

# URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **April 6, 2021**, at **1:00 p.m.** in Conference Room 113 on the 1<sup>st</sup> floor, County-City Building, 555 S. 10<sup>th</sup> 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 [March 2, 2021](#).

### DISCUSS AND ADVISE

2. [25<sup>th</sup> & Vine Redevelopment](#)  
– [UDR21024](#)

### STAFF REPORT & MISC.

3. [PlanForward 2050 policy discussion](#)

*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.

F:\Boards\UDC\Agendas\2021\ag040621.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, March 2, 2021, 1:00 p.m., County-City Building, Conference Room 113, 555 S. 10<sup>th</sup> Street, Lincoln, NE.

**MEMBERS IN ATTENDANCE:** Emily Deeker, Peter Hind, Tom Huston and Michelle Penn; (Mark Canney, Tammy Eagle Bull and Gil Peace absent).

**OTHERS IN ATTENDANCE:** Stacey Hageman and Teresa McKinstry of the Planning Dept.; Karen Nalow of Clark & Enersen; and Eric Reiner of Lincoln Electric System.

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

Penn then called for a motion approving the minutes of the regular meeting held January 5, 2021 and February 2, 2021. Motion for approval made by Huston, seconded by Hind and carried 4-0: Deeker, Hind, Huston and Penn voting 'yes'; Canney, Eagle Bull and Peace absent.

### **LES SUBSTATION LANDSCAPING AT N. 57<sup>TH</sup> & GARLAND STREET:**

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

Karen Nalow showed the site plan for 57<sup>th</sup> & Garland. She stated that this is in a residential neighborhood. There are limitations with the substation plantings with the lines coming into the site. She pointed out where vegetation can be placed, but needs to be 15 feet or lower growing to not interfere with the lines. Residential property to the north has been purchased for future expansion. She showed the overall planting plan. They want to tie into the existing residential landscaping. Not being able to have a lot of overstory trees, they are looking at a combination of deciduous and evergreen shrubs, to tie it into the residential scale. They are showing the potential to add a few overstory trees on 57<sup>th</sup> Street. They are also looking at ornamental grasses. She showed the plantings that they are considering using.

Huston inquired if this substation has been there for quite a while and if any improvements are being made. Eric Reiner stated this is existing and has been there for quite some time. There is a large substation coming in 2023. Property was purchased for that expansion.

Hind noted the access easement in the middle of the property. He asked about fencing. Reiner pointed out there is fencing all around the property. Hind is concerned about the row of evergreen shrubs. There appears to be an area between the shrubs and fence where someone can hide. Nalow noted there will be eight feet of clear zone with gravel between the plantings and the outside fence. The shrubs could reach six feet in height at maturity. Anytime you create screening, you create opportunities for someone to hide. Hind doesn't want to create somewhere that you can't get out. It doesn't need to be 100 percent screened. It is important in the summer. In winter, snowpack flattens everything, He encouraged Nalow to think about safety.

Nalow noted these will be spaced for maturity. It will take awhile for them to spread. Deeker wondered about the sumac. It can look pretty messy. She would like to see the applicant stick to a cleaner look.

Penn has seen the aerial that shows some mature trees to the north. Reiner noted that property and an area to the north has been acquired.

**ACTION:**

Huston moved approval of the landscaping as proposed, seconded by Deeker and carried 4-0: Deeker, Hind, Huston and Penn voting 'yes'; Canney, Eagle Bull and Peace absent.

**LES SUBSTATION LANDSCAPING AT S. 40<sup>TH</sup> & BENNET ROAD:**

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

Nalow stated this site is completely different from the 57<sup>th</sup> & Garland site. There are few neighbors immediately around here. The substation has already been screened from the neighbors. They want to create a screening that ties into the character of the area. There are the same limitations of eight feet of clear zone surrounding the fence with no landscaping. There are areas of low vegetation. They are taking on more of a rural prairie feel for this site. Most of the screen around the substation is on the north and west corner. For the rest of the site, they are looking at planting more of a native low growing grass such as fescue and little bluestem. Around the perimeter is a combination of evergreens, overstory trees with a few understory trees. These will be planted much smaller trees to help with the impact and create the feeling of a larger massing once it grows in. They will be using shrubs to fill in areas between the trees. You get a few views into the substation from openings in the masses.

Hind questioned the uses around the substation. Nalow responded there is one residence to the south, ¼ to ½ mile away. The rest is open country. This is a rural agricultural setting.

Nalow continued that other than Bennet Rd., there are no major roads around this.

Penn asked if this substation is new. Reiner responded it was completed last year.

Hind wondered what happens if land to the east is purchased and a ton of large trees are planted. Nalow stated there are regulations for large trees under the power lines. Huston pointed out that new owners will be aware of the existing substation since it is already there.

Nalow showed the tree species being proposed. They are looking at bringing in a hackberry. It ties in with the honey locust and elm. There are a few additional evergreens in this area for diversity. Around the substation, they are looking at using a larger dogwood, along with a smaller viburnum. She believes a sumac could be appropriate for this site. There are a variety of native grasses being proposed. They will also bring in some perennial wildflowers.

Hind inquired how LES maintains these. Reiner stated that their building and grounds crew maintains these. Some properties are contracted out. He believes most rural areas are contracted out. Hind asked if irrigation is needed. Reiner replied no. They will be hand watered for the first years.

Huston asked if there are any improvements going on at this site. Reiner responded this substation was just completed last year. They like to get these established. Huston noted the surrounding land will be developable at some point. Urban residential people will move there with full knowledge of the substation.

Penn noted that in looking at the aerial map, there is a property farther to the south. She asked the applicant to consider more evergreens to the south for screening. Nalow responded she can take a look at that.

#### **ACTION:**

Huston moved approval of the landscaping as proposed, seconded by Hind and carried 4-0: Deeker, Hind, Huston and Penn voting 'yes'; Canney, Eagle Bull and Peace absent.

#### **STAFF REPORT & MISCELLANEOUS:**

- 2020 Annual Report

Stacey Hageman noted that in general, there weren't a lot of projects or meetings in 2020. For outdoor dining, there was only one review. There were a few large projects such as the Innovation Campus Hotel, Antelope Tower Redevelopment, Block 65 Redevelopment and Telegraph Lofts West. There were some smaller projects outside of downtown at 13<sup>th</sup> Street and 'O' Street, residential at 2400 'Q' Street and 2236 'R' Street. There were some public projects. The Larry Enersen Urban Design award recipient was the N Street Bikeway along with the bike share stations and the Block 52 Streetscape Project.

- Miscellaneous

Huston stated since four or five meetings were canceled last year, he would be open to meeting twice a month, if needed on some months. He doesn't know if there is the demand for it. Hind thinks another thing that might trigger some applications is a new building code that comes into effect in July. He believes Building & Safety is gearing up for a bunch of projects before that. There are some significant additional regulations.

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

*F:\Boards\UDC\Minutes\2021\030221.docx*

---

TO: **Urban Design Committee**  
FROM: Stacey Hageman  
RE: Meeting of April 6, 2021  
DATE: March 31, 2021

---

**ITEM 2: 25<sup>th</sup> & Vine Redevelopment**

Developers at 25<sup>th</sup> & Vine Streets are proposing two three-story multifamily residential buildings on the northwest corner of that intersection. This project is seeking TIF and therefore warrants your review and advice. The site is in a residentially-zoned district within the 1950s City Limit and thus is under the purview of the Neighborhood Design Standards.

Plans, elevations, and renderings of the proposed building are attached.

Along with the TIF consideration, one standard warrants your discussion and interpretation. Consider the following Neighborhood Design Standard which addresses long facades along the street:

*The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln’s established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50’) in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50’) or less. These offsets shall be at least six feet (6’) in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.*

The façade is articulated with roof features and offsets in the façade. Methods to further articulate the Vine Street façade should be considered. For example, color could be used to provide variation.



### **ITEM 3: PlanForward 2050 policy discussion**

The Planning Department is working to draft policies for the City/County Comprehensive Plan. A few of PlanForward 2050's draft policies are attached for your review and discussion. The Entryway Corridors and Placemaking policies are being carried over from the current Comprehensive Plan, and the Community Space policy is a new proposal. Additionally, we'd like you to consider the following questions:

- As the draft 2050 Comprehensive Plan supports an increase in infill and redevelopment, where is increased density appropriate?
- Should Design Standard areas be expanded? Examples may include expansion of Neighborhood Design Standards review areas and new commercial center or corridor design standards.

F:\Boards\UDC\REPORTS\2021\04 April\Apr2021Memo.docx



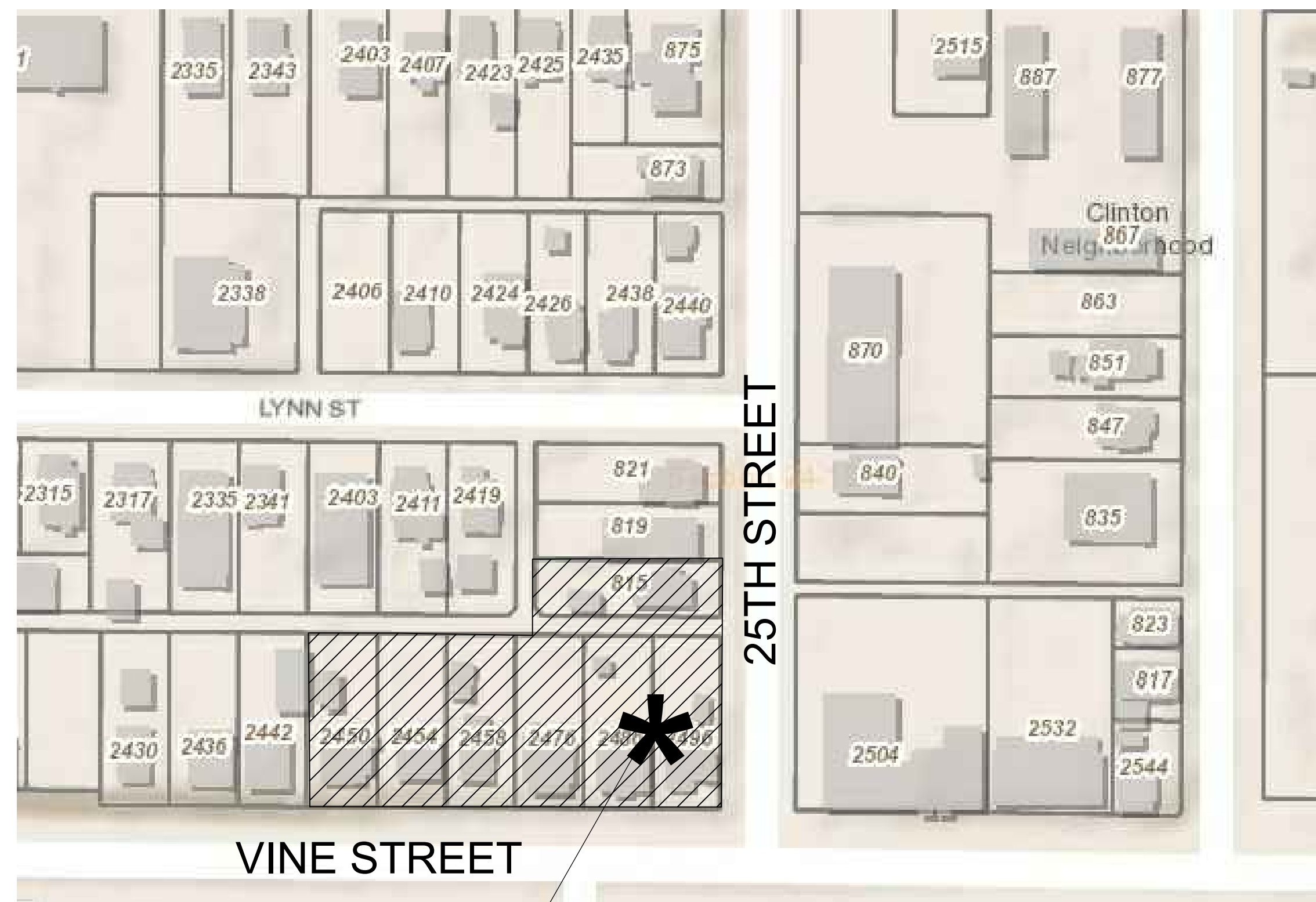
# L. A. REAL ESTATE LLC

PROPOSED 36 PLEX APARTMENT COMPLEX

(2) 18 UNIT BUILDINGS  
 LINCOLN NEBRASKA  
 LANCASTER COUNTY



VIEW STRAIGHT ON FROM ACROSS VINE STREET



PROJECT  
 LOCATION

## ADDRESS

- 2450 Vine Street
- 2454 Vine Street
- 2458 Vine Street
- 2476 Vine Street
- 2486 Vine Street
- 2496 Vine Street
- 815 North 25th Street

## ZONING

R6 (R6-Residential District)

## INDEX OF DRAWINGS

- G101 COVER SHEET
- G102 BUILDING SQUARE FOOTAGES
- C101 SITE PLAN
- C102 NEIGHBORHOOD PLAN
- C103 ENLARGED NEIGHBORHOOD PLAN
- C104 PROPOSED LANDSCAPING PLAN
- A100 OVERALL PLAN
- A101 FIRST FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 THIRD FLOOR PLAN
- A104 ROOF PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 EXTERIOR RENDERINGS
- A204 EXTERIOR RENDERINGS



REVISIONS

DATE

NO.

TITLE COVER SHEET

PROJECT L. A. REAL ESTATE LLC  
 VINE STREET STUDY  
 LINCOLN NEBRASKA

PROJECT NO.

DRAWN

CHECKED

1. 2. 3.

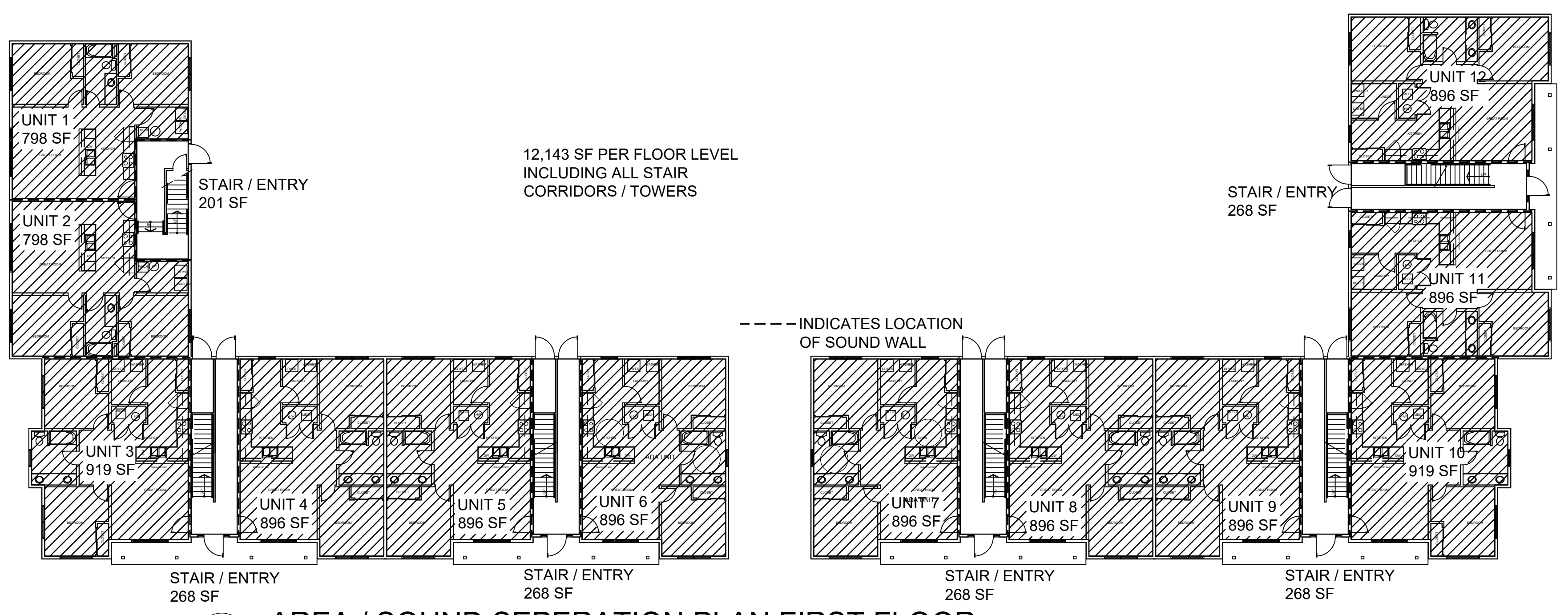
DATE

March 22, 2021

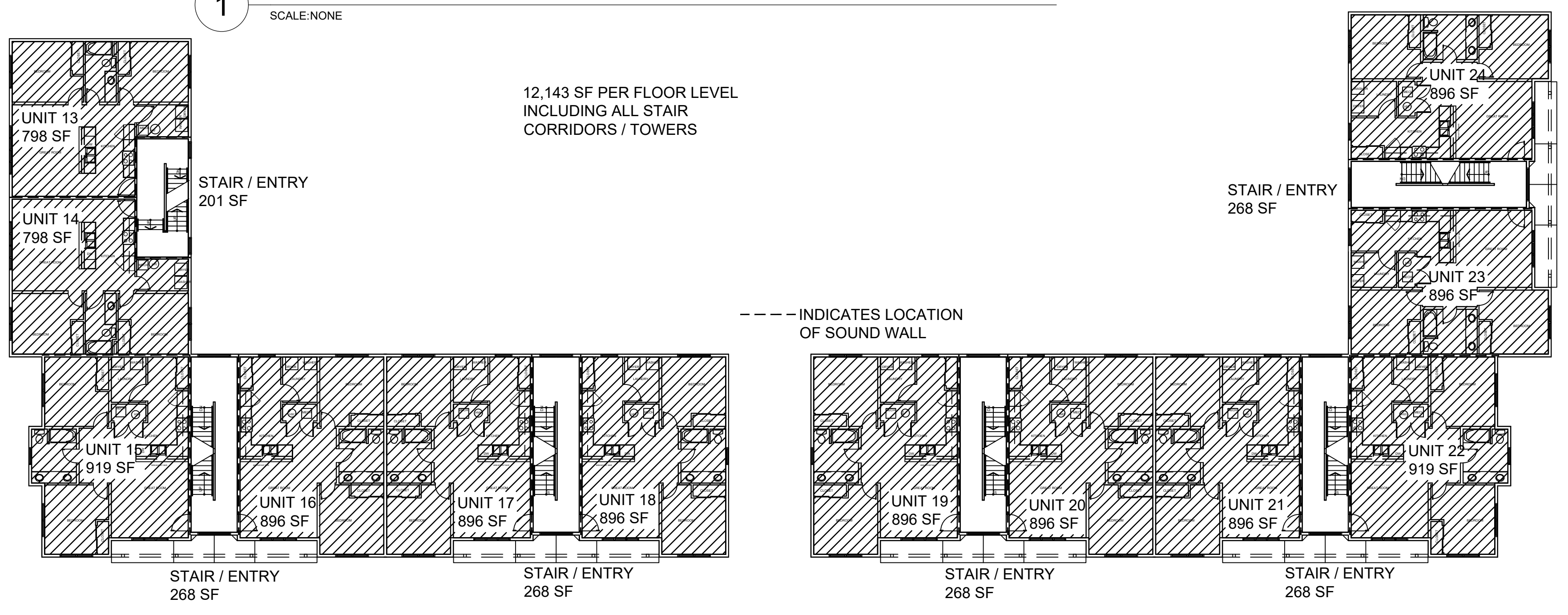
SHEET NO.

G101

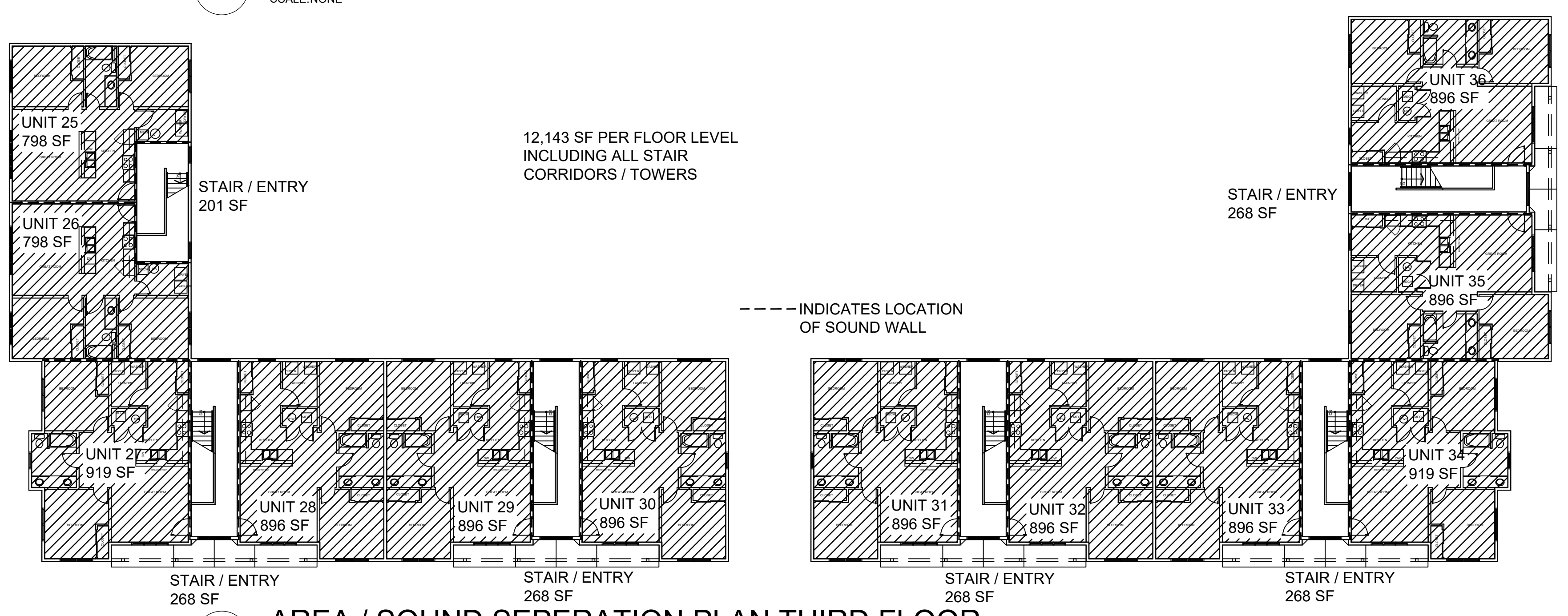




**1** AREA / SOUND SEPERATION PLAN FIRST FLOOR  
 SCALE: NONE



**2** AREA / SOUND SEPERATION PLAN SECOND FLOOR  
 SCALE: NONE



**3** AREA / SOUND SEPERATION PLAN THIRD FLOOR  
 SCALE: NONE

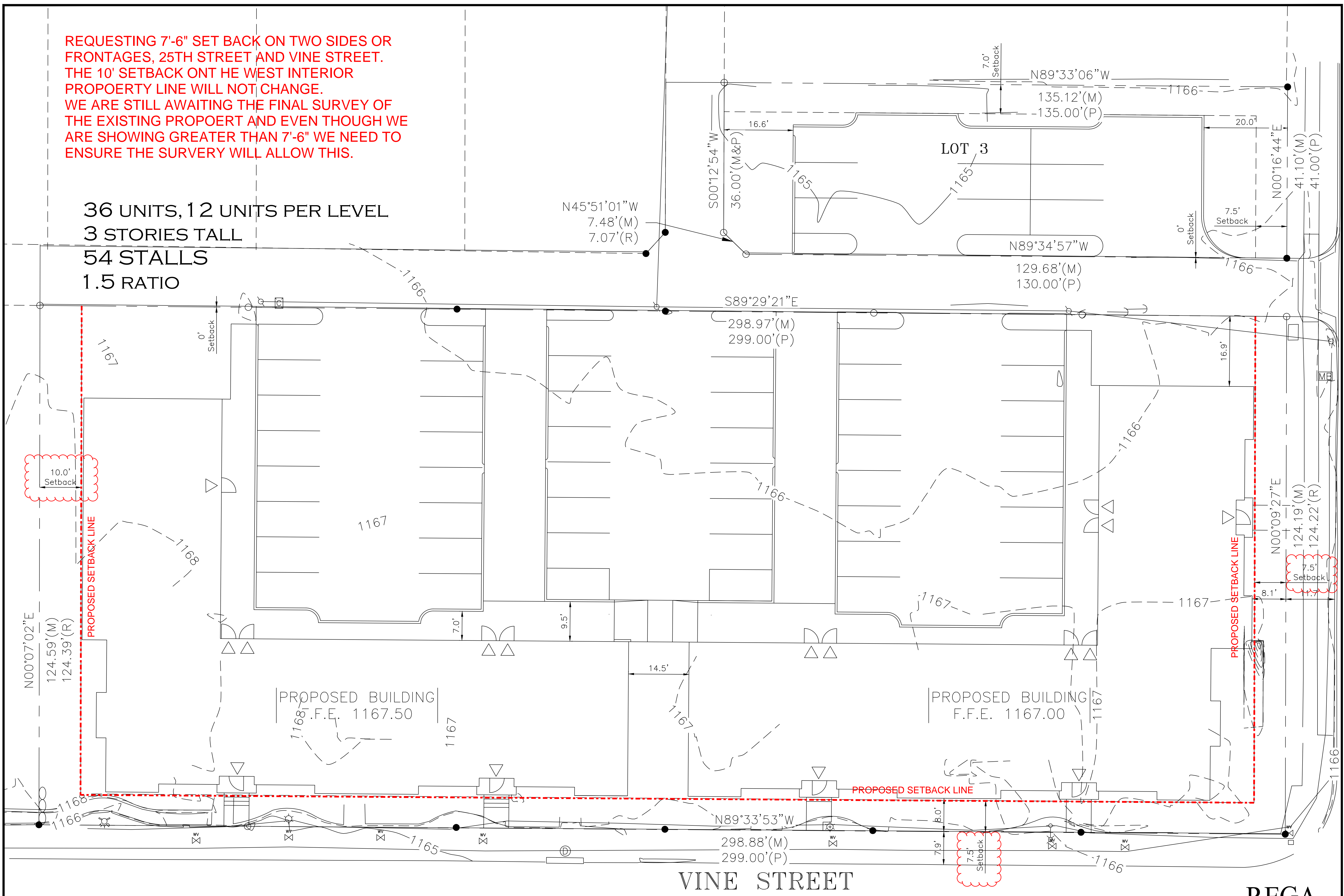
12,143 SF  
 x 3  
 36,429 SF TOTAL FOR COMPLEX

REVISIONS
DATE
NO.
TITLE AREA CALCULATIONS
PROJECT L. A. REAL ESTATE LLC VINE STREET STUDY LINCOLN NEBRASKA
PROJECT NO.
DRAWN
CHECKED 1. 2. 3.
DATE March 22, 2021
SHEET NO. G102

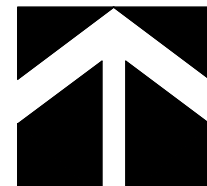


REQUESTING 7'-6" SET BACK ON TWO SIDES OR FRONTAGES, 25TH STREET AND VINE STREET. THE 10' SETBACK ON THE WEST INTERIOR PROPERTY LINE WILL NOT CHANGE. WE ARE STILL AWAITING THE FINAL SURVEY OF THE EXISTING PROPOERT AND EVEN THOUGH WE ARE SHOWING GREATER THAN 7'-6" WE NEED TO ENSURE THE SURVERY WILL ALLOW THIS.

36 UNITS, 12 UNITS PER LEVEL  
 3 STORIES TALL  
 54 STALLS  
 1.5 RATIO



VINE STREET



1 Site Plan  
 SCALE: 1" = 10'-0"

**REGA**  
 ENGINEERING  
 GROUP, INC.

**Riley**  
 Kevin C. Riley  
 1322 Shire Lane  
 Eagle, NE 68347  
 402.432.0579  
 kriley221965@gmail.com

REVISIONS	NO.	DATE

L.A. Real Estate

TITLE
SITE PLAN

PROJECT  
 L.A. REAL ESTATE LLC  
 VINE STREET STUDY  
 LINCOLN NEBRASKA

PROJECT NO.

DRAWN

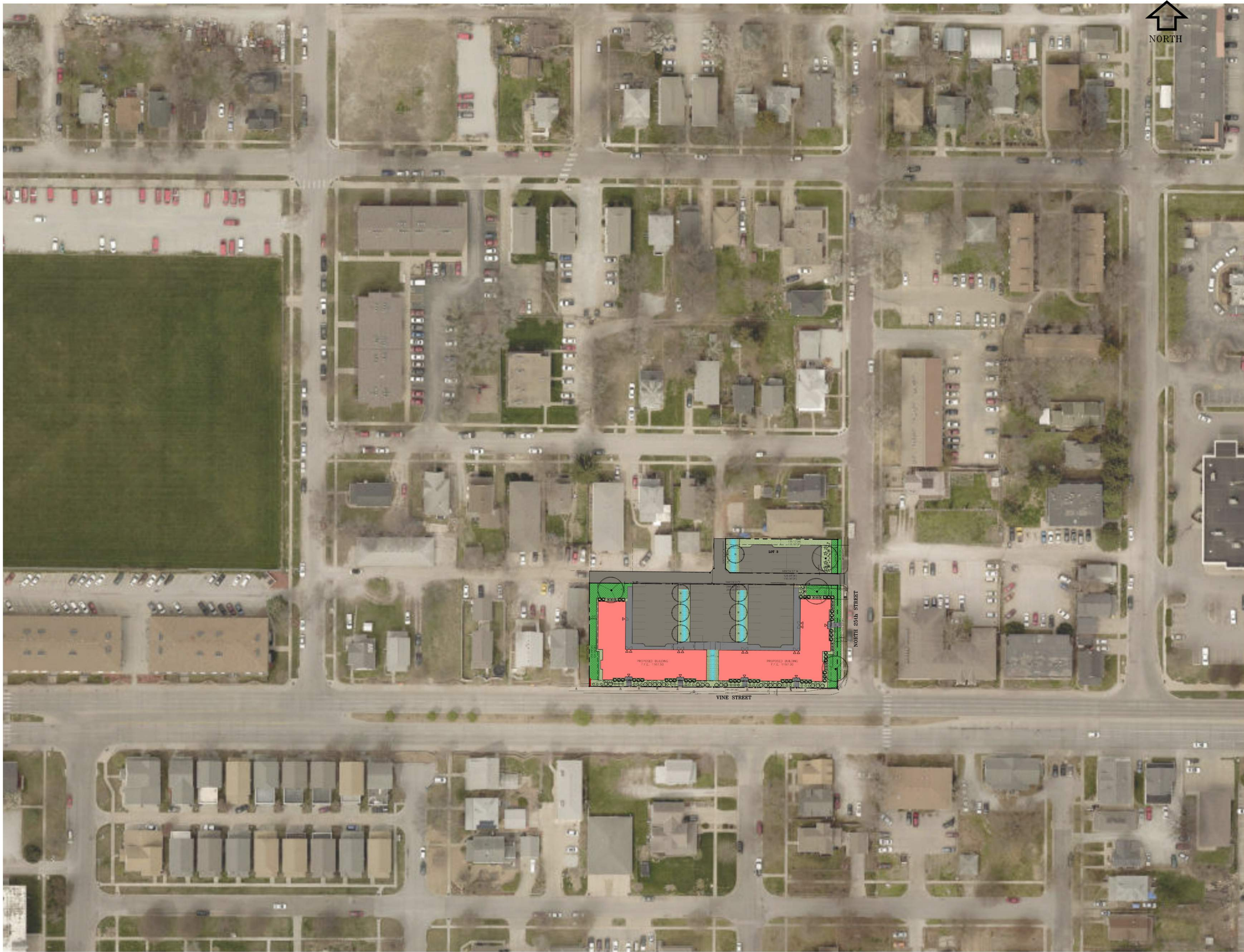
CHECKED
1. 2. 3.

DATE
March 22, 2021

SHEET NO.

C100





PROJECT  
211026

**REGA**  
ENGINEERING  
GROUP, INC.

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342

- ENGINEERING
- PLANNING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

DOMINIC ADDITION  
SITE LANDSCAPE PLAN  
EAST VINE STREET AND NORTH 25TH STREET

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

SHEET NO.  
**C102**



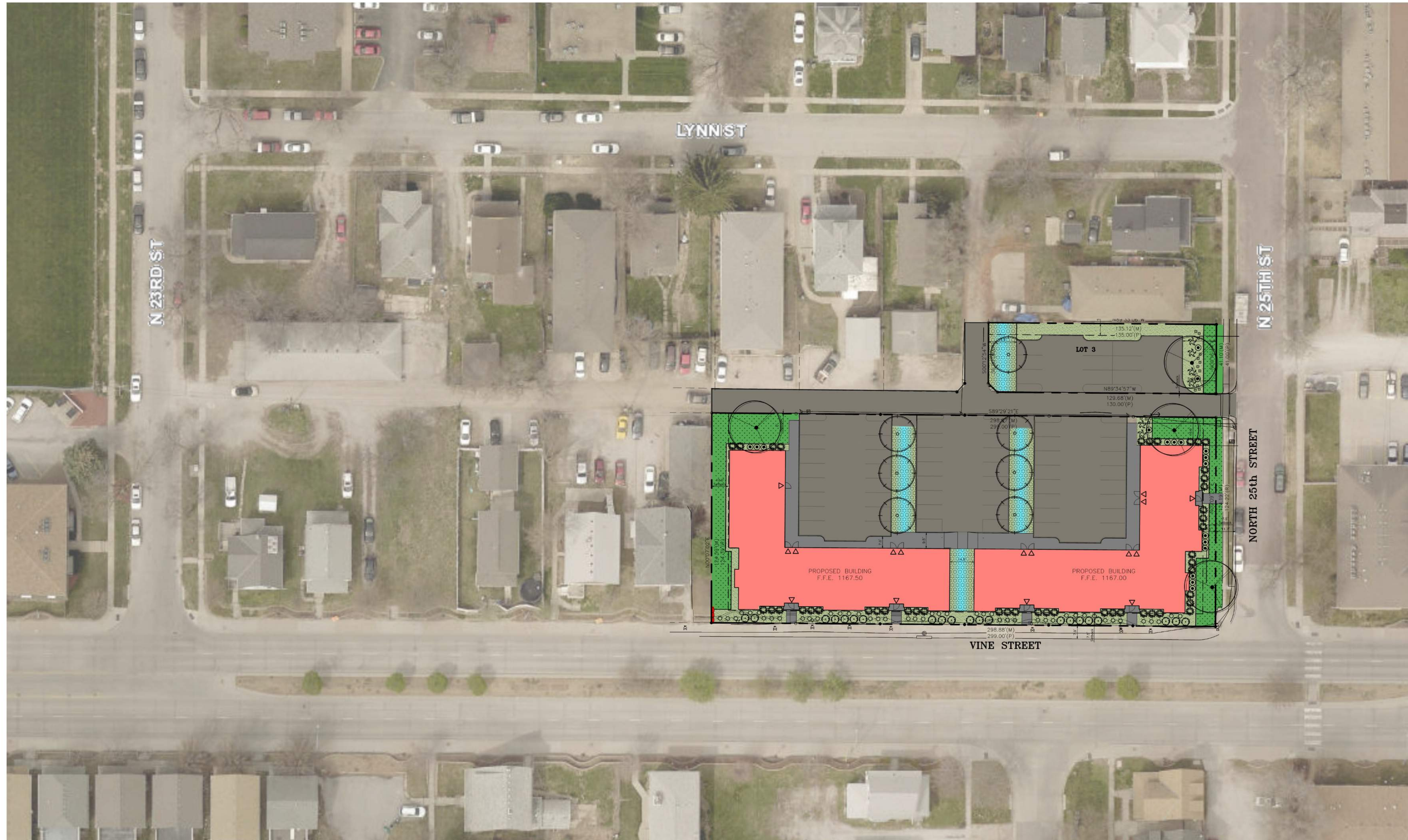


PROJECT  
211026

**REGA**  
ENGINEERING  
GROUP, INC.

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342

- ENGINEERING
- PLANNING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE



DOMINIC ADDITION  
SITE LANDSCAPE PLAN  
EAST VINE STREET AND NORTH 25TH STREET

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

SHEET NO.  
**C103**

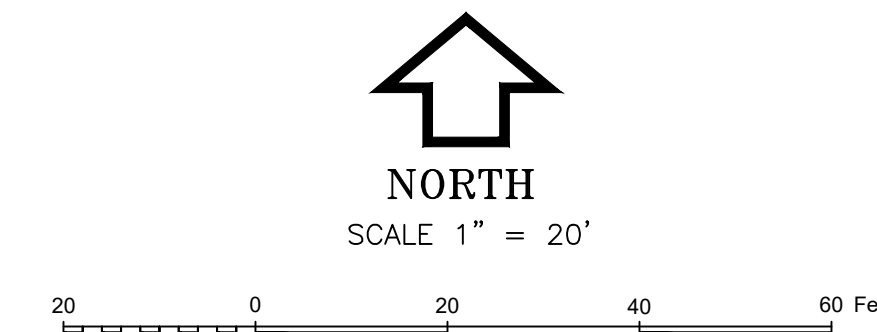
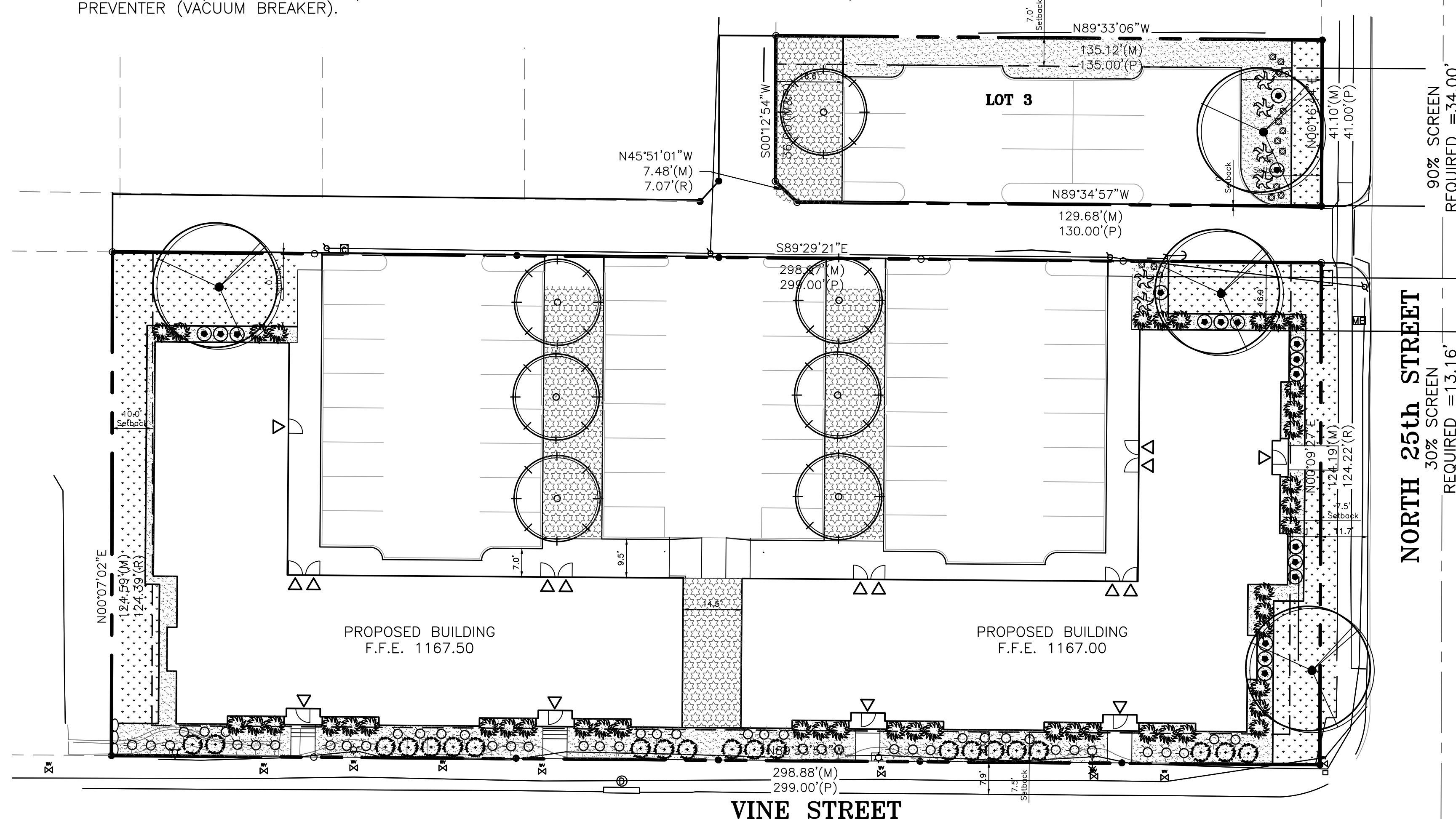


**LANDSCAPE SCHEDULE (PROVIDED AND INSTALLED BY CONTRACTOR)**

QUANTITY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	METHOD	SIZE
<b>TREES</b>						
7	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	40'	25'	B&B	2" CAL.
4	WHITE OAK	QUERCUS ALBA	50'	40'	B&B	2" CAL.
<b>SHRUBS – EVERGREEN</b>						
6	GOLD LACE JUNIPER	JUNIPERUS CHINENSIS 'GOLD LACE'	3'-4'	5'-6'	GALLON	#2
<b>SHRUBS – DECIDUOUS</b>						
46	BOXWOOD	BUXUX MICROPHYLLA	3'-4'	3'-4'	GALLON	#2
18	DOUBLE KNOCK OUT ROSE	ROSA RADTKO PP16,202	3'-4'	3'-4'	GALLON	#2
46	RUSSIAN SAGE	PEROVSKA ATRIPLICIFOLIA	3'-4'	3'-4'	GALLON	#2
15	RUBY RED STELLA DAYLILY	HEMEROCALLIS 'RUBY RED STELLA'	2'	2'	GALLON	#2
21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	1.5'	4'-6'	GALLON	#2
<b>GROUNDCOVERS / PERENNIALS</b>						
~3,750sf	SHRUB BED/PLANTING AREA – HARDWOOD MULCH. NATURAL CULTIVATED EDGE TO SEPARATE GRASS FROM MULCH					
~4,450sf	RHIZOMATOUS TALL FESCUE (RTF) SOD. (BID ALTERNATE: MILLER SEED, PREFERRED TURF PLUS)					
~3,300sf	WETLAND SEEDMIX (WATER'S EDGE MIXTURE, STOCK SEED FARMS OR APPROVED EQUAL) – BROADCAST: 1LB/1,000SF					

**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 / BACKFLOW PREVENTER (VACUUM BREAKER).



**LANDSCAPE REQUIREMENTS:**

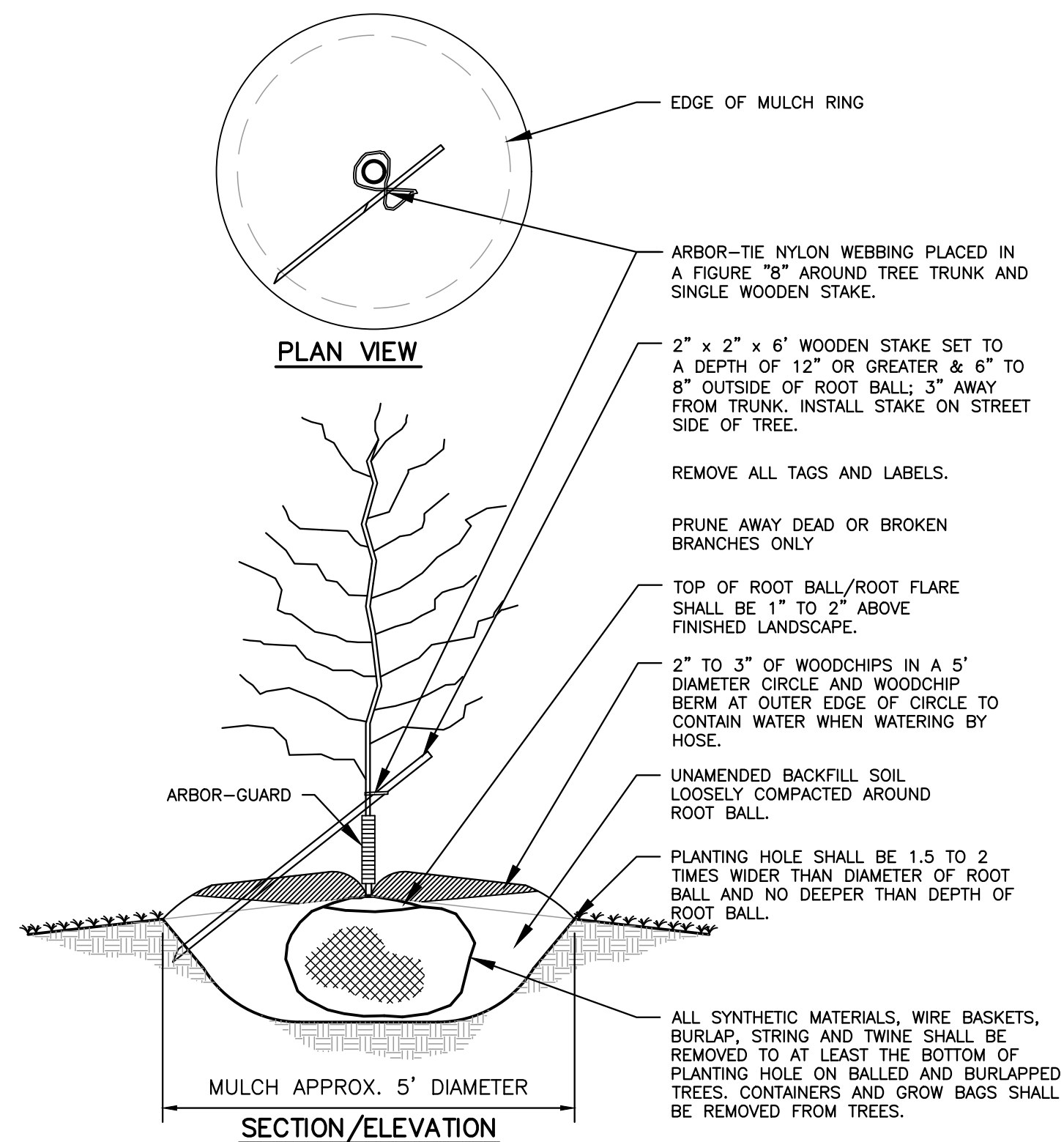
**PARKING LOT TREES**  
15,100 SF CONCRETE AREA = 3 TREES REQ.  
8 TREE PROVIDED

**PARKING LOT SCREENING REQUIREMENTS**  
NORTH 25TH STREET SCREEN: 34.00 LF (90% COVERAGE REQUIRED) (91.8 SF)  
13.16 LF (30% COVERAGE REQUIRED) (11.8 SF)  
200.00 SF SCREEN PROVIDED (103.6 SF REQUIRED)

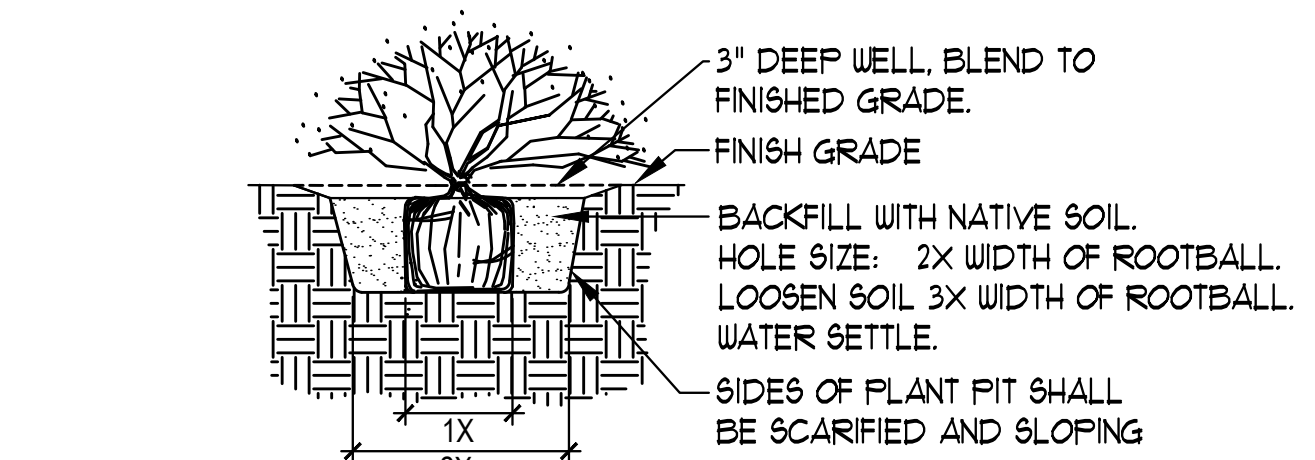
**URBAN DESIGN DEPARTMENT TIFF LANDSCAPE REQUEST**  
(NOT REQUIRED PER CITY STANDARDS)  
VINE STREET LANDSCAPE (SOUTH FACADE)  
24 BOXWOOD  
20 PAWNEE BUTTES SAND CHERRY  
46 RUSSIAN SAGE

**NORTH 25TH STREET LANDSCAPE (EAST FACADE)**  
1 WHITE OAK  
12 BOXWOOD  
9 DOUBLE KNOCKOUT ROSE

**BUILDING FOUNDATION LANDSCAPE PLANTING (NORTH FACADE)**  
2 WHITE OAK  
10 BOXWOOD  
6 DOUBLE KNOCKOUT ROSE



1 TREE PLANTING  
NO SCALE



**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

PROJECT  
211026

**REGA**  
ENGINEERING GROUP, INC.

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

- ENGINEERING
- PLANNING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

**DOMINIC ADDITION**  
**SITE LANDSCAPE PLAN**  
**EAST VINE STREET AND NORTH 25TH STREET**

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

SHEET NO.  
**C104**





**BUILDING A**

**BUILDING B**



1

**Full Floor Plan**  
 SCALE: 3/32" = 1'-0"

REVISIONS  
 NO. DATE

**L.A. Real Estate**

TITLE **MAIN FLOOR**  
 PROJECT **L. A. REAL ESTATE LLC  
 VINE STREET STUDY  
 LINCOLN NEBRASKA**

PROJECT NO.  
 DRAWN  
 CHECKED  
 1. 2. 3.  
 DATE  
**March 22, 2021**  
 SHEET NO.

**A100**



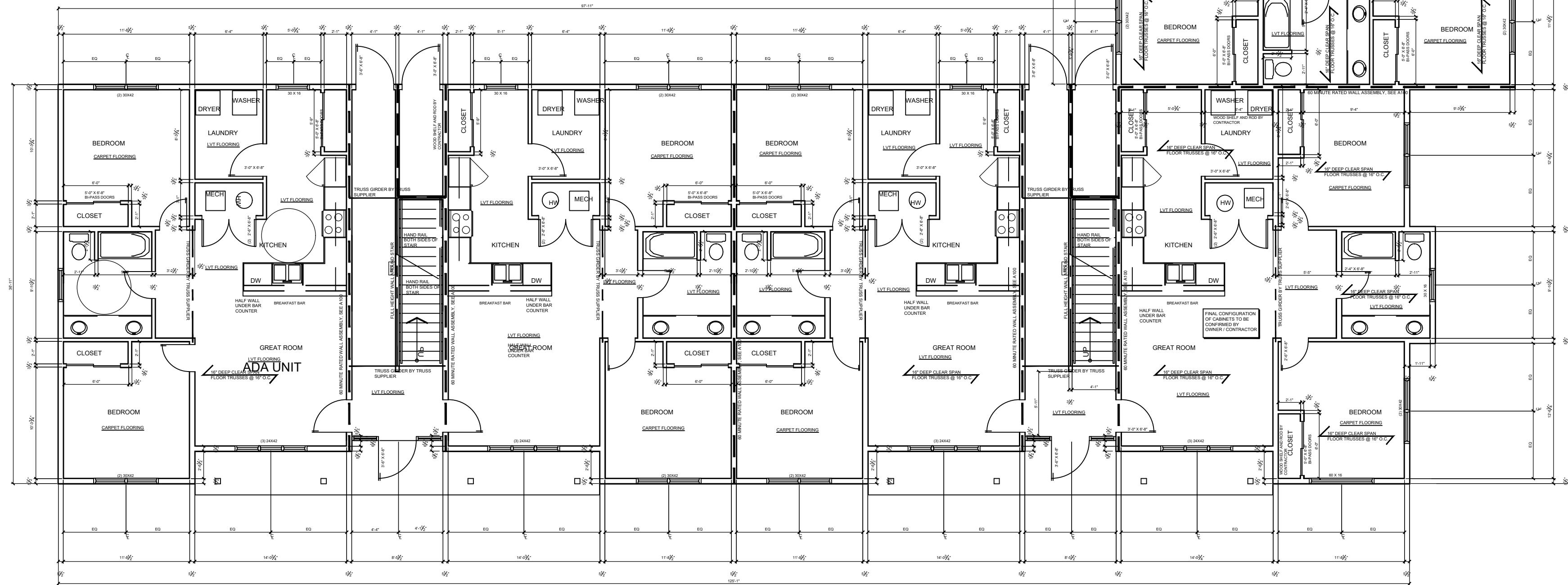
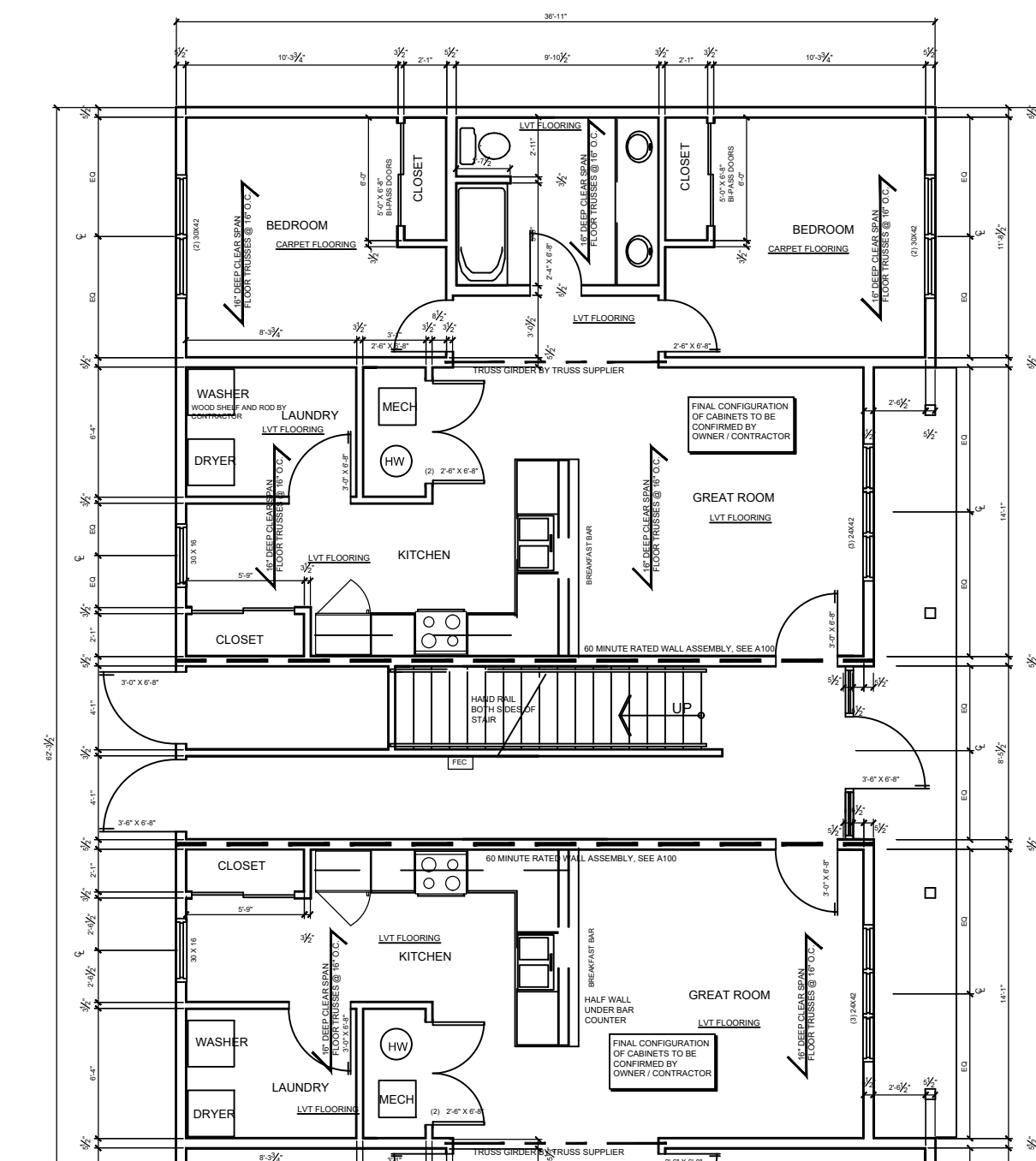
**GENERAL NOTES:**

1. ALL APARTMENT ENTRY DOORS TO BE 60 MINUTE RATED, SOLID CORE WITH BUILDER OPTION OF SELF CLOSING HINGES OR CLOSERS.
2. ALL STAIR TOWER DOORS AND SIDE LIGHTS WHERE SHOWN TO BE ALL ALUMINUM ASSEMBLY WITH ALUMINUM DOOR. ALL GLASS TO BE TEMPERED AND DOOR HARDWARE TO INCLUDE CONTINUOUS GEARED HINGE. KEYED LOCK WITH PUSH BAR RELEASE ON INTERIOR AS TO SERVE AS SECURE ENTRY TO BUILDING. ALL ALUMINUM FRAMES TO BE BLACK ANODIZED FINISH.
3. BOTH BUILDINGS SHALL BE EQUIPPED WITH 13R FIRE SPRINKLER SYSTEM.
4. WALLS AND FLOOR SYSTEMS BETWEEN DWELLING UNITS WILL BE MINIMUM OF 30 MINUTE RATING AND HAVE A STC RATING OF NO LESS THAN 50.
5. STAIRWAY WALL ASSEMBLIES WILL BE 60 MINUTE FIRE RATED.
6. IBC 705.11; ROOF FRAMING WILL BE 1-HOUR CONSTRUCTION.
7. STAIR RISERS FOR COMMON STAIRS SHALL BE MAXIMUM OF 7".
8. COMMON USE STAIRWAY SHALL HAVE 1 1/4" DIA. HANDRAILS ON BOTH SIDES OF STAIRS.
9. NO SIGNAGE SHALL BE INSTALLED EXCEPT FOR 8" TALL ADDRESS LETTERING.
10. ALL CLOSETS TO RECEIVE STAND WOOD SHELF AND ROD. ALL LAUNDRY ROOMS TO ALSO RECEIVE STANDARD ROD & SHELF

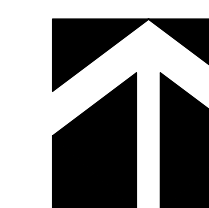
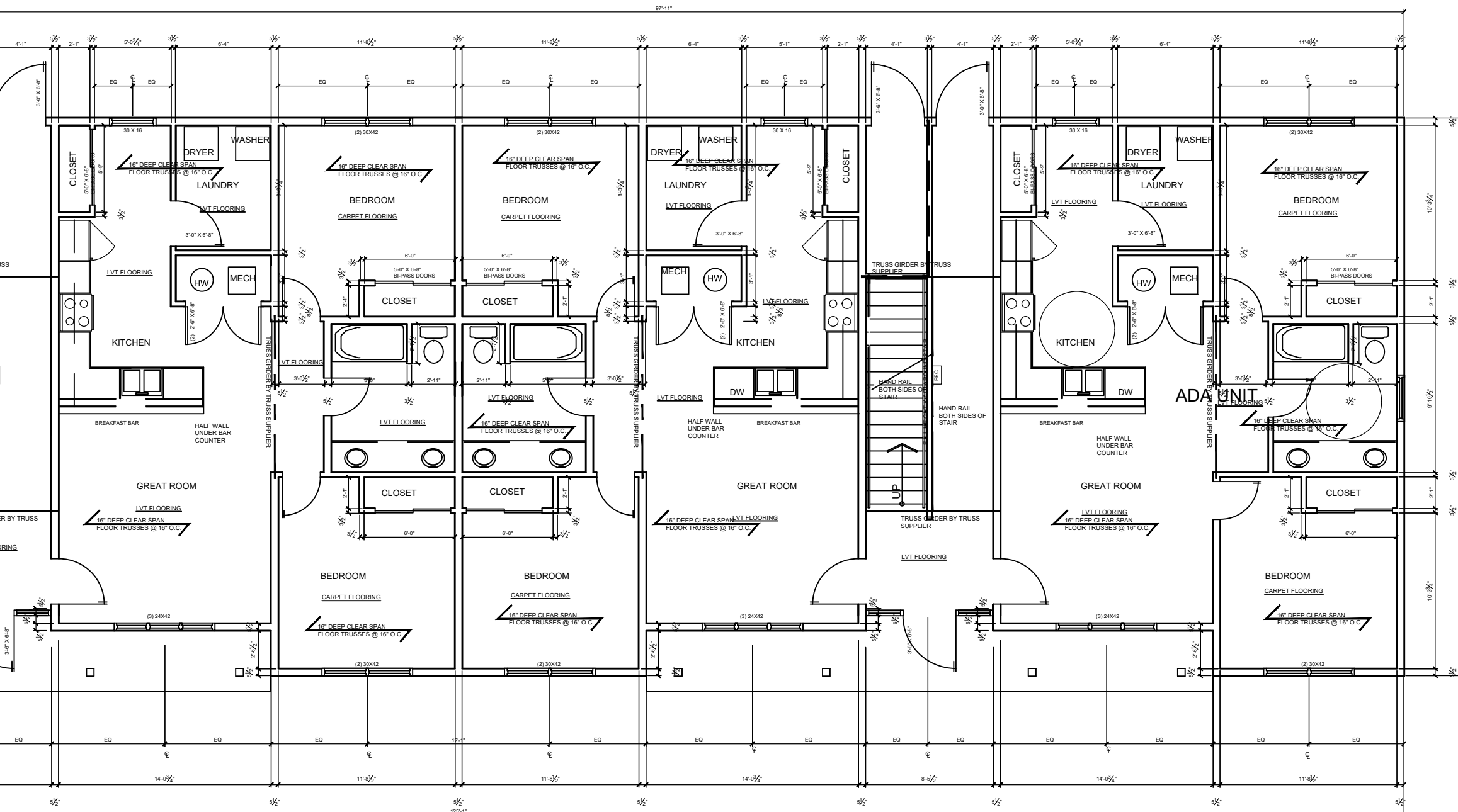
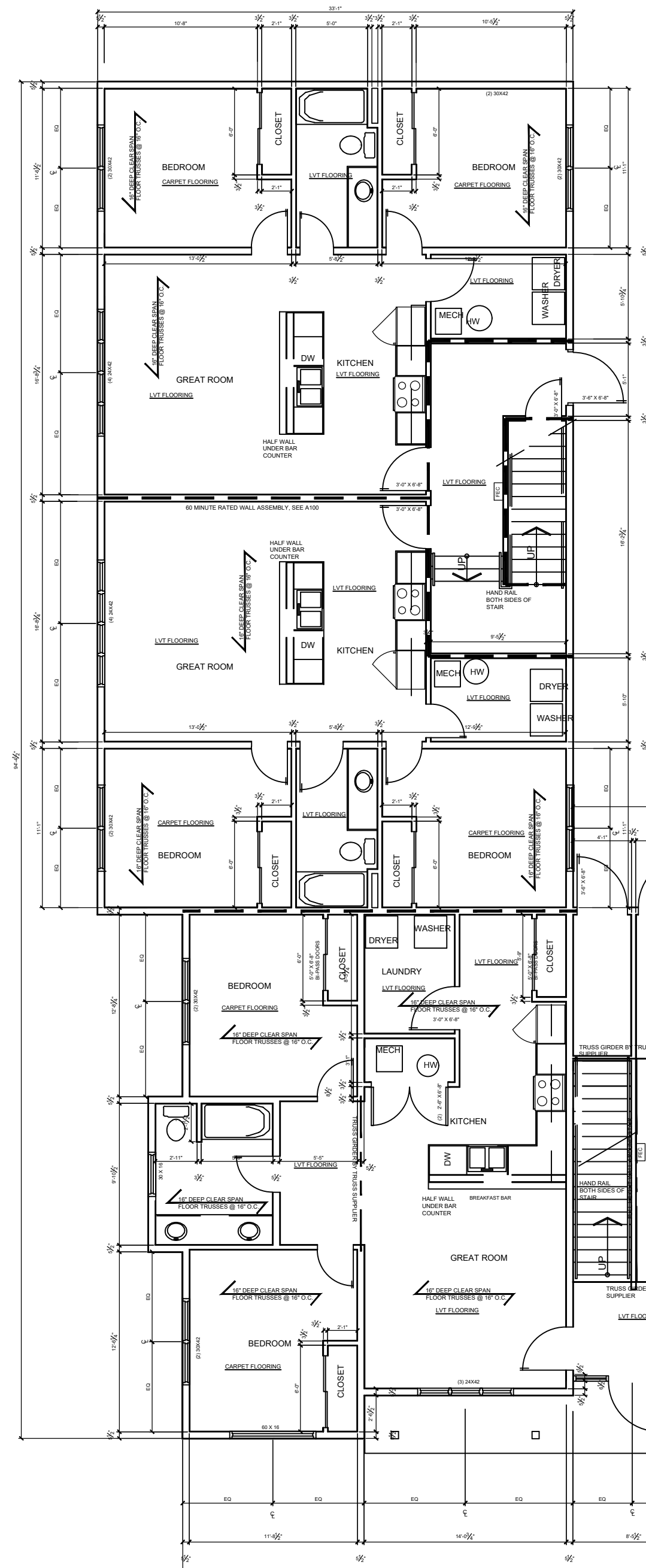
**GENERAL NOTES:**

11. FIRE EXTINGUISHER CABINETS IN ALL STAIR CORRIDORS AS NOTED BY "FC".

**BUILDING B**



**BUILDING A**



**1** Main Floor Plan  
SCALE: 1/8" = 1'-0"

**Riley**  
Kevin C. Riley  
1322 Shire Lane  
Eagle, NE 68347  
402.432.0579  
kriley221965@gmail.com

NO.	DATE	REVISIONS

**L.A. Real Estate**

TITLE	MAIN FLOOR
PROJECT	L. A. REAL ESTATE LLC VINE STREET STUDY LINCOLN NEBRASKA
PROJECT NO.	
DRAWN	
CHECKED	1.    2.    3.
DATE	March 22, 2021
SHEET NO.	A101

Back to top



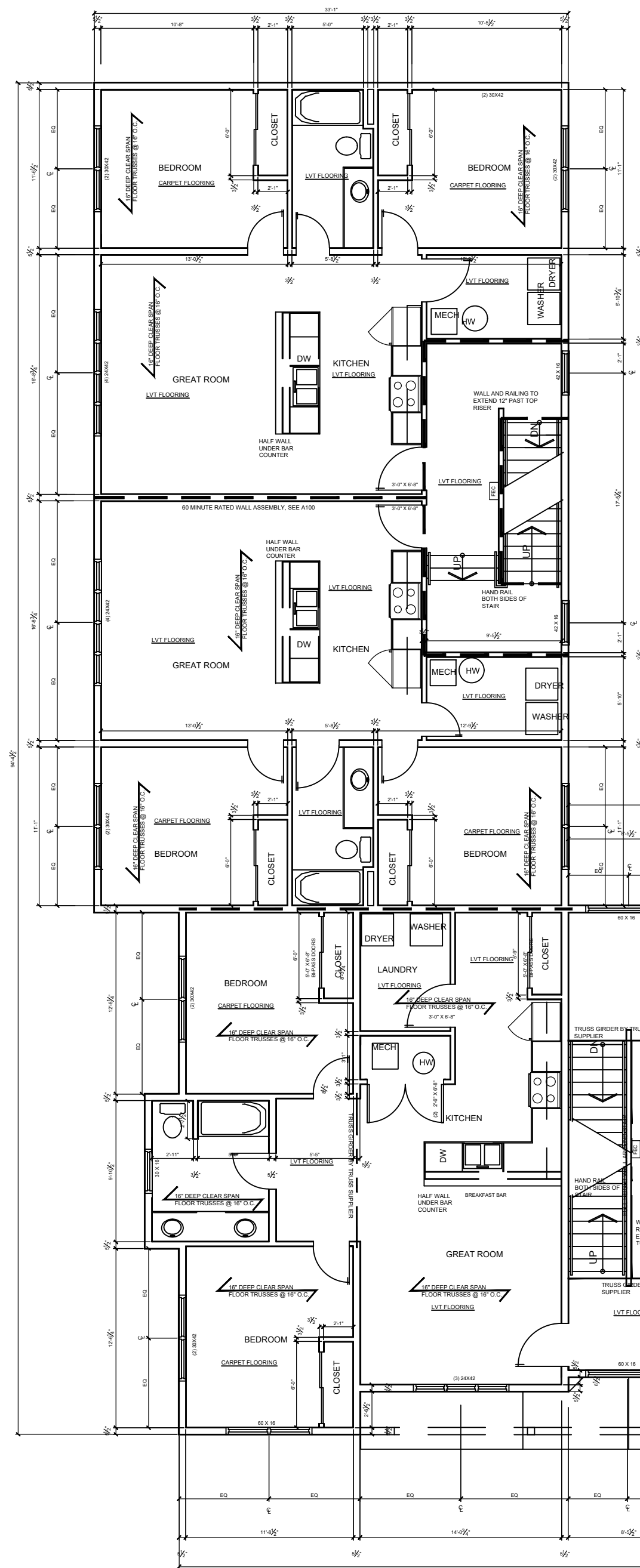
**GENERAL NOTES:**

1. ALL APARTMENT ENTRY DOORS TO BE 60 MINUTE RATED, SOLID CORE WITH BUILDER OPTION OF SELF CLOSING HINGES OR CLOSERS.
2. ALL STAIR TOWER DOORS AND SIDE LIGHTS WHERE SHOWN TO BE ALL ALUMINUM ASSEMBLY WITH ALUMINUM DOOR. ALL GLASS TO BE TEMPERED AND DOOR HARDWARE TO INCLUDE CONTINUOUS GEARED HINGE. KEYED LOCK WITH PUSH BAR RELEASE ON INTERIOR AS TO SERVE AS SECURE ENTRY TO BUILDING. ALL ALUMINUM FRAMES TO BE BLACK ANODIZED FINISH.
3. BOTH BUILDINGS SHALL BE EQUIPPED WITH 13R FIRE SPRINKLER SYSTEM.
4. WALLS AND FLOOR SYSTEMS BETWEEN DWELLING UNITS WILL BE MINIMUM OF 30 MINUTE RATING AND HAVE A STC RATING OF NO LESS THAN 50.
5. STAIRWAY WALL ASSEMBLIES WILL BE 60 MINUTE FIRE RATED.
6. IBC 705.11; ROOF FRAMING WILL BE 1-HOUR CONSTRUCTION.
7. STAIR RISERS FOR COMMON STAIRS SHALL BE MAXIMUM OF 7".
8. COMMON USE STAIRWAY SHALL HAVE 1 1/4" DIA. HANDRAILS ON BOTH SIDES OF STAIRS.
9. NO SIGNAGE SHALL BE INSTALLED EXCEPT FOR 8" TALL ADDRESS LETTERING.
10. ALL CLOSETS TO RECEIVE STAND WOOD SHELF AND ROD. ALL LAUNDRY ROOMS TO ALSO RECEIVE STANDARD ROD & SHELF

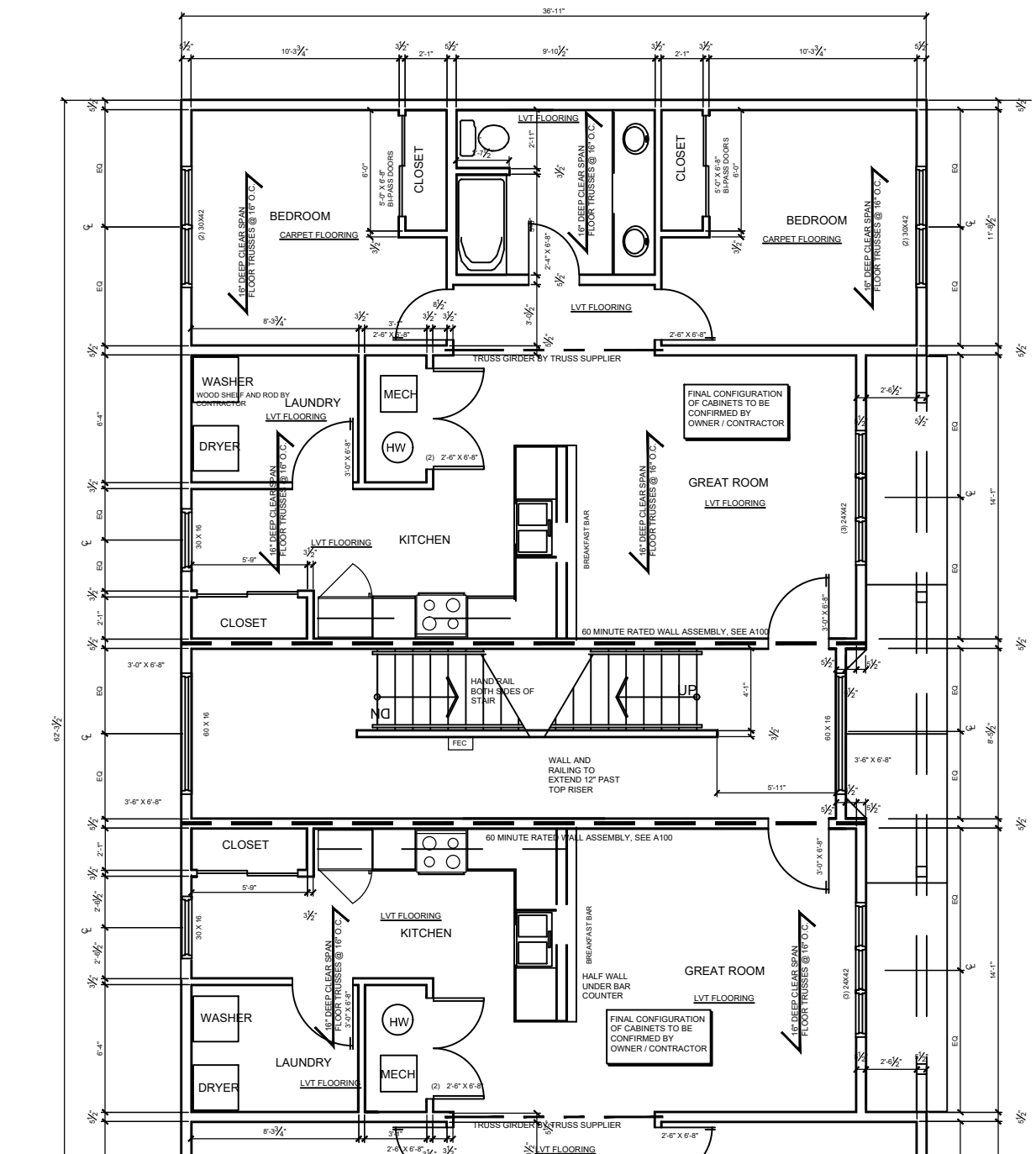
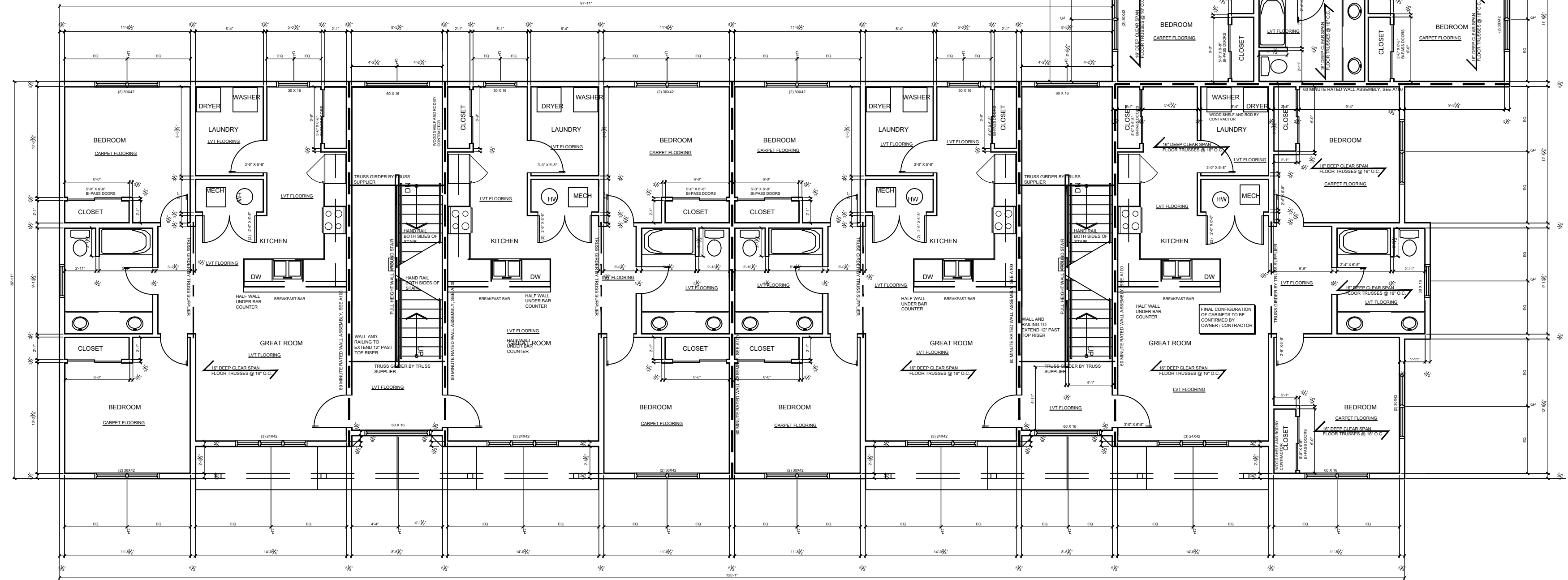
**GENERAL NOTES:**

11. FIRE EXTINGUISHER CABINETS IN ALL STAIR CORRIDORS AS NOTED BY "FC".

**BUILDING B**



**BUILDING A**



**1** Second Floor Plan  
SCALE: 1/8" = 1'-0"

**Riley**  
Kevin C. Riley  
1322 Shire Lane  
Eagle, NE 68347  
402-432-0579  
kriley221965@gmail.com

REVISIONS  
NO. DATE

**L.A. Real Estate**

TITLE **SECOND FLOOR**

PROJECT **L. A. REAL ESTATE LLC  
VINE STREET STUDY  
LINCOLN NEBRASKA**

PROJECT NO.  
DRAWN  
CHECKED  
DATE **March 22, 2021**  
SHEET NO.

**A102**

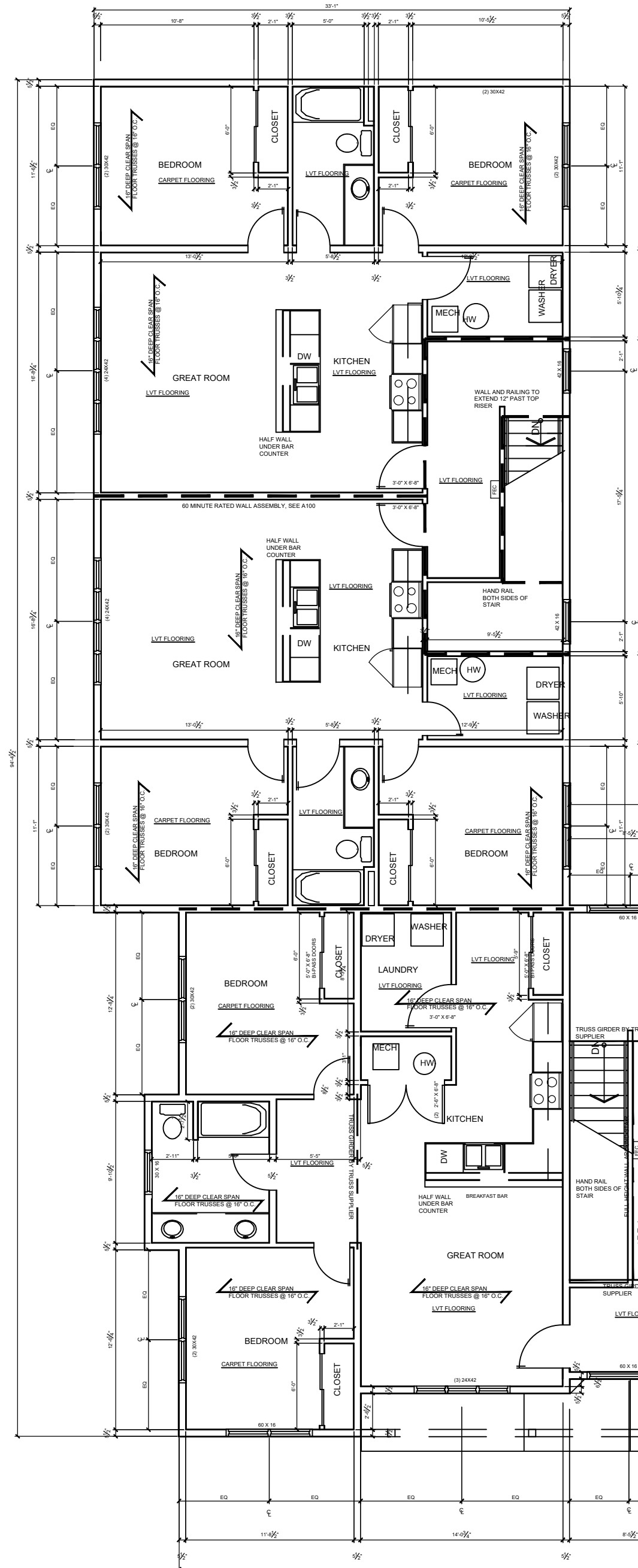


**GENERAL NOTES:**

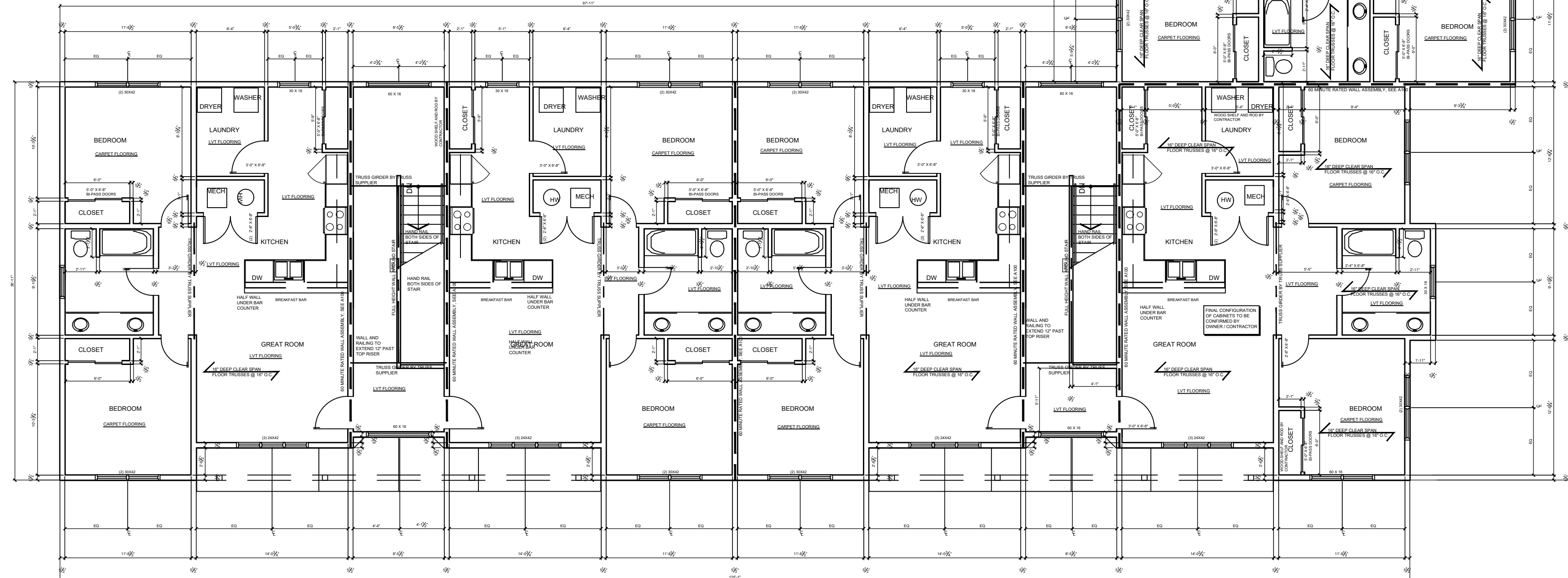
1. ALL APARTMENT ENTRY DOORS TO BE 60 MINUTE RATED, SOLID CORE WITH BUILDER OPTION OF SELF CLOSING HINGES OR CLOSERS.
2. ALL STAIR TOWER DOORS AND SIDE LIGHTS WHERE SHOWN TO BE ALL ALUMINUM ASSEMBLY WITH ALUMINUM DOOR. ALL GLASS TO BE TEMPERED AND DOOR HARDWARE TO INCLUDE CONTINUOUS GEARED HINGE. KEYED LOCK WITH PUSH BAR RELEASE ON INTERIOR AS TO SERVE AS SECURE ENTRY TO BUILDING. ALL ALUMINUM FRAMES TO BE BLACK ANODIZED FINISH.
3. BOTH BUILDINGS SHALL BE EQUIPPED WITH 13R FIRE SPRINKLER SYSTEM.
4. WALLS AND FLOOR SYSTEMS BETWEEN DWELLING UNITS WILL BE MINIMUM OF 30 MINUTE RATING AND HAVE A STC RATING OF NO LESS THAN 50.
5. STAIRWAY WALL ASSEMBLIES WILL BE 60 MINUTE FIRE RATED.
6. IBC 705.11; ROOF FRAMING WILL BE 1-HOUR CONSTRUCTION.
7. STAIR RISERS FOR COMMON STAIRS SHALL BE MAXIMUM OF 7".
8. COMMON USE STAIRWAY SHALL HAVE 1 1/4" DIA. HANDRAILS ON BOTH SIDES OF STAIRS.
9. NO SIGNAGE SHALL BE INSTALLED EXCEPT FOR 8" TALL ADDRESS LETTERING.
10. ALL CLOSETS TO RECEIVE STAND WOOD SHELF AND ROD. ALL LAUNDRY ROOMS TO ALSO RECEIVE STANDARD ROD & SHELF

**GENERAL NOTES:**

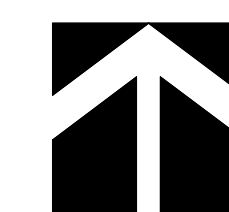
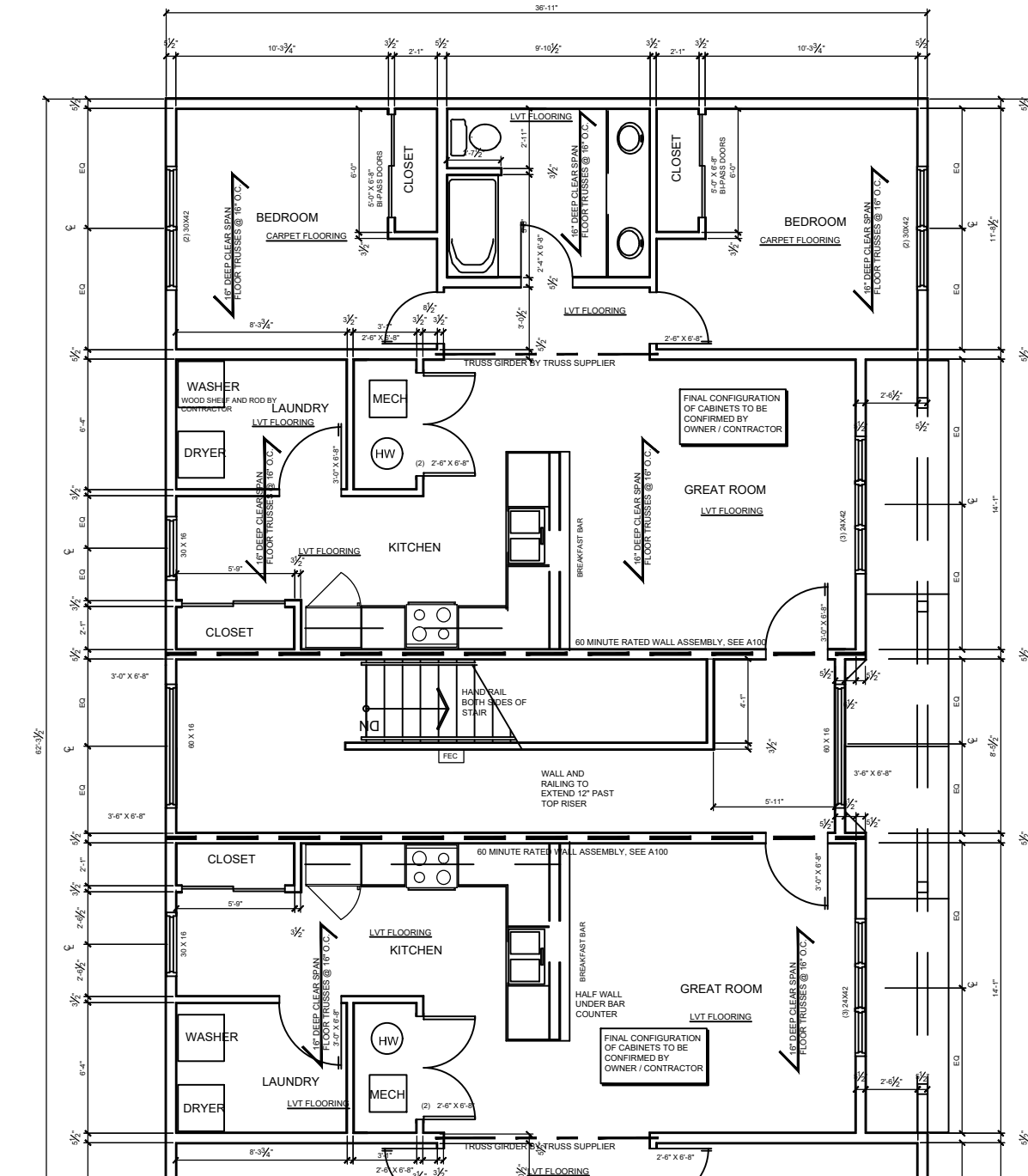
11. FIRE EXTINGUISHER CABINETS IN ALL STAIR CORRIDORS AS NOTED BY "FC".



**BUILDING A**



**BUILDING B**



**1 Third Floor Plan**  
SCALE: 1/8" = 1'-0"

**Riley**  
Kevin C. Riley  
1322 Shire Lane  
Eagle, NE 68347  
402-432-0579  
kriley221965@gmail.com

REVISIONS

NO.	DATE

**L.A. Real Estate**

**THIRD FLOOR**  
PROJECT **L.A. REAL ESTATE LLC**  
**VINE STREET STUDY**  
**LINCOLN NEBRASKA**

PROJECT NO.

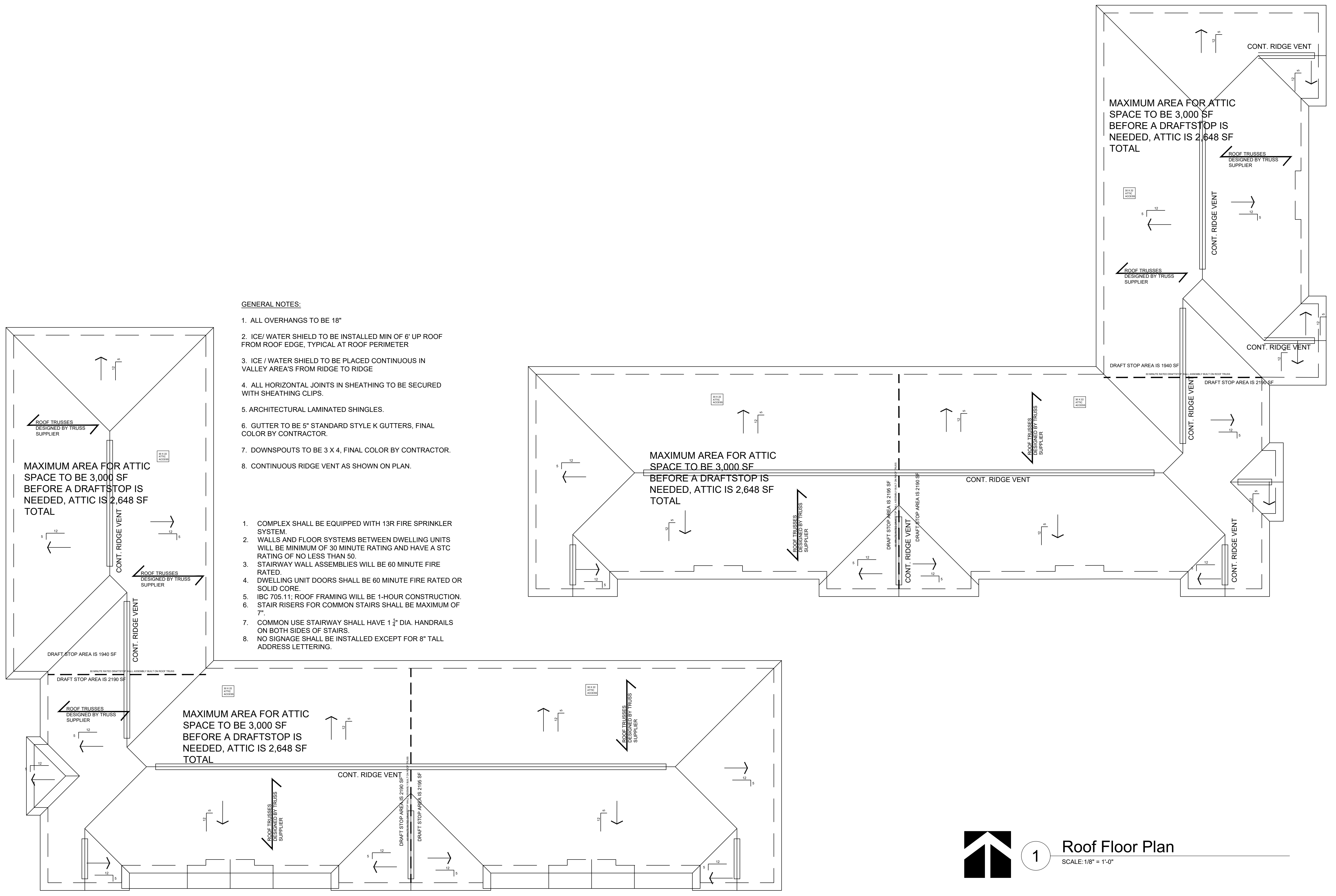
DRAWN

CHECKED	DATE	
1.	2.	3.
	March 22, 2021	

SHEET NO.

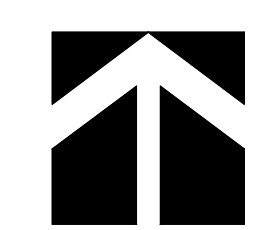
**A103**



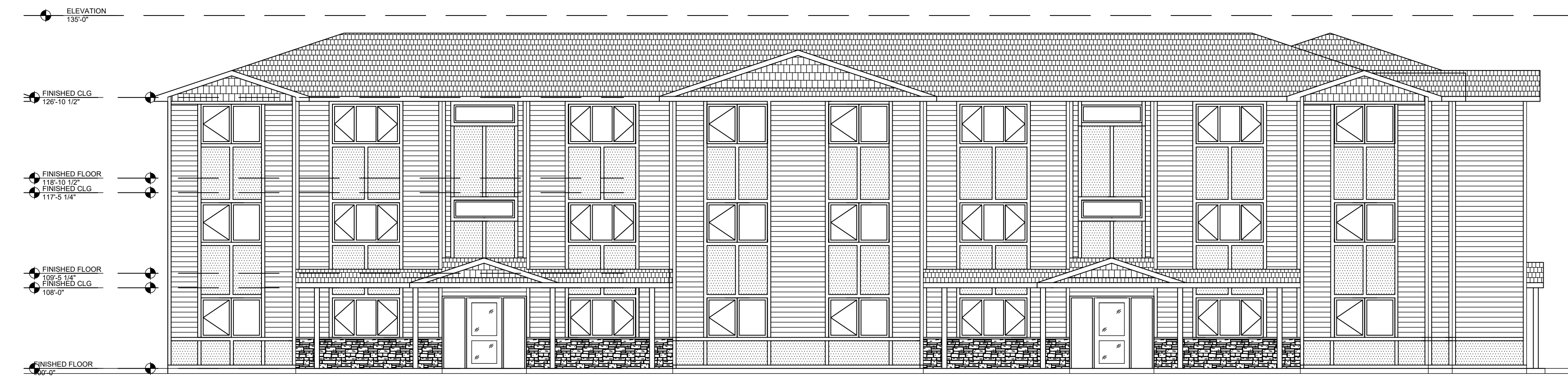


- GENERAL NOTES:**
1. ALL OVERHANGS TO BE 18"
  2. ICE / WATER SHIELD TO BE INSTALLED MIN OF 6' UP ROOF FROM ROOF EDGE, TYPICAL AT ROOF PERIMETER
  3. ICE / WATER SHIELD TO BE PLACED CONTINUOUS IN VALLEY AREA'S FROM RIDGE TO RIDGE
  4. ALL HORIZONTAL JOINTS IN SHEATHING TO BE SECURED WITH SHEATHING CLIPS.
  5. ARCHITECTURAL LAMINATED SHINGLES.
  6. GUTTER TO BE 5" STANDARD STYLE K GUTTERS, FINAL COLOR BY CONTRACTOR.
  7. DOWNSPOUTS TO BE 3 X 4, FINAL COLOR BY CONTRACTOR.
  8. CONTINUOUS RIDGE VENT AS SHOWN ON PLAN.

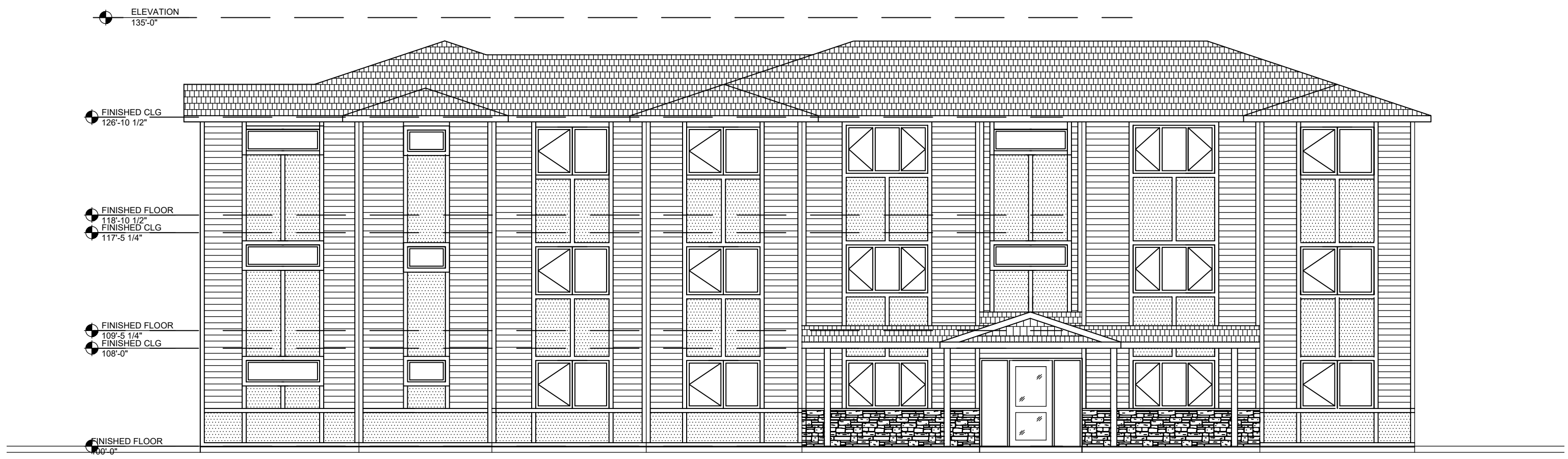
1. COMPLEX SHALL BE EQUIPPED WITH 13R FIRE SPRINKLER SYSTEM.
2. WALLS AND FLOOR SYSTEMS BETWEEN DWELLING UNITS WILL BE MINIMUM OF 30 MINUTE RATING AND HAVE A STC RATING OF NO LESS THAN 50.
3. STAIRWAY WALL ASSEMBLIES WILL BE 60 MINUTE FIRE RATED.
4. DWELLING UNIT DOORS SHALL BE 60 MINUTE FIRE RATED OR SOLID CORE.
5. IBC 705.11; ROOF FRAMING WILL BE 1-HOUR CONSTRUCTION.
6. STAIR RISERS FOR COMMON STAIRS SHALL BE MAXIMUM OF 7".
7. COMMON USE STAIRWAY SHALL HAVE 1 1/2" DIA. HANDRAILS ON BOTH SIDES OF STAIRS.
8. NO SIGNAGE SHALL BE INSTALLED EXCEPT FOR 8" TALL ADDRESS LETTERING.



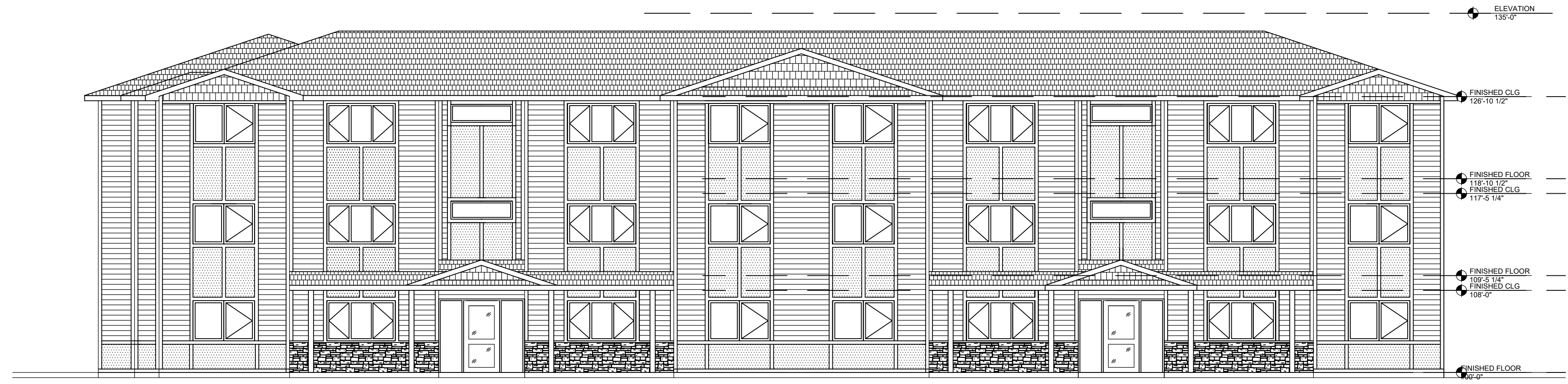
**1** Roof Floor Plan  
 SCALE: 1/8" = 1'-0"



**1 Building B South Elevation**  
 SCALE: 1/8" = 1'-0"

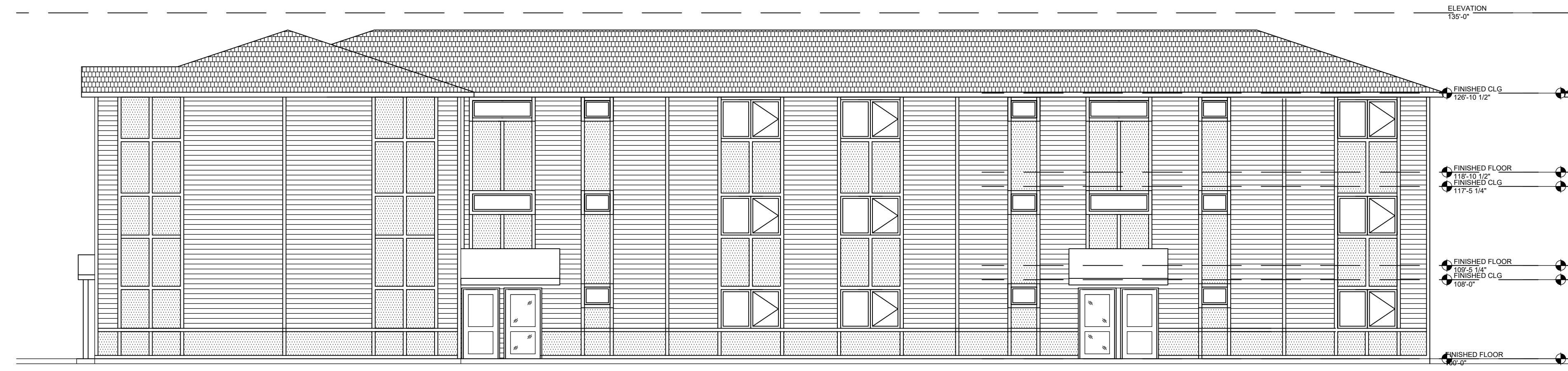


**2 Building B East Elevation**  
 SCALE: 1/8" = 1'-0"



**3 Building A South Elevation**  
 SCALE: 1/8" = 1'-0"

- ALL PROPOSED EXTERIOR MATERIALS TO BE THUS:**
1. WALLS TO BE A BLEND OF LAP SIDING AND HARDY SMOOTH PANELS WITH BATTEN / TRIM BOARDS.
  2. ACCENT STONE IN THE RECESSED ENTRY AREAS OF ALL THE MAIN ENTRIES.
  3. ALL EXTERIOR WINDOW TO BE VINYL CLAD, WHITE FINISHED.
  4. ALL BUILDING ENTRIES TO BE BLACK ANODIZED ALUMINUM ASSEMBLIES.
  5. GABELS TO RECEIVE HARDY SHAKE SHINGLES.
  6. PORCH COLUMNS TO BE STAINED NATURAL WOOD.
  7. ROOF TO BE FINISHED WITH ARCHITECTURAL SHINGLES.
  8. ALL ROOF EDGES TO BE COVERED IN METAL TRIM.
  9. CANVAS AWNING STRUCTURES ON THE INSIDE OR BACK OF THE BUILDING AT ALL RESIDENT ENTRIES.



**4 Building B North Elevation**  
 SCALE: 1/8" = 1'-0"

REVISIONS

DATE

NO.

**L.A. Real Estate**

EXTERIOR ELEVATIONS

PROJECT  
 L. A. REAL ESTATE LLC  
 VINE STREET STUDY  
 LINCOLN NEBRASKA

TITLE

PROJECT NO.

DRAWN

CHECKED

1. 2. 3.

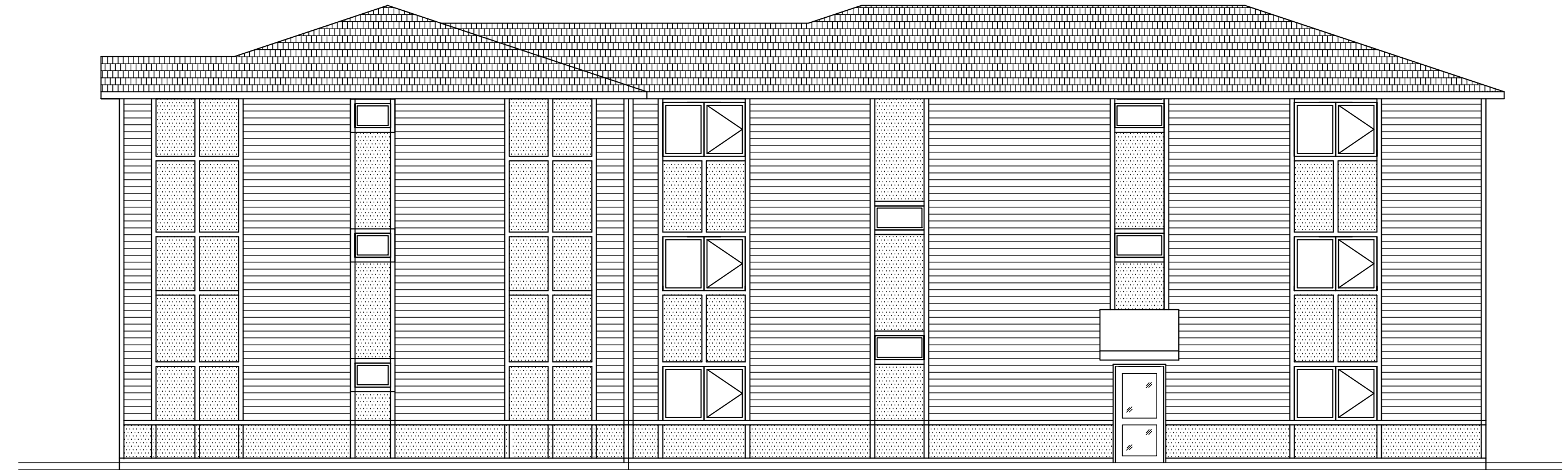
DATE

March 22, 2021

SHEET NO.

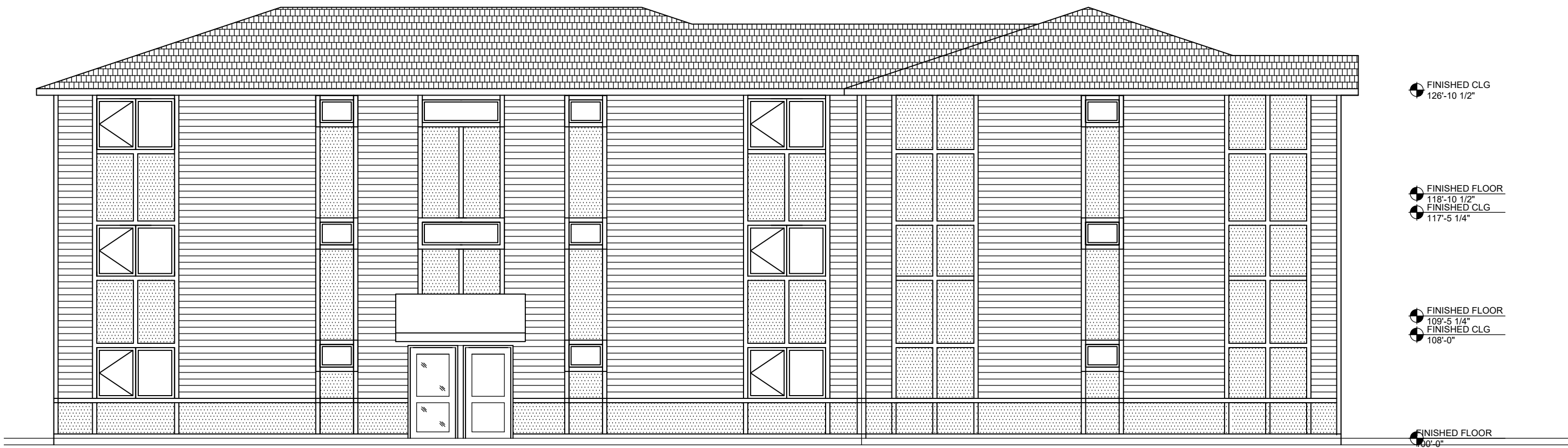
**A201**



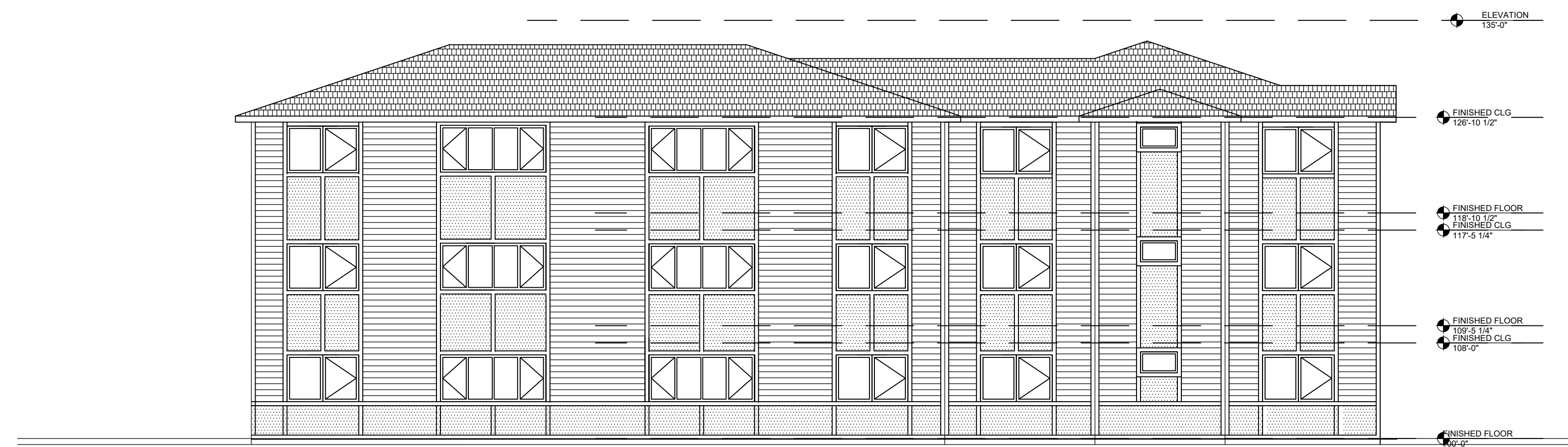


**1 Building A East Elevation**  
 SCALE: 1/8" = 1'-0"

- ELEVATION 135'-0"
- FINISHED CLG 126'-10 1/2"
- FINISHED FLOOR 118'-10 1/2"
- FINISHED CLG 117'-5 1/4"
- FINISHED FLOOR 109'-5 1/4"
- FINISHED CLG 108'-0"
- FINISHED FLOOR 6'-0"

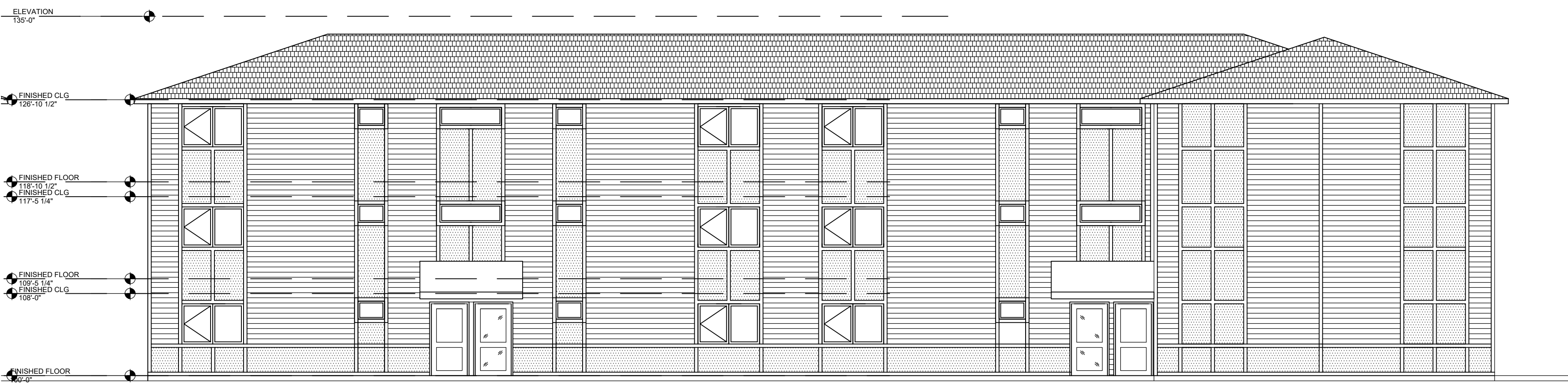


**1 Building B West Elevation**  
 SCALE: 1/8" = 1'-0"



**1 Building A West Elevation**  
 SCALE: 1/8" = 1'-0"

- ELEVATION 135'-0"
- FINISHED CLG 126'-10 1/2"
- FINISHED FLOOR 118'-10 1/2"
- FINISHED CLG 117'-5 1/4"
- FINISHED FLOOR 109'-5 1/4"
- FINISHED CLG 108'-0"
- FINISHED FLOOR 6'-0"



**1 Building A North Elevation**  
 SCALE: 1/8" = 1'-0"

- ELEVATION 135'-0"
- FINISHED CLG 126'-10 1/2"
- FINISHED FLOOR 118'-10 1/2"
- FINISHED CLG 117'-5 1/4"
- FINISHED FLOOR 109'-5 1/4"
- FINISHED CLG 108'-0"
- FINISHED FLOOR 6'-0"

- ALL PROPOSED EXTERIOR MATERIALS TO BE THIS:**
1. WALLS TO BE A BLEND OF LAP SIDING AND HARDY SMOOTH PANELS WITH BATTEN / TRIM BOARDS.
  2. ACCENT STONE IN THE RECESSED ENTRY AREAS OF ALL THE MAIN ENTRIES.
  3. ALL EXTERIOR WINDOW TO BE VINYL CLAD, WHITE FINISHED.
  4. ALL BUILDING ENTRIES TO BE BLACK ANODIZED ALUMINUM ASSEMBLIES.
  5. GABELS TO RECEIVE HARDY SHAKE SHINGLES.
  6. PORCH COLUMNS TO BE STAINED NATURAL WOOD.
  7. ROOF TO BE FINISHED WITH ARCHITECTURAL SHINGLES.
  8. ALL ROOF EDGES TO BE COVERED IN METAL TRIM.
  9. CANVAS AWNING STRUCTURES ON THE INSIDE OR BACK OF THE BUILDING AT ALL RESIDENT ENTRIES.





VIEW LOOKING WEST DOWN VINE STREET



VIEW LOOKING EAST DOWN VINE STREET





VIEW LOOKING SOUTHWEST DOWN 25TH STREET



CLOSE UP VIEW OF STREET SIDE ENTRY



## **Entry Corridors: Entryways should be studied, protected, and enhanced to create and express community pride.**

Attractive, well-designed entryways can have a lasting impression on new visitors, positively shaping their perception of the community as a whole and increasing the likelihood of a return visit. Inversely, poorly designed – or poorly maintained – entryways can deter visitors from exploring a community or coming back more often. For local residents and employees who travel the entryway regularly or live in close proximity, successful corridors can positively impact their quality of life, promote community pride, and fuel future reinvestment in the surrounding area.

### **Action Steps**

- a. Study key entryways to Lincoln and adopt zoning tools and incentives to protect and enhance “first impressions” of the community, including a thoughtful, distinctive, and attractive system of “wayfinding” signs to key community attractions.
- b. Continue and update a wayfinding system of related, attractive signs guiding and orienting motorists, bicyclists, and pedestrians throughout the community.
- c. Preserve and enhance the character of key entry points and corridors into the City of Lincoln through enhanced landscaping and public art in rights-of-way, and respectful development of adjacent properties.

## **Public Art: Public art is an important means by which the community can strengthen its sense of place and promote a positive image.**

Done successfully, public art can transform a public way or space into an experience or moment to remember. A collection of these experiences spread out throughout the community can enhance community pride and establish a sense of place that both residents and visitors will benefit from and embrace.

- a. The corridors along I-180 from Interstate 80 to the entry into Downtown and Cornhusker Highway from North 11<sup>th</sup> Street to North 56<sup>th</sup> Street should be a special focus for public/private partnerships to identify special themes and appropriate sites for public art.
- b. Support implementation of the Public Arts Master Plan for the City of Lincoln which identifies art projects and policies that enhance the cultural fabric of the City.
- c. When evaluating the public art inventory and identifying future locations, the aim should be to locate significant works of art throughout the city so that the public collection can be enjoyed by all.
- d. The inclusion of public art should be considered during the conceptualization and design of any major public improvement project, with a focus on context-driven art that feels integral to the urban experience.
- e. Seek the early integration of the talents of artists with architects, landscape architects and engineers on public improvement projects.
- f. Prioritize the inclusion of artists and public art advocates as key stakeholders for public improvement projects.

- g. Prioritize the implementation of public art projects and creative urban design installations that have broad appeal to the community, including those which have interact qualities or facilitate social interaction in the public spaces in which they exist.

## **Community Space: Enhance existing community gathering spaces and look for opportunities for new gathering spaces.**

An important aspect of building a strong, livable community is the establishment of shared spaces that allow for the type of human connections that become possible with frequent casual interaction. Examples of these spaces include public parks and plazas, as well as flexible streetscapes that can be programmed to host farmers markets, concerts, and other events that contribute to a sense of place.

Whether new or old, community spaces should be viewed as ever-evolving and capable of being modified to fit the changing needs of the community. This can be a difficult concept for a municipality to embrace, because public improvement projects are typically built with permanence in mind. Regardless, it is essential that this permanence not get in the way of a space's ability to adapt over time.

### **Action Steps**

- a. Develop a framework or toolkit to analyze and improve existing public spaces to better serve their surrounding community. For new spaces, a similar framework should be developed to ensure that the design of proposed public spaces meet community expectations.
- b. Engage diverse stakeholder groups in the enhancement of existing community spaces and the development of new community spaces to ensure that the insights and desires of the community are being weighed equitably.
- c. Partner with local organization to better activate and program Lincoln's community spaces in a ways that aim to both enhance the space and benefit the surrounding local economy.
- d. Identify and prioritize funding for the ongoing maintenance and enhancement of existing and new community spaces.
- e. Explore and implement temporary design solutions, often referred to as urban prototyping or tactical urbanism, as a way to experiment with new ideas that may lead to more permanent design improvements in community spaces. Work closely with interested and impacted organizations and community groups to develop, test and refine these design solutions.
- f. Support implementation of community-led placemaking projects in the public right-of-way and other community spaces that add to the vibrancy of Lincoln by developing and refining clear approval processes. Further, establish a community placemaking fund to support and facilitate such efforts.