

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **May 4, 2021**, at **1:00 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 [April 6, 2021](#).

DISCUSS AND ADVISE

2. [25th & Vine Redevelopment](#)
– [UDR21024](#)
3. Terminal Building Streetscape & Parking Lot Structure
– [UDR21032](#)

STAFF REPORT & MISC.

4. UNL Student Project, Music District
5. [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.

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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, April 6, 2021, 1:00 p.m., County-City Building, Conference Room 113, 555 S. 10th Street, Lincoln, NE.

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

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman, Collin Christopher and Teresa McKinstry of the Planning Dept.; Dallas McGee and Ernie Castillo of Urban Development Dept.; Aaron Burd of L.A. Real Estate; Kevin Riley; 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 March 2, 2021. Motion for approval made by Huston, seconded by Deeker and carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Canney, Eagle Bull and Hind absent.

25th AND VINE REDEVELOPMENT:

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

Dallas McGee has been working with Aaron Burd and his team on the development of a 36-unit apartment complex. They anticipate using TIF (Tax Increment Financing).

Aaron Burd stated this project started from six or seven dilapidated, run down properties. They obtained the properties and pursued working with Urban Development and the Planning Dept. to design a 36-unit apartment complex that was structured towards single-family affordable housing units and some student housing. He presented the plan.

Penn inquired about the location. Burd stated this will be located on the northwest corner of 25th St. and Vine St.

Huston believes this property is not subject to the Downtown Design Standards. Stacey Hageman replied it is subject to the Neighborhood Design Standards. There has been some back and forth

on the design of the building. More porch like features were added on the front which is a characteristic of the neighborhood. She talked about the façade in terms of offsets. She suggested there is a little more breakup or visual interest on Vine St.

Huston inquired about the proposed materials on the reliefs and facades. Burd responded that inside the alcove of the front porches would be natural stone. The beltline would be pre-finished concrete Hardie board with trim board. There will be verticals between the windows with prefinished Hardie board. In-between will be a heavier gauge vinyl at a price point they can do. The gables are Hardie board with pre-finished shake shingles.

Kevin Riley stated the intent was that this is reminiscent of the same design context for rural areas of downtown. They focused on eliminating any vinyl siding at the pedestrian level. Other elements are added for interest.

Penn asked if Hardie board will be used at grade. Riley replied yes. There will be factory finished cement board at the beltline for durability and greater longevity. It will not go all the way to grade. It will stop about eight inches above grade. There will be a little bit of exposed concrete. They are proposing landscape buffers all the way around.

Penn wondered about parking. Huston observed there are 54 stalls according to the site plan. Riley stated they have been working with Urban Development and the Planning Dept. The lot to the north was factored into parking numbers as well. Burd added they would pave the alley as well. They showed the bioswales for stormwater management. Penn asked how many parking spots there will be. Riley answered they are proposing 54 total, including two handicap.

Penn inquired how many units are affordable housing. Burd replied six. Riley added they are all set up to be two bedroom, one bath units.

Peace asked about the density per acre or lot, and if the applicant is above current zoning. Burd replied they are below density. He believes this would be considered cluster density for the CUP (Community Unit Plan). Parking became a bigger challenge. He believed 36 units would be a more suitable fit for this location.

Deeker asked about the streetscape on Vine street, specifically some of the light poles and the retaining wall. Riley pointed out the retaining wall that is going away. They are working with the landscape architect so some of the landscape is consistent with what is on Vine Street. There will be a lot of landscaping along Vine Street. Light poles will remain. Burd noted there is one pole shown. Deeker knows that these eyebrow plantings are hard to maintain. She encouraged the applicant to make sure to coordinate plantings with the City. They may or may not want the planting material that is there now.

Huston asked if there will be any outdoor seating area. Burd replied no. The units will have porches. Huston wondered about any opportunity for residents to have an outdoor gathering space. He doesn't believe the design standards require any. Penn asked if the porches have to be of a similar style on the same side of the street. Hageman stated the standard for porches is if 50 percent or more of houses have a porch, then the property should as well. Riley added that the porch structure is similar to houses down the street. They took some cues from that.

Huston saw a comment about a suggestion for differentiation. Hageman noted the standard is that 100 feet or longer should be broken up. Offsets of at least six feet is a suggestion. Since the offsets are not six feet, perhaps paring with another method would help meet the standard. Huston believes it would be acceptable to incorporate some different color differentiation. Burd is acceptable to some of that. There are seven different colors on the palette. He thinks too much color won't look as clean. He is not against incorporating something different for a different aesthetic feel. There was a picture in the agenda he feels is a little busy looking. Riley wanted to keep it fairly simple. Huston asked the applicant to point out the offsets. Riley did.

Peace noted the applicant mentioned they are working with Urban Development on this. Dallas McGee stated this came to us a long time ago. It was originally proposed as a single building. Staff felt that two buildings would be better than one and talked about parking. They encouraged them to look at Vine Street and how to landscape the front yard. He believes they have done some of that. There were some discussions on the façade. They are looking to this board for advice.

Peace is fully supportive of this project in general. The way the parking is in back and well screened is a positive. He thinks there are some things about the size of the building and the shape that could be tweaked. He mentioned some offsets and faces. They appear to be two feet and 18 inches. He would suggest making them a little deeper and perhaps more irregular so it doesn't look like two mirror buildings that are occupying a very long portion of Vine Street, especially if you look at the context in general. He believes that by varying things, it would break up the façade. He likes a varying color palette. He thinks the applicant can look at increasing the looks of the setbacks and varying the colors. Burd stated the issue they've run into is we've pushed the setbacks. The building will be stretched toward the alley, you will lose parking. They are set up for a pedestrian walkway behind the building. If we try to condense and squeeze the building, some bedrooms and some great rooms become small. Peace believes with some extra attention to detail, he thinks you can get there with a little more relief on the façade. Some deeper colors in some areas and some lighter colors in other areas could be used. He thinks you could cantilever some items on the back. Penn agreed. It would help the back wall not look flat.

Penn suggested the applicant might consider a way to make the windows a different style. She believes something that gives more presence to the entry is needed. Burd noted that perhaps shake shingles could be used. Penn observed that shake shingles are usually the most expensive products.

Penn asked if this is on a schedule for TIF or construction. Burd wants to resolve this and have everyone on the same page.

Huston inquired if the Redevelopment Plan has appeared before Planning Commission yet. McGee responded the amendment to the Redevelopment Plan is ready to move to Planning Commission. Ernie Castillo believes it will be on the Planning Commission agenda on April 28, 2021.

Riley stated they will go back and play with the model. Ultimately, they want to get through Planning Commission and City Council. Burd stated they are locking in the trades now. Site preparation has already started. Huston believes this committee has some specific suggestions for the applicant to consider. They are to look at color variation, façade differentiation and the windows on the front.

Peace would add try to get away from sheer symmetry and mirror image. That is for institutional buildings. That is not the way a neighborhood develops. You don't want it to view as pure mirror symmetry.

Riley stated they are already looking at another parcel to the north of this. It would be the same exterior finish. The difference being it will be on Y Street. They are proposing the same 36-plex with two 18 buildings, three story.

Huston noted that R-6 zoning holds a lot of density. That is what the district is for.

ACTION:

Huston moved approval subject to conditions that the project come back addressing color variation, façade articulation and window design on the front façade, seconded by Peace.

Penn would suggest you make up for any lost square footage in the rear from articulation. We want to be supportive of affordable housing. We want to make sure this will still look good in five years. She also wanted to know how the applicant will meet the grade. She asked if it will be concrete. Riley answered yes. Burd believes it would be most optimal to landscape. He believes any paint would flake off. Huston noted that according to the landscape plan, he doesn't believe it would be visible. Burd believes they have gone above and beyond the landscaping required by code.

Motion for conditional approval carried 4-0: Deeker, Huston, Peace and Penn voting 'yes'; Canney, Eagle Bull and Hind absent.

PLANFORWARD 2050 POLICY DISCUSSION:

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

Paul Barnes stated that today is to give an update on the Comprehensive Plan update process. Collin Christopher will talk about entry corridors and public art. In winter 2020/2021, staff had a lot of detailed discussion about specific policies and action items. We are breaking some items apart and will put them together in the new plans by policies and actions. For spring/summer 2021, we are having additional conversations about addition plan content. We are doing further outreach to the community. This summer we will have a draft plan published. The goal is to have it approved by the end of this year. The Community Committee consists of 13 different people representing different interests across the City and County. They have held 16 different meetings since January 2020. The Equity Subcommittee has met six times. There was a kickoff event at Pinnacle Bank Arena in 2020. Since then, we have held two virtual public events. There was also a LRTP (Long Range Transportation Plan) virtual event, a survey and focus groups. Staff has created a Recommended Growth Scenario that was released in October 2020. The website is PlanForward2050.com. The assumption is for more infill. The current Comprehensive Plan recommended about 22 percent infill. This would move it up to 25 percent. This is a trend that has been happening in more recent years. The area to be added into the City and urbanized area is 6.9 square miles. We are anticipating 48,000 additional households by 2050.

Collin Christopher stated that the Placemaking chapter of the Comprehensive Plan has several topics. Entry Corridors, Public Art, and Community Spaces are just some of them. Planning staff will be back next month to address more topics and other chapters of the Comprehensive Plan. Regarding Entry corridors, the guiding principle is they should be protected, studied and enhanced. The current Comprehensive Plan identifies them as I-80, US 77, Cornhusker Hwy., 'O' Street, Homestead Expressway and Hwy 2. For action steps, we have done two studies in the last year or two. The West 'O' Street Plan was completed last year. Second is the Cornhusker Enhancement Plan. This was done in conjunction with the 33rd and Cornhusker Plan. We are looking to identify funding strategies. Both of those focus on the public side of this. The other part is looking at zoning tools, design standards and development tools that could guide reinvestment. Action Step 2 speaks to the importance of maintaining enhancement elements. Action Step 3 is to continue to implement and update. Entryway Corridors is where we start the process.

Regarding Public Art, we have described this as an important means by which the community can strengthen its sense of place and promote a positive image. Public art or a public art collection is guided by Parks and Recreation. They work with the Advisory Board to preserve existing art collections and make recommendations for future installations. Action Step 1 states that the corridors along I-180 and I-80 into downtown and Cornhusker Highway from 11th St. to 56th St.

are good opportunities for public art. Action Steps 2 and 3 focus on implementation of the Public Arts Master Plan. Specifically, one aim of the Master Plan is to spread public art throughout the community.

Huston wondered if there is a disconnect between Entryway Corridors and Redevelopment Plans from Urban Development. He believes they need to be coordinated. It can be hard to get buy-in from the private sector. He wants to make sure that PlanForward 2050 is coordinated with Redevelopment Plans. This is a great opportunity to help the corridors.

Christopher continued that Public Art Step 4 states that the inclusion of public art should be considered early on in the process, so it is context driven. Step 5 is to seek out artists early on in the design. Step 6 is to prioritize the inclusion of artists and public art advocates. Step 7 us to prioritize the implementation of projects.

Community Spaces has not been in previous plans. This centers on the need to create and preserve public spaces. As we begin to emerge from the pandemic, good successful community spaces is important as it has ever been. Step 1 is to develop a framework or toolkit. Step 2 is to engage diverse stakeholder groups that we can use to guide development of these projects. Step 3 suggests working with local organizations and businesses to better activate spaces. A classic example is Tower Square could be better activated. Step 4 is to identify and prioritize funding for new community spaces. Step 5 is to explore and implement temporary design solutions as a way to experiment and adapt public spaces. Step 6 focuses son community led placemaking. There are a lot of talented people in this community. The goal is to create processes and find a way to support that through funding.

Peace wondered if the design standard areas should be expanded. He has seen it in other areas where it has been expanded. He doesn't know the nuts and bolts. He inquired if this is being considered. Christopher responded that it has been talked about if it is relevant. Hageman stated that LPlan 2040 had a lot of language about commercial design standards, specifically. She was trying to touch on all of this. The Neighborhood Design Standards are limited to the 1950 City limit. Other cities have allowed higher density for the missing middle and specific standards to infill projects. There is the question if Commercial Design Standards, should be limited to certain areas of the City or should it target certain areas. We will touch on this more next month.

Peace believes we should do some research. Omaha is doing it and other places in the region. He hasn't set down and looked at text for Enhanced Design Standards. Huston stated that Omaha's approach surprised him. They are part of the permit process. He likes Lincoln's approach better. Peace is using the term Design Standards. In terms of a code, there are standards. It can be counterproductive to good quality design. Hageman stated that in review, we give a lot of weight to the intent of the Design Standards. Articulation can be hard to define. Deeker knows that we see some of the same issues come up. Finding a happy medium that provides more direction of

the expectations could be good. She believes a little more detail would be helpful. She would like to see better articulation, better color and materials. She wondered about streetscape standards and maintenance. What are some things we just say no? She knows that Parks and Recreation has some plants they don't want to use. She believes being more prescriptive about things we don't want to see would be helpful. She thinks more detailed guidance is needed. Huston has always thought that Design Standards in addition to a TIF review can be an odd fit. Deeker thinks having some level of guidance for the minimum expectation would be helpful. She believes we need Design Standards for corridors to create a cohesive feel. The committee is supportive of more guidance.

Barnes noted that staff plans to return in May with more information. He encouraged committee members to reach out to staff if there are questions or comments. The draft plan will be published this summer. There is still more time for input.

STAFF REPORT:

Penn stated that Tammy Eagle Bull is resigning from the committee. She has stated that due to her travel and schedule, she just doesn't have the time to commit that she believes this body deserves. There will be a new member at some point.

There being no further business, the meeting was adjourned at 2:45 p.m.

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TO: **Urban Design Committee**
FROM: Stacey Hageman
RE: Meeting of May 4, 2021
DATE: April 28, 2021

ITEM 2: 25th & Vine Redevelopment

Last month the Committee reviewed plans for two 3-story multifamily buildings on the northwest corner of 25th & Vine Streets. This project is seeking TIF and is within the Neighborhood Design Standards review area. Updated plans and elevations are attached for your review.

As per last month's discussion, one standard warrants further discussion and interpretation:

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 proposed façade is articulated with roof features and offsets in the façade. The offset distance has increased from last month's submittal. Methods to further articulate the Vine Street façade were asked to be considered. Color was proposed as a way to provide variation. The use of color should be evaluated to determine if it achieves greater articulation.



ITEM 3: Terminal Building Streetscape & Parking Lot Structure

Developers at Terminal Building plan to share their plans for the streetscape. They are also proposing a parking lot structure that would provide cover to parking below and space for building amenities above. I have not yet received their submittal.

ITEM 4: UNL Student Presentations

Students from UNL will be presenting their ideas for the Downtown Master Plan's music district.

ITEM 5: 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 Infill & Redevelopment and Nodes & Corridors policies are being carried over from the current Comprehensive Plan.

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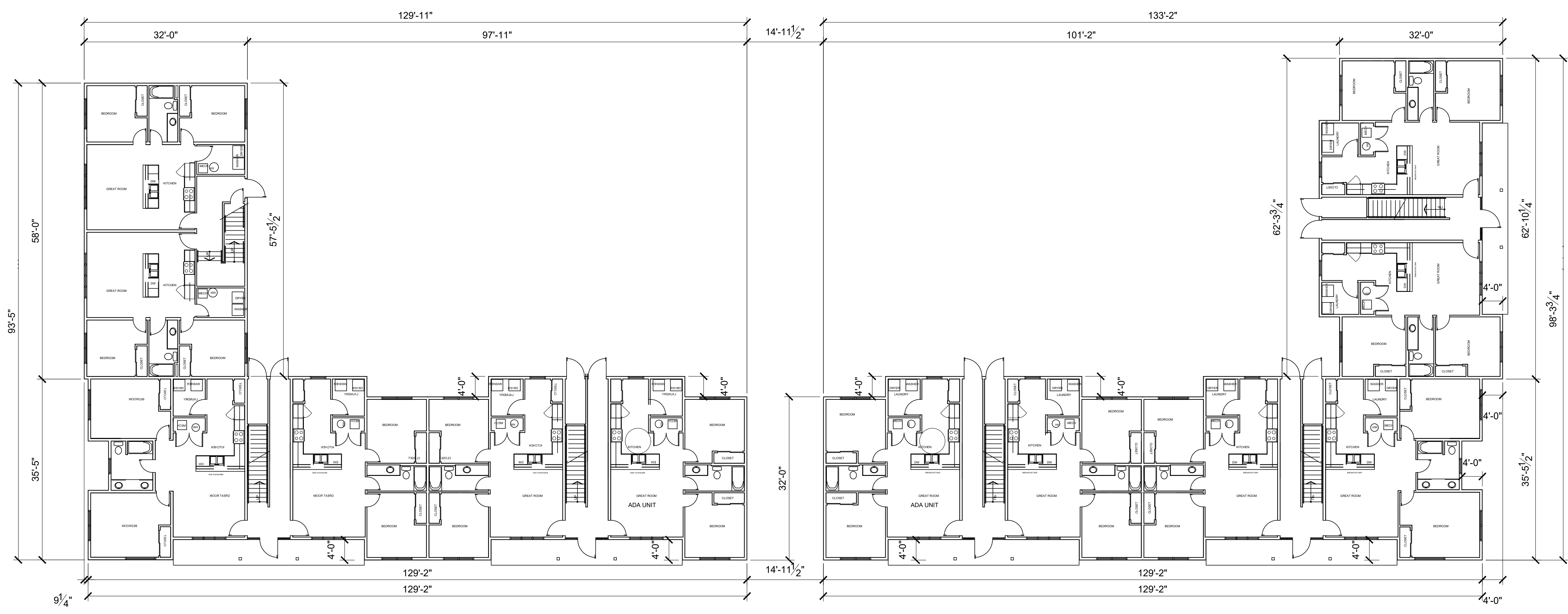
REVISIONS
NO.
DATE



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

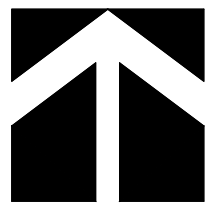
TITLE	PROJECT NO.
DRAWN	CHECKED
DATE	1. 2. 3.
SHEET NO.	April 24, 2021

A100



BUILDING A

BUILDING B

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



Vine Street Elevation



Color / Material Legend

1. All roofing material to be Pabco Roofing Products "Oakwood".
2. Vinyl siding to be 4" exposure Certainteed "Seagrass"
3. Hardie Board "Light Mist" in shake shingle or 6" exposure siding.
4. Hardie Board "Aged Pewter" to be panel style material.
5. Stone to be Edwards stone Cottonwood Dimensional
6. All doors & windows to be dark bronze, fascia, gutters & downspouts to all be dark bronze
7. All trim to match the color of the area it is adjacent to.



Typical Front Porch

REVISIONS

DATE

NO.

L.A. Real Estate

TITLE EXTERIOR RENDERINGS

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

PROJECT NO.

DRAWN

CHECKED

1. 2. 3.

DATE

April 24, 2021

SHEET NO.

A101



Vine Street Looking Northwest



Vine Street Looking Northeast

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

REVISIONS

NO. DATE

L.A. Real Estate

TITLE EXTERIOR RENDERINGS

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

PROJECT NO.

DRAWN

CHECKED

1. 2. 3.

DATE

April 24, 2021

SHEET NO.

A102



25th Street looking Southwest towards Vine

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

REVISIONS

NO. DATE

L.A. Real Estate

TITLE EXTERIOR RENDERINGS

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

PROJECT NO.

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1. 2. 3.

DATE April 24, 2021

SHEET NO.

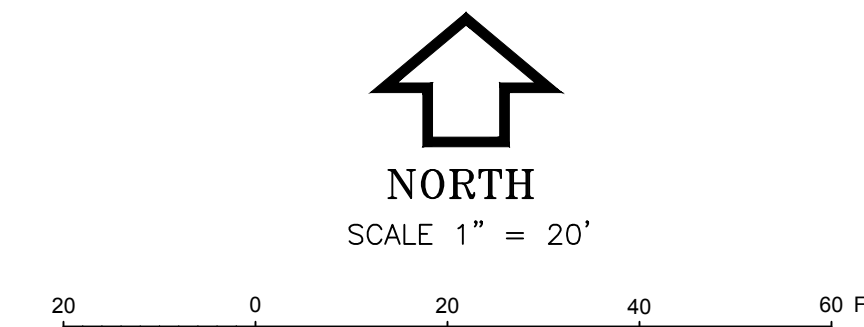
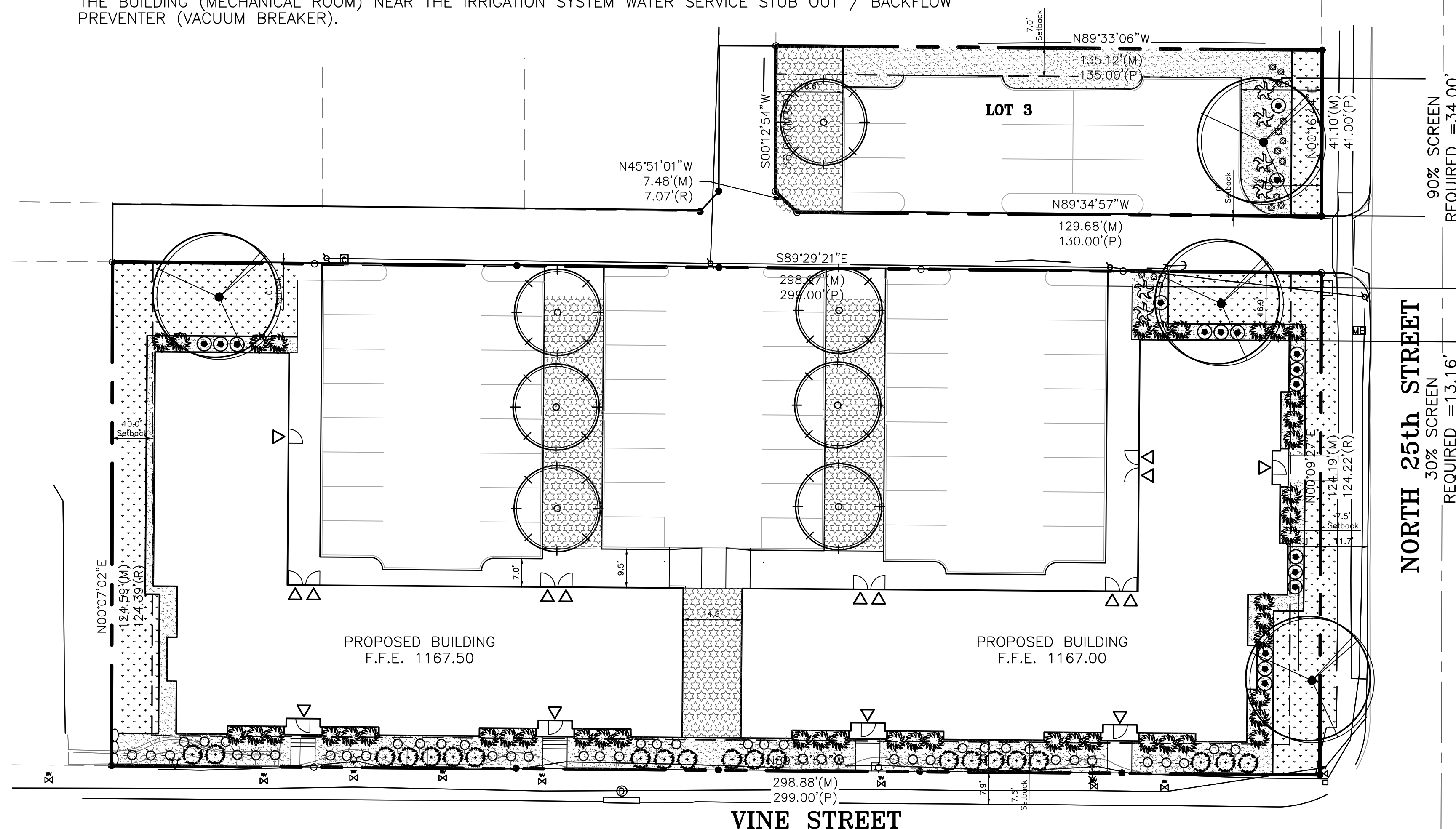
A103

LANDSCAPE SCHEDULE (PROVIDED AND INSTALLED BY CONTRACTOR)

QUANTITY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	METHOD	SIZE
TREES						
7	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	40'	25'	B&B	2" CAL.
4	WHITE OAK	QUERCUS ALBA	50'	40'	B&B	2" CAL.
SHRUBS – EVERGREEN						
6	GOLD LACE JUNIPER	JUNIPERUS CHINENSIS 'GOLD LACE'	3'-4'	5'-6'	GALLON	#2
SHRUBS – DECIDUOUS						
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
GROUNDCOVERS / PERENNIALS						
~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:

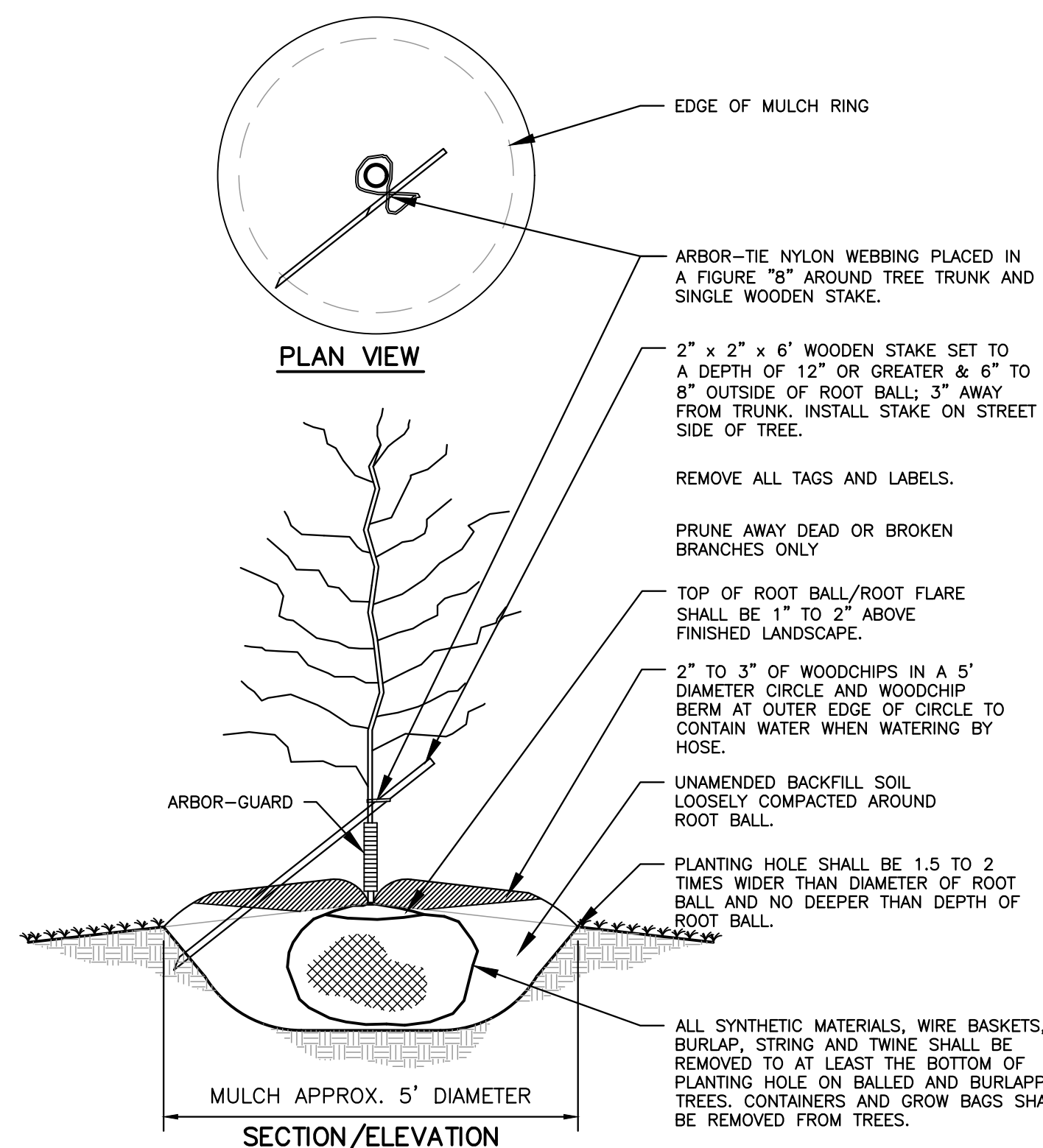
PARKING LOT TREES
 15,100 SF CONCRETE AREA = 3 TREES REQ.
 8 TREE PROVIDED

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)

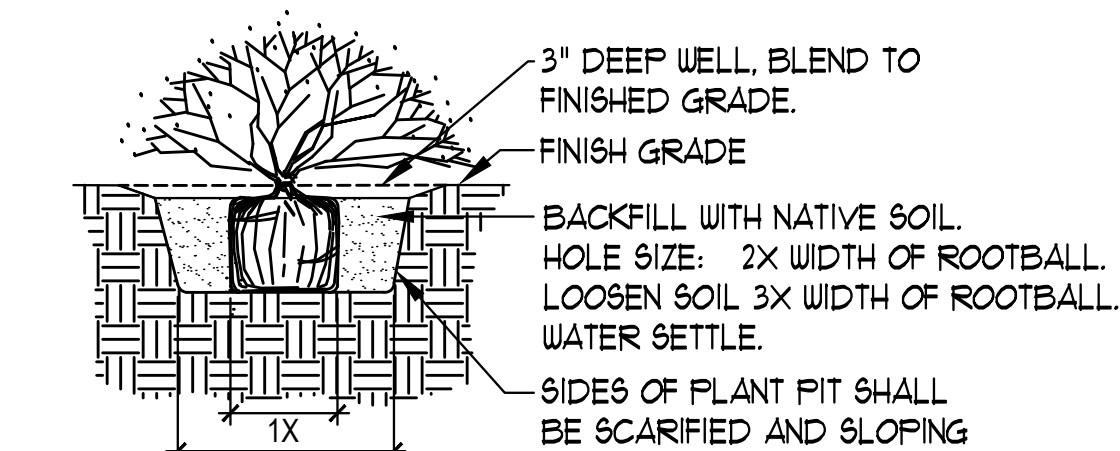
URBAN DESIGN DEPARTMENT TIFF LANDSCAPE REQUEST
 (NOT REQUIRED PER CITY STANDARDS)
 VINE STREET LANDSCAPE (SOUTH FACADE)
 24 BOXWOOD
 20 PAWNEE BUTTES SAND CHERRY
 46 RUSSIAN SAGE

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/GROUND COVER 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

As the draft 2050 Comprehensive Plan supports an increase in infill and redevelopment, where is increased density appropriate? When and where is increased density appropriate in existing neighborhoods?

Infill & Redevelopment: Encourage infill and redevelopment throughout the community and in prioritized areas in order to meet the infill projection of 25%.

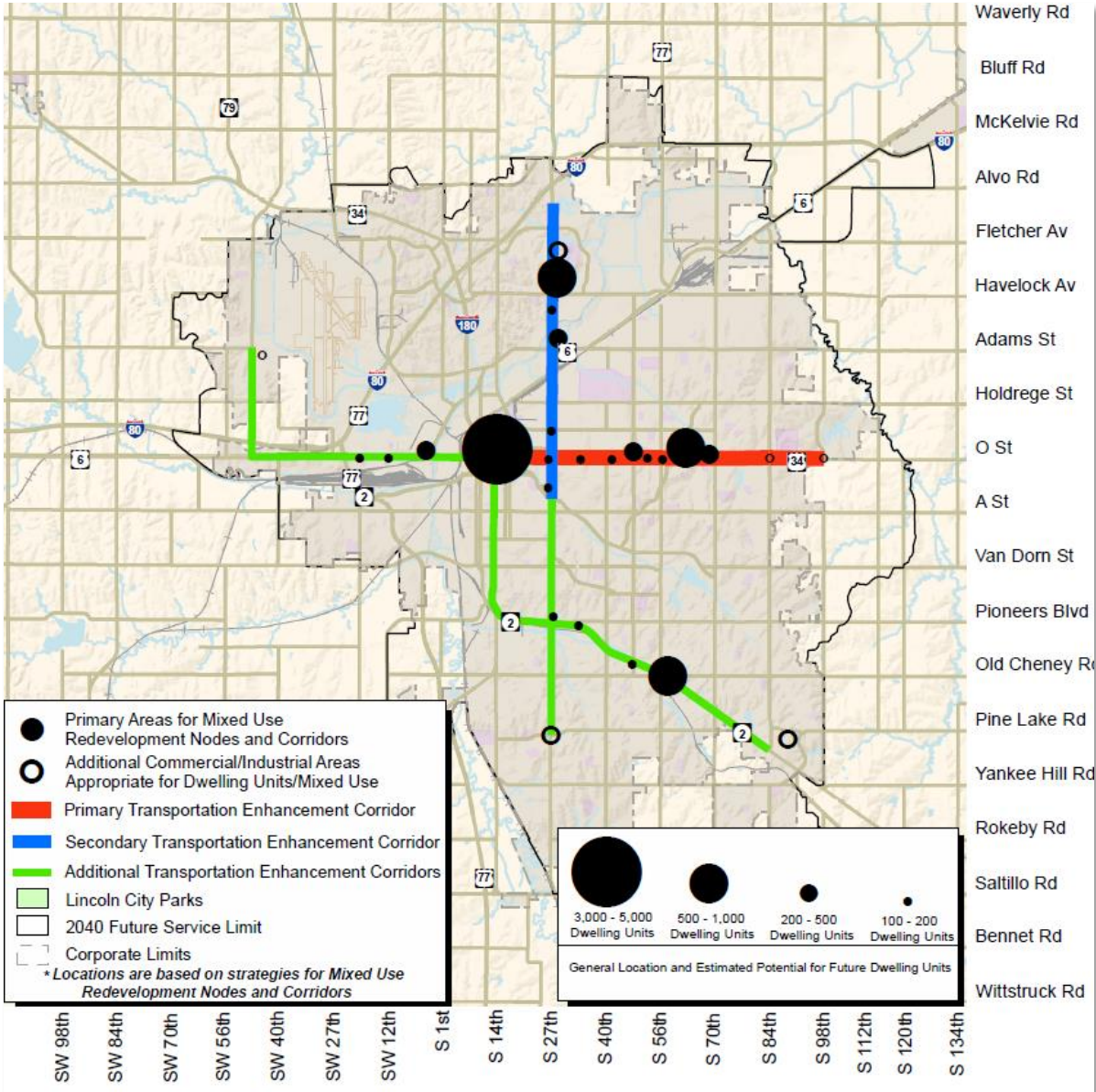
Action Steps

- a. Strive for predictability for neighborhoods and developers for residential development and redevelopment.
- b. Encourage mixed use commercial centers to incorporate a variety of medium and high-density housing affordable to diverse income levels that could serve as a transitional use to less intensive residential development and benefit from walkable access to the commercial area and transit.
- c. Develop new design standards that encourage density, a variety of housing types, optimize infrastructure costs, and help lower the overall cost of property development.
- d. Where compatible mixes of uses, appropriate site layout, and quality design standards still can be upheld, reduce the minimum size for Planned Unit Developments and Community Unit Plans to promote redevelopment on smaller parcels.
- e. Provide a mechanism for adjustments in older zoning districts to lot area, height, setbacks, and parking standards, similar to the provisions already available for newer districts.
- f. Encourage redevelopment of aging residential and commercial properties that are no longer compatible with their surroundings and replace with a variety of housing types and range of affordability.
- g. Establish stronger design standards for redevelopment projects to provide assurance that they will blend into the context of, or enhance, the surrounding neighborhood and avoid conflicting visions among developers, neighbors, and city officials.

Nodes and Corridors: Facilitate the redevelopment of prioritized Nodes and Corridors to create high-quality mobility-focused neighborhoods. Focus efforts on supporting additional jobs and residential development, including a variety of unit types and densities at various price points.

Action Steps

- a. Examine the creation of a new zoning district or overlay district that would address items such as: density, site layout, parking, building scale, and design standards.
- b. Continue utilizing TIF, and evaluate other incentives, to promote high-quality development in targeted areas.
- c. Evaluate expanding TIF eligibility to blighted areas beyond the 1950 city limits.
- d. Coordinate transit and other mobility enhancements with nodes and corridor areas.
- e. Strive for commercial Floor Area Ratios of at least 0.5 within buildable areas designated for commercial development inside the project boundary (including public and semi-public buildings). This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, long-term viable businesses to generate sales tax, and efficient use of land and infrastructure resources.
- f. Strive for residential densities of at least 15 dwelling units per gross acre within buildable areas inside the project boundary. This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, supports new businesses in the mixed use center, makes public transportation more viable, and uses land and infrastructure more efficiently.
- g. Develop design standards specific to Mixed Use Redevelopment Nodes and Corridors. Design standards should be clearly written and allow for an efficient, expeditious review process, while especially focusing on the interface with residential neighborhoods, attractive streetscapes, and safe and comfortable movement of people – whatever their mode of travel.



Parking Requirements: Evaluate the elimination or reduction of minimum parking requirements in additional zoning districts.

Minimum parking requirements can increase development costs and lead to an excess of unused parking spaces. They can also make it difficult to redevelop small underutilized commercial and residential properties. If implemented in a thoughtful manner, eliminating minimum parking requirements can allow property owners to determine their parking needs while minimizing impact on neighboring properties. The B-4 (Downtown) district is currently the only zoning district to not have minimum parking requirements.

In addition to zoning changes, the City can support reduced private sector parking by maintaining a robust multi-modal transportation system and continuing to operate public parking facilities in downtown and other limited locations throughout Lincoln.

Action Steps

- a. Develop a comprehensive review of existing parking requirements, actual parking needs, case studies from other communities, and stakeholder input.
- b. Eliminate or reduce minimum parking requirements in additional zoning districts and include conditions that minimize the impact on neighboring properties.
- c. Encourage large employers and public agencies to provide bike parking, lockers, and shower facilities to help reduce on-site automobile parking demand.