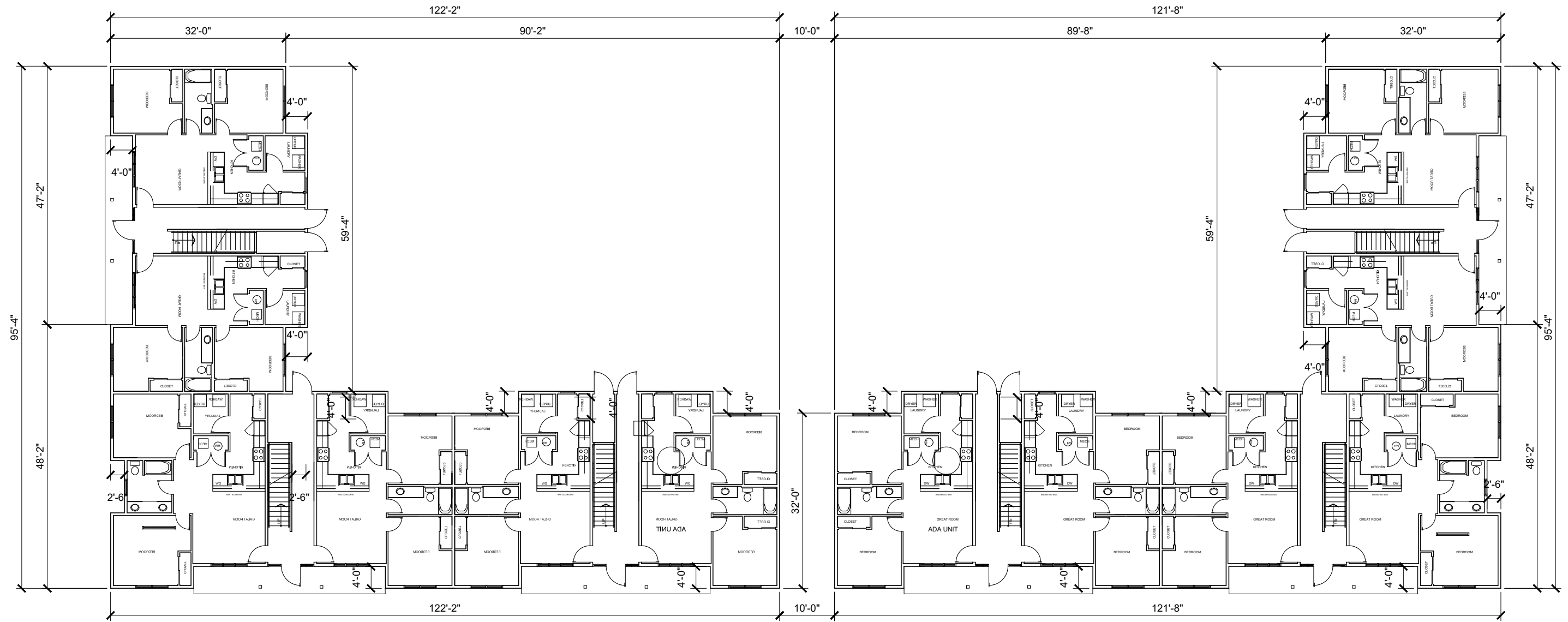
- 1 TREE PLANTING**
 NO SCALE
-
- 3" DEEP WELL, BLEND TO FINISHED GRADE.
- FINISH GRADE
- BACKFILL WITH NATIVE SOIL.
- HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
- WATER SETTLE.
- SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
- NOTE:**
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- 2 SHRUB/GROUNDCOVER PLANTING**
 NO SCALE

All existing street trees that are in good condition along Y Street to remain

2

DATE: 03/15/2021
 DESIGNED BY:
 DRAWN BY: CDH
 CHECKED BY: MLK/DR

SHEET NO.
 1 of 1



BUILDING A

BUILDING B



3

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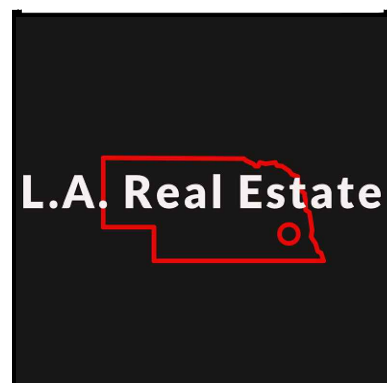
Riley
Kevin C. Riley
1322 Shire Lane
Eagle, NE 68347
402-432-0579
kriley221965@gmail.com
S I G N E D



Original submittal looking northeast from 23rd & Y Street



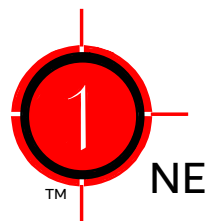
Revised submittal looking northeast from 23rd & Y Street



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Original view looking northeast from 23rd & Y Street



Updated view looking northeast from 23rd & Y Street



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Color identifier

Exterior finish information

1. All roofing material to be Pabco Roofing Products "Antique Black".
2. Vinyl siding to be 4" exposure Certainteed "Charcoal Gay" limited to only the north sides of the building in the parking area.
3. On 23rd & 24th street in all other area's not identified shall be "Gray Slate" Hardie Board.
4. Hardie Board "Light Mist" board & batten siding.
5. Hardie Board "Night Gray" to be panel style material.
6. Stone to be Edwards stone Cottonwood Dimensional
7. All doors & windows to be black, fascia, gutters & downspouts to all be black.
8. All trim to match the color of the area it is adjacent to.
9. All porch columns to be wrapped in Hardie "Night Gray".



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Looking southwest from 24th at the alley

Note: Alley to be vacated and converted to public access right of way



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Looking northwest from 24th & Y Street



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New Distribution Facility

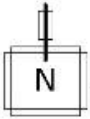
**AMENDMENT
TO THE
NORTH 56TH STREET & ARBOR ROAD REDEVELOPMENT PLAN
Central Lumber Sales Redevelopment Project**

ARCHI + ETC.LLC
ARCHITECTURE ETCETERA



Project Location

CLS Development

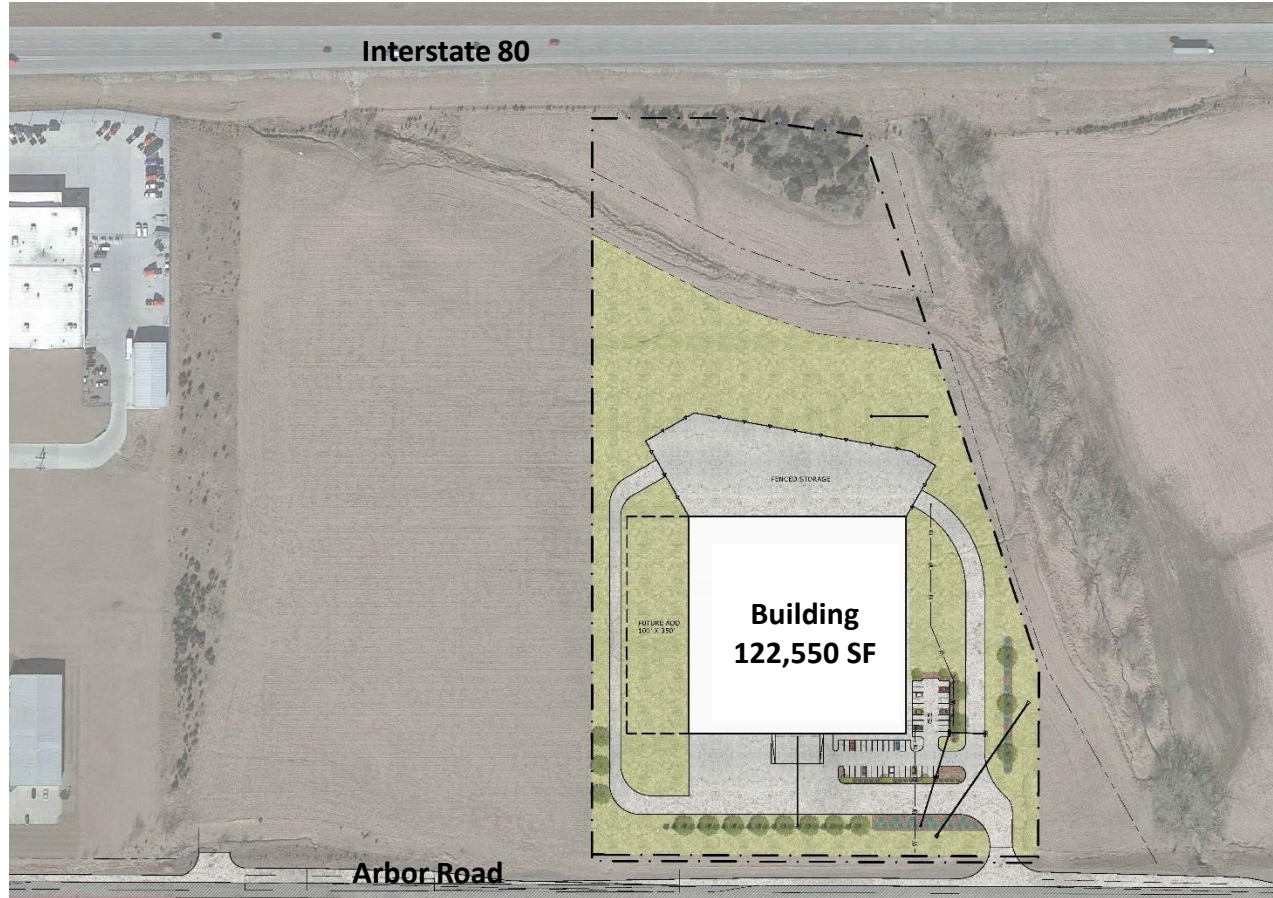


Location Plan

Not to Scale

Site Plan

CLS Development



Crimson Spire Oak



White Swamp Oak



Gro-Low Sumac



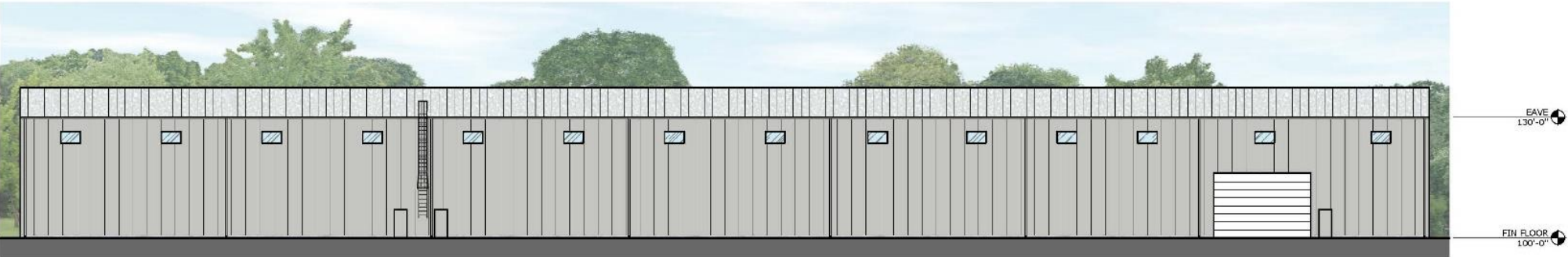
Pfitzer Juniper





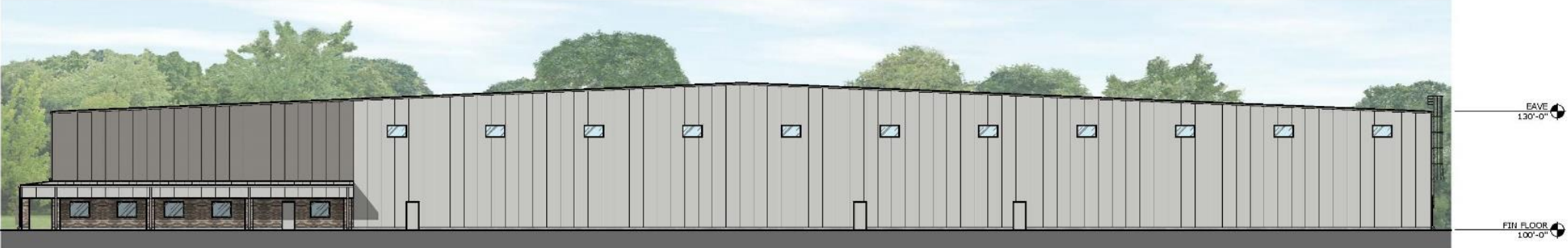
South Exterior Elevation

Not to Scale



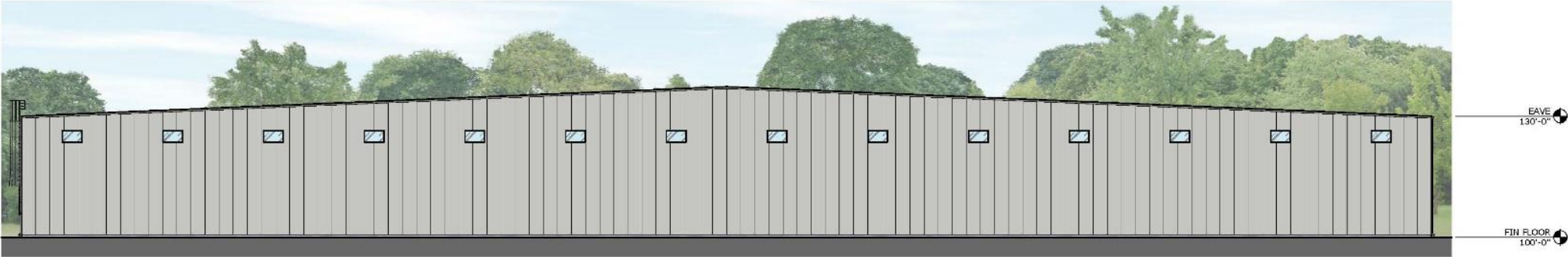
North Exterior Elevation

Not to Scale



East Exterior Elevation

Not to Scale

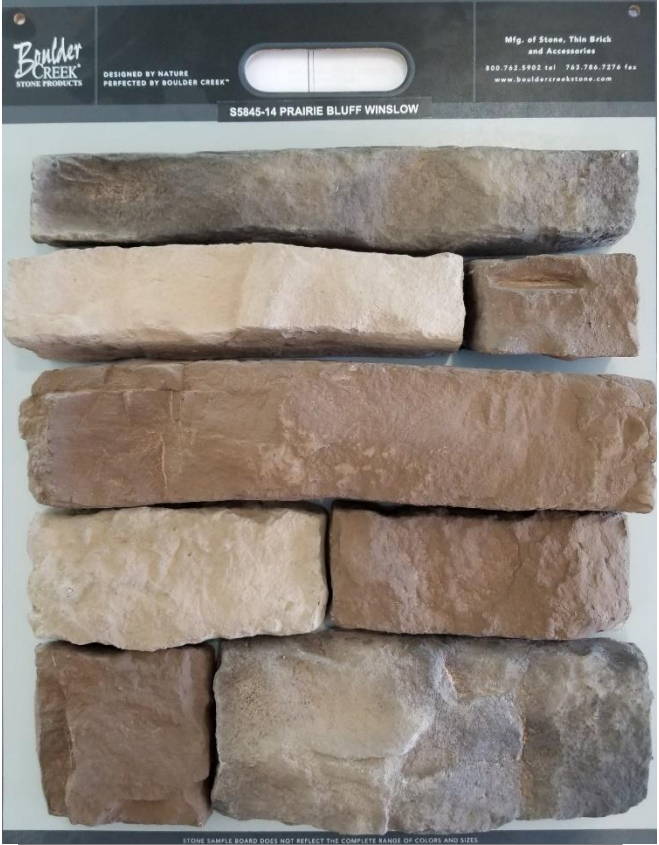


West Exterior Elevation

Not to Scale

Building Materials

CLS Development



Simulated Stone Facade
Not to Scale



Insulated Metal Panel
Cool Gray Stone



Insulated Metal Panel
Cool Shell Gray



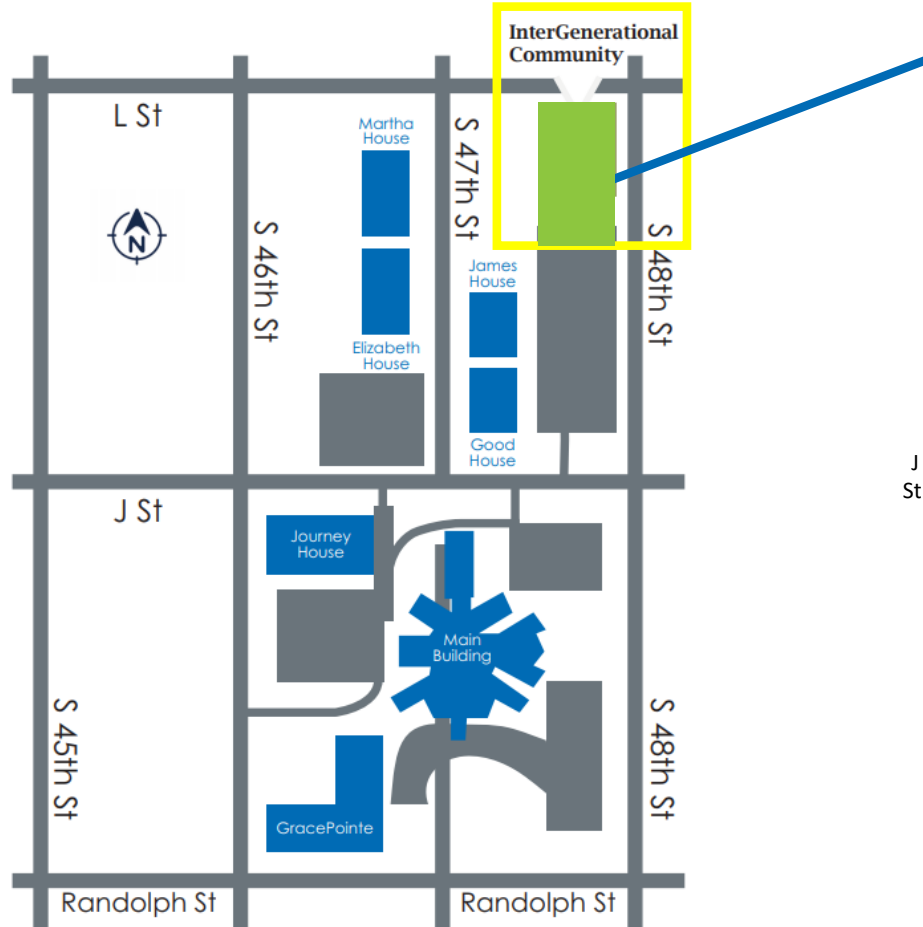
Window Frame
Clear Anodized Frame



Architectural Metal Roof
Cool Solar White

Building Location

Corner of S. 48th & 'L' Streets



Building Summary

GROSS AREA UNIT COUNT

GARAGE LEVEL	36,919	SF	
LEVEL 1	37,030	SF	31
LEVEL 2	27,139	SF	32
LEVEL 3	27,139	SF	32
LEVEL 4	27,139	SF	32
TOTAL	155,366	GSF	127 UNITS

RESIDENTIAL MIX AVG. UNIT SIZE

MICRO	12	300 SF
STUDIO	27	542 SF
1 BED + 1 BATH	76	613 SF
2 BED = 2 BATH	12	998 SF
TOTAL	127 UNITS	

PARKING

GARAGE (below ground)	88
ABOVE GROUND	32
TOTAL	120 SPACES

OUTDOOR PLAZA AREA

7,800 SF

8/5/21 Update:

MICRO's - 17

JR. 1 BED RM STE - 35

1 BED RM STE - 64

2 BED RM STE - 12

TOTAL UNITS: 128 UNITS

91:9 UNIT RATIO

1ST FLOOR AREA = 36,258 GSF

2ND-4TH FLOOR AREA = 26,012 GSF

PARKING GARAGE FLOOR AREA = 36,587 GSF

TOTAL BUILDINGS (1) = 150,881 GSF

PARKING GARAGE STALLS = 93 STALLS

SITE PARKING = 59 STALLS

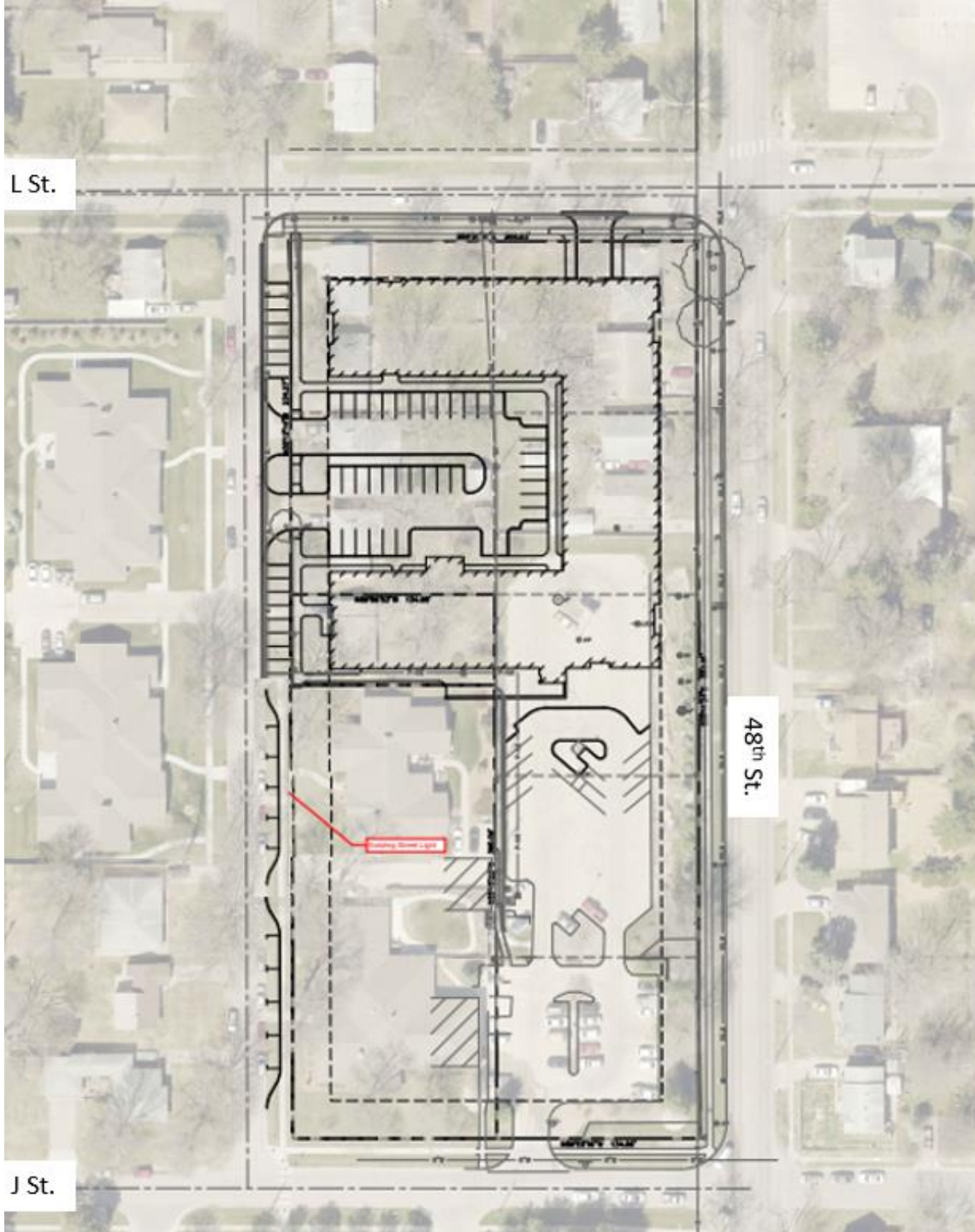
TOTAL PARKING = 152 STALLS

PARKING RATIO = 1.19

Summary:

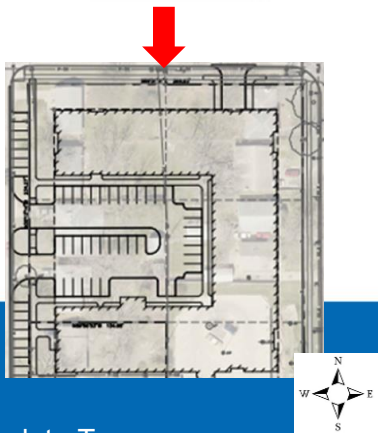
- Added 1 Unit (increased the number of Micro Units and created a 1 Bedroom Jr. Suite)
- Added 32 Parking Spaces
 - 27 Surface
 - 5 Garage

Updated Site Plan

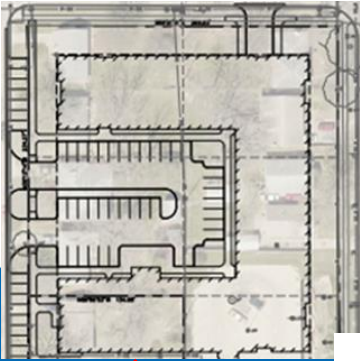
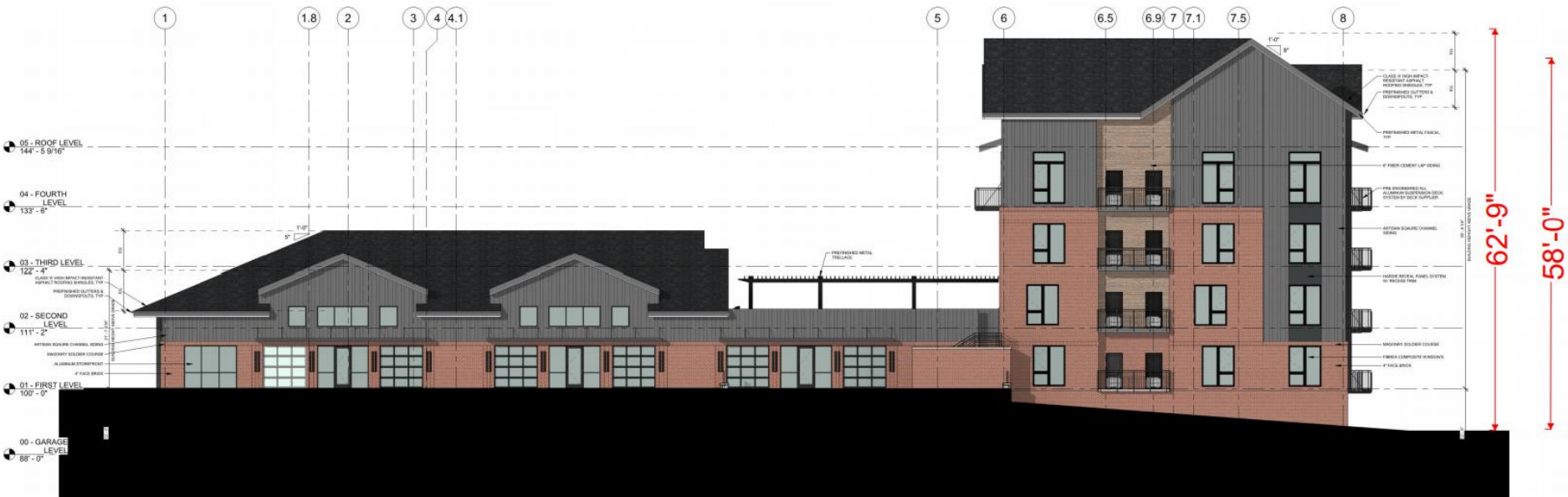




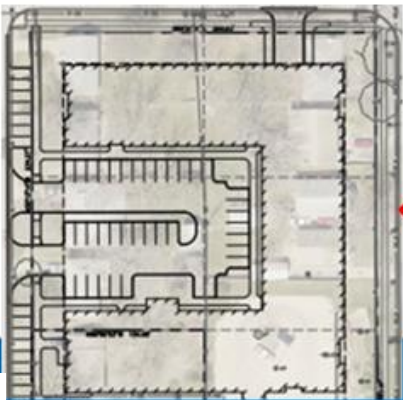
1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



BUILDING ELEVATION NORTH SIDE OF BUILDING



BUILDING ELEVATION
SOUTH SIDE OF BUILDING

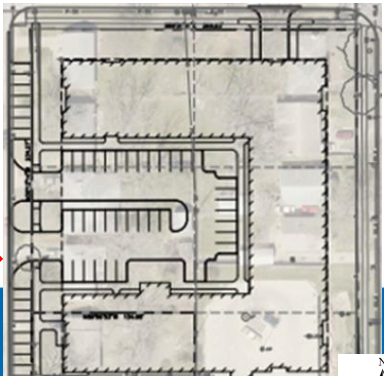


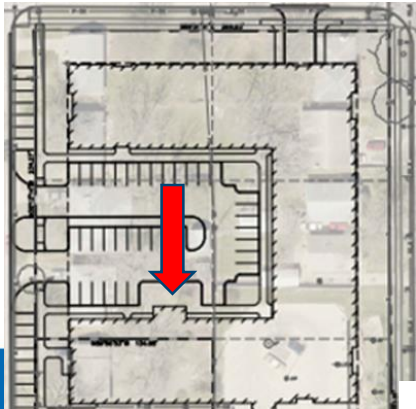
BUILDING ELEVATION
EAST SIDE OF BUILDING





BUILDING ELEVATION
WEST SIDE OF BUILDING





BUILDING ELEVATION NORTH INTERIOR ENTRY VIEW

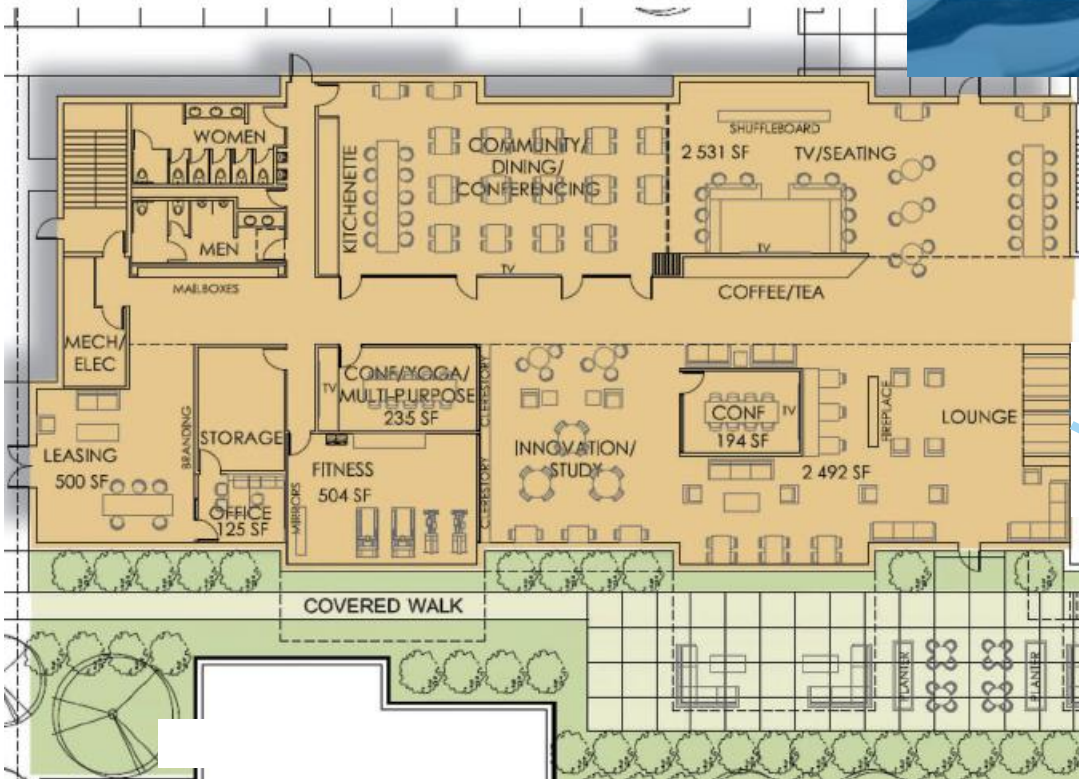
Main Level

Gathering Spaces

COMMONS AREA 9,870 GSF



Interior Main Lounge



PRELIMINARY DESIGN

Beautiful Spaces

To Create Meaningful Relationships

Rooftop Terrace

Off
2nd Level

