

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **March 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 [February 1, 2022](#).

DISCUSS AND ADVISE

2. [Lincoln Logistics Redevelopment Project – UDR22017](#)

STAFF REPORT & MISC.

3. 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

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2022/ag030122.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, February 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Stacey Hageman, Paul Barnes and Teresa McKinstry of the Planning Dept.; Mike Gengler; and other interested parties.

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

Chair Penn then called for a motion approving the minutes of the regular meetings January 4, 2022. Motion for approval made by Huston, seconded by Hind and carried 5-0: Grasso, Hind, Huston, Peace and Penn voting 'yes'; Canney and Deeker absent.

MAD48 REDEVELOPMENT PROJECT:

February 1, 2022

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

Mike Gengler had a material board that he passed around to the committee members. He stated that this is for a seven unit townhome building. Two of the units are a three bedroom mix. The remainder are a two bedroom mix. These all have a two stall garage. The front is proposed to be EIFS material. The inset by the doors are clear sealed cedar. They took the committee suggestions from last month and replaced the vinyl siding with a Hardie plank. They also took the committee recommendation to push the building back from the sidewalk a little to create a landscape zone. They didn't want to create a three foot strip that had to be mowed, so they are suggesting ornamental grasses. The last time this was presented, they did not show the south elevation. They looked at that a little closer. He showed some clear story windows at the second story level. The step windows follow the rake of the stairway. They also incorporated the committee suggestion that they incorporate a fence on the east side to help screen the parking from the street view.

Grasso inquired if the garages are divided. Gengler responded that they will be individual private garages.

Penn asked if the applicant if the condensing units are still in the back. Gengler replied yes. They haven't gotten the site survey from the civil engineer yet. If they have to shave some inches from each unit, that can be done. They are pretty confident when they get the official survey, these will fit on the site with the appropriate setbacks.

Peace asked what is currently on the site. Gengler stated it is a vacant lot with some trees and curb cuts.

Grasso thinks this has been vacant a really long time.

Huston believes the applicant has addressed all the issue. This is the kind of housing we need to support and needs to be developed.

Gengler believes all the suggestions will very much improve the project.

Grasso thinks adding windows to the south elevation and seeing the view, helps the project. Doing away with the vinyl siding also improves it. She would be cognizant of the elevation. This is more than a residential lot. St. Paul is kind of the town center of this area. Be aware of the landscaping. Any undulation the applicant could do with the garage so it doesn't create a solid siding wall would be appreciated. She believes there are some places for landscaping. This is the view from the lot across the street. She understands the context of the neighborhood. Just be careful of the south elevation. Otherwise, she thinks the applicant has thought through the recommendations from the committee.

Peace wondered where the applicant is in the stage of drawings and permits. Gengler stated they are allowing the civil engineering piece to catch up. Peace asked if the applicant has heard back from the truss supplier on the cantilever corner. They can be hard to get these days. He believes it is a nice feature. Penn likes that as well and hopes it stays.

Hind suggested that in looking at the south side, the piece clad in cedar could go back six inches or so. He believes it would accentuate the cantilever. He also commented on the EIFS coming down to the ground and how it is protected. Gengler stated there are sections designed so there is a concrete wall to hold it up eight inches and two inches where it meets the concrete. Hind would like to see the cedar stepped back a little and the Hardie plank cantilevered over a little. It would help with the relief of the wall.

ACTION:

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

COYOTE LANE REDEVELOPMENT PROJECT:**February 1, 2022**

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

Peace is working on an infill project. This is the former Finke Nursery. There is a bike trail on the north side and Deadman's Trail on the south side. There is a sliver that goes from 66th Street to 70th Street. They are working with a developer who would like to do a transit oriented project. They have started to work with Ernie Castillo from Urban Development. They would like to start to get this on the calendar for Planning Commission and City Council and start talking about Tax Increment Financing (TIF). He pointed out what is part of the negotiations with Fire and Safety. The applicant is proposing a new road that goes from 66th Street to 70th Street. It is a full access entry. Phase One is a proposed new building of about 9,000 square feet. It has not been made public yet. This is a new clinic building for Clocktower Animal Clinic. In the future, they will roll out their plans for this building. Phase 1b would be to fix up the existing nursery building. It hasn't had a lot done to it in a long time. They would replace windows, siding, and other items. As this is developed further, they can bring it in for review. The idea is the existing Finke building would be available for a number of small tenants that would like to be close to an animal clinic. Phase 3 would be 29 groups of rowhouses in groups of four to six. He showed an aerial perspective of the site. The materials that are being proposed are an architectural stem wall, ribbed horizontal metal siding, smooth vertical siding, ACM or aluminum composite panel for the eyebrow and long board. This is a synthetic wood made from aluminum., It is maintenance friendly. He showed some early massing models. Those are not set in stone. He wanted to get this process started so they can start working through the redevelopment agreement details. He pointed out where the row houses would be located. He pointed out the existing bike trail. He showed a drive in front of the row houses. It is 22 feet. Where the parking is, it is widened to 26 feet. Each row house has a two car garage. If this is designed right, we would like to give them room to have another car parked behind their driveway, but we don't have that room. There is room for a parallel spot. He has done some projects with rowhouses that are somewhat in this configuration. He has learned that you have to give friends and family parking. They are also planning a community space. They don't know yet whether it is a pocket park or pavilion for the residents and some more friends and family parking in the area.

Huston noted that it looks like the proposed parking is more than required. Peace replied yes, but he doesn't have the exact number.

Hind would like Peace to talk about the zone between the edge of the bike path and the building. Right now the path goes through the park. Will there be windows or a front door? Are there safety issues? Peace stated that those are things that are all being discussed currently. They would like to have something like a six foot cedar fence or would take recommendations. Those are discussions they are having with Urban Development. They would like to create some privacy. Most of the residents to the north have some type of siding. They would like a way to separate. The bike trail is actually on this property. They want to create privacy, security and fencing.

Huston stated there are other spans of the Mopac trail where there are townhomes. He can remember some where there are townhomes without fencing. He thinks there are models out there that don't detract from the trail.

Grasso thinks a fence kind of defeats the purpose a little. Some visibility would create more of an urban landscape rather than just six foot fences everywhere. Peace didn't mean this would be all privacy fencing. He noted that perhaps the fence is five feet or the upper two feet can be seen through. He likes the idea of creating some visual connection to the bike trail. Grasso would look at this as more of a back porch setting with a low concrete wall or something.

Hind thinks that privacy is kind of nice. In England, there are row houses that are about 18 feet wide. His grandparent used to live in one. It was surrounded by a brick wall. It was very private and made clear that it was separated from the outside. He worries that these spaces will feel like they don't have any privacy. It would create a private space that let you claim the ground for your own.

Huston asked if this used to be railroad property. Peace replied yes. In their talks with Parks and Recreation, Parks isn't interested in taking it over at this point. As part of this project, they are preparing a Planned Unit Development (PUD) for the site. As of now, it will remain part of this property and they will have to create some kind of access easement. These are intended rowhouses with a property line between them. Each unit has about a two and a half foot bump out. The living room of the unit has about twelve feet, two inches clear of the outside face and the property line. With the two and a half foot bump, there is less. This site is very tight. A small second floor deck is planned for the front. They are also looking at a roof deck.

Hind thinks for people to occupy the space, they would appreciate something for privacy. Peace noted that privacy and visual connection are all things they are working through as they talk with Urban Development.

Huston asked if this will be back for review in March. Peace noted they will probably not be ready in March. Phase 1 is the driver of this project. That is why they want to get the Redevelopment Agreement going. It is replacing a current business which could really use the space of this project. Then they will be back with the row houses. It might be a few months yet. He noted that the drive will be right out only, you cannot turn in. It will be strictly letting right out onto 70th Street. Huston noted the right in would be a challenge because there is no room for deceleration or a turn lane.

Penn had a question if this was in the floodplain. Peace replied yes, it is. This is also being discussed with Urban Development. The TIF would be used for site preparation. This part of the site needs to be about two and a half feet higher to get it out of the floodplain. The line is about four row houses and the clinic need to come out of the floodplain.

Huston thinks this is an ingenious idea.

Grasso asked about outdoor area for the pets for the clinic. Peace stated they would like to have a door to the outdoor space for the employees and showed the area for the outdoor space.

Hind is happy to see this revitalized and thinks it is a cool piece of property.

ACTION:

Huston moved approval of the animal clinic as presented and the concept and access in general, seconded by Hind and carried 4-0: Grasso, Hind, Huston and Penn voting 'yes'; Peace declaring a conflict of interest; Canney and Deeker absent.

STAFF REPORT:

Stacey Hageman distributed a draft copy of the 2021 Annual Report. She noted the projects that have been completed last year. There were some larger projects and several small projects. There were very few sidewalk cafes, just three in the last year. The Enersen Urban Design Award winners were listed.

Huston noted there were some cool projects that happened during a pandemic.

Hind would add the ongoing conversation about exterior materials.

Hageman started they have started the internal process for standards for TIF projects. She hopes to have something adopted by the end of this year. There has been a lot of outreach for standards in the past. She thinks that staff can put together a good draft.

Huston would discourage the use of words such as 'never'. Hageman believes they will be specific for different types of projects.

There being no further business, the meeting was adjourned 3:50 p.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Minutes/2022/020122.docx>

TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of March 1, 2022

DATE: February 23, 2022

ITEM 2: Lincoln Logistics Redevelopment Project

Schemmer is working with developer White Lotus on a site near Interstate 80 along Arbor Road. The 71-acre site is planned for three industrial warehouses. The first will be a precast warehouse. The estimated completion date of the first building is Spring 2023. Buildings 2 and 3 will include opportunities for future build-to-suit facilities. All buildings are planned to be over 300,000 SF each. Your advice is sought on the proposal based on the use of public funding (Tax Increment Financing) for this redevelopment project. Site plans and renderings of the proposal are attached.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2022/03 Mar/Mar2022Memo.docx>



Arbor Road & North 56th Street
Lincoln, NE



Lincoln Logistics Hub

Lincoln Logistics Hub will be Lincoln's premier Class A Industrial Park addressing the increasing demand for warehousing and distribution facilities.

This site is 71.08 acres and the planned development proposes three industrial warehouses on the site. The first will be an approximately 308,880 SF precast warehouse. The estimated completion date of the first building is Q2 2023. Building 2 and 3 will include opportunities for future build-to-suit facilities - approximately 368,280 SF and 308,880 SF. This location is ideal, with close proximity to I-80 Interchange and utilities to the site.

Project Location



Global Data Center



ARBOR INDUSTRIAL

INTERSTATE McBEE



ARBOR RD



TRUCK CENTER



Boyer-Built



ALVO RD



LSF

N-70TH ST

N-84TH ST



FedEx



ESTI SNYDER



BOSCH



ABC Supply Co. Inc.



PURINA

1 mile to 56th & I-80 Interchange



Nature's Variety



BIG RED SELF STORAGE

ADM

Storage Mart

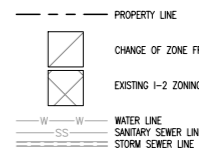


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Site Plan

ROGGE SQUARE PRELIMINARY PLAT

LEGEND



NORTH

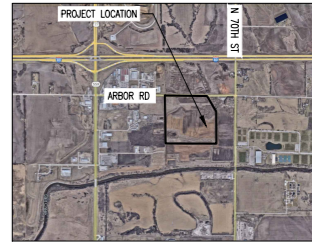
1 inch = 100 ft.

PROPERTY OWNERS
SRP REAL ESTATE, LLC
7701 CORNHUSKER HWY
LINCOLN, NEBRASKA 68507

DEVELOPER
TRIBEQO, LLC
10404 ESSEX COURT
OMAHA, NEBRASKA 68114

ENGINEER
THE SCHEMME & ASSOCIATES, INC.
1044 NORTH 115TH STREET, SUITE 300
OMAHA, NEBRASKA 68154

SURVEYOR
THE SCHEMME & ASSOCIATES, INC.
1044 NORTH 115TH STREET, SUITE 300
OMAHA, NEBRASKA 68154



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

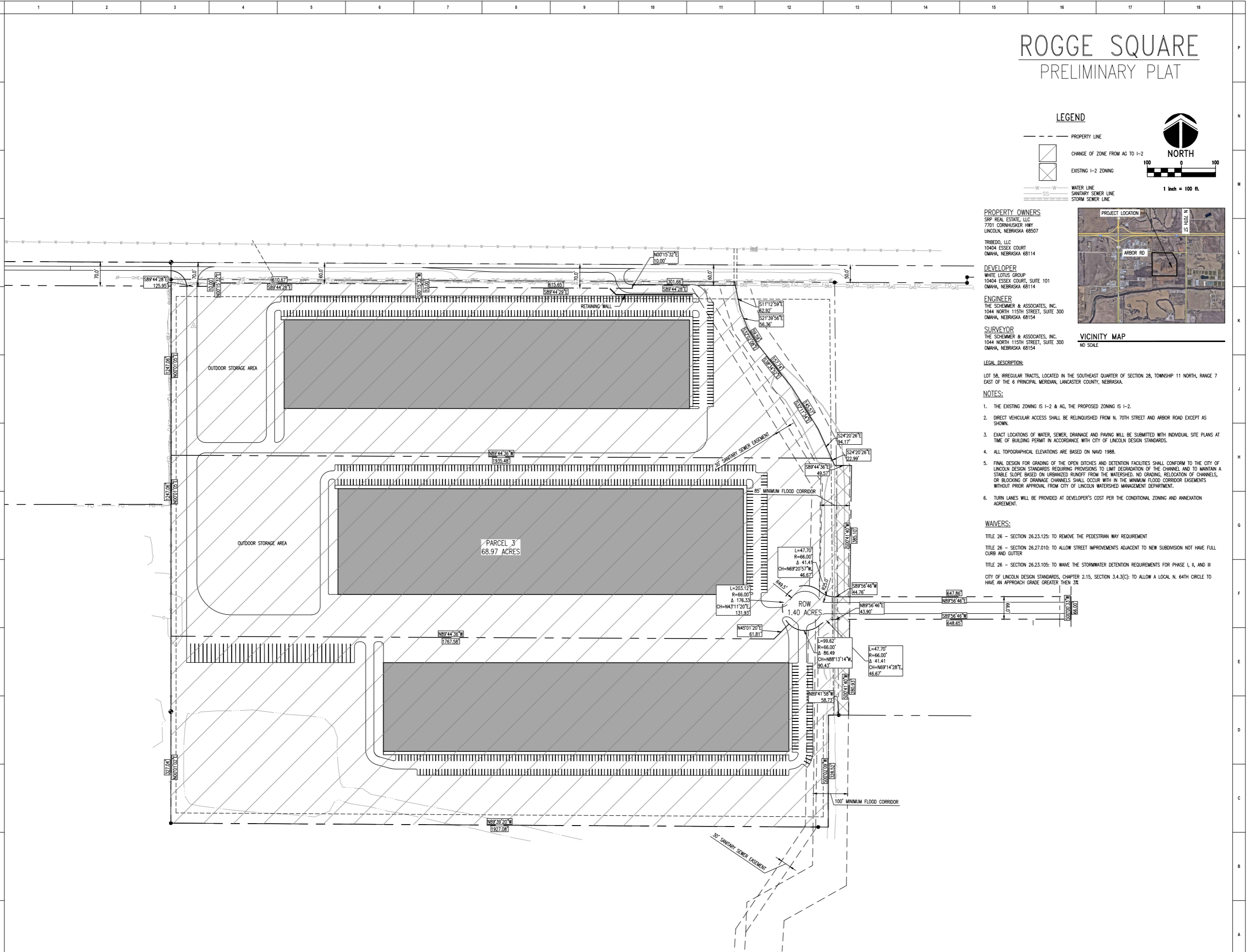
LOT 58, IRREGULAR TRACTS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6 PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

NOTES:

- THE EXISTING ZONING IS I-2 & AG, THE PROPOSED ZONING IS I-2.
- DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED FROM N. 70TH STREET AND ARBOR ROAD EXCEPT AS SHOWN.
- EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
- ALL TOPOGRAPHICAL ELEVATIONS ARE BASED ON NAVD 1988.
- FINAL DESIGN FOR GRADING OF THE OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON URBANIZED RUNOFF FROM THE WATERSHED. NO GRADING, RELOCATION OF CHANNELS, OR BLOCKING OF DRAINAGE CHANNELS SHALL OCCUR WITH IN THE MINIMUM FLOOD CORRIDOR EASEMENTS WITHOUT PRIOR APPROVAL FROM CITY OF LINCOLN WATERSHED MANAGEMENT DEPARTMENT.
- TURN LANES WILL BE PROVIDED AT DEVELOPER'S COST PER THE CONDITIONAL ZONING AND ANNEXATION AGREEMENT.

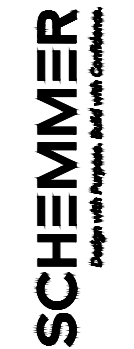
WAIVERS:

- TITLE 26 - SECTION 26.23.125: TO REMOVE THE PEDESTRIAN WAY REQUIREMENT
 - TITLE 26 - SECTION 26.27.010: TO ALLOW STREET IMPROVEMENTS ADJACENT TO NEW SUBDIVISION NOT HAVE FULL CURB AND GUTTER
 - TITLE 26 - SECTION 26.23.105: TO WAIVE THE STORMWATER DETENTION REQUIREMENTS FOR PHASE I, II, AND III
- CITY OF LINCOLN DESIGN STANDARDS, CHAPTER 2.15, SECTION 3.4.3(C): TO ALLOW A LOCAL N. 64TH CIRCLE TO HAVE AN APPROACH GRADE GREATER THAN 3%.



NO.	REVISIONS	DATE	BY	DESCRIPTION

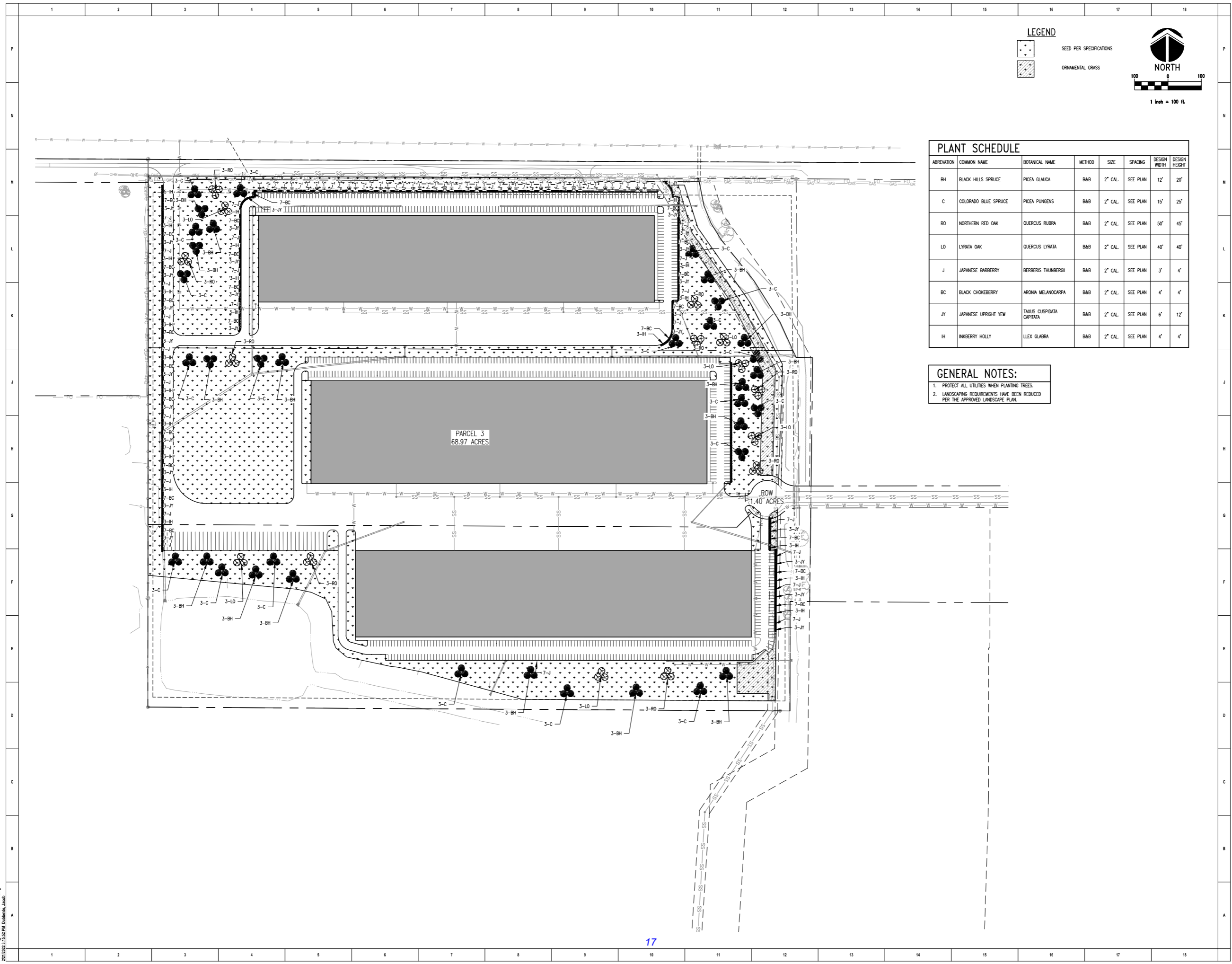
AGENCY APPROVAL



WHITE LOTUS GROUP
LINCOLN LOGISTICS HUB
70TH AND ARBOR - LINCOLN, NE
PRELIMINARY PLAT

PROJECT NO.: 08286.001

Landscaping Plan



LEGEND

SEED PER SPECIFICATIONS

ORNAMENTAL GRASS

NORTH

100 0 100

1 inch = 100 ft.

PLANT SCHEDULE

ABBREVIATION	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	SPACING	DESIGN WIDTH	DESIGN HEIGHT
BH	BLACK HILLS SPRUCE	PICEA GLAUCA	B&B	2" CAL.	SEE PLAN	12'	20'
C	COLORADO BLUE SPRUCE	PICEA PUNGENS	B&B	2" CAL.	SEE PLAN	15'	25'
RO	NORTHERN RED OAK	QUERCUS RUBRA	B&B	2" CAL.	SEE PLAN	50'	45'
LO	LYRATA OAK	QUERCUS LYRATA	B&B	2" CAL.	SEE PLAN	40'	40'
J	JAPANESE BARBERRY	BERBERIS THUNBERGII	B&B	2" CAL.	SEE PLAN	3'	4'
BC	BLACK CHOKEBERRY	ARONIA MELANOCARPA	B&B	2" CAL.	SEE PLAN	4'	4'
JY	JAPANESE UPRIGHT YEW	TAXUS CUSPIDATA CAPITATA	B&B	2" CAL.	SEE PLAN	6'	12'
IH	INKBERRY HOLLY	ILEX GLABRA	B&B	2" CAL.	SEE PLAN	4'	4'

GENERAL NOTES:

1. PROTECT ALL UTILITIES WHEN PLANTING TREES.
2. LANDSCAPING REQUIREMENTS HAVE BEEN REDUCED PER THE APPROVED LANDSCAPE PLAN.

PARCEL 3
68.97 ACRES

ROW
1.40 ACRES

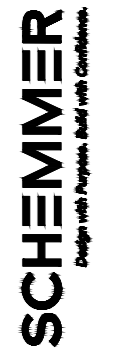
DESIGNED: RMD
ISSUE DATE: JANUARY 28, 2022

DRAWN: JAD
REVISIONS: No. DATE: BY: DESCRIPTION:

CHECKED: RMD

THE ENGINEER OR ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.

AGENCY APPROVAL



WHITE LOTUS GROUP
LINCOLN LOGISTICS HUB
70TH AND ARBOR - LINCOLN, NE
SITE LANDSCAPE PLAN

PROJECT NO.: 08286.001

SHEET 4 OF 5

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2/28/2022 10:58 AM
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 2/28/2022 10:58 AM

Landscaping

Street Trees



Lyrata Oak



Prairifire Crabapple



Skyline Honeylocust

Perimeter Screening & Interior Landscaping Plants



Black Hills Spruce



Goldflame Spirea



Japanese Barberry



Colorado Blue Spruce



Burning Bush

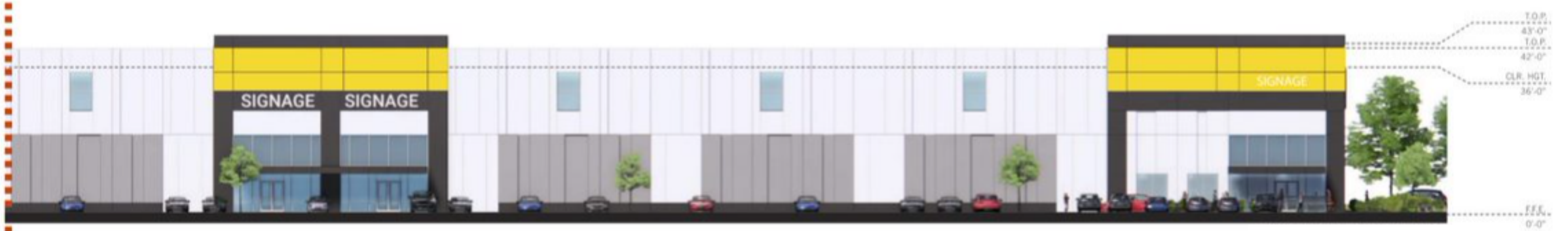
Exterior Rendering



Elevations



ELEVATION - WEST & EAST



ENLARGED ELEVATION - NORTH



OVERALL ELEVATION - NORTH

Building Materials



Painted Concrete Colors

Network Gray
Grizzle Gray
Confident Yellow



Window Frame

Clear Anodized Frame



Thank you

Arun Agarwal
CEO
White Lotus Group
aagarwal@whitelotusgroup.com

