

URBAN DESIGN COMMITTEE MEMO

APPLICATION NUMBER Urban Design Record #UDR25041

APPLICATION TYPE Advisory review

ADDRESS/LOCATION Public Building Commission Parking Garage Expansion
(425 S 10th St)

HEARING DATE September 02, 2025

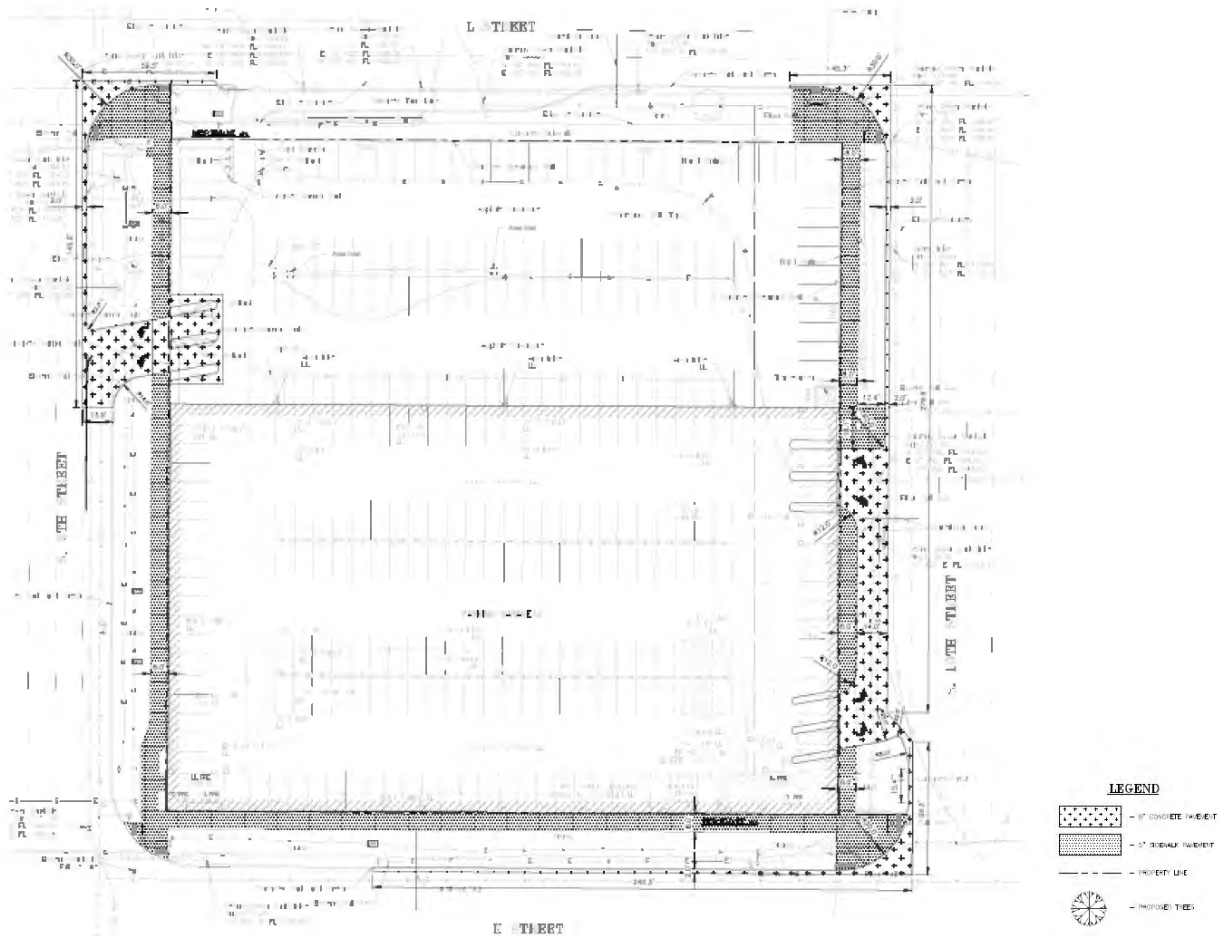
ADDITIONAL MEETINGS -

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.

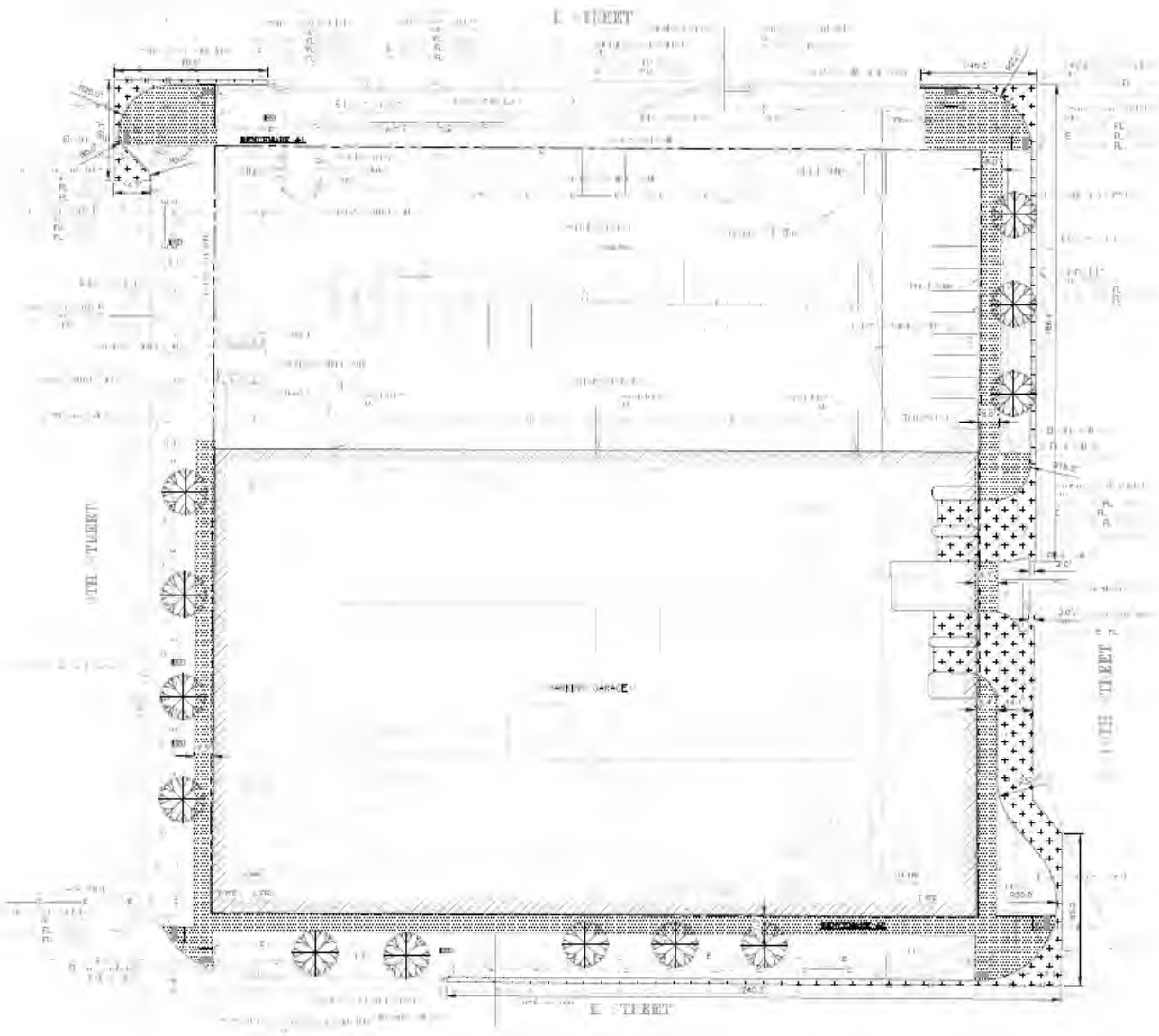


At the time, the City (Planning, LTU, and Urban Development) was of the opinion that the design of the entrances/exits on 10th Street is of concern as the vehicle movements would have a crisscross conflict point in the access lane.

The City had the following comments after reviewing the plan:

- Remove dual lane exits on 9th and 10th 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 10th 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.



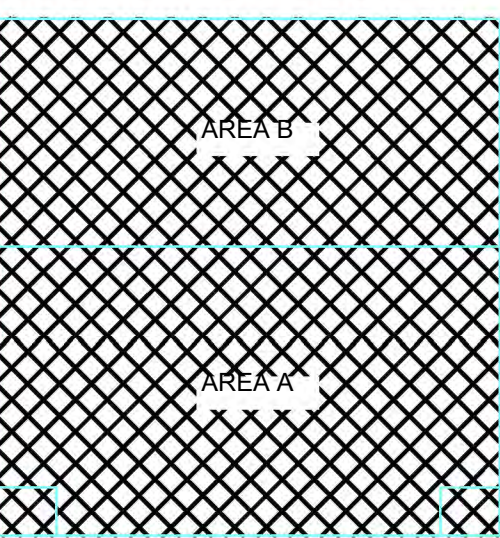
Through the above plan, it was also conveyed to the City that

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 10th St, and keeping one exit on 10th St.
2. Absence of entry from K St.
3. How the changes in entry and exits influence the elevations of the Parking building.

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION



PBC PARKING GARAGE EXPANSION

PROJECT: 24108 DATE: 03-31-2025
 PROJECT STATUS: PROJECT STATUS

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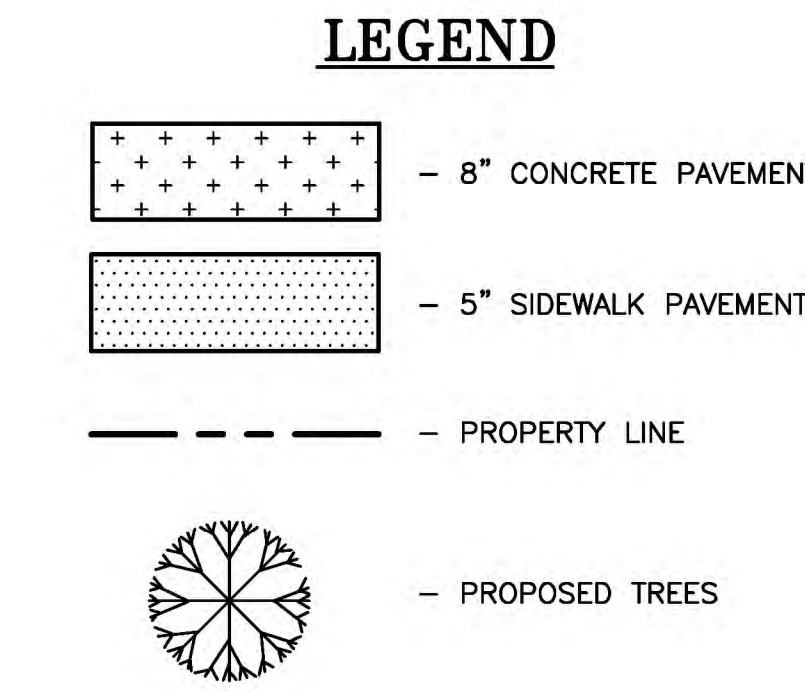
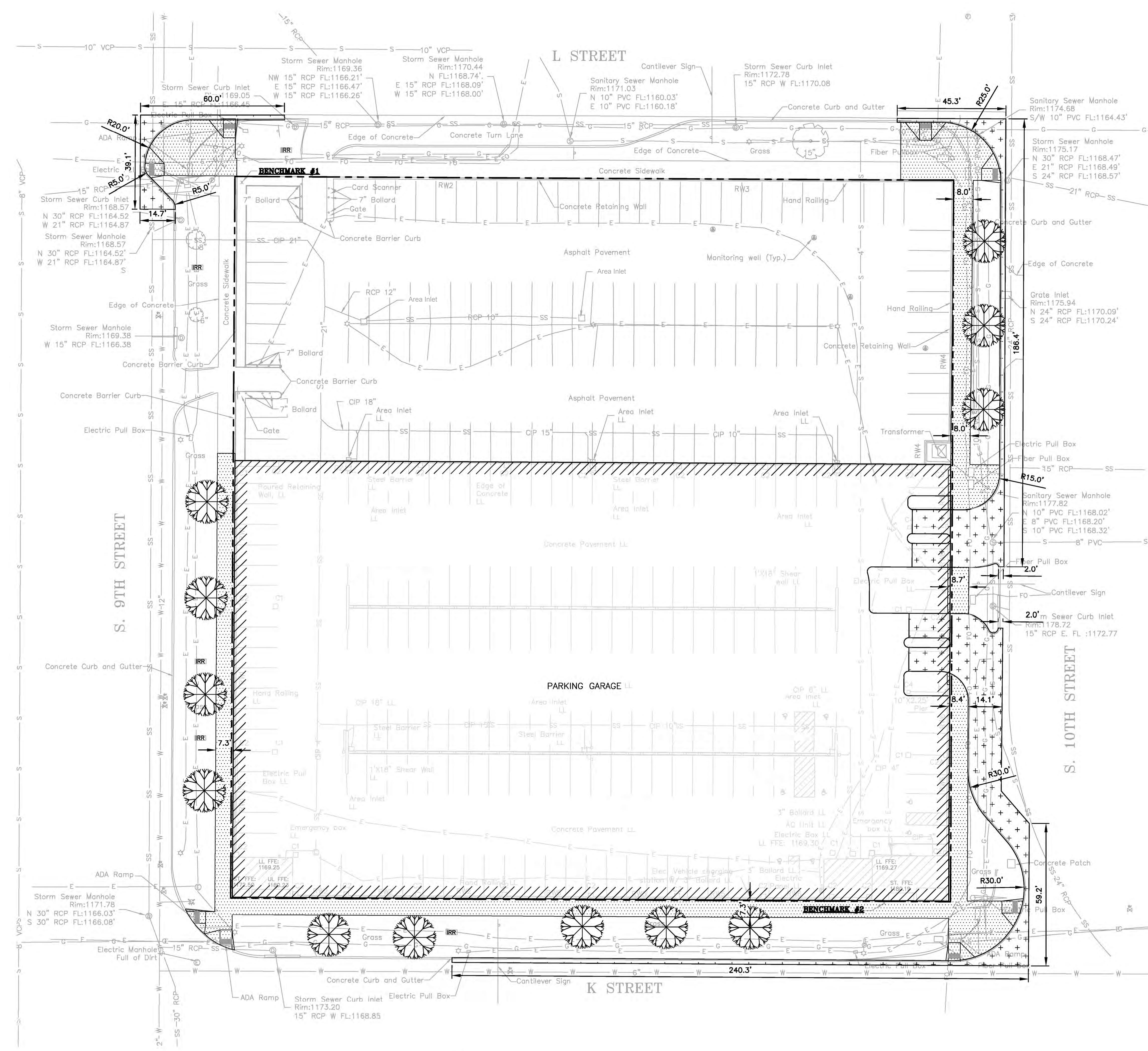


SITE LAYOUT PLAN

NORTH



C1.2



SITE LAYOUT PLAN
 SCALE: 1" = 20'-0"

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 1160.05



REGA #251003

ISSUED FOR:	DATE:
PROGRESS	05/02/2025

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