

URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, July 09, 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 June 04, 2024.

ADVISE

2. Addition of Constellation Studios at S 21st and E O St. – UDR24093 – **Final Action**
3. Downtown Corridors Phase 1 Design – **Final Action**
4. Bison Witches – Proposal for a new enclosure. – **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.

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	Tuesday, June 4, 2024, 3:00 p.m., County-City Building, City
PLACE OF MEETING:	Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Mark Canney, Jill Grasso, Emily Deeker, Frank Ordia, Gill Peace and Michelle Penn; Tom Huston absent.
OTHERS IN ATTENDANCE:	Arvind Gopalakrishnan, Paul Barnes, Collin Christopher and Jennifer McDonald of the Planning Department; Ben Kunz of Hoppe Development, John Conner from APMA 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 May 7, 2024. Motion for approval was made by Canney, seconded by Grasso and carried 6-0: Canney, Grasso, Deeker, Ordia, Peace and Penn voting 'yes'; Huston absent.

MIXED-USE REDISENTIAL BUILDING AT 1000 S. 13TH STREET: June 4, 2024

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

Arvind Gopalakrishnan, Planning Department, 555 S 10th Street, Lincoln, NE stated that this is part of the South of downtown Planned Unit Development (PUD). Preliminary advice was received from the committee at the October 3rd, 2024, meeting. Gopalakrishnan stated that the project will include a public pocket plaza with a food truck, mobile clinic infrastructure, linear park and community room available to neighbors. There will also be screening of the parking areas. The ground floor will include commercial space, building lobby and neighborhood community room. Since the development is seeking TIF assistance from the city, the Urban Design Committee is being asked to review and offer advice. Gopalakrishnan stated that the proposed design is not in conformance with the Neighborhood Design Standards due to its scale in relation to its neighbors. The planning department acknowledges the deliberate incorporation of certain neighborhood elements in the design.

Ben Kunz, Hoppe Development, 5631 S. 48th Street, Lincoln, NE came forward and stated that they are excited about this project. Kunz stated that there was a lot of extra detail that has been added to the design due to the community.

John Connor, Alley Poyner Macchietto Architecture, 1516 Cumming Street, Omaha, NE came forward and stated that there is a bridge that straddles the alley way for services of garbage and future utility maintenance. The design of the building incorporates some of the architectural elements that picked up some of the cues of the neighborhood. Connor stated that the clinic on the ground floor is currently in the neighborhood and will be moving into the ground floor space. There is also a park element that will have some art collaborations included. Connor stated that the materials were picked to coincide with the Urban Design Guidelines. The parking will be screened with brick up to the bottom of the headlights and then a metal panel infill above that to about 40%. The building is connected as a one elevator building and will be accessible from all floors. This will also be affordable within the community.

Peace asked what is different from today's presentation than from what was previously presented. Connor stated that there has been more details around the brick and more thought into the public focus elements.

Ordia asked if the screening was for the art component assembly. Connor stated that the art component is in two locations for the screening. There will be an outreach session with the community to see what their stories are and incorporate that into the architecture. Ordia asked if it would be able to be changed. Connor stated that they do not know to what extent it will be changed.

Grasso asked if this is the intent of a permanent art exhibit or will be switched out. Connor stated it is permanent to the building.

Peace asked if there were roof lines from the previous presentation. Connor stated that there was but not with as much definition. The intention was to break down and add more residential character and scale without coping residential roof line. Peace stated if there was a question of variation or potential continuous screening, he would choose potential screening. Connor stated that there will be 125 apartments.

Canney asked if the site plan was to have landscape developed. Gopalkrishnan stated yes. Canney stated about adding some type of protective measurement be in place around the plaza area. Connor stated that the plaza surface would be different colored concrete. Canney stated that some type of deterrent would be great. Deeker stated maybe off setting it to make it a little different and distinguish.

Grasso asked where the details of the parapet and wall are located. Connor stated that the detailing is above the windows, store front and by the first floor of the clinic area.

Grasso asked about the brick area in front of the parking garage and if it carries to another area and if the alley is mesh or steel opening or solid. Connor stated that some of the plaster and brick will be pulled around the corner of the ally way with art and it will be solid.

Deeker stated that there were two different plans for parking. Is there open parking and parking stalls? Connor stated that the parking is open air and a screen from the street. The south lot is under the building and the north lot is partially under the building. It is a continuous parking area.

Grasso asked if there is a fence along the east elevation. Connor stated that there will be fencing on the property line between the adjacent building and the parking lot. Kunz stated that they are pricing an aluminum black Picket and a black chain link fencing. The intent of the fence is for security purposes at a 6-foot height.

Peace asked where they are in terms of construction. Kunz stated that they are in the receiving of bid phase and 100% construction in July.

Peace asked if they are set on the dark colored vinyl windows. Kunz stated that they would prefer fiberglass but will need to see where the final pricing will come in at. Peace stated that it is good that they are open to the fiberglass design of the windows.

Deeker mentioned that the streetscape and the landscape will be presented later to the committee but has bike parking been considered. Kunz stated that bike parking will be inside the secured parking lot and in the building. There will also be a public bike rack.

Canney mentioned a possible water source to clean the dog park or messes that could happen to have water to hose off the area and keep clean.

Connor stated that a pickle ball court is on the 2nd floor for the residents. There will also be a ping pong table on the main level. Kunz stated that it has been decided to eliminate the ping pong table due to logistics.

Penn asked if the apartments are affordable housing. Kunz stated that 100% of them are affordable housing.

Ordia asked what metrics were used to define affordable housing. Kunz stated that they have a Low-Income Housing Tax Credit (LIHTC) award where 100% of the units are at 60% income or below. Kunz stated that they are also currently working with other organizations to add some lending to take it to the 50% AMI level which is close to the section 8 housing standards that Lincoln Housing Authority administers. This will make it work more easily with the voucher program at 50% AMI. The compliance period is 45 years, a long-term commitment.

ACTION:

Ordia moved approval, seconded by Peace.

Motion for approval carried 6-0: Canney, Deeker, Grasso, Ordia, Peace and Penn voting 'yes'; Huston absent.

MISCELLANEOUS:

Gopalakrishnan requested from the committee to move the July 2nd Urban Design Meeting to July 9th. The committee agrees to move the meeting to July 9th, 2024.

There being no further business, the meeting was adjourned at 3:45 p.m.

URBAN DESIGN COMMITTEE STAFF REPORT

APPLICATION NUMBER	Urban Design Record #24093
APPLICATION TYPE	Advisory Review and Final Action
ADDRESS/LOCATION	S 21 st and O St
HEARING DATE	July 9, 2024
ADDITIONAL MEETINGS	-
APPLICANT	Karen Kunc, karen@constellation-studios.net
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Constellation Studios is located at 21st and O Street in the redevelopment area of Antelope Valley, on the east edge of downtown, now called the Telegraph District. The project is an expansion of the current studio to include professional artist studios, retail shop, art demonstration room and courtyard.

The project aims at creating an open interior, and abundance of glazed areas that maximize views and daylight. Outdoor spaces will contain an open-air courtyard that is able to open and expand the retail and art demo spaces. The individual studios are available for rent by artists and each studio consists of exposed plywood walls able to accommodate large works of art.

Through a series of meetings, the following goals and priorities were established to guide the design and construction decisions through the project.

Community

- There is high mobility and access with a Walker's Score of 95, Transit Score of 44 and Bike score of 87. The North facade will utilize materials and lighting to create an art facade.

Ecosystems

- Indoor plantings and a daylight courtyard provide connections to nature and biophilic design features for all building occupants.



- Light pollution will meet up-light and trespass requirements of the dark skies initiative.

Water Efficiency & Quality

- Indoor water use - utilize watersense labeled and low-flow fixtures with the following flow rates:
 - Lavatory: 0.8 gpm
 - Sink: 1.0 gpm
 - Shower: 2.00 gpm
 - Water Closet: 1.28 gpf
 - Urinal: 0.125 gpf
- Drinking Water Access - provide drinking water in convenient and accessible locations within 100 foot walking distance of any regularly occupied space.

Energy

- Energy Usage - exceed code minimum energy usage requirements comply with performance requirements for IECC 2018.
- Provide a high performing building envelope through thermal insulation, minimal air infiltration, and thoughtful window placement.

Resources

- Material Efficiency - reduce and recycle construction and operation waste. Main materials are brick and metal panel.



Wellness

- Low-emitting Materials - reduce VOC off-gassing through thoughtful selection of building materials, finishes, and furniture.
- Thermal Comfort - consider providing greater individual temperature control for thermal comfort.
- Interior lighting will provide controls for 90% of individuals and meet LEED's lighting quality standards for color rendering and glare control.
- Daylight performance & Quality Views - achieve a minimum of 55 sDA throughout main spaces of addition and provide 75% of spaces with views.

The project is requesting TIF assistance from the City, and hence, the committee's approval is being sought in association with a Redevelopment Agreement being discussed with the Urban Development Department.

The site is zoned B-4 Lincon Center Business District, and is subject to the Downtown Design Standards.

Compatibility with the Lincoln Municipal Code Chapter 3.76, Lincoln Downtown Design Standards

4.1 Site Development

- Downtown Lincoln buildings west of 19th Street and on North 21st Street from O to Q Streets shall be substantially “built-to” their front property lines (and on corner lots, shall be built-to both front property lines).

Compliant

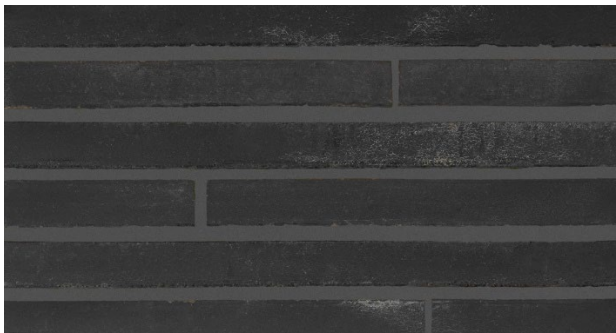
4.2 Building Features

a. Materials:

For the first 20 (twenty) feet above street level, durable masonry materials, such as stone, brick, or tile, or similar materials such as pre-cast concrete, or poured-in-place concrete are required as the primary exterior material facing streets for Downtown Lincoln buildings. Ample windows are allowed but glass curtain wall structures are allowed only in the area more than 20 feet above street level. Decorative accents of durable materials including metal architectural panels, architectural tile, and metalwork are allowed. Other high-quality, durable materials as accents or primary materials may be proposed to and approved by the appropriate design review board. – **Compliant**

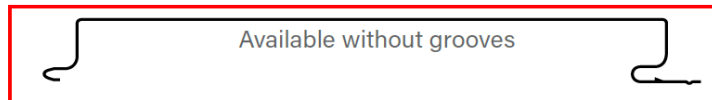
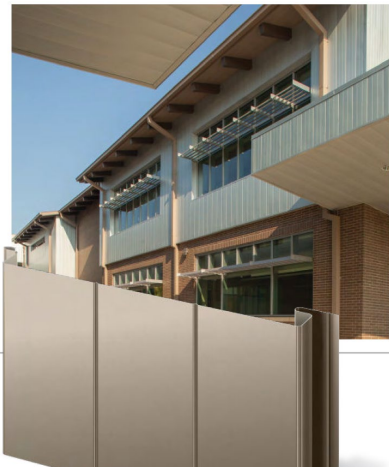
The exterior elevations of the proposed buildings include a combination of the following.

- Textured brick

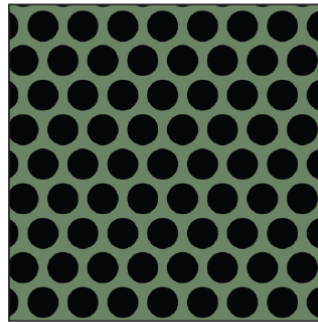


Piave Raw		Corso	ASTM C216	SW	FBA	>3,000	Passes ASTM 50-Cycle Freeze/Thaw Testing	<65	uncored
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- Smooth Metal Panels



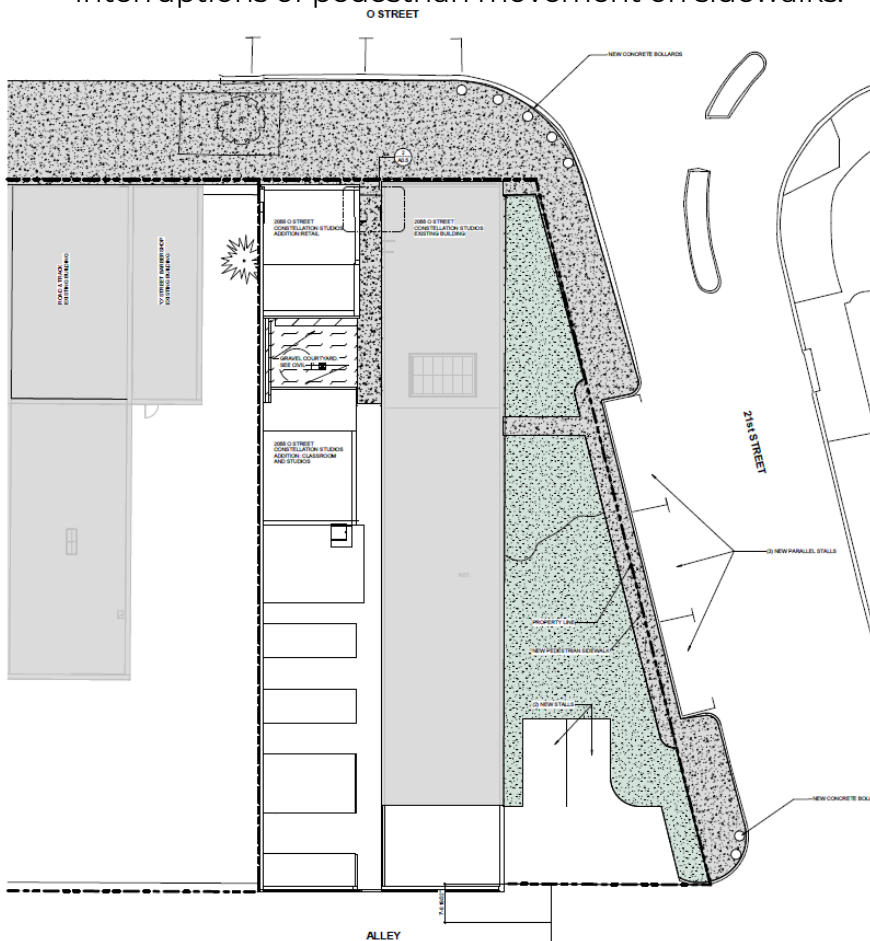
- Perforated Metal Panels



A13
 1/8" holes
 3/16" staggered centers
 40% open area
 Shown in Patina Green

b. Parking structures and lots:

Entrances and exits shall be located and grouped to minimize curb cuts and other interruptions of pedestrian movement on sidewalks. – **Compliant**



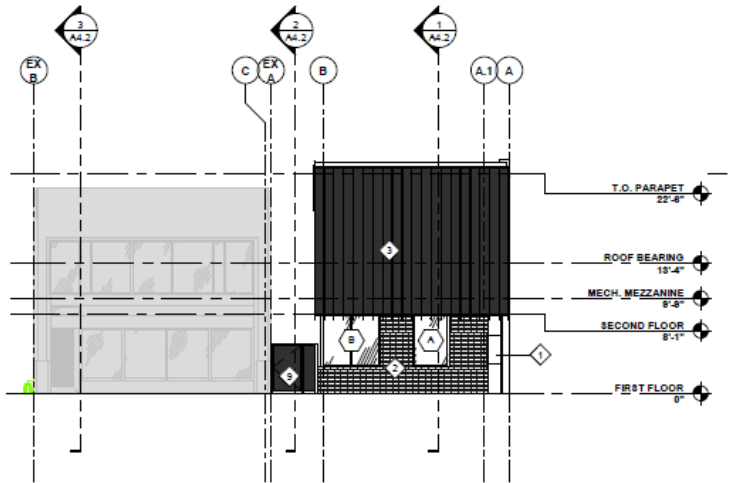
The design proposes 4 parking spaces: 2 on the south-east corner of the property, having access from the alley, and 3 street parking spaces along 2nd street. The parking arrangements have been discussed with the LTU department, and they have provided

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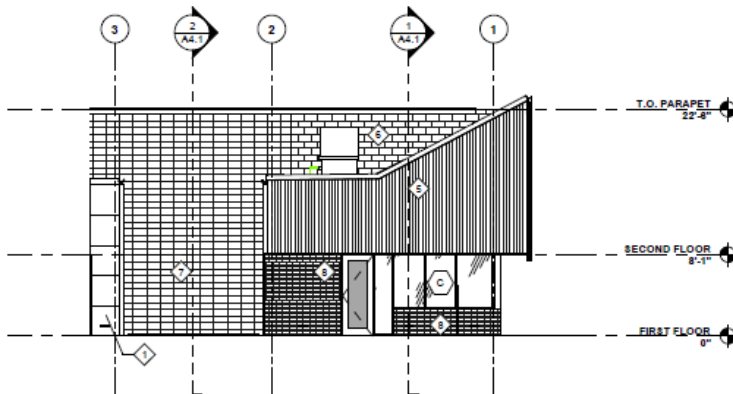
their approval on the plan. The property is zoned B-4 and therefore doesn't have a minimum parking requirement.

c. Roofs:

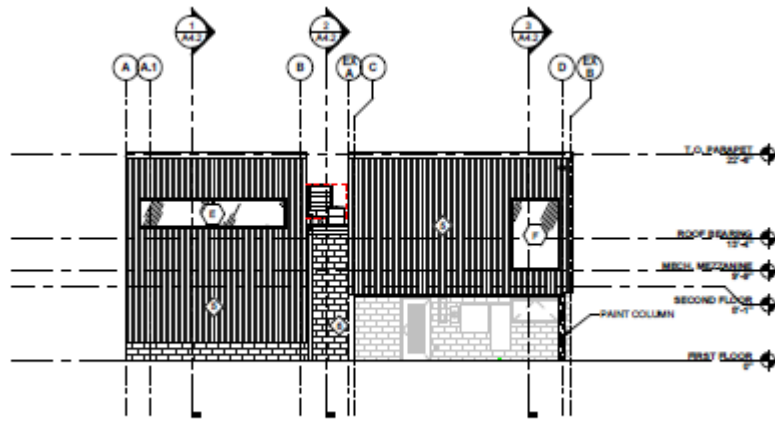
Mechanical equipment on rooftops shall be architecturally screened with materials compatible with the main walls of the building so they are not visible from adjacent streets. – **Compliant**



6 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION - RETAIL
1/8" = 1'-0"



3 SOUTH ELEVATION 1/8" = 1'-0"

The mechanical equipment on the roof of the new building will be screened by the existing building, and hence, won't be directly visible from the street.

- d. Entrances and first floor windows:
 1. Buildings shall have at least one principal entrance that faces the street. Buildings on corners or with multiple street frontages may have a single principal entrance, which must face a street. – **Compliant**

4.3 Additional Pedestrian Considerations

- c. Dumpsters, service docks, transformers, and other necessary fixtures shall be located and screened so as not to be visible from adjacent sidewalks. – **Compliant**

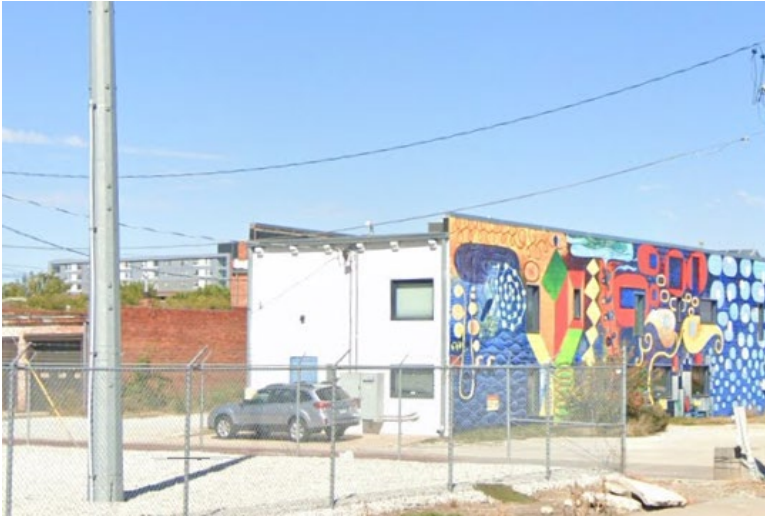
Existing Site



Looking south from O St.



Looking west from S 21st St.



Looking north-east from S 21st St, and N St. intersection.

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

Building Design: Architectural design, materials, and aesthetics,

Landscaping: ***The applicants will come back to the UDC, at a later date with the landscaping proposal.***

Neighborhood Integration: Compatibility of the design with the block, and its impact on the street.

Blight and substandard conditions: Evaluate whether the proposed development contributes positively to the area's character and contributes to mitigating blight and substandard conditions.

Staff comments:

The proposed design is in conformance with the Downtown Design Standards and exceeds the design expectation with interesting design elements such as interior courtyards, an aesthetically pleasing material combination of brick and metal panels and integrating the new design into the existing structure.

Overall, a combination of the existing and the new building creates an interesting elevation that incorporates elements required per the Design Standards, and some additional

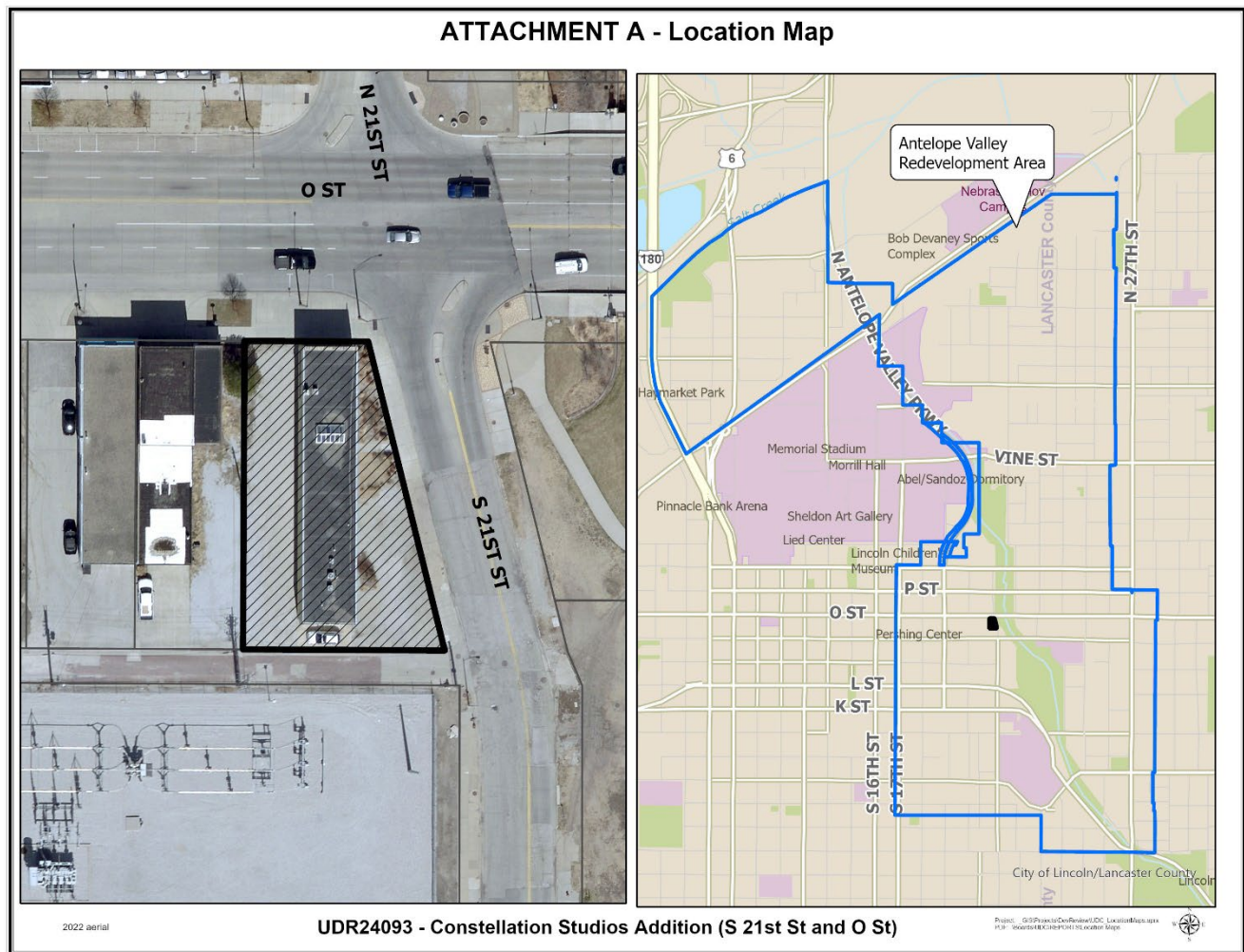
features that would bring people's attention to the art studio and also make the intersection safer.

The design proposal attempts to maintain a sense of continuity and architectural cohesiveness within the community and are essential for community building. Moreover, the project also aligns with the City's policies and goals mentioned in the Comprehensive Plan.

In recent meetings with the design group and City staff, it was determined that bollards along the sidewalk are not an optimal solution to prevent cars turning onto 21st St from encroaching onto the sidewalk. Given the location within the BID, the Downtown Landscape Association (DLA) could help with the installation of a planter as an alternative solution. The planter would serve the same functional purpose while enhancing the aesthetic appeal of the area.

It is crucial to note that the sidewalk must maintain at least 5 feet of uninterrupted space to comply with ADA regulations for accessibility and pedestrian crossing purposes.

Attachment A - Location Map



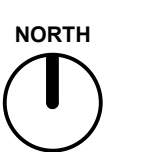
REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

CONSTELLATION STUDIOS ADDITION

PROJECT: 22019 DATE: 06.03.2024
 PROJECT STATUS: 95% REVIEW SET
 © COPYRIGHT BVH ARCHITECTURE



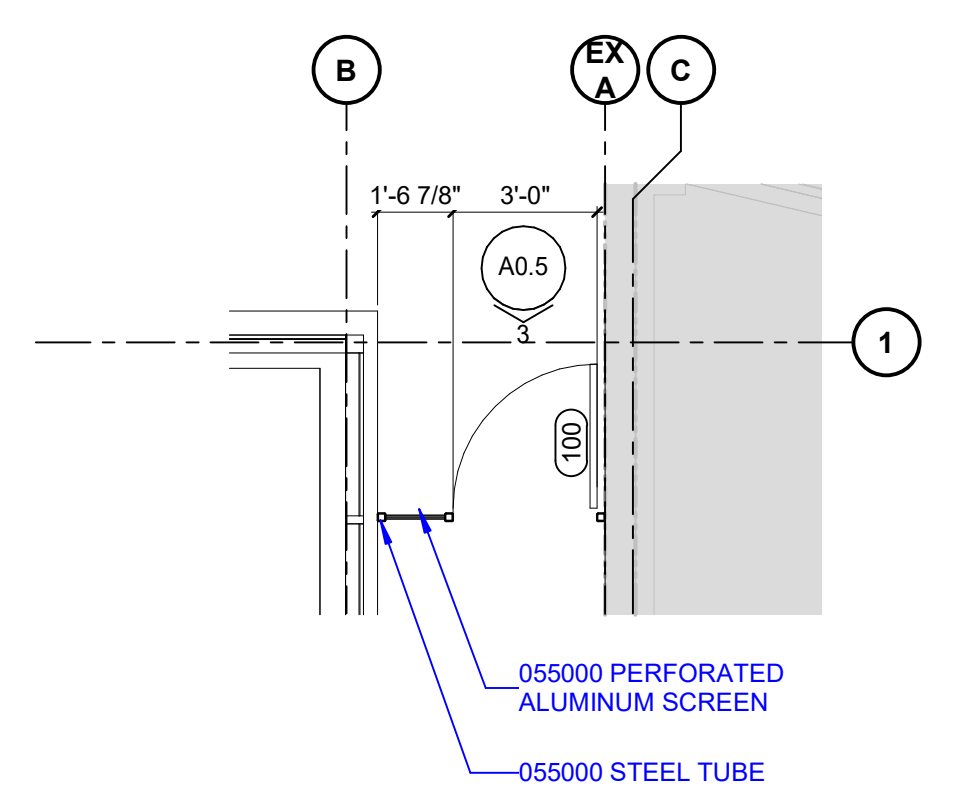
ARCHITECTURAL SITE PLAN



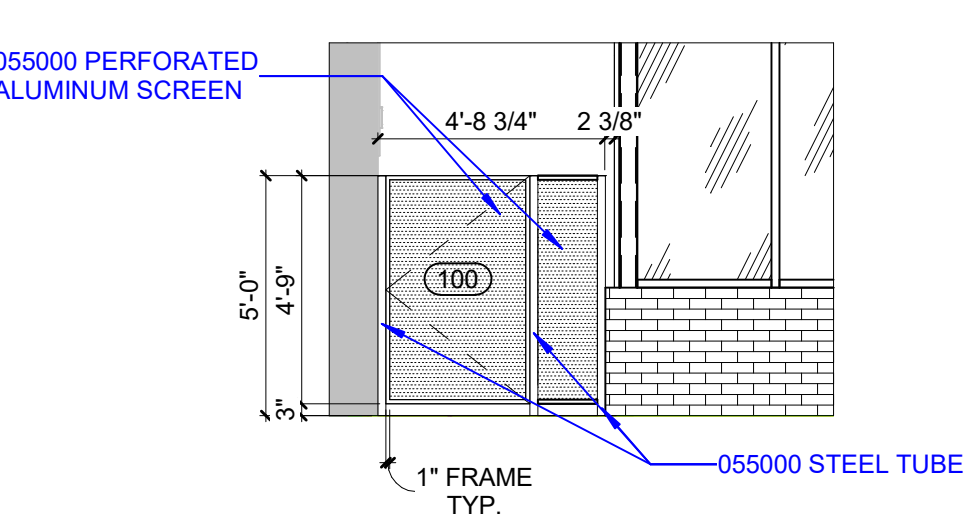
A0.5



1 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



2 ENLARGED PLAN - SECURITY GATE
 1/4" = 1'-0"



3 SECURITY GATE ELEVATION
 1/4" = 1'-0"

Vertical scale bars on the left side of the page, ranging from 0 to 9 inches and 0 to 30 feet, with various scales (1/2", 1/4", 1/8", 3/32") indicated.

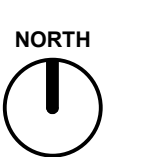
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FIRST & SECOND FLOOR PLAN



A1.1

FLOOR PLAN GENERAL NOTES

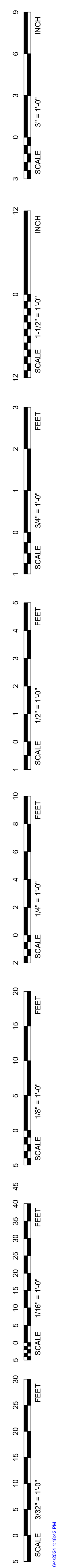
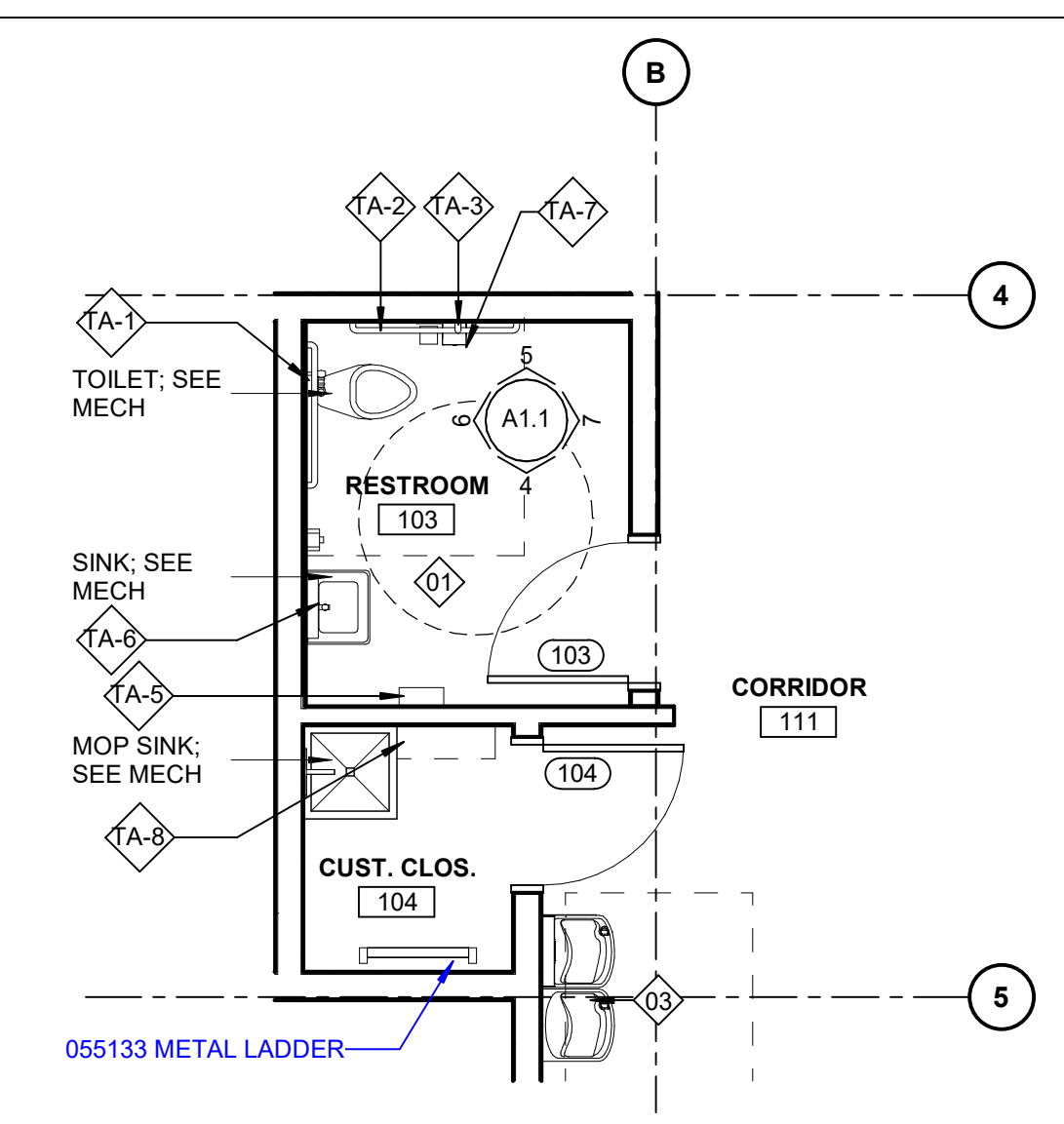
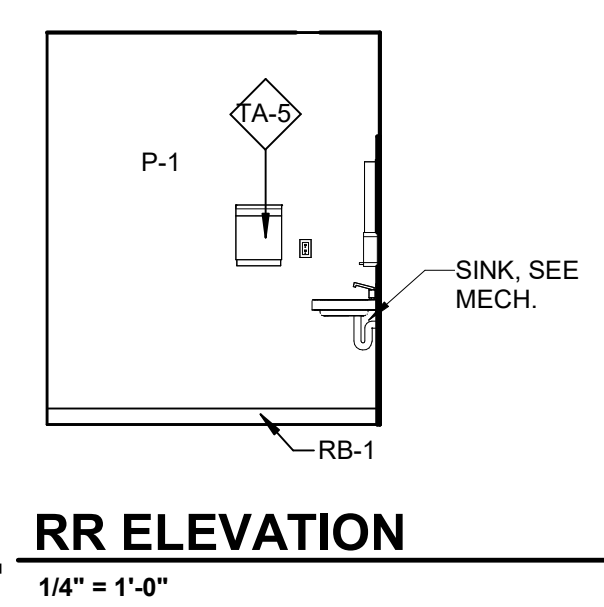
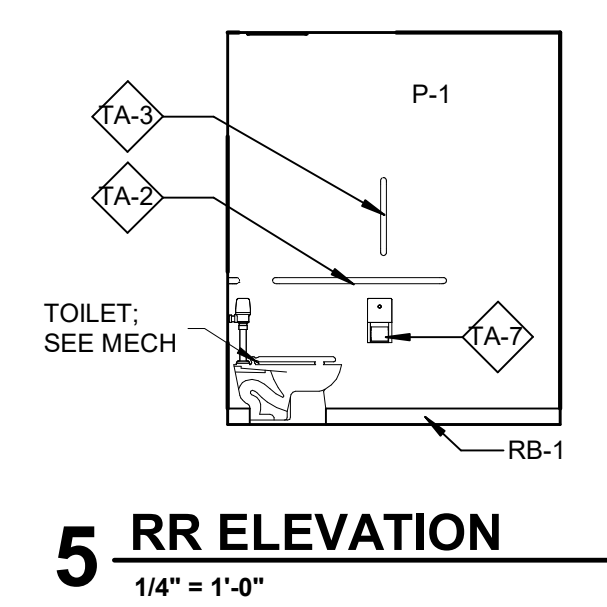
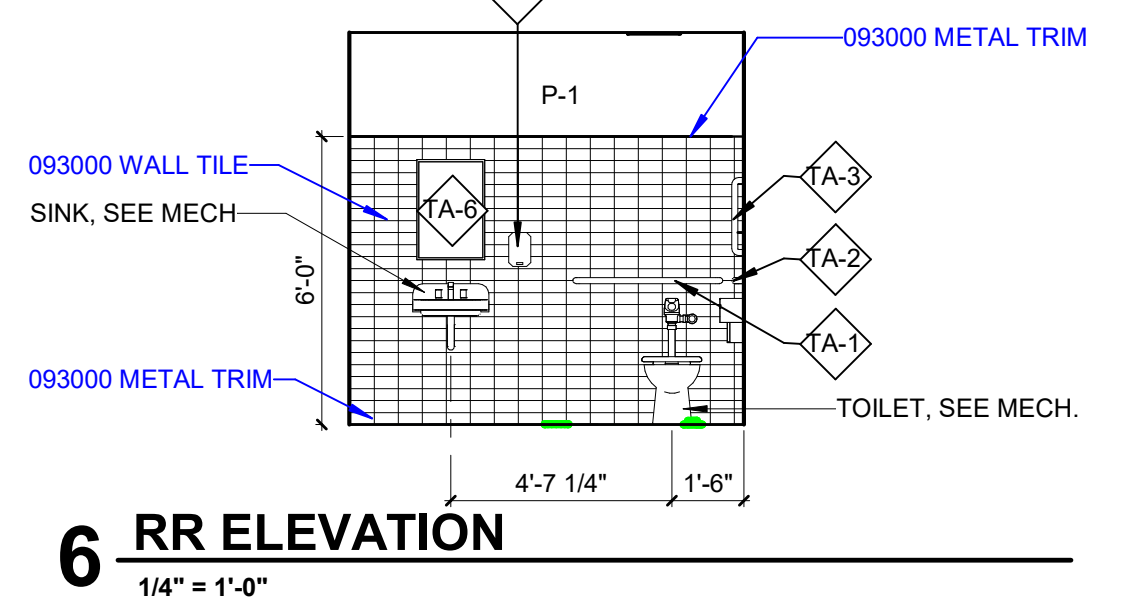
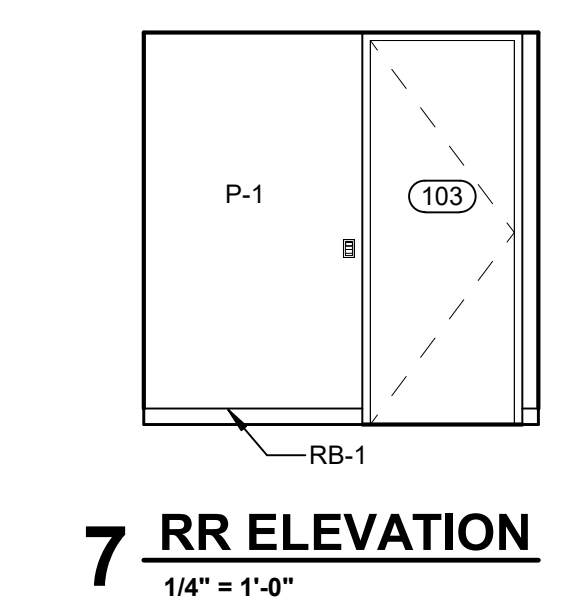
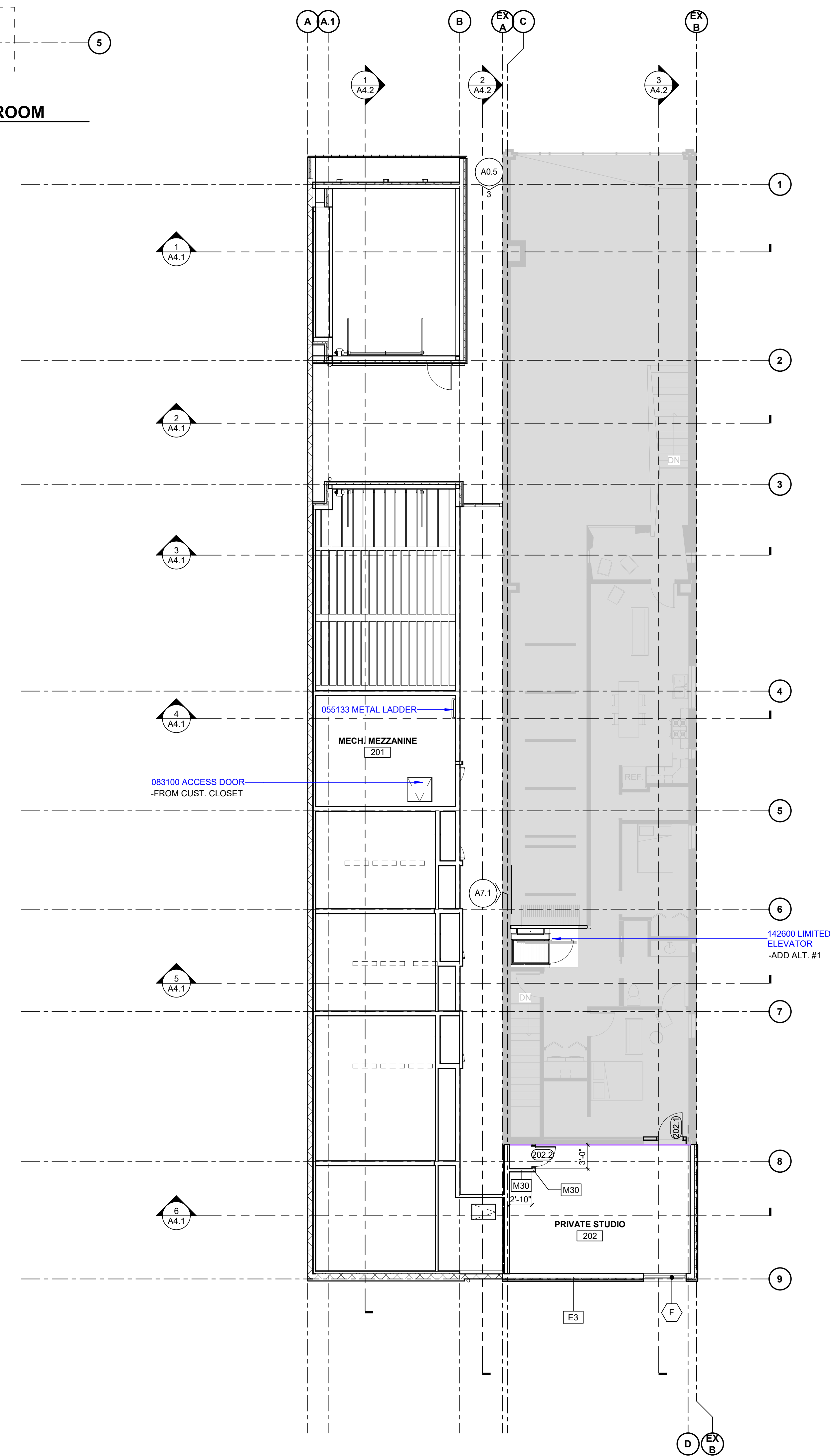
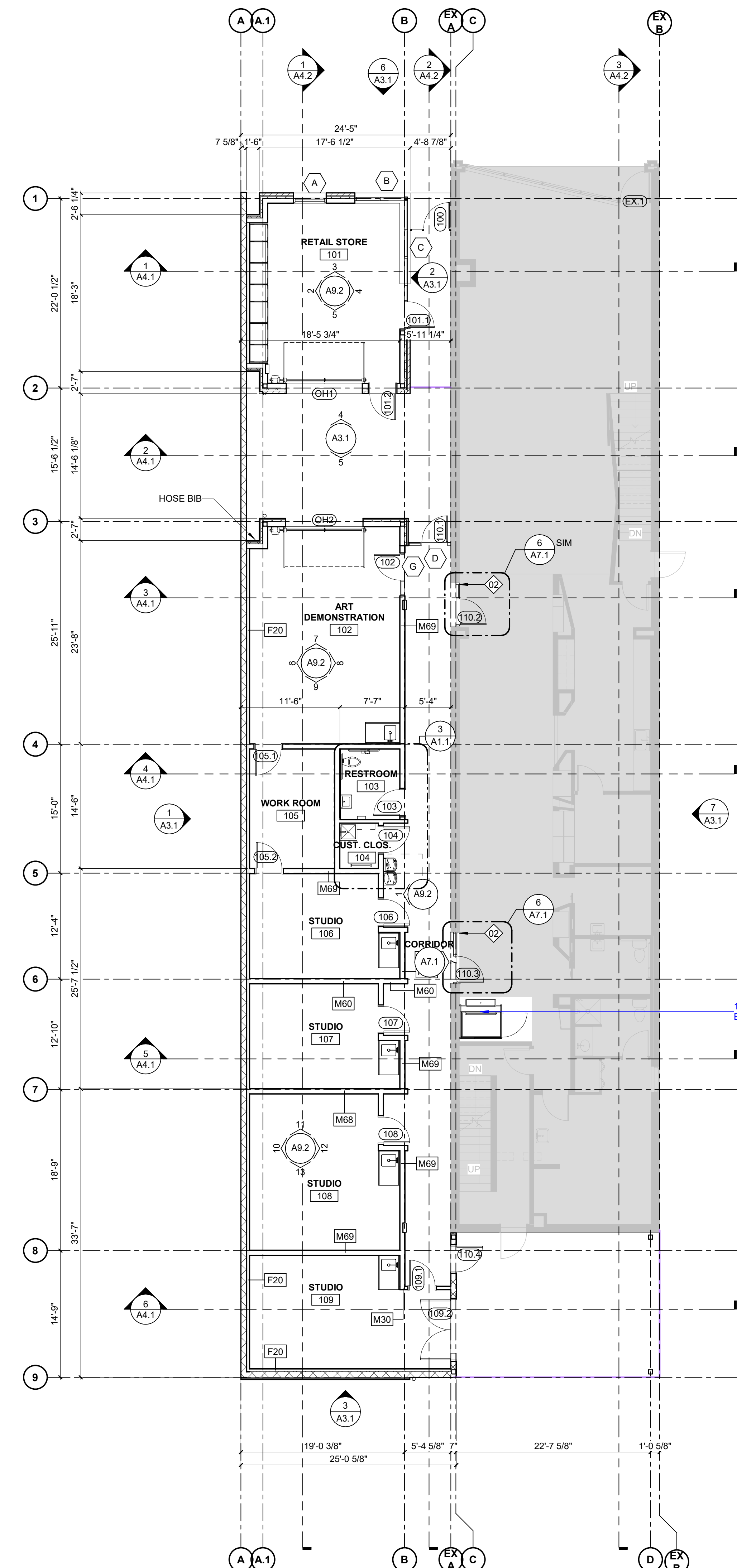
1. ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.

FLOOR PLAN NOTES

- 01 FLOOR DRAIN, SEE MECH.
- 02 WRAP EXISTING WALL IN NEW OPENING W/ 1/4" STL PLATE. PAINTED
- 03 HILOW DRINKING FOUNTAIN, SEE MECH.

102800 TOILET ACCESSORIES

MARK	Keynote	DESCRIPTION	COMMENTS
TA-1	102800	GRAB BAR - 36"	SEE SPEC
TA-2	102800	GRAB BAR - 42"	SEE SPEC
TA-3	102800	GRAB BAR - 18"	VERTICAL SEE SPEC
TA-4	102800	SOAP DISPENSER	SEE SPEC
TA-5	102800	PAPER TOWEL DISPENSER	SEE SPEC
TA-6	088300	MIRROR, 24" X 36"	SEE SPEC
TA-7	102800	TOILET PAPER DISPENSER	SEE SPEC
TA-8	102800	COMBINATION SHELF, MOP/BROOM HOLDER	SEE SPEC



REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

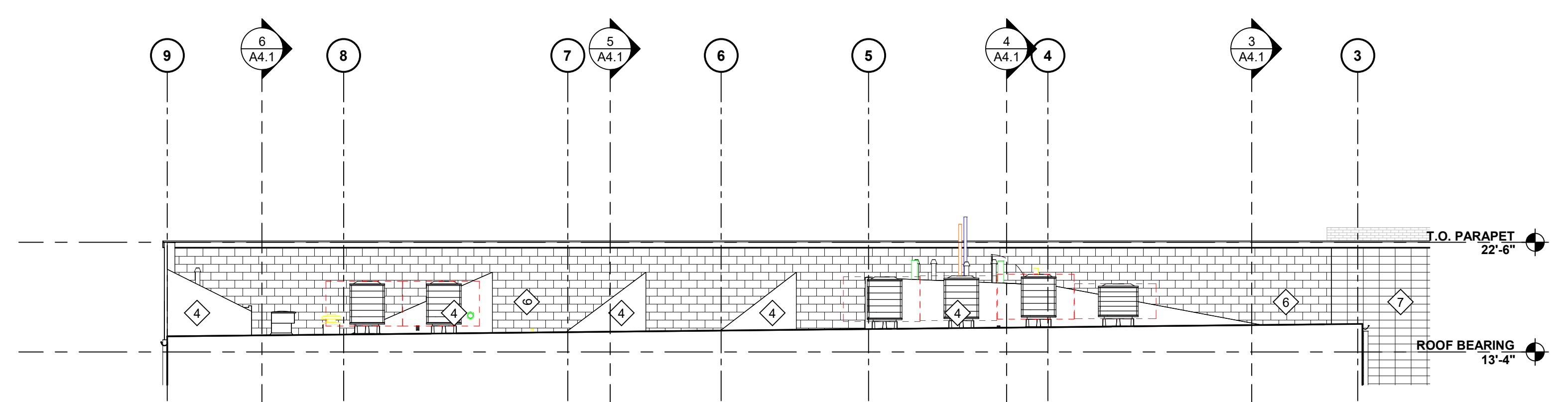
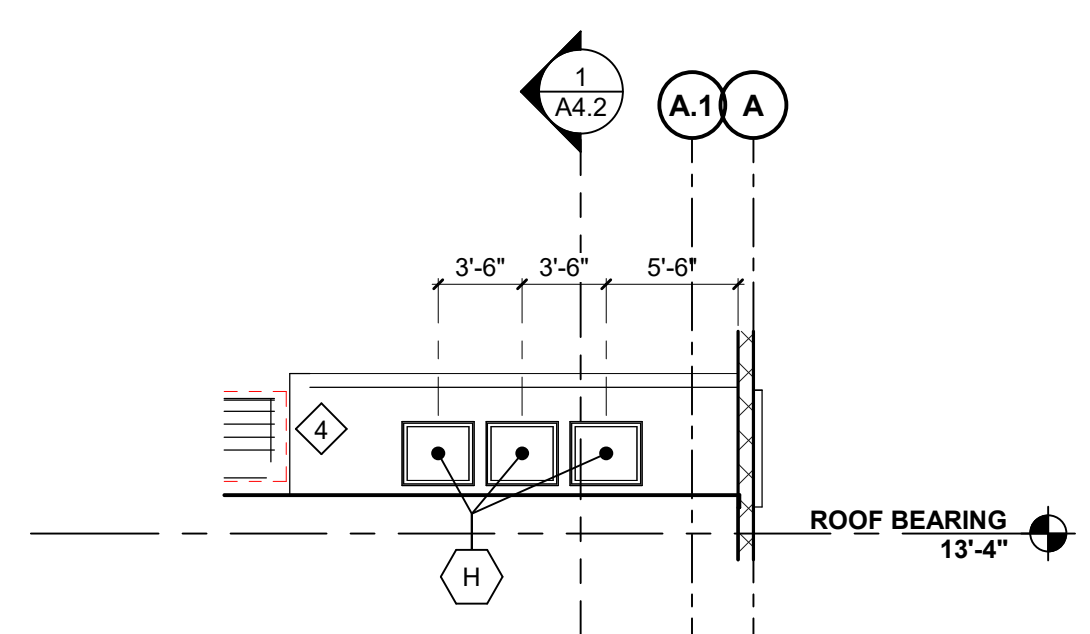
CONSTELLATION STUDIOS ADDITION

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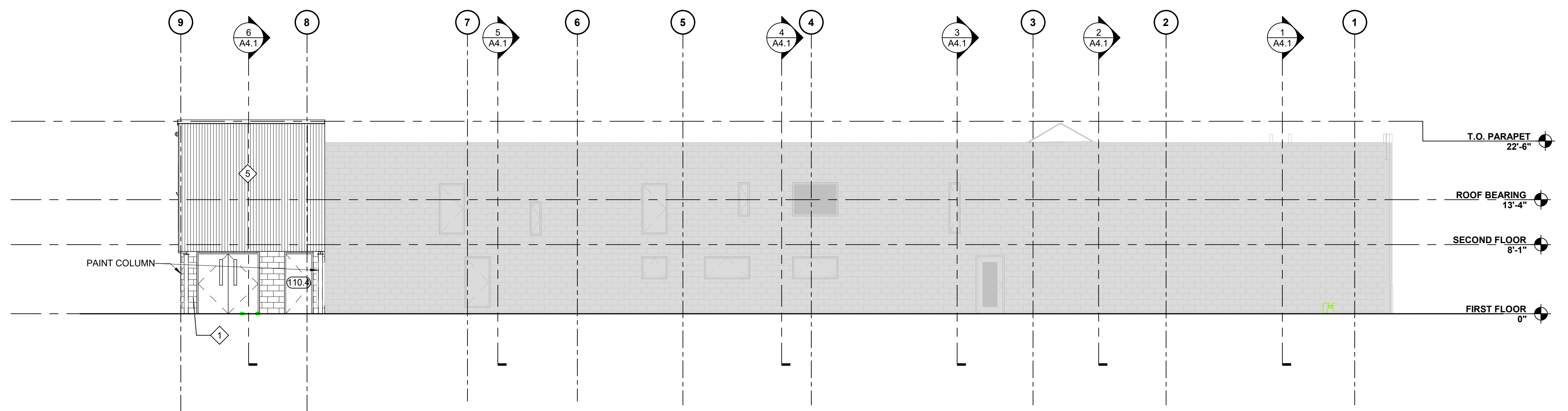
BUILDING ELEVATIONS

ELEVATION NOTES						
#	DESCRIPTION	MFR	PRODUCT	COLOR	SIZE	NOTE
1	SMOOTH METAL PANEL	BERRIDGE	FW-12 PANEL	BLACK	12" WIDE PANEL	<varies>
2	TEXTURED BRICK	GLEN GERY	PIAVE TEXTURED	BLACK	4"x2"x20"	DARK GREY GROUT TO MATCH
3	ALUM ANGLE TS @ 12" O.C. W/ PERF METAL PANEL	ATAS	CORRUGATED PANEL	BLUEISH DARK GREY	4"x4"x0.375" T-SHAPED	A13 PERFORATION
4	EPDM MEMBRANE			WHITE	12" WIDE PANEL	WITHOUT GROOVES PROFILE
5	SMOOTH METAL PANEL	BERRIDGE	FW-12 PANEL	CHARCOAL GREY		
6	CMU RUNNING BOND					
7	CMU STACKED RUNNING BOND					
8	SMOOTH BRICK, SOLDIER COURSE	GLEN GERY	PIAVE RAW	BLACK	4"x2"x20"	DARK GREY GROUT TO MATCH SEE DRAWINGS FOR DETAILS; A13 PERFORATION
9	SECURITY GATE	ATAS	CORRUGATED PANEL	BLUEISH DARK GREY		

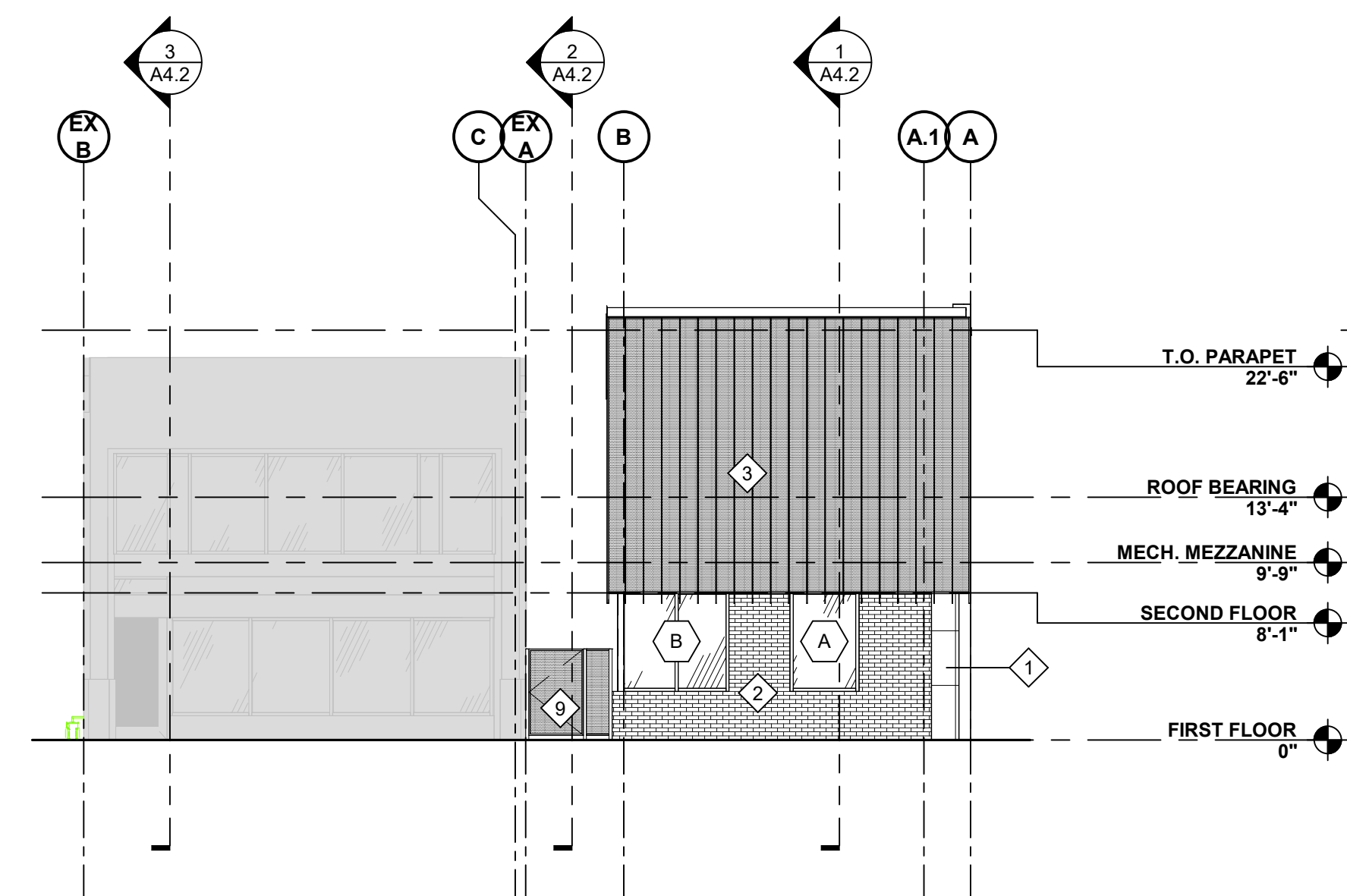


9 CLERESTORY ELEVATION
 1/8" = 1'-0"

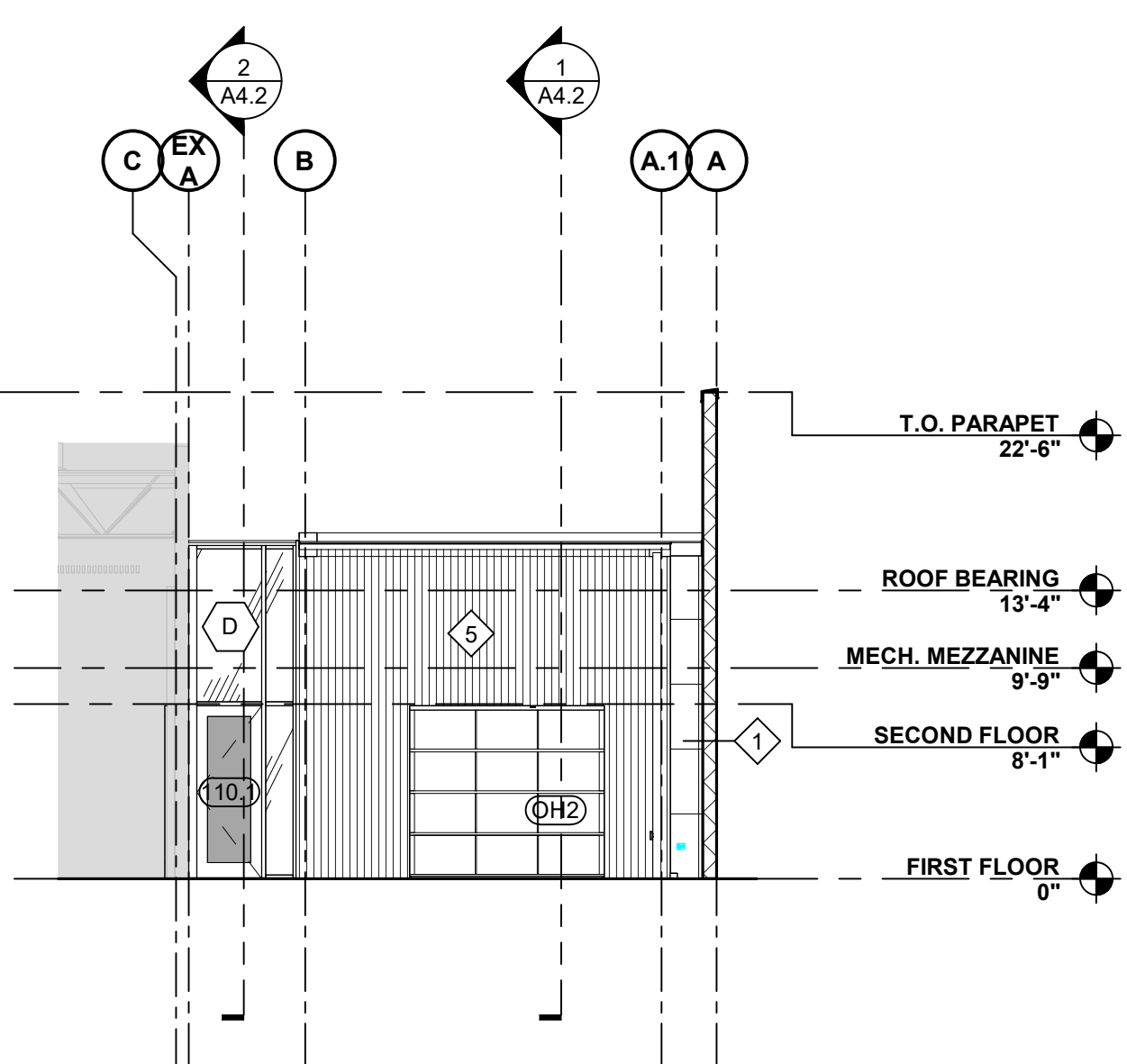
8 SKYLIGHT ELEVATION
 1/8" = 1'-0"



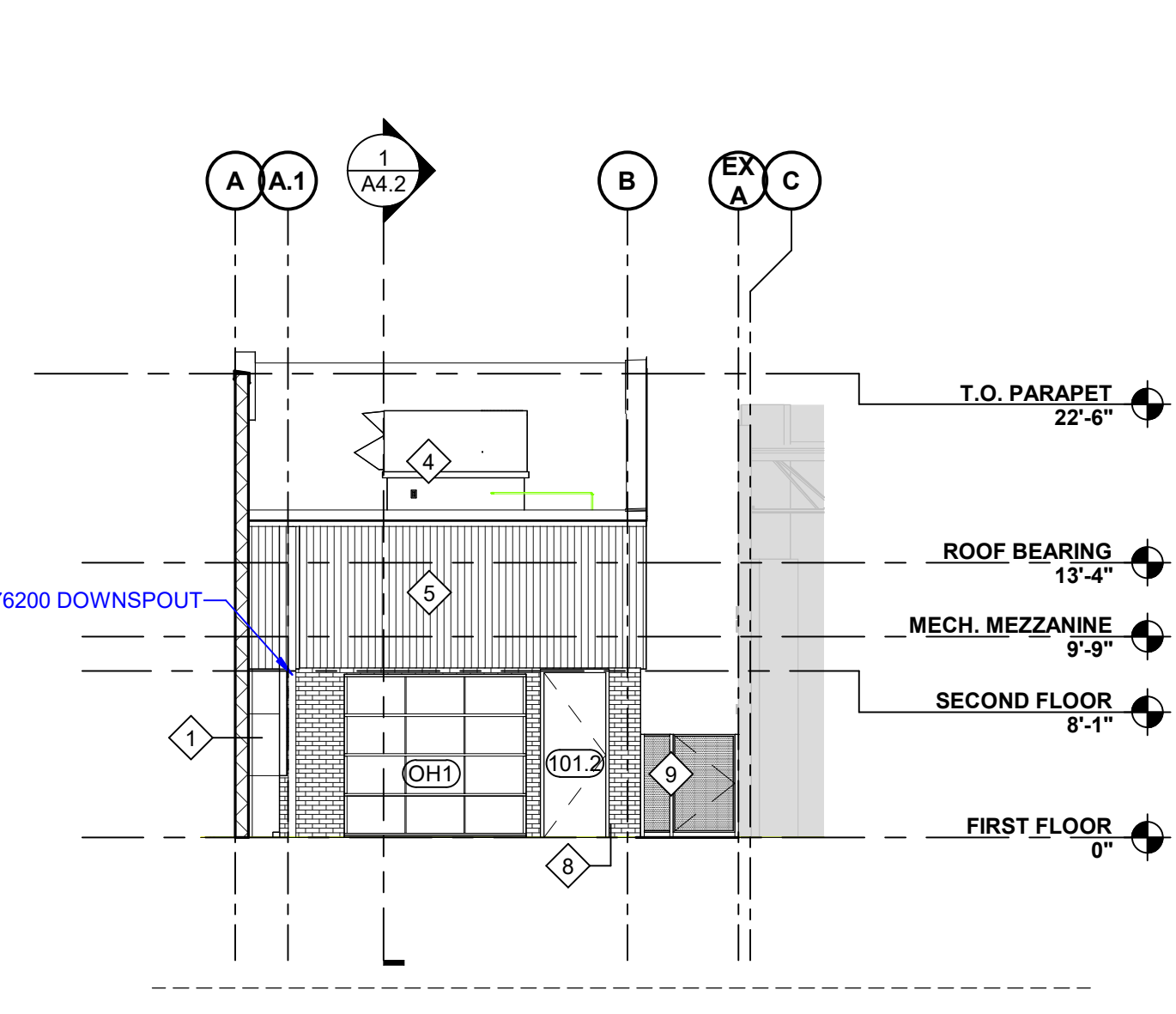
7 EAST ELEVATION
 1/8" = 1'-0"



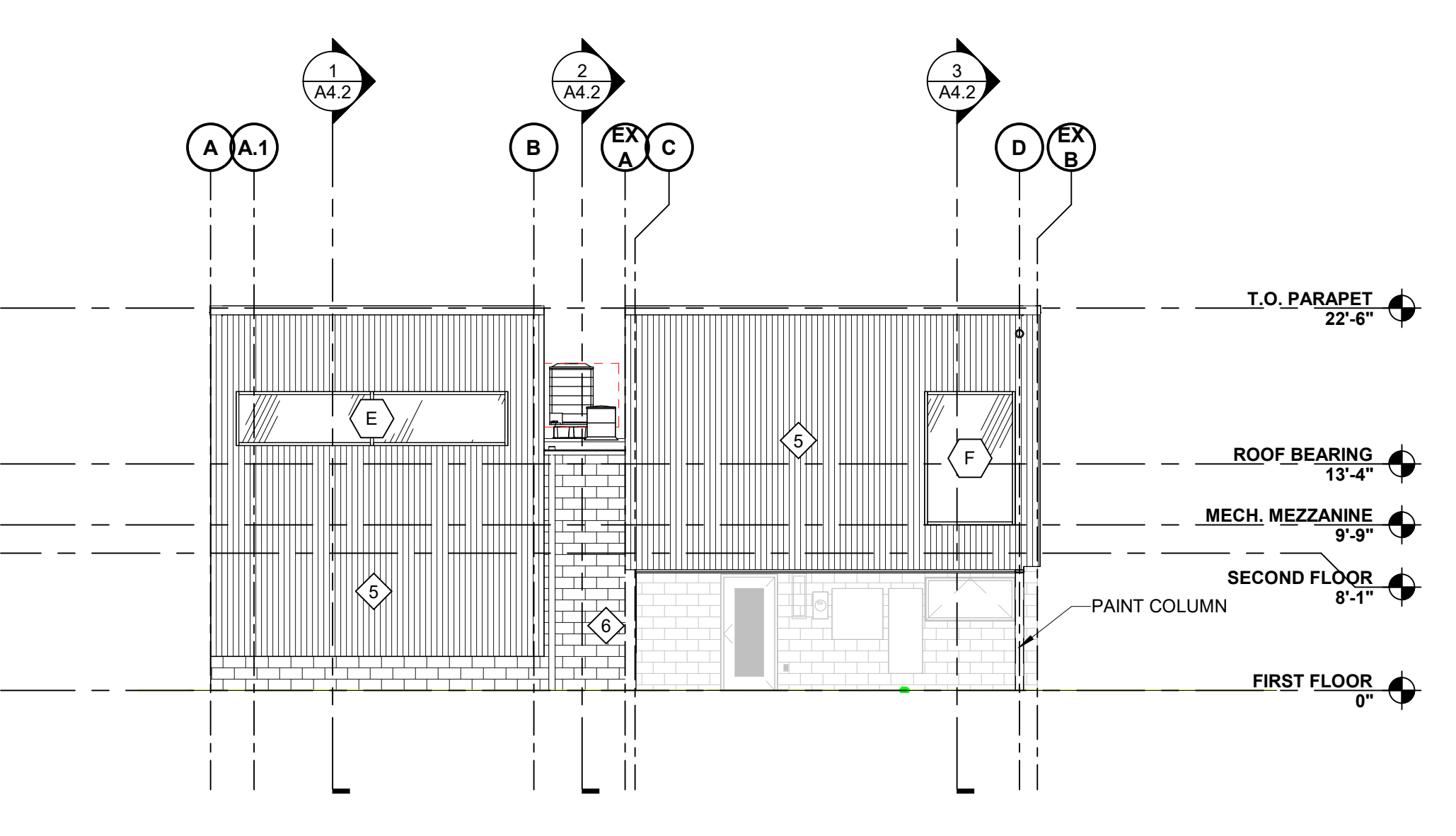
6 NORTH ELEVATION
 1/8" = 1'-0"



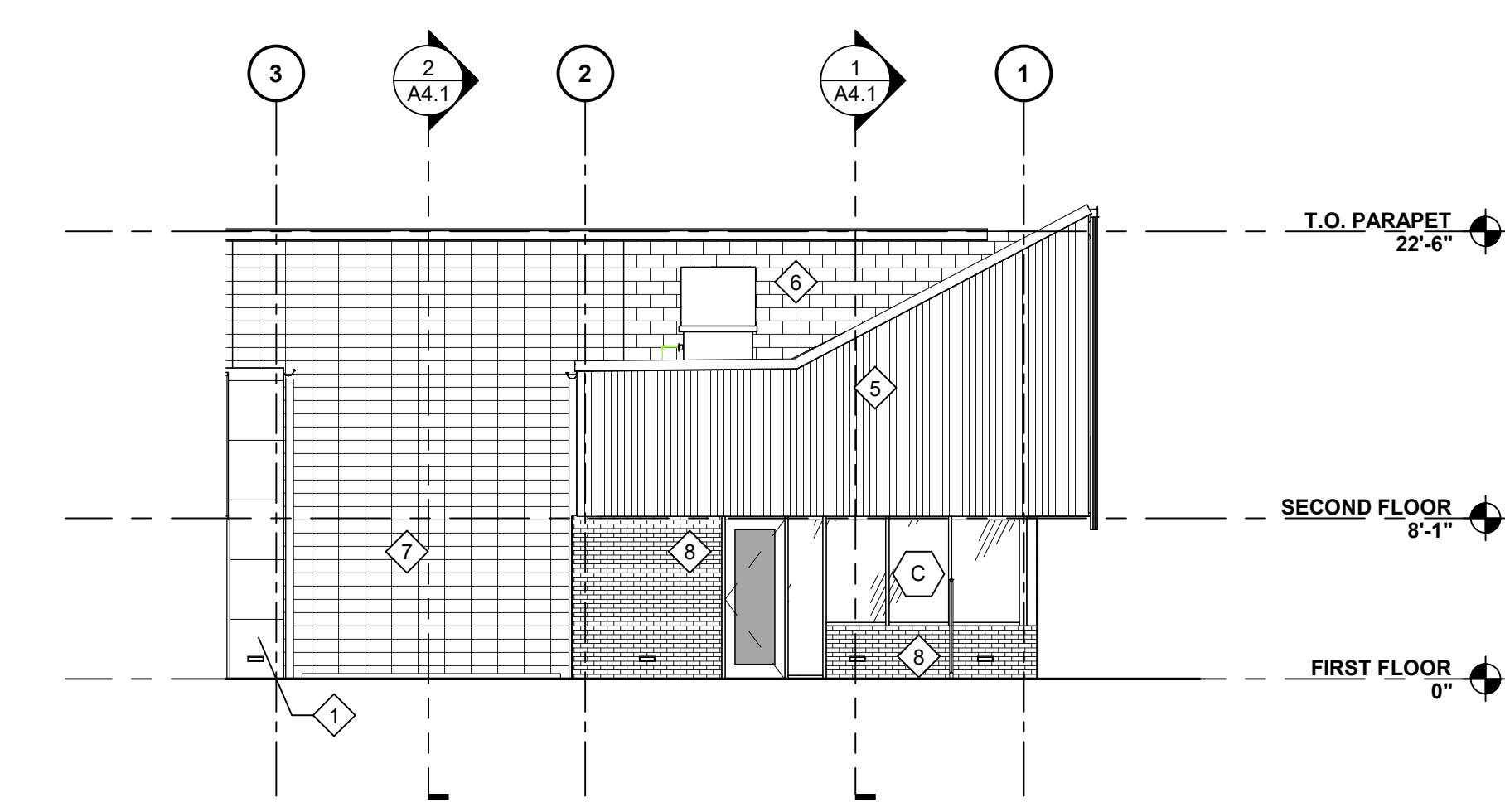
5 NORTH ELEVATION - CLASSROOM
 1/8" = 1'-0"



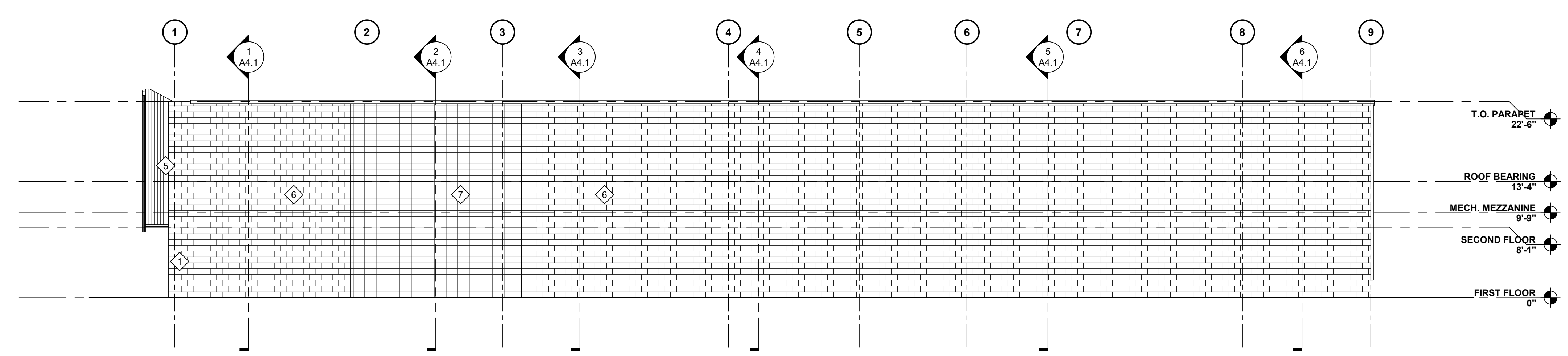
4 SOUTH ELEVATION - RETAIL
 1/8" = 1'-0"



3 SOUTH ELEVATION
 1/8" = 1'-0"



2 EAST ELEVATION - RETAIL
 1/8" = 1'-0"



1 WEST ELEVATION
 1/8" = 1'-0"

9 INCH
 6 INCH
 3 INCH
 0 INCH
 SCALE 3" = 1'-0"

12 INCH
 0 INCH
 SCALE 1-1/2" = 1'-0"

12 INCH
 0 INCH
 SCALE 1-1/2" = 1'-0"

3 FEET
 2 FEET
 1 FEET
 0 FEET
 SCALE 3/4" = 1'-0"

5 FEET
 4 FEET
 3 FEET
 2 FEET
 1 FEET
 0 FEET
 SCALE 1/2" = 1'-0"

10 FEET
 8 FEET
 6 FEET
 4 FEET
 2 FEET
 0 FEET
 SCALE 1/4" = 1'-0"

20 FEET
 15 FEET
 10 FEET
 5 FEET
 0 FEET
 SCALE 1/8" = 1'-0"

45 FEET
 35 FEET
 25 FEET
 15 FEET
 5 FEET
 0 FEET
 SCALE 1/16" = 1'-0"

30 FEET
 25 FEET
 20 FEET
 15 FEET
 10 FEET
 5 FEET
 0 FEET
 SCALE 3/32" = 1'-0"

5 FEET
 0 FEET
 SCALE 3/16" = 1'-0"



