



Annual Report | Urban Design Committee

UDC 2022



URBAN DESIGN COMMITTEE

COMMITTEE MEMBERS

Michelle Penn, Chair

Gill Peace, Vice-Chair

Peter Hind

Emily Deeker

Jill Grasso

Tom Huston

Mark Canney

PLANNING DEPARTMENT STAFF

Stacey Hageman

Teresa McKinstry

Paul Barnes

Stephanie Rouse

Collin Christopher

APPROVED

The Urban Design Committee approved this Annual Report on January 3, 2023.

PHOTO & IMAGE CREDITS

The outside cover photo was provided by the Planning Department, and the inside cover photo was provided by Downtown Lincoln Association. All other project photos, images or illustrations were provided by applicants that appeared before the Urban Design Committee and are considered part of the public record unless otherwise noted.

Background

The Urban Design Committee was established by ordinance in 1981 to advise city government on enhancing the physical environment of our city to increase enjoyment of living in and visiting Lincoln. Per Section 4.36 of the Lincoln Municipal Code, the Committee is to consist of seven appointed citizen members serving three-year terms. The Committee meets as necessary on the first Tuesday of the month at 3 p.m. in the Council Chambers.

The Urban Design Committee member roster remained unchanged for 2022, including Michelle Penn (chair), Gill Peace (vice-chair), Peter Hind, Emily Deeker, Jill Grasso, Tom Huston, and Mark Canney. The Committee was staffed by Stacey Hageman for most of 2022, with support from Teresa McKinstry, Paul Barnes, Stephanie Rouse and Collin Christopher.

The committee advises the Mayor, City Council, Planning Commission, city boards, city departments, and other public agencies in matters relating to urban design, visual relationships, architectural design, and aesthetics. Reviews are generally limited to projects sponsored, initiated, or financed by the City (public projects); projects in which the City will make some financial contribution (public/private projects); and projects located on City right-of-way or other City property (private projects).

Project Review Summary

In 2022, the Urban Design Committee reviewed twenty-three unique projects, with some receiving multiple reviews. Those twenty-three consisted of fourteen TIF projects, four city-led projects, three sidewalk cafe applications, one banner application and one neighborhood design standards appeal.

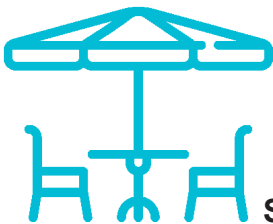
23
UNIQUE PROJECTS



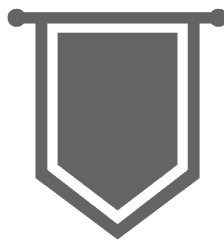
14
TIF PROJECTS



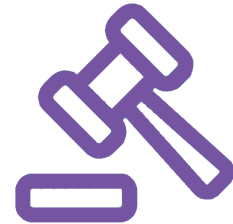
4
CITY PROJECTS



3
SIDEWALK CAFES



1
BANNER



1
APPEAL



TIF Project Reviews

The Urban Design Committee provided a total of fourteen advisory reviews for projects requesting Tax Increment Financing (TIF). These projects vary widely in scale, scope, location and land use. Of note, they include two affordable housing projects, two small-scale “missing middle” infill projects, a number of other multi-family housing concepts, an industrial park, and what would be downtown’s first extended stay hotel. What follows is a brief summary of each of the fourteen TIF project reviews that came before the Committee in 2022.

SAINT47 ROWHOMES N.47th Street and St. Paul Avenue



In January and February, the Committee reviewed developer’s plans to build seven attached rowhomes oriented to 47th Street with garage access from the rear. The project is intended to provide valuable infill housing for the University Place neighborhood on a lot that has been vacant for many years.



COYOTE LANE

Between N. 66th and N. 70th Streets,
north of P Street

In February, UDC provided an initial review of the Coyote Lane redevelopment project on the old Finke Gardens site. The 7.1-acre site stretches from 66th to 70th Streets along the Mopac bike trail and Deadmans Run. The first phase is to include a new commercial building on 66th street that will host a new veterinary clinic, as well the renovation of the former nursery building to accommodate complimentary commercial uses.

In November, plans for the second phase were reviewed. That phase will include the construction of approximately 29 new rowhomes to be oriented toward the trail. These rowhomes will be developed in groups of four to seven, providing an alternative infill housing type adjacent to an existing neighborhood.



UDC reviewed the plans for a Class A industrial park in northeast Lincoln in March. The 71-acre site near N 70th Street and Arbor Road will eventually consist of three industrial warehouse buildings totaling nearly 1,000,000 square feet of space.

LIVRED AT LINCOLN

9th and M Streets



The streetscape design associated with the LIVRED student housing project was reviewed by the Committee in May and June. The project will improve the public realm along S 9th, M and L Streets with enhanced landscaping and new sidewalks. The streetscape along the 10th Street side, which is too narrow to make significant enhancements at this time, is being studied as part of the Downtown Corridors project.

TELEGRAPH DISTRICT

S. 21st Street and Capitol Parkway



In May, UDC also continued their review of improvements in the Telegraph District, including the addition of a grocery store (Open Harvest) to the warehouse building at 330 S. 330 21st Street, and the demolition of the Telephone Museum building at 2047 M Street to make way for a new parking lot north of the garage building. In August, renovation of the warehouse building at 2016 M Street was reviewed by the Committee. The future use of that building is still to be determined.

N. 48TH ST. MULTIFAMILY

N. 48th Street and Aylesworth Avenue



UDC reviewed a new multi-family project at N. 48th and Aylesworth in June. The project is being developed by the same team that built the multi-family development at the corner of N. 48th and Holdrege, and will have a similar aesthetic. However, the newer building will not include ground floor retail space as was originally planned for the N 48th and Holdrege complex.

BISHOP HEIGHTS

Nebraska Parkway and S. 27th Street

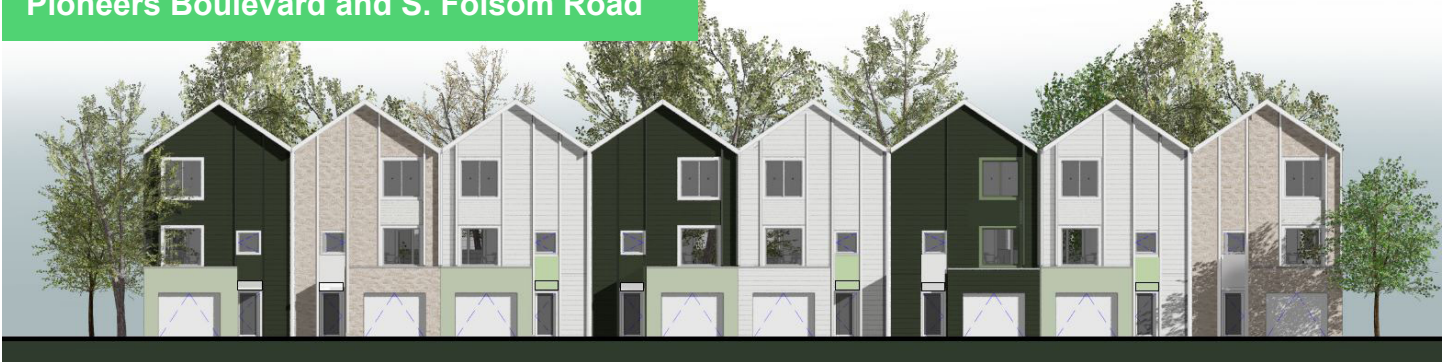


In June and July, UDC reviewed the multifamily portion of the Bishop Heights redevelopment project, which is to include up to 230 apartment units. The larger project, located at the northeast corner of S. 27th Street and Nebraska Parkway, will include additional commercial and/or hotel space.



UDC recommended approval of the demolition of the existing building and construction of a new residential infill project at 1030 O Street, directly adjacent to the old LES building. The project will be six stories, made up of 70 market-rate units. It will also include 32 underground parking stalls.

FOXTAIL MEADOWS Pioneers Boulevard and S. Folsom Road



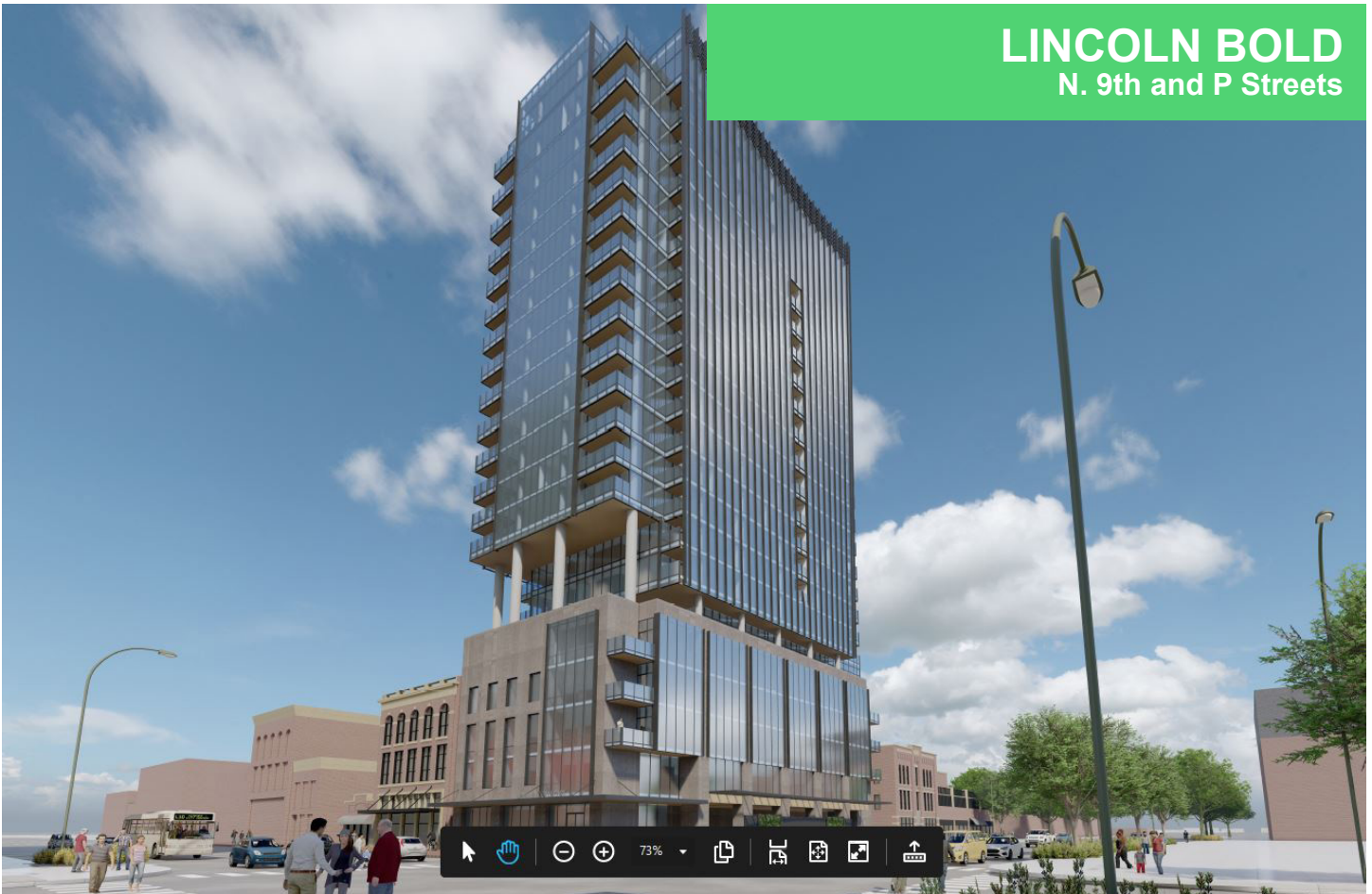
In October, UDC reviewed the proposed Foxtail Meadows project located south of Pioneers Boulevard on the east side of S. Folsom Street. The 54-acre site surrounding Hope Church will be developed to include a combination of affordable and market rate housing and a mix of “missing middle” housing typologies.



October also saw the Committee reviewing a proposal to build an extended stay hotel on the University-owned lot at the northwest corner of 9th and R Streets. The hotel – a Residence Inn by Marriott – will sit just east of the existing Marriott Courtyard.



Finally in October, UDC reviewed plans for a new mixed use building at the southwest corner of 23rd and R Streets. The project will include approximately 3,000 square feet of commercial space on the first floor and nine residential units above. That first-floor commercial space will consist of six “micro restaurant” suites with a public outdoor seating area along 23rd Street and parking behind the building. Upper-floor residential units will range from studios to two-bedrooms, with one live-work loft.



The Committee reviewed a “bold” proposal in November to redevelop the Melichar’s filling station site at the northwest corner of 9th and P into a 22-story mixed use building consisting of 230,000 square feet of space. The project will include 33-owner occupied condos, 70 rental units, and approximately 36,000 square feet of Class “A” commercial space.



November also saw the review of a five-story, 187-unit affordable housing project on the block bounded by S. Antelope Valley Parkway, 18th, K and L Streets. The project will include four floors of apartments over ground floor parking.

EARLY BIRD @ ANTELOPE TOWER

S. Antelope Valley Parkway and K Street



In June and December, UDC review plans to add an enclosed patio space to the Antelope Tower project at the southwest corner of S. Antelope Valley Parkway and K Street. The enclosure will serve the new Early Bird restaurant at that corner.



WEST O STREETSCAPE

West O from NW 48th Street to Sun Valley

UDC provided a review of the first phase of improvements within the West O Streetscape Enhancements Corridor in June. This initial phase is intended to add a trail along the north side of West O (from NW 22nd to NW 48th), additional street trees, monumentation and landscaping at the northeast corner of NW 48th Street, and three new bus shelters.



DOWNTOWN CORRIDORS

9th, 10th, 11th, 14th and O Streets

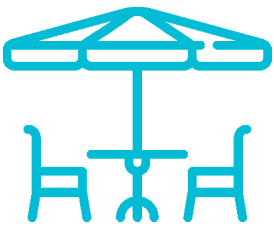
In October, the Committee was briefed on the initial conceptual plans for the Downtown Corridors streetscape project, which is intended to create a more vibrant and pedestrian-friendly downtown environment through enhancements to O Street (9th to 28th Streets), 9th and 10th Streets (K to S Streets), and 11th and 14th Streets (N to P Streets). This project will come back to UDC sometime in 2023 for a more formal review.

LFR STATION NO. 8

S. 17th and Van Dorn Streets



The Committee reviewed plans for a new Lincoln Fire and Rescue station in November. The new design will replace their existing building at the northeast corner of S. 17th and Van Dorn Streets.



Sidewalk Cafe Reviews

The Committee also provided design review for three sidewalk cafe applications in the downtown area in 2022, including:

- Muchachos Sidewalk Cafe | 416 S. 11th Street
- American Made Distillery | 100 N. 12th Street
- Dammi Dammi | 128 N. 13th Street, Suite 144

MUCHACHOS SIDEWALK CAFE

11th and L Streets (416 S. 11th Street)



Image provided by Muchachos



Others - Banner Applications & Appeals

In June, the Near South Neighborhood Association presented their plans to promote and celebrate the association's 50th anniversary with the installation of 17 street pole banners in the area bounded by 13th, 27th, G and South Streets.

In October, the Committee reviewed and approved a Neighborhood Design Standards appeal for an infill duplex project in the Near South neighborhood.



Larry Enersen Urban Design Award

The Larry Enersen Urban Design Award was instituted in 1984 by the Urban Design Committee. Named in memory of the Committee's inaugural chairman, a prominent Lincoln landscape architect and urban planner, the awards are intended to "promote public education and appreciation of urban design: by recognizing outstanding public and private projects".

The Urban Design Committee's Enersen Awards program has operated under three general guidelines:

- One or two awards are given annually; if two, they generally recognizing contrasting projects - one public, one private; or one small-scale, one large-scale, etc.
- Projects are located within the Lincoln city limits.
- Projects should be completed in the year preceding the recognition, although some projects, such as those involving landscape design or other long-term efforts may require a few years to mature and be recognized as "completed".

In 2013, a jury including several alumni of the Committee was implemented to assist with the Enersen Award process. The jury screens and recommends projects to the Committee.

The Enersen Awards are presented as part of the Mayor's Arts Awards celebration, produced by the Lincoln Arts Council. Further information on the Mayor's Arts Awards can be found on the Lincoln Arts Council website.

The 2021 winners (awarded in 2022) of the Larry Enersen Urban Design Award were The Bay and Ed Zimmer.

THE BAY

The BAY serves as a youth-focused home for misfits in the Lincoln community, offering residents a safe place to go, people who care, and something to do. Founded in 2010 by Mike Smith, the 501(c)(3) nonprofit, The BAY became a program of Rabble Mill through a merger with Hear Nebraska in 2017. Together, they give the youth of Lincoln the chance to dream bigger. Specifically, The BAY's focus lies in building authentic relationships with and engaging programs for participating youth – especially those marginalized due to income or other socioeconomic factors. Providing not just a safe space for those in need, The BAY also brings opportunities for connection and new experiences through numerous features throughout the 20,000-square-foot warehouse where the organization is based, including, an indoor skatepark, a digital art/media lab, an all-ages performance venue, community meeting spaces, an emergency food pantry, and the Goldenrod Café.



No matter the opportunities they bring, all stem from The BAY's mission to provide economically and culturally disadvantaged youth with the belonging and purpose they need to grow and reinvest in their community.

ED ZIMMER

For 35 years, Ed Zimmer served as the historic preservation planner for the Lincoln Planning Department. During his time, he emphasized outreach through illustrated talks, walks, and bike and bus tours. He has also worked as an adjunct instructor for the University of Nebraska-Lincoln College of Architecture. The Omaha native spent a decade studying and working in Boston, earning a Ph.D. in American studies from Boston University in 1984. While in Massachusetts, he freelanced as a researcher and writer for clients including the Peabody Museum at Harvard University and the Smithsonian's Museum of American History – all before returning to his roots in Nebraska to serve the city of Lincoln.



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