
TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of June 6, 2017

DATE: May 30, 2017

ITEM 2: City Centre Redevelopment

Newman Development Group and their architects, WDG, are proposing a \$90 million redevelopment of the Lincoln Journal Star facility located on the block bounded by 9th, 10th, P, and Q Streets. This project is seeking TIF and comes to the Committee for your review and advice.

The mixed use project will include one level of underground parking with approximately 100 stalls, about 35,000 square feet of first floor retail, about 88,000 square feet of Class "A" office space on the second and third floors, six levels with approximately 240 market-rate residential units, and rooftop amenities for both residential and office tenants.

This is a prominent location in an entryway into downtown Lincoln which is articulated in the building's design by a more modern "floating" portion of the building at the northwest corner. Continuous vertical elements are used to break up the building's overall mass including bay windows, inset bands of windows, and projecting fins. Similarly, in order to reduce the perceived scale of the building, elements like multi-story openings have been incorporated into the design.

The design appears to meet Downtown Design Standards and proposed building materials include brick, glass, and a cementitious rainscreen system. See the attached renderings.

The City's Market Place Garage is located on the project site and will remain a public garage. The developer is requesting reserved parking spaces in the garage to help meet tenant needs and a skywalk (over the alley) is being discussed to allow a direct connection between the garage and the building.

Although not fully designed, the P Street streetscape is encouraged to extend to this block to bridge the gap between the recent P Street improvements and historic Haymarket. Design of these improvements will come to the Committee at a later date for your review and advice.

I recommend approval as the building design and mix of uses enhance their downtown setting.