

## **URBAN DESIGN COMMITTEE MEMO**

APPLICATION NUMBER Urban Design Record #UDR25041

APPLICATION TYPE Advisory review

ADDRESS/LOCATION Public Building Commission Parking Garage Expansion

(425 S 10<sup>th</sup> St)

HEARING DATE September 02, 2025

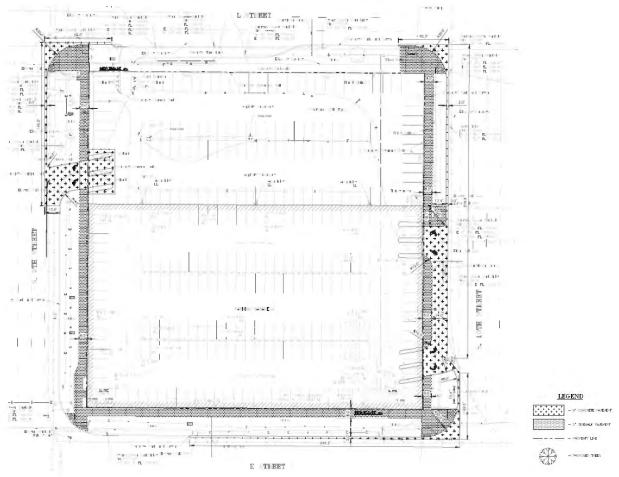
ADDITIONAL MEETINGS -

APPLICANT Kerin Peterson, kpeterson@lancaster.ne.gov

STAFF CONTACT Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: CONDITIONAL APPROVAL

After the last UDC meeting on June 3, 2025, the applicants submitted an updated site plan in July.

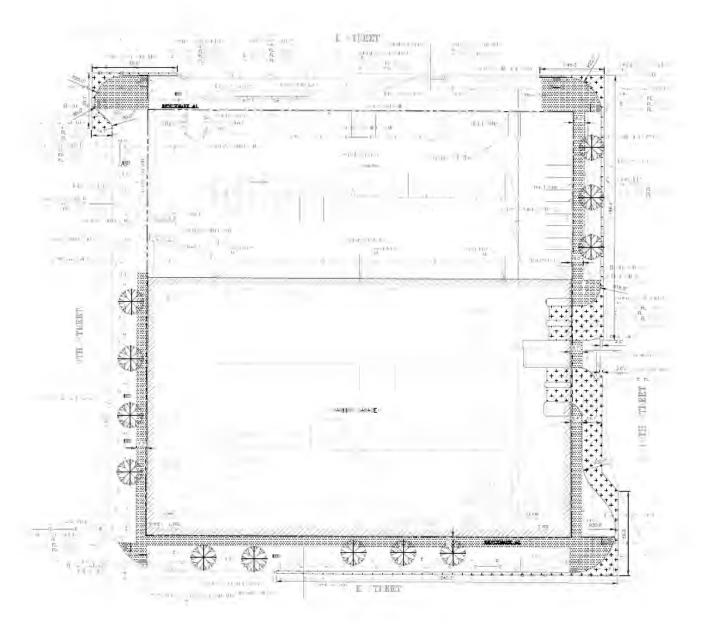


At the time, the City (Planning, LTU, and Urban Development) was of the opinion that the design of the entrances/exits on 10<sup>th</sup> Street is of concern as the vehicle movements would have a crisscross conflict point in the access lane.

The City had the following comments after reviewing the plan:

- Remove dual lane exits on 9<sup>th</sup> and 10<sup>th</sup> Streets, and minimize the weaving conditions. Creating a weaving operation is not advised on such a busy corridor.
- Eliminate the dual entry from 10th St.
- Maintain single lane exit around midblock, on 10<sup>th</sup> Street to provide a good blend of internal garage circulation, merging space onto 10th, and offset from K and L.
- Maintain the current single-lane entrance on K Street. This would allow for maximum separation from entrances/exits.
- Consider removing internal stalls to allow for better left-turn movements inside the garage from the K Street entrance.
- Address how the mid-block landscaped beds will be maintained.

In response, Rega submitted a revised plan.



Through the above plan, it was also conveyed to the City that

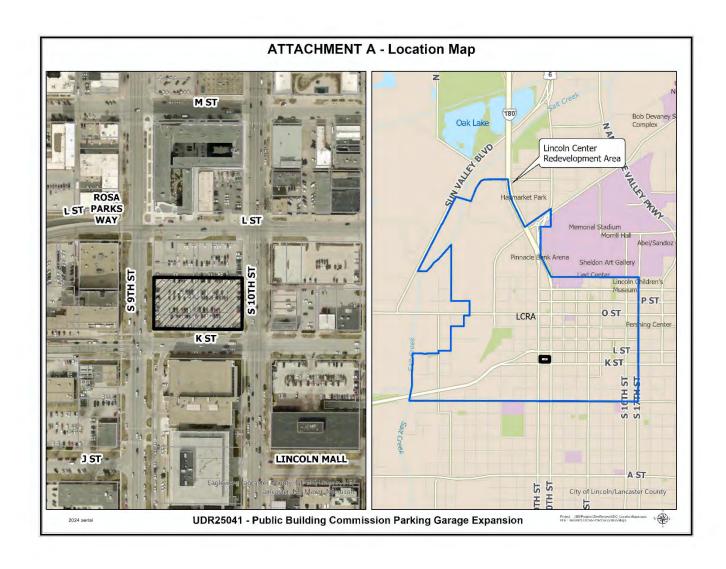
- 1. The 'K' Street entrance has been eliminated to reduce potential for traffic conflict at the new exit inside the garage and decrease Traffic/Pedestrian conflicts outside of the garage, and
- 2. PBC would not be able to maintain the landscaping for the project. They are exploring additional options for the maintenance of the landscaping. City staff is in conversation with DLA regarding the landscape maintenance. No decision has been made yet.

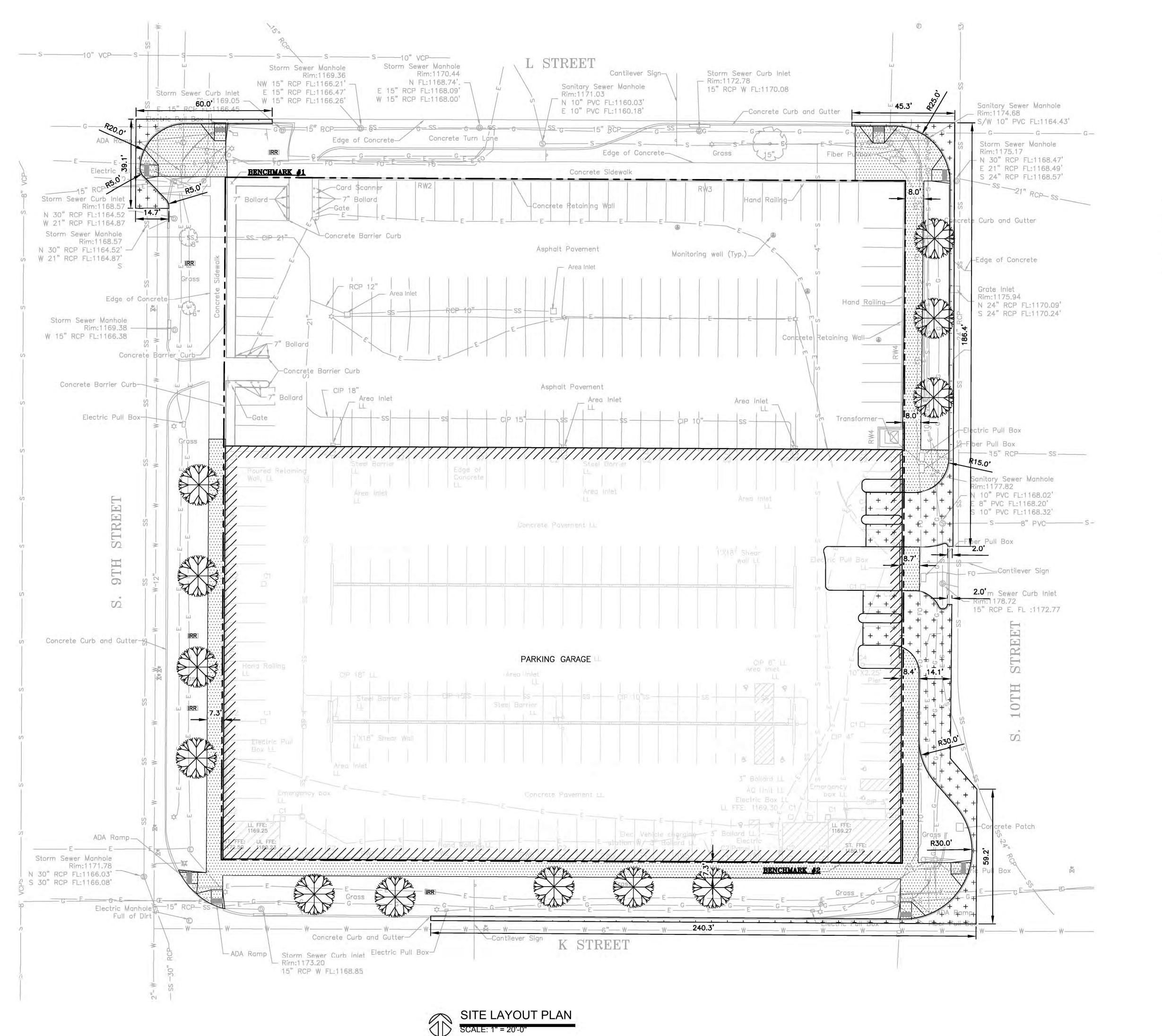
However, the City Staff has been meeting internally as well as with the design team to address some unresolved issues, such as

- 1. Elimination of dual entry on 10<sup>th</sup> St, and keeping one exit on 10th St.
- 2. Absence of entry from KSt.
- 3. How the changes in entry and exits influence the elevations of the Parking building.

Staff and the design team will continue discussions in the week leading up to the public hearing with the goal of reaching consensus on the requested revisions to the site plan and circulation. The updated plan will be presented at the upcoming UDC meeting.

The Urban Design Committee's input is being sought on the revised site plan and proposed vehicular circulation, particularly regarding their effects on the surrounding street network.







- 5" SIDEWALK PAVEMENT

- 8" CONCRETE PAVEMENT

- - PROPERTY LINE

PROPOSED TREES

**REVISIONS SCHEDULE** MARK | DATE | DESCRIPTION

ARCHITECT

bvh.com

CIVIL ENGINEER

REGA ENGINEERING

LINCOLN, NE 68512

V 402 484 7342 regaeng.com

601 OLD CHENEY RD A

STRUCTURAL ENGINEER

**VOSS & ASSOCIATES** 

201 N 7TH ST LINCOLN, NE 68508 V 402 476 6365

voss-assoc.com

MEP ENGINEER

825 M ST #200

V 402 476 1273

KIMLEY-HORN

V 651-645-4197

kimley-horn.com

eti-engineers.com

PARKING CONSULTANT

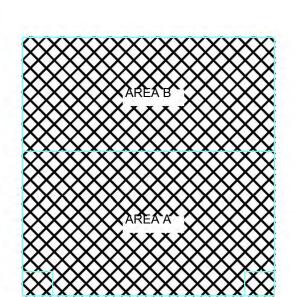
ST. PAUL, MN 55114

767 EUSTIS STREET, SUITE 100

LINCOLN, NE 68508

ENGINEERING TECHNOLOGIES, INC.

**BVH ARCHITECTURE** 440 N 8TH ST STE 100 LINCOLN NE 68508 V 402 475 4551 F 402 475 0226



PBC PARKING GARAGE **EXPANSION** 

**PROJECT:** 24108 **DATE:** 03-31-2025 PROJECT STATUS: PROJECT STATUS © COPYRIGHT BVH ARCHITECTURE



REGA
ENGINEERING 601 OLD CHENEY RD., SUITE A LINCOLN, NEBRASKA 68512 SITE LAYOUT PLAN

ENGINEERING PLANNING

LANDSCAPE ARCHITECTURE LAND SURVEYING IRRIGATION

REGA CA\*1678

(402).484.7342

C1.2

**BENCHMARK** 

BENCHMARK#1 CUT 'X' NW CORNER OF PROJECT, 2.05' EAST OF EAST EDGE OF EXISTING SIDEWALK, 2.45' SOUTH OF SOUTH EDGE OF EXISTING SIDEWALK: ELEVATION OF 1169.70

BENCHMARK#2 CUT 'X' SE CORNER OF PROJECT, 1"SOUTH OF SOUTH FACE OF BUILDING, 2' WEST OF SOUTH EXIT IN SIDEWALK: ELEVATION 1180.05

ISSUED FOR:	DATE:
PROGRESS	05/02/2025