

URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, April 02, 2024**, at **3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska in **City Council Chambers** on the 1st floor. For more information, contact the Planning Department at 402-441-7491.

AGENDA

1. Approval of UDC meeting record of [February 06, 2024](#).

ADVISE

2. [Townhomes](#) at the northwest corner of 26th and U Street. – [UDR24052](#) – *Final Action*
3. Lincoln Youth Complex – Baseball and Softball Complex at N 1st St. and Cornhusker Hwy – *Preliminary 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

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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 6, 2024, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Jill Grasso, Frank Ordia and Michelle Penn; Emily Deeker Tom Huston and Gil Peace absent.

OTHERS IN ATTENDANCE: Arvind Gopalakrishnan, Paul Barnes, Collin Christopher and Teresa McKinstry of the Planning Department; Richard Gruenemeyer; Jennifer Hiatt with Urban Development Department; Brayden McLaughlin with Bridgewater Consulting; Wayne Mortensen; Scott Osterhaus with Olsson; Abby Bettinger and Danielle Prochnow with Sinclair Hille; and other interested parties.

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 9, 2024. Motion for approval made by Grasso, seconded by Ordia and carried 4-0: Canney, Grasso, Ordia and Penn voting 'yes'; Deeker, Huston and Peace absent.

GRUENEMEYER HOUSE ON 4207 PIONEERS BLVD:

February 6, 2024

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

Arvind Gopalakrishnan stated this project has been before this committee at the last two meetings for advice. The Director of Planning has sent a notice of denial to the applicant. They are officially appealing that decision. It now meets most of the design standards. The applicant has incorporated the size of the structure, materials, the roof pitch and gable orientation, similar to other houses in the neighborhood. The garage has plexiglass panels and no windows. Landscaping around the garage is proposed, along with a tree between the driveway and sidewalk. Fencing on the retaining wall is proposed as well. The setback on the street will match the neighborhood. We have more precise visuals to assess the project. Staff sent out letters to surrounding neighbors. We have received one letter in support and one in opposition.

Canney asked if the proposal today is in response to the Planning Director letter of denial. Gopalakrishnan answered yes. The proposal has changed, but the essence is still the same. The garage is the only structure above ground and setbacks cannot apply. This was the reason for denial.

Penn inquired if the committee chose to deny this application, what the next step would be. Gopalakrishnan stated the application would go to the City Council. Paul Barnes agreed. If this is denied, the applicant could file an appeal to the City Council.

Brayden McLaughlin has been before this committee a few times now and getting feedback. They are trying to fit this project into the neighborhood as seamlessly as possible.

Richard Gruenemeyer appeared. He believes he has been very flexible with trying to accept the changes that are being made. He understands that the committee wants the property and landscaping to fit into the neighborhood a little better.

Canney wanted to show his appreciation for the flexibility. He understands that the applicant is trying to do something different and that it is not easy. It seems like a lot of thought and effort has gone in to getting this application to where it is now.

Ordia believes the renderings have come a long way. He likes this design a lot better. He believes the applicant has tried to address every issue that has come up.

Gopalakrishnan agreed with Ordia. The applicant has addressed the issues that were raised. The setback doesn't really apply to this since the garage is the only structure above ground.

Ordia wondered if there would be any foreseeable adverse effects if this was approved. Gopalakrishnan doesn't see any major issues. From an architectural and aesthetic perspective, they have come a long way to blend this into the neighborhood.

Gopalakrishnan pointed out the letter in support that was dated from two weeks ago. There was also a letter in denial that was received that stated they didn't believe it fit well into the neighborhood. This application was given more time than usual for comments from the neighborhood.

Canney can think of other historic neighborhoods where historic homes have been torn down for something else. This was an empty lot. Just because it is the same size doesn't always make it a good choice. He believes some consideration should be given to the condition of this lot and the neighborhood. He knows that some houses have been torn down in the past and a bigger house was put in, but it didn't necessarily conform to the rest of the neighborhood.

Grasso questioned if there will be an air conditioner and if the applicant had thought about the placement of the condenser unit. McLaughlin responded that the back of the garage seems the most logical location for placement of the air conditioner. He believes everything can be tied in from there. The garage was moved a few feet back to better match the line of existing houses on the street.

Gruenemeyer likes the design of the house. He had no further comments.

Grasso stated the garage materials haven't been addressed yet. McLaughlin stated the preferred product would be Hardie board.

Ordia wondered if additional time should be given for neighbors to submit comments regarding this application. Barnes stated that 22 notices were sent out. This application was already given more time than usual for people to submit their comments. Two responses were received. He noted that the comment in support was from an adjacent owner. The letter in opposition was from across Pioneers Blvd. A 200 foot surrounding notice was given. He doesn't believe giving more time for comments is necessary.

Penn reviewed the letters. She doesn't believe some of the comments are applicable. One note encouraged the owner to plant more landscaping. She would recommend that to the applicant.

Grasso doesn't want the applicant to think that this committee has issues with an underground house. This is an empty lot. It is a blank slate in the middle of town. She believes it is the responsibility of the committee to make sure something nice is built in its place. We want to make sure this is done in a well-designed way and maintained well. That would be what you want in any neighborhood. The design of this has definitely gotten better. It is hard to say this is a great option for an empty lot. That doesn't mean to put in a house that looks like everything else on the street. It is hard to put into words.

Gruenemeyer is planning to talk to a landscaper and do more plantings. He has someone lined up already.

Grasso wondered why the applicant wants an underground house. Gruenemeyer stated that the house he lives in now, he lives in the basement. He lived with someone before and they have moved out. His mother was getting up in age and had some medical issues. She has since died. He just likes living in the basement. It is much cooler below ground. He doesn't want to spend so much money on energy for heating and cooling. Comfort is his goal.

Grasso asked about the intent with the landscaping and what the applicant wants it to look like. Gruenemeyer stated that most of the landscaping will most likely be behind the garage. He is hoping to do as little maintenance as possible. He likes the design of the driveway. He is hoping to put in a pond in the back and perhaps, add a potting shed. He enjoys having a garden.

Penn thinks this has come a long way from where it started. She feels like this is to the point where you could drive down the street and people wouldn't know it isn't a house. She appreciates that the applicant is thinking of doing solar. She thinks the door is more appealing. She doesn't think there is a lot this group can deny now. She believes the applicant has done what they were asked to do. This is a unique property. She doesn't think everything in the neighborhood has to be the same. She believes she could approve this.

Canney agreed. He believes the entire lot doesn't need to be landscaped. Perhaps some consideration could be given to some short plantings along the driveway. The applicant is activating an empty lot. They are doing something new. Not all neighborhoods have all the houses line up. He is leaning towards approval. Gopalakrishnan noted the setback issue has been fixed. Canney has no problem given that.

ACTION:

Canney moved approval as recommended by staff, with an amendment for the applicant to explore softening the driveway edge in the front with landscaping, seconded by Penn.

Penn likes the added front character and would like the applicant to stay with something similar to what is being shown. She likes the aesthetic on the front being shown today.

Barnes noted the committee is voting on what is being shown today. The applicant will go for a building permit based on today's approval. Gopalakrishnan will review the plans.

Grasso believes the committee needs to be very conscientious and thoughtful of what this will look like. She thinks there are things that can be done to the garage and even the entrance to the house, to soften this up. She wanted the applicant to be thoughtful and think about different ways to make this not look like a ramp to nowhere.

Canney suggested the applicant give added attention and sensitivity to the lighting. Perhaps there should be some consistent lighting. Maybe there could be a front porch light or something by the door. He believes it needs something to light up the driveway without making it look like a freeway.

Grasso worries going forward, the applicant has been given a big responsibility.

McLaughlin stated there will be a front door sconce and one by the entrance to the door down the ramp.

Ordia was curious about the mail box. Grasso would ask the US Postal Service. Gopalakrishnan noted that most of the postal boxes in this area are attached to the house.

Motion for approval as amended carried 4-0: Canney, Grasso, Ordia and Penn voting 'yes'; Deeker, Huston and Peace absent.

PIONEERS MIXED INCOME ROW HOUSING:

February 6, 2024

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

Gopalakrishnan stated that the blight study will be at City Council on February 12, 2024. Tax Increment Financing (TIF) is involved in this. This is on the corner of S. 46th Street and Pioneers Blvd. It will consist of three and four bedroom interlocking row houses. The project includes twelve dwelling units in three separate buildings; one six-plex multifamily building, one four-plex multifamily building and one duplex. The exterior elevation include a combination of fiber cement siding, fiber cement rainscreen cladding, aluminum clad wood windows, fiberglass for the main entry doors, motorized insulated steel doors for the garages, and impact resistant and laminated asphalt shingles with ridge vents. Seven of the units will be permanently affordable housing and reserved for buyers earning 65% of the Area Median Income. The landscape plan shows trees planted along Pioneers Blvd. and S. 46th Street, along with other shrubs and plantings. This is in conformance with the Neighborhood Design Standards.

Canney would switch out the proposed trees along S. 48th Street. They appear to be Kentucky Coffee Tree. He would recommend making it a podless tree. He would switch those with a London Plain Tree. Kentucky Coffee trees get huge. On the back side of the living space is patio/courtyards. He would recommend making sure there is water for the planters and potentially electrical outlets for lighting.

Barnes believes those are good details. The applicant and architect is present today.

Wayne Mortensen was very proud to share this proposal. It is a product of higher standards than they are generally allowed in affordable housing. It is their hope to recruit people that want to engage with their neighbors. There are five affordable homes and seven market rate. There is some internal subsidy as well. There were many sources to get this project across the finish line. It is their goal as an affordable oriented developer that the affordable units are the same as the others. The only difference is the finish package is slightly less defined on the affordable units. They will be partnering with a land trust so the five affordable units stay as affordable units. They are happy and excited to be the first affordable units in this area in quite a while.

Scott Osterhaus wanted to give a rundown of the site plan. There was some mention of alleyways. That is on the north side of this project. The garage units on the four plex and duplex is on that alleyway. The six plex takes access to the garage units off the alleyway. Additional parking for the site is on the east side. Regarding Canney's landscaping comments, they have talked to Parks and Recreation. The plat is through a final review. He believes there is an opportunity to change some things. There will be drip irrigation in the planting areas. There is a sidewalk on Pioneers Blvd. now. They are anticipating that will be replaced. There are connective sidewalks on their property.

Canney thinks this is a handsome project. Knowing that part of town, he believes it will provide a nice edge from single family to multifamily. He thinks it is great.

Penn wondered what will be done between the two-plex and the four-plex. Osterhaus believes there will be an artistic sculpture in that space. They are partnering with Lux on a piece. It might be just north of the right-of-way. There will be a tree lined walkway. There will be amenities for dog owners as well.

Canney asked if this space is intended to be for public use. Mortensen stated yes, it will be for the public.

Danielle Prochnow wanted to recall the vernacular with the surrounding buildings. She stated they are proposing a Hardie siding and Nichiha architectural wall panels for the set back portions. They are looking at an option to use real cedar if the budget allows. The goal was to be as inclusive as possible. There are two unit types that will be offered. They will be two stories tall with a basement. They have also talked about adding solar panels above the guest spaces. They are looking at ways to create some more green as the budget allows.

Canney assumes numbers have been run on the parking overflow lot. He doesn't know about handicapped parking. He inquired if there is any street parking in the alley. Osterhaus noted that parking requirements for a duplex are different than the parking requirements for the multi-family units. They have gone through

the parking. As far as handicap parking requirements, there is accessibility through the garage in certain units.

Penn asked about the plan. Prochnow pointed out where the Nichiha panels and cedar will be. Penn asked about the condensing units. Prochnow noted they will be affixed to the building.

Grasso noted in looking at the site plan, she sees a raised porch. Prochnow stated that is due to the deepening of the grade. Grasso thinks this looks great. She pointed out there are a lot of materials here that require a lot of maintenance. Mortensen noted that the homeowners association would be responsible for a lot of these things.

Canney likes the feel of the front porch and patio. He questioned if a vertical screen was explored. Prochnow could explore that. Canney believes it would create some privacy.

Grasso commented that the lighting is a really good design. Big porches and planters are a nice design as well. Exterior lighting should be something to look at. Prochnow agreed.

Canney pointed out that there might be an opportunity for some lighting in the pass through. This would be good from a security standpoint.

Building design, landscaping, neighborhood integration and blight and substandard conditions

ACTION:

Canney moved approval as recommended by staff, taking into consideration all committee comments regarding building design, landscaping, neighborhood integration and mitigation of blight and substandard conditions, seconded by Grasso and carried 4-0: Canney, Grasso, Ordia and Penn voting 'yes'; Deeker, Huston and Peace absent.

MISCELLANEOUS:

- Barnes stated that TIF is in a neighborhood design standards overlay. That is a base. We don't have TIF design standards yet. He wanted to point out in the previous case, in absence of TIF design standards, the Urban Design Committee has authority and power to comment on all those things that were commented on. All of these aspects need to be considered. He wanted to reiterate that. In absence of TIF design standards, staff looks to this committee for guidance.

There being no further business, the meeting was adjourned at 4:20 p.m.

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #24052
APPLICATION TYPE	Advisory Review and Final Action
ADDRESS/LOCATION	NW Corner 26 th and U Streets
HEARING DATE	April 02, 2024
ADDITIONAL MEETINGS	--
APPLICANT	Aaron Burd, amburd76@gmail.com
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: APPROVAL or CONDITIONAL APPROVAL

Summary of Request

The applicant is proposing to construct two two-story buildings, each with four townhome units, on the vacant lots 2537 and 707 (Hawley Corners CUP, at the northwest corner of 26th and U Streets). The property is adjacent to the Hawley Local Landmark District. The applicant is requesting TIF assistance, thus the project requires design review.

Per 27.57.190 Jurisdiction of the Commission Relative to Other Boards “The Historic Preservation Commission shall provide a recommendation to the Nebraska Capitol Environs Commission and the Urban Design Committee on applications pertaining to National Register properties or districts, properties determined to be potentially eligible for listing in the National Register by the federal government, or properties within 300 feet of local landmark districts.”

Since this property is within 300 feet of the Hawley Local Landmark District, the Historic Preservation Commission reviewed the project on the 21st March, and provided recommendations on the proposed development’s appearance and its impact on the historic district.

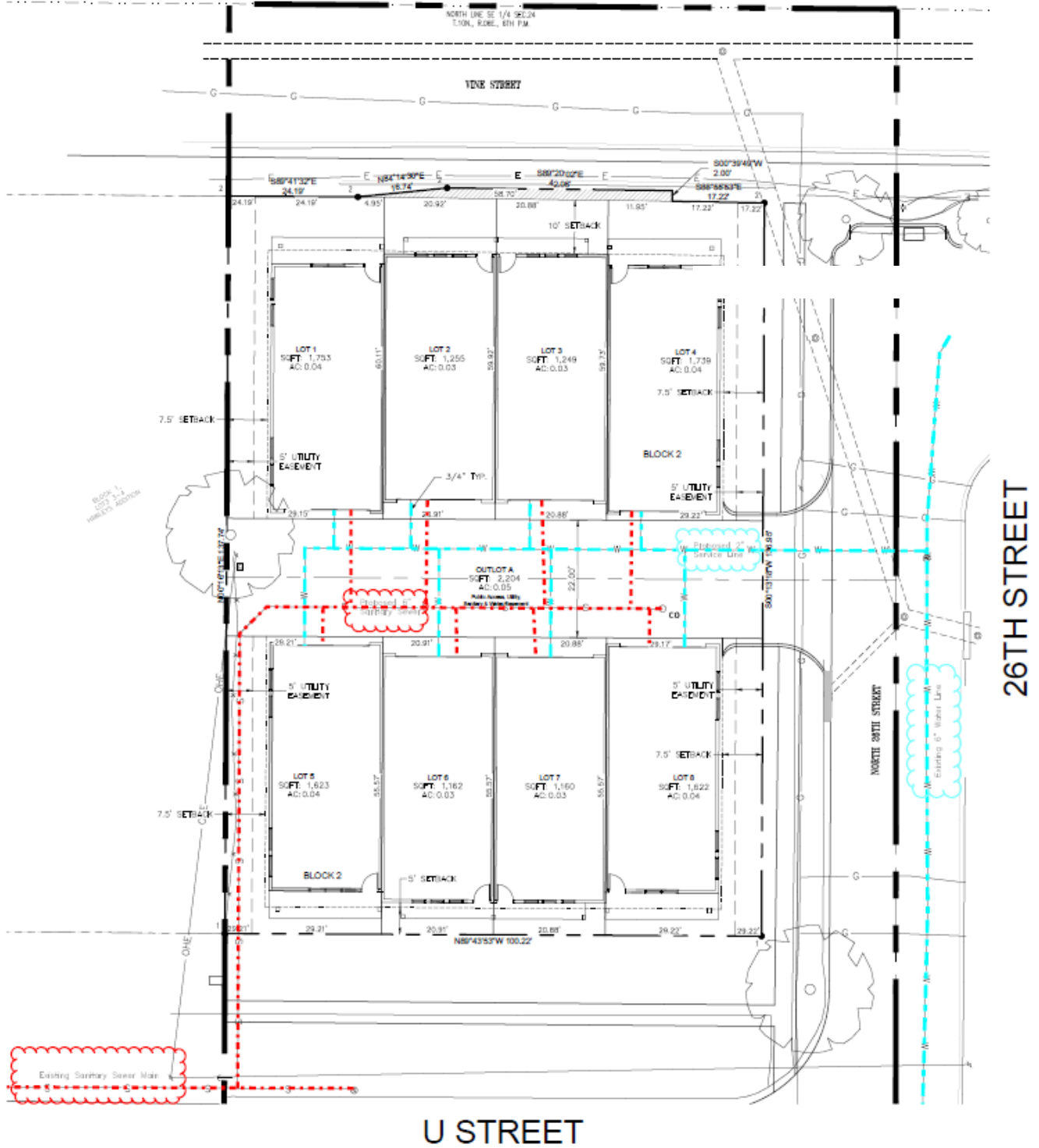
The buildings are oriented east-west with porches fronting U Street and Vine Street. Garages are oriented to the center of the lot accessed from 26th Street. Each townhome is a 4 bed-2.5 bath unit with an attached rear garage. The east-west driveway/alley provides access to the garages on either side of the driveway.

The buildings would be immediately north of the previously approved Hawley Corners project—three new two-story dwellings at the southwest corner of 26th and U Streets approved by the HPC in 2022.

The development is seeking TIF assistance from the city, and hence, the Urban Design Committee is being asked to review and offer advice on the:

1. **Building Design:** Architectural design and aesthetics,
2. **Landscaping:** Outdoor elements including porches, and landscaped areas of the proposed residential development,
3. **Neighborhood Integration:** Compatibility of the design with the existing houses in the neighborhood, and
4. **Blight and substandard conditions:** Evaluate whether the proposed development contributes positively to the neighborhood's character and contributes to mitigating blight and substandard conditions.

COMMUNITY UNIT PLAN
 BASED ON PC-Res. 01844

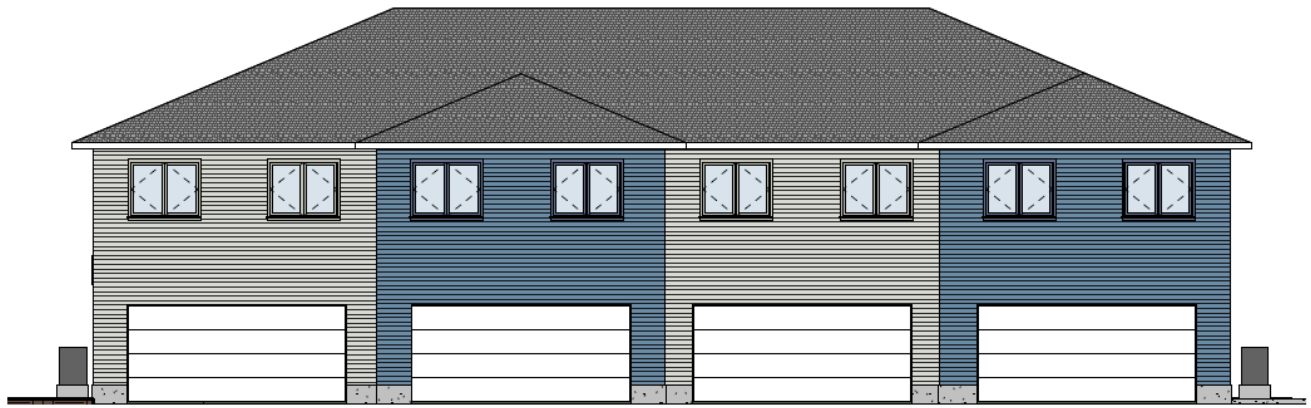


CUP Boundary with the Proposed Site Plan.

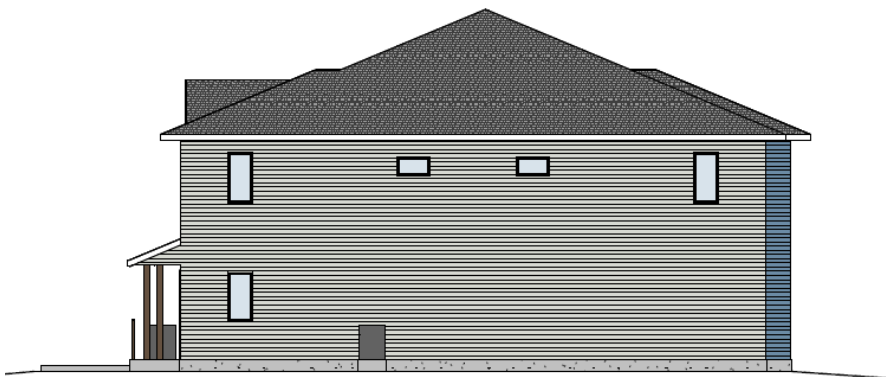
The exterior elevations of the proposed buildings include a combination of Pearl gray Hardie Plank Cement Board and either “Evening Blue” or “Gray Slate” with an 8-inch reveal., and Pabco’s “Antique Black” roofing. All doors and windows are to be black, and fascia, gutters and downspouts to be white. All trims to match the color of the area it is adjacent to.



TYPICAL FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION

The landscape plan (**Attachment C**) shows the following plant selection for the façade fronting Vine St.

- Pennisetum -Dwarf Fountain Grass
- Burning bush shrub, winged euonymus
- Arborvitae 'emerald green' (thuja occidentalis 'emerald green'), b&b 1.5" cal
- Weigela wine-and-roses weigela,

The following for the façade fronting U St.

- Rudbeckia fulgida goldsturm, (black eyed susan)
- Phacelia, (bee's friend)
- Baptisia bracteata (plains wild indigo)
- Callirhoe involucrata, (purple poppy mallow)
- Pennisetum -dwarf fountain grass
- Liatris punctata, (dotted gayfeather),

And the tree selection includes

- 4 Acer Saccharum-Sugar Maples (Orange) along 26th St, and
- 2 Picea Pungens - Colorado Blue Spruce, B&B 1.5" Cal along the west side.

Compatibility with the Neighborhood Design Standards (NDS)

Given its location and zoning, apart from the **Hawley Landmark Design Guidelines**, the project is also subject to the Neighborhood Design Standards. The purpose of the Neighborhood Design Standards is to encourage the rehabilitation of existing housing in certain areas while allowing necessary new construction that is compatible with the surrounding development. What follows is a summary of the relevant design standards and the staff's analysis of the project's compatibility with said standards. The Neighborhood Design Standards should be considered as baseline expectation since this is a TIF funded project.

Chapter 3.75, Neighborhood Design Standards **Section 4.1: Building Elements.**

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with a pitch of at least 22.5 degrees (6/12 pitch) are acceptable for any project regulated by the Neighborhood Design Standards. Roofs of lower pitch and other types may be compatible in specific districts and can be proposed and approved on an individual basis.

Compatibility per Staff Analysis: *Compliant.*

Roof pitches in the area are steeper gables like a 9/12 pitch and steeper hip roofs which commonly have a dormer. The proposed roof configurations alternate between hip and gable to break up the elevations and blend with the mix of roof types found in the district.

2. New buildings shall provide at least two openings (combination of windows or door) per story oriented to the street including at least one window and an entrance to a dwelling unit or to a hallway leading to a dwelling unit.

Compatibility per Staff Analysis: *Compliant.*

3. Front porches are required when half or more of the houses on the same and facing block fronts or on adjacent blocks have front porches. Front porches shall be equal in width to at least 50% of the length of the front façade and equal in depth to half the depth of the front yard, or ten feet, whichever is less. Smaller porches may be approved based on evidence that half or more of the houses on the same and facing block fronts or on the adjacent block faces have smaller porches.

Compatibility per Staff Analysis: *Compliant*

The proposed rowhouses have covered porches and extended seating areas fronting Vine St, as well as U St.

4. The elevation of the first-floor level of new dwellings shall generally match the pattern of half or more of the houses on the same and facing block fronts. In other words, if the first floor of most houses in an area are positioned three or four steps above the prevailing grade, new dwellings should have a similar height of first floor, and if most surrounding houses are one or no steps above grade, new construction should match this characteristic. The Planning Director may approve designs that do not meet this requirement upon receiving information that there are no other practical and reasonable means of providing accessibility to a new dwelling for persons with mobility impairments and provided the design offers other features to enhance the compatibility of the new building with neighboring dwellings.

Compatibility per Staff Analysis: *Compliant*

5. Garages, if constructed, shall follow the pattern of half or more of the residential properties on the same and facing block front, such as:

- a. if the pattern in an area is that garages are located behind the house, a pattern of rear garages shall be followed.
- b. if the pattern in an area is that garages are attached or that garages are part of the main building with doors facing the street, doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street façade. Garage doors are permitted in the main plane of the façade or forward of the main plane only when documentation is provided that such a feature is the pattern of half or more of the houses in an area (such as post-World War II “ranch” houses).
- c. if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal façade at least five feet.

Compatibility per Staff Analysis: *Compliant*

There is no set garage pattern on the same and facing block front. All existing homes in the block have open parking in the rear. The proposed rowhouses will have attached rear garages.

6. The height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous block face, provided that:

- a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and
- b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than an existing, adjacent building. Taller structures may be approved on a case-

by-case basis, when a steeper roof would increase compatibility between the new building and adjacent older residences.

Compatibility per Staff Analysis: *Compliant. The buildings are two stories in height, like the majority of homes in the district and on the block.*

7. 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 offsets 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.

Compatibility per Staff Analysis: *Compliant. The structure is designed to fit well within its context. The front facade is broken up by alternating colors and gables, and offsetting the alternate units a few feet from each other.*

Section 4.2: Yards and Open Space

3. No more than one mechanical unit, such as air conditioning units, shall be located within each required front yard and not more than three in any required side yard, provided that multiple units are spaced at least twenty feet apart. Such accessory structures will be screened from adjacent properties if located within a required front yard or within ten feet (10') of a side lot line.

Compatibility per Staff Analysis: *Compatible.*

There are 2 mechanical units placed together in front of the main facade on U St as well as on Vine St, but are screened with a 48" tall fences. The units will not be visible from the streets.

4. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the City's Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50') of street frontage.

Compatibility per Staff Analysis: *The plans and perspectives do not show the existing trees.*

However, the proposal shows a total of 6 trees that would be planted as part of the project, out of which 4 are along 26th St.

Section 4.3: Parking

1. No required parking space shall be allowed between the building and the front property line. Driveways and parking aprons in the front yard may not measure more than 20 feet wide.

Compatibility per Staff Analysis: *Compliant*

Staff comments:

Overall, the plans appear to be in conformance with the Neighborhood Design Standards. Given the project's request for TIF assistance, the Urban Design Committee is tasked with providing insights and taking final action based on the following parameters showcasing how the project exceeds the expectations set by the Neighborhood Design Standards.

1. **Building Design,**
2. **Landscaping**
3. **Neighborhood Integration**
4. **Mitigation of blight and substandard conditions**

The Historic Preservation Commission reviewed the design of this project at their regular meeting on March 20th. The comments provided by HPC are below and can be considered by the Urban Design Committee when providing advisory review.

- It would be good if it could look less new and a bit more integrated into the neighborhood. Internal grills would be nice, and though it may not be necessary or code because of the short elevation of grade, would be to still have some railings up front on the porches.
- Members like to see housing going in but would like to see more dimension on the exterior façade. It would be good to do a one-over-one double-hung window or add dimension to the window or main elevations such as a porch rail to match the neighborhood. The style of railing isn't as critical as the presence of a railing. It helps to break up the flatness and neutralness of the façade and gives a nod to architectural styles in the neighborhood.
However, the porch is 5' wide and adding a railing would considerably reduce the usable space. It can be used as a stoop without railing. In staff's opinion, the plants around the porch will add to the aesthetic and hence, might not require railings.
- A member asked if the window casing could be differentiated color-wise, to differentiate it from the siding color. In the design, the trims are the same color as the siding, and the windows would be white.
Currently, most houses in the block and district feature trims either in white or contrasting colors with the siding. Staff suggests standardizing all trims to white, or contrasting colors. This adjustment will enhance depth in the facade and make the siding colors stand out more effectively.
- A member stated that even though 8-inch siding is more available he would like to see it narrower, and the applicant stated it's more cost-effective to have the 8-inch siding.
- The member then stated to try to keep it constant with what is more ubiquitous in the neighborhood. It takes more time and money, but he would like to see a narrower reveal.
- A member stated there are cost considerations and there can be a happy medium. Changing the siding would be preferable, but changing the windows and railings may be more cost-effective. The point is to not make it look old but to bring in some of those elements of the neighborhood.
- A member stated the typical side elevations have major view potential, especially on 26th Street and those look bleak. Worth stated to get better window patterns on those facades as well. Otherwise, they are relatively blank and don't contribute much to the neighborhood.
The applicant stated one side is the garage and they cannot have windows due to LES guidelines since they are next to transformers. They had designed more windows originally but had to remove them.

Overall, the HPC recommended approval of the project as presented is a contribution to the neighborhood and the developer should apply design elements that match stylistically to the district, which would include porch railings styled at the applicant's discretion, window configurations, window grills, and considering a siding reveal, and reviewing the non-primary façade.

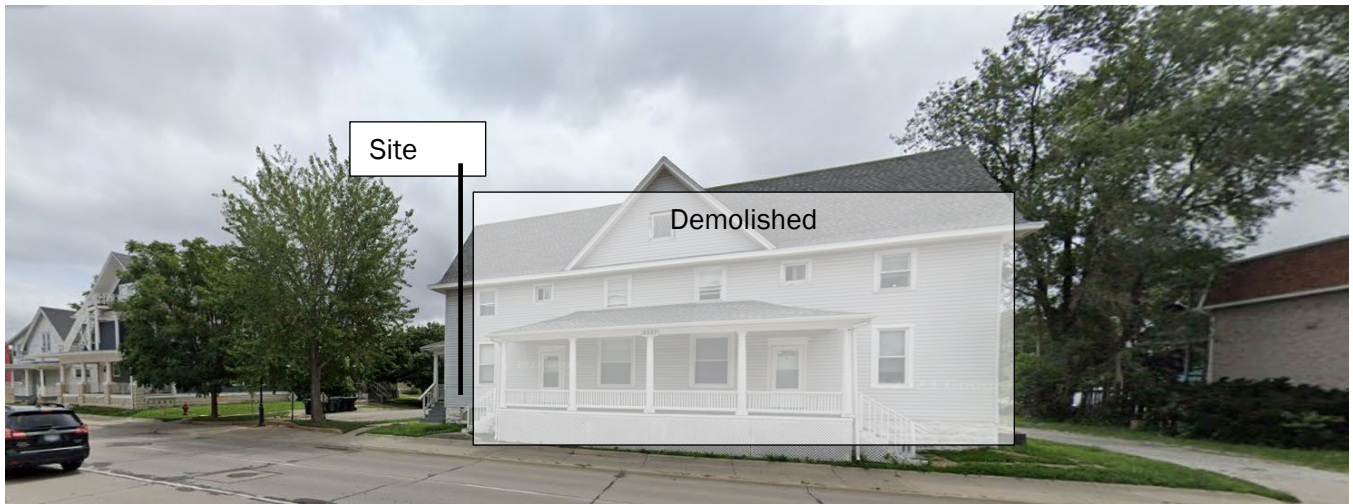
https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/04 April/26th and U_Staff report.docx

Neighborhood Context

Current Site conditions



Looking south towards the 26th St, and U St intersection.



Looking east from Vine St. (The house has been demolished)



Looking north-west from the 26th St, and U St intersection.

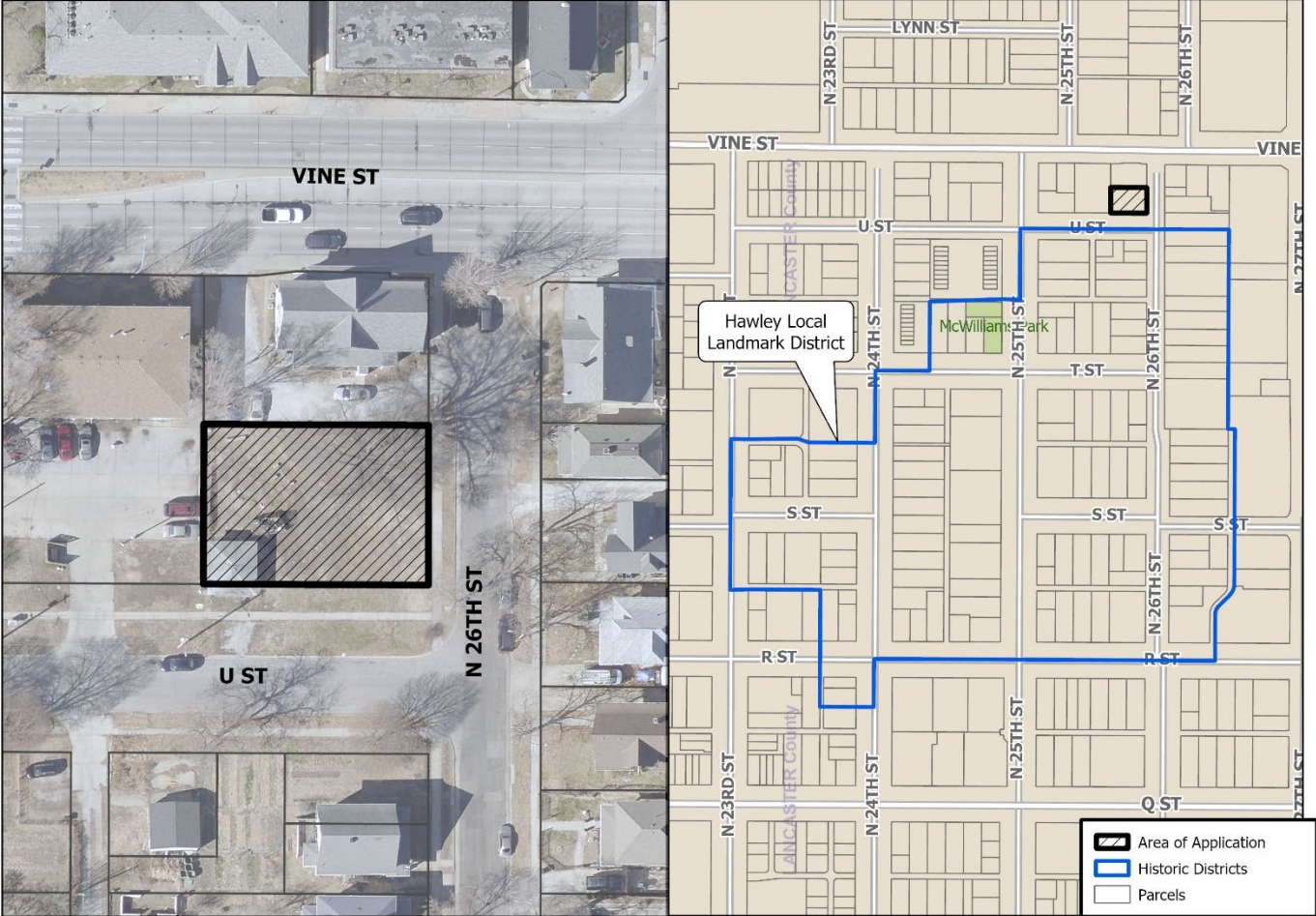


Area west of the site.



Looking East towards the 26th and U St intersection.

ATTACHMENT A - Location Map



2022 aerial

UDR24026 (26th St & U St)

Project: \\GIS\Projects\2024\Review\PC_LocationMaps.aprx
 PDF: \\GIS\REPORTS\Location Maps



ATTACHMENT B - Site Plan

VINE STREET

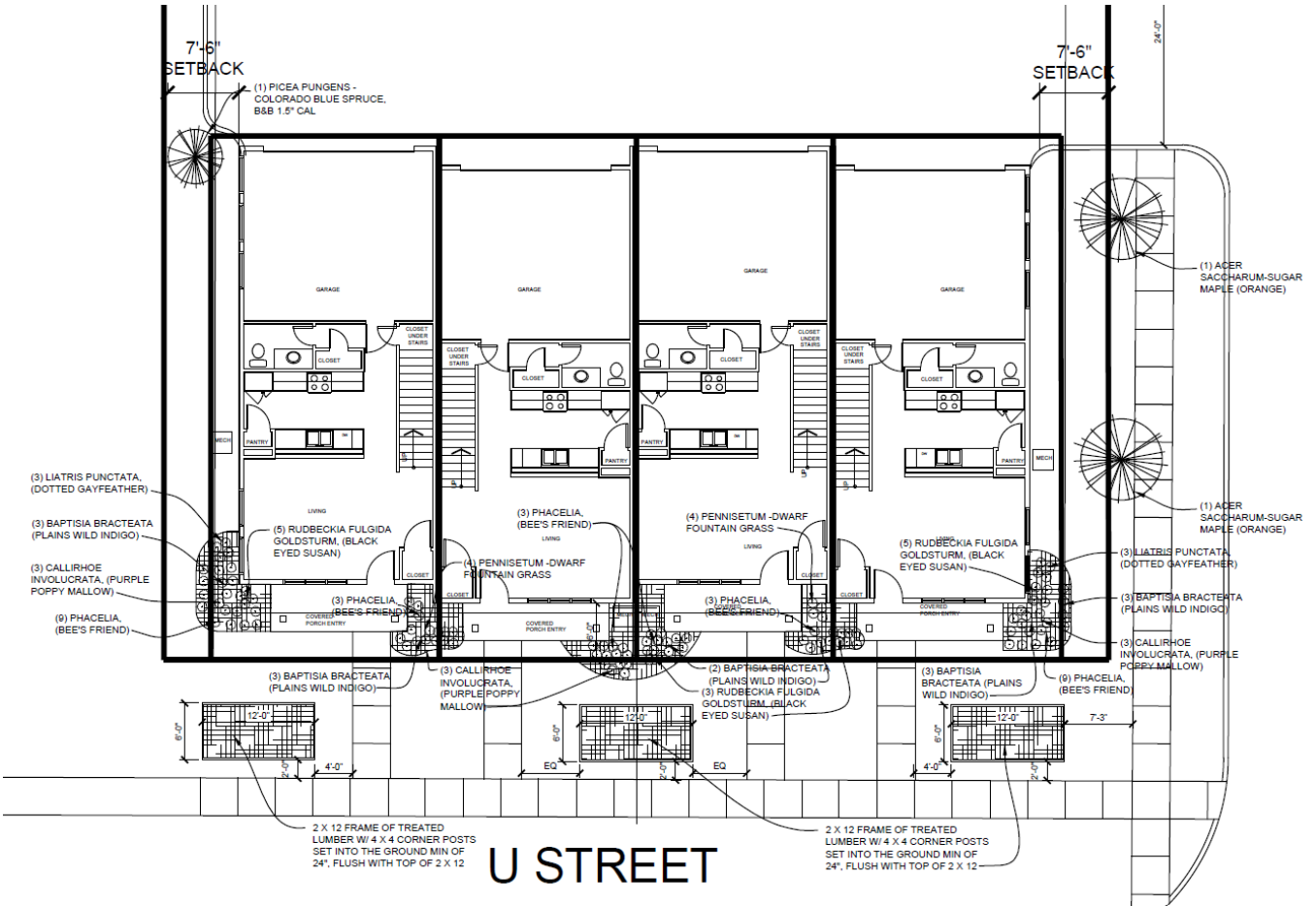
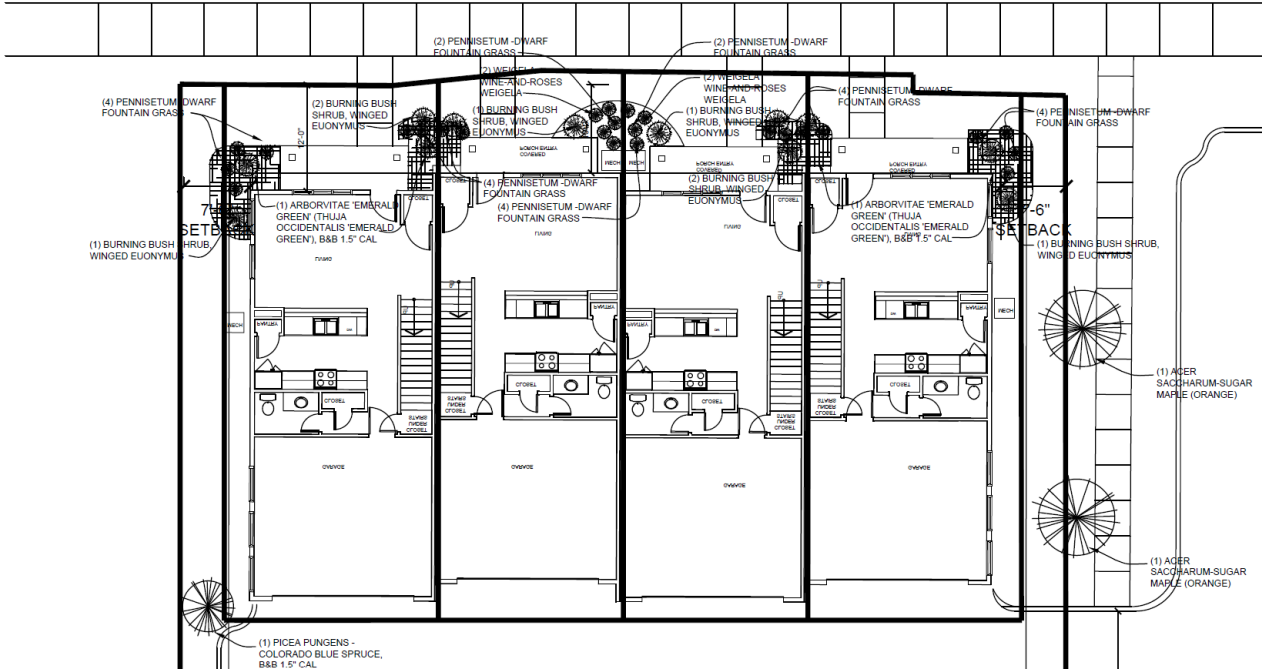


26TH STREET

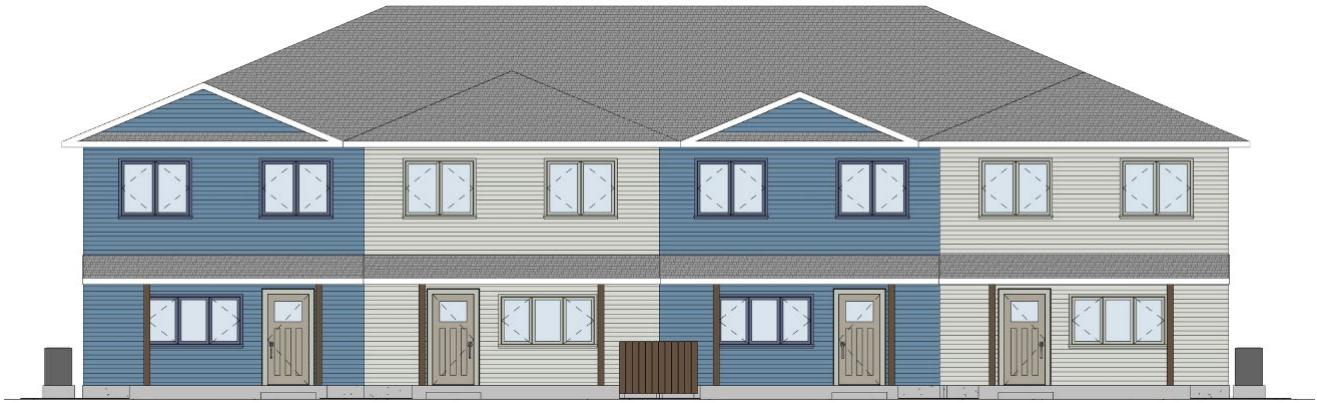
U STREET

ATTACHMENT C - Site Landscape Plan

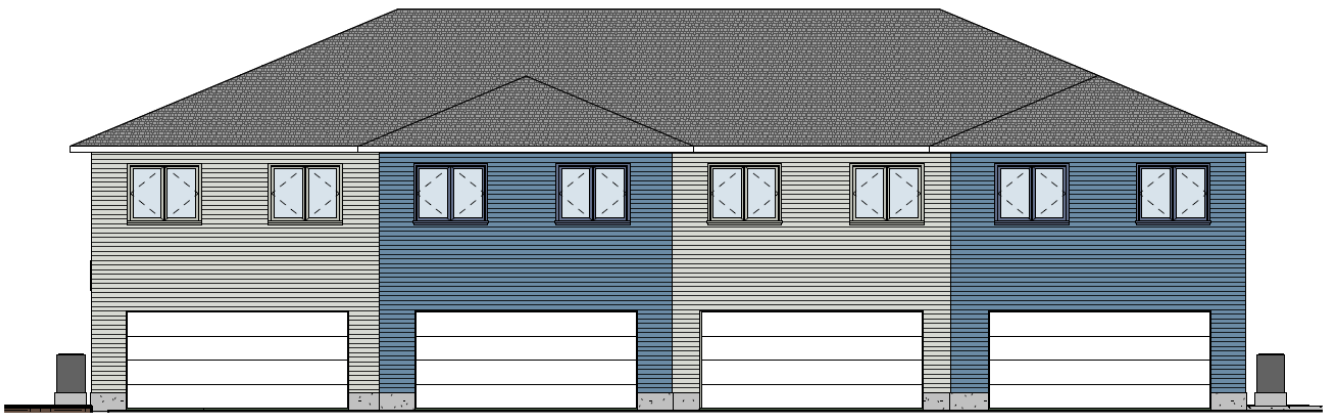
VINE STREET



ATTACHMENT D- ELEVATIONS



Typical Front elevation



Typical Rear Elevation



Typical Side Elevation

ATTACHMENT G- PERSPECTIVE IMAGES

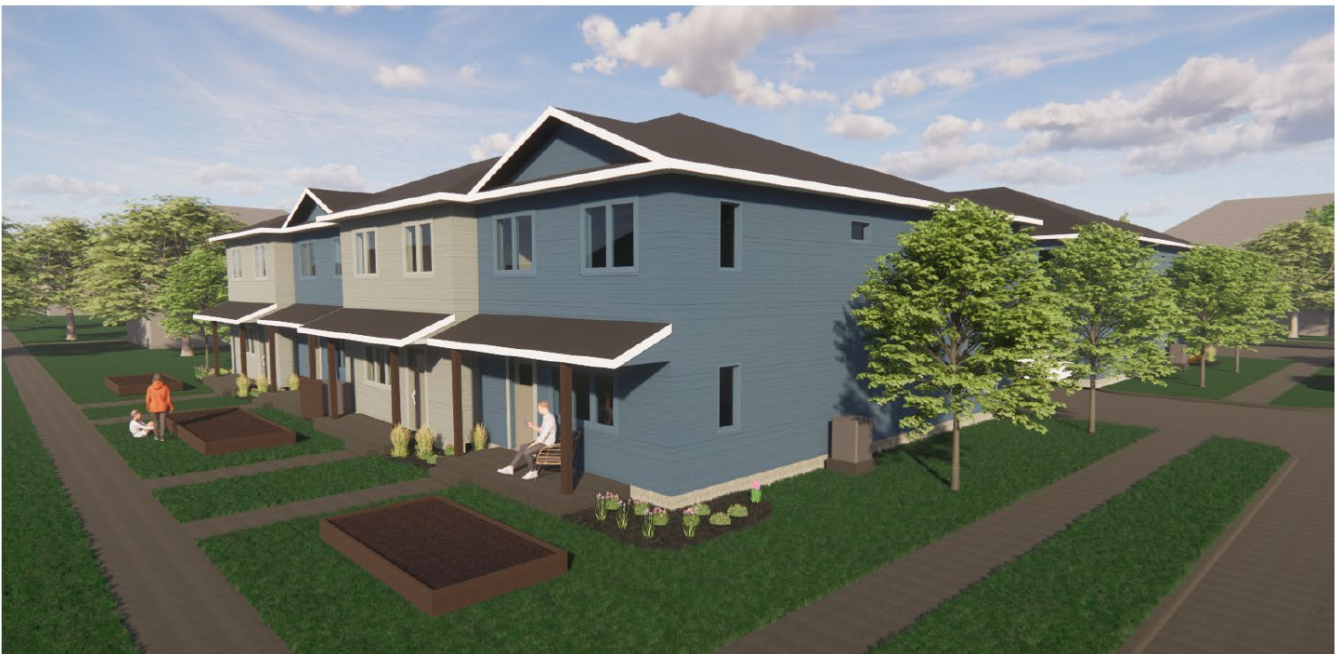
https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2024/04 April/26th and U_Staff report.docx



Front Elevation on Vine St, and U St.



Typical Building Rear Elevation



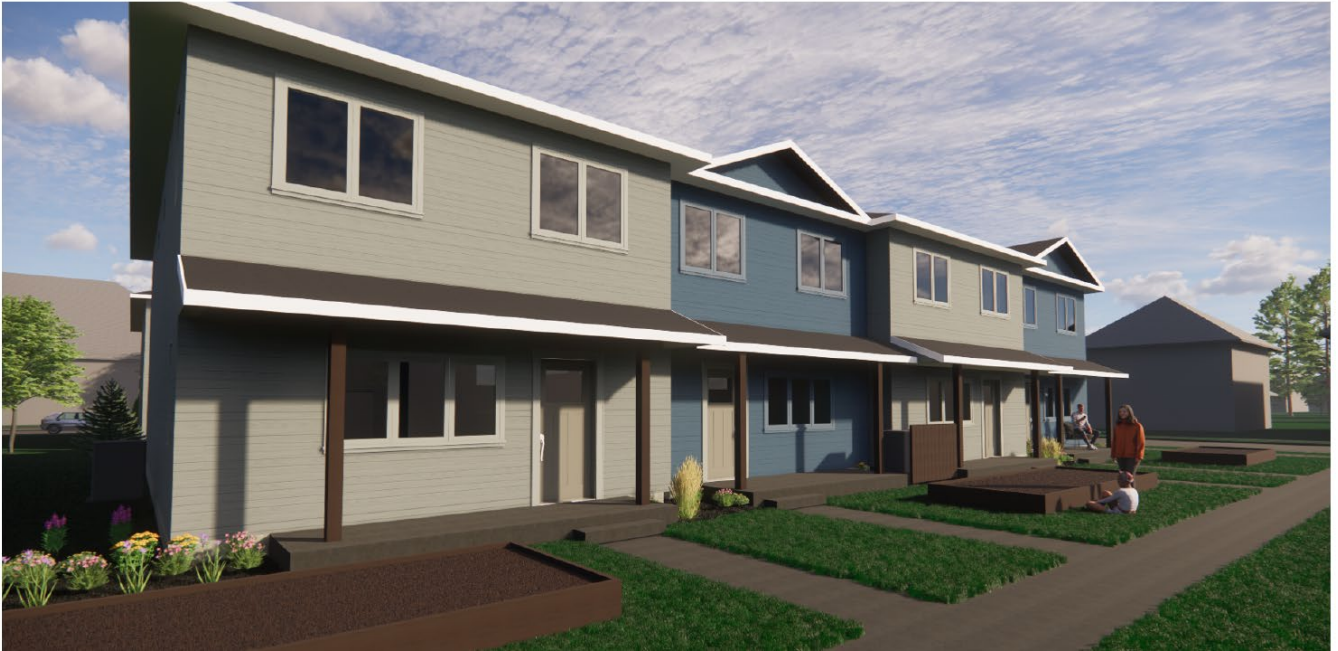
Looking Northwest From 26th & U St.



Looking Southwest From 26th & Vine St.



Closeup Of Front Porch



Closeup Of Front Porch

DRAFT - Excerpt from **MEETING RECORD**

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 21, 2024, 1:30 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Jim McKee, Greg McCown, Jim Johnson, Melissa Gengler, Greg Newport and Dan Worth (Nancy Hove-Graul absent).

OTHERS IN ATTENDANCE: Stephanie Rouse, Paul Barnes, Arvind Gopalkrishnan, MC Raterman, and Clara McCully of the Planning Department; and other interested parties.

Advisory review for 8 new townhomes at the northwest corner of 26th and U Streets adjacent to the Hawley Local Landmark District.

Rouse stated this application is for eight new townhomes. This is across the street from the Hawley District. HPC is making the recommendation to the Urban Design Committee, which is meeting in two weeks. Rouse reviewed the proposed project against the Hawley Design Guidelines as outlined in the staff report.

McCown asked what the roof grade is.

Aaron Burd, Applicant, stated the pitch is 5/12.

McCown asked if the porches face south.

Burd stated the porches are to the south and to the north.

McCown asked if the south façade windows are single-pane glass or will have grills.

Burd stated they will not have grills.

McCown stated he would like it to look less new and a bit more integrated into the neighborhood. Internal grills would be nice, and though it may not be necessary or code because of the short elevation of grade, would be to still have some railings up front on the porches.

Gengler asked Rouse if the windows were one-over-one double-hung.

Rouse stated not on this building, but they are typical to the area. First floor you will find the larger picture windows in Hawley homes.

Burd stated the windows on this property are single-pane sliders.

Gengler stated she likes to see housing going in but wants to see more dimension on the exterior façade. It would be good to do a one-over-one or add dimension to the window or main elevations such as a porch rail to match the neighborhood. The style of railing isn't as critical as the presence of a railing. It helps to break up the flatness and neutralness of the façade and gives a nod to architectural styles in the neighborhood.

Newport asked if the window casing could be differentiated color-wise. Something to differentiate it from the siding color.

Gengler asked what color the trim is.

Burd stated it would be gray and tan, the same as the siding. The windows would be white.

McCown stated that even though 8-inch siding is more available he would like to see it narrower.

Burd stated it's more cost-effective to have the 8-inch siding.

McCown stated to try to keep it constant with what is more ubiquitous in the neighborhood. It takes more time and money, but he would like to see a narrower reveal.

McCown stated windows, siding, and railings, all add to being more sympathetic to surrounding neighborhoods than new construction.

Gengler stated there are cost considerations and there can be a happy medium. Changing the siding would be preferable, but changing the windows and railings may be more cost-effective. The point is to not make it look old but to bring in some of those elements of the neighborhood.

McCown asked if the stoops are concrete.

Burd stated yes.

Worth asked if this goes to Urban Design.

Rouse stated yes and this item should have a formal recommendation.

Barnes stated that since this is a TIF project within a certain distance of a local landmark district, part of the new code that was adopted, that's why it's here. The HPC's role is to review and make recommendations.

Worth stated the typical side elevations have major view potential, especially on 26th Street and those look pretty bleak. Worth stated to get better window patterns on those facades as well. Otherwise, they are relatively blank and don't contribute much to the neighborhood

Burd stated one side is the garage and they can't have windows due to LES guidelines since they are next to transformers. They had designed more windows originally but had to remove them.

ACTION:

Gengler recommended approval of the project as presented is a contribution to the neighborhood and the developer should apply design elements that match stylistically to the district, which would include porch railings styled at the applicant's discretion, window configurations, window grills, and considering a siding reveal, and reviewing the non-primary façade, seconded by Johnson and carried 6-0: Gengler, Johnson, McKee, Worth, Newport, and McCown voting 'yes'; Hove-Graul absent.