

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

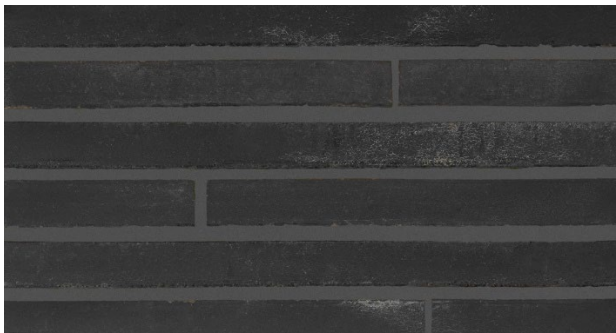
4.2 Building Features

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**

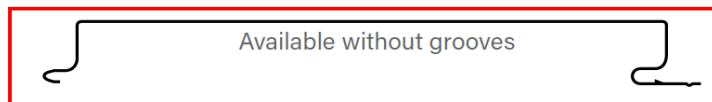
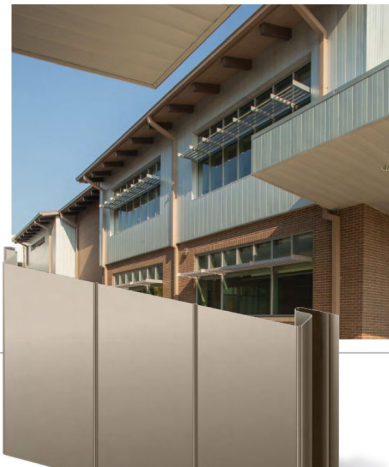
The exterior elevations of the proposed buildings include a combination of the following.

- Textured brick

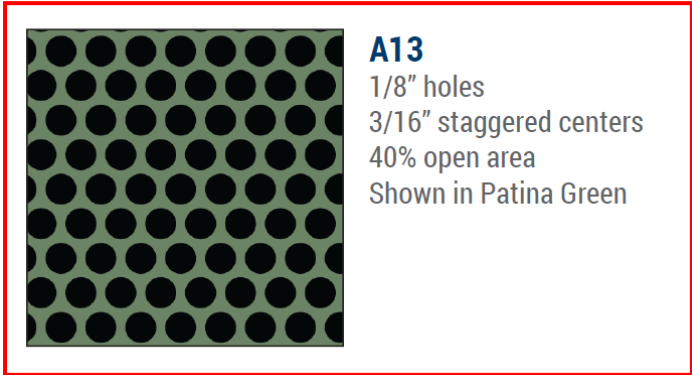


Piave Raw		Corso	ASTM C216	SW	FBA	>3,000	Passes ASTM 50-Cycle Freeze/Thaw Testing	<65	uncored
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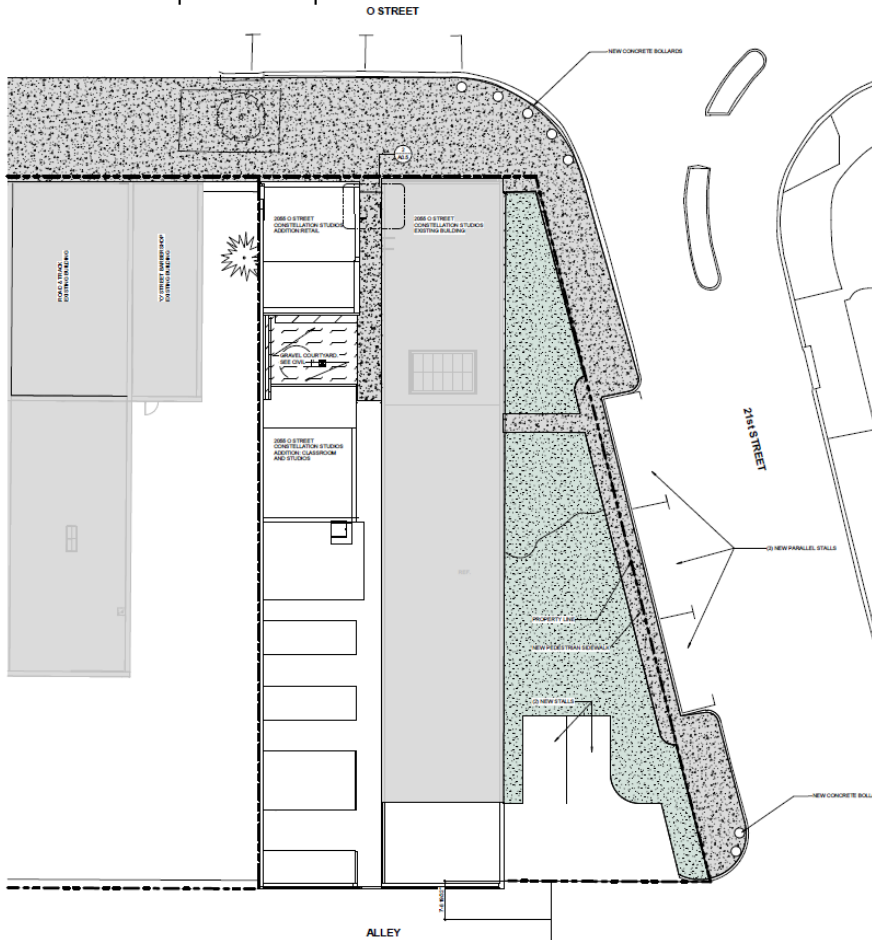
- Smooth Metal Panels



- Perforated Metal Panels



- 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**



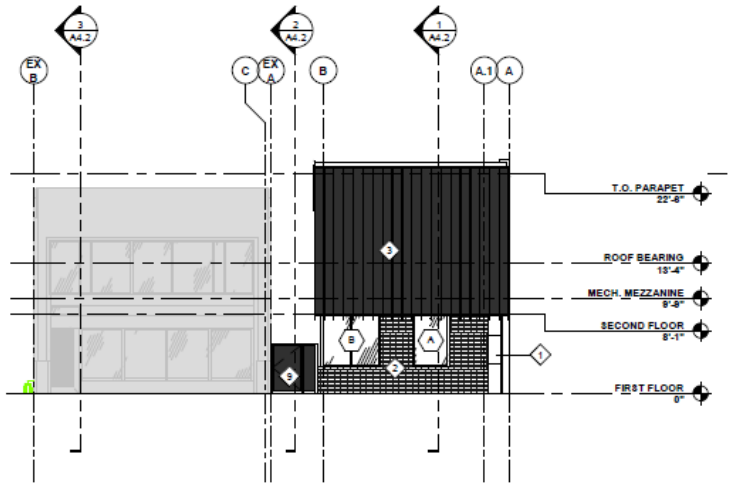
The design proposes 4 parking spaces: 2 on the south-east corner of the property, having access from the alley, and 3 street parking spaces along 2nd street. The parking arrangements have been discussed with the LTU department, and they have provided

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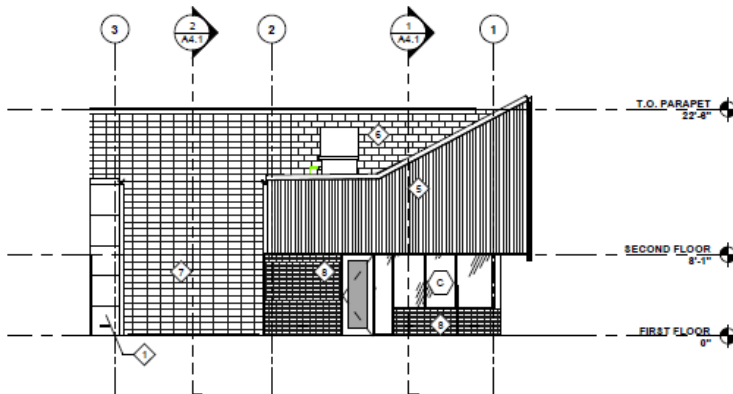
their approval on the plan. The property is zoned B-4 and therefore doesn't have a minimum parking requirement.

c. Roofs:

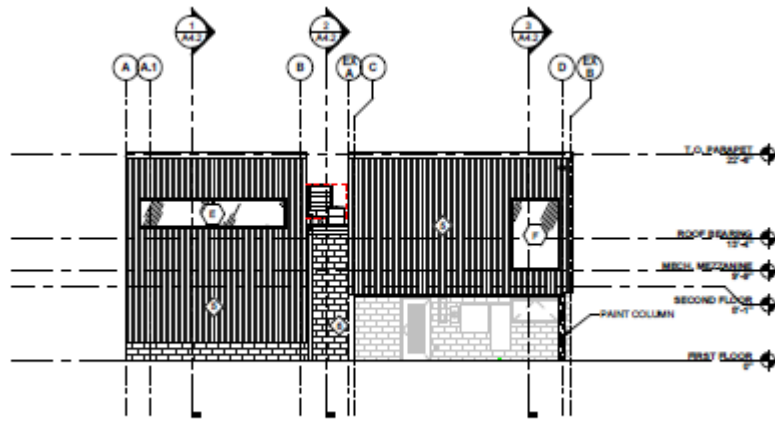
Mechanical equipment on rooftops shall be architecturally screened with materials compatible with the main walls of the building so they are not visible from adjacent streets. – **Compliant**



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

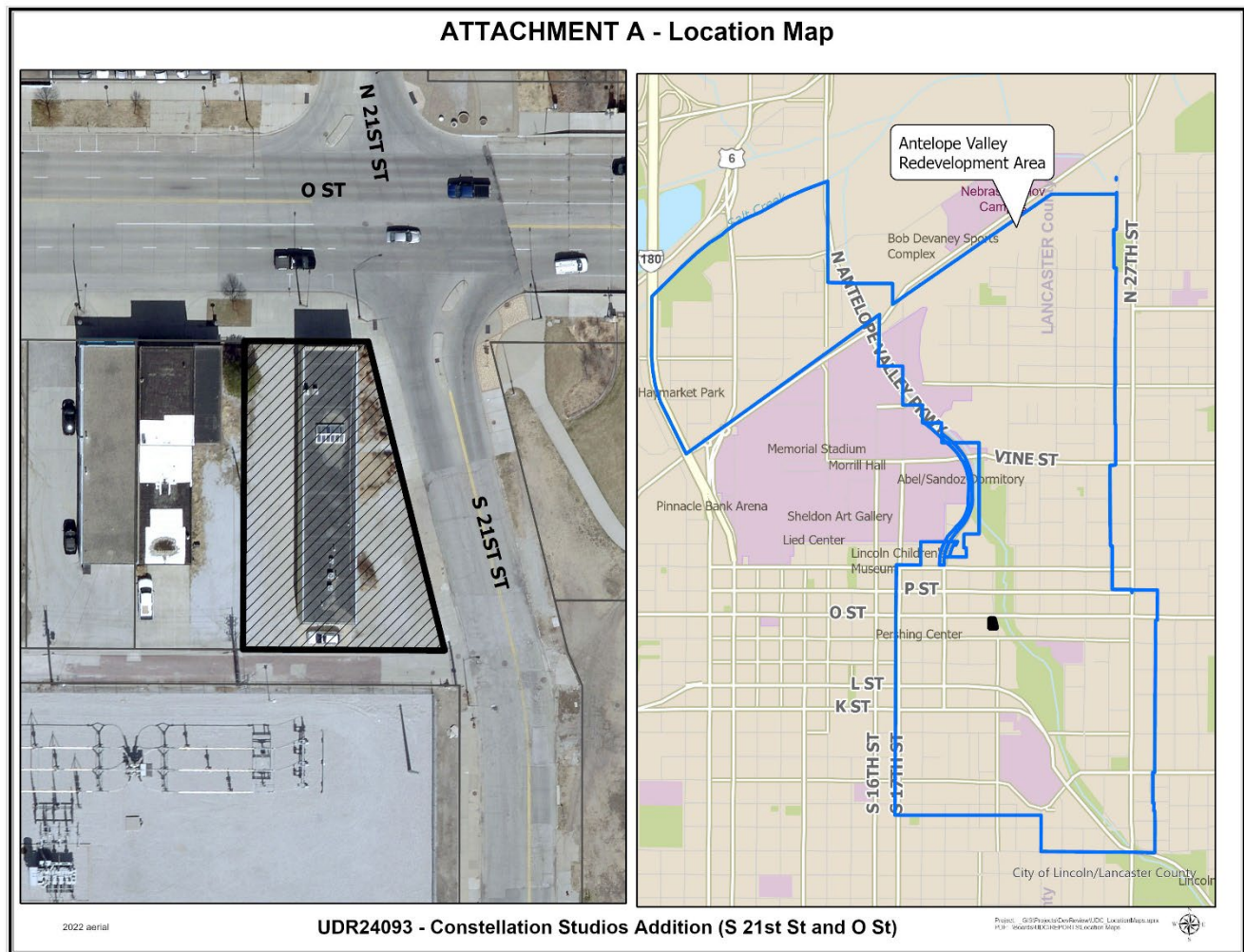
features that would bring people's attention to the art studio and also make the intersection safer.

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



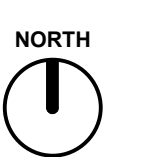
REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

CONSTELLATION STUDIOS ADDITION

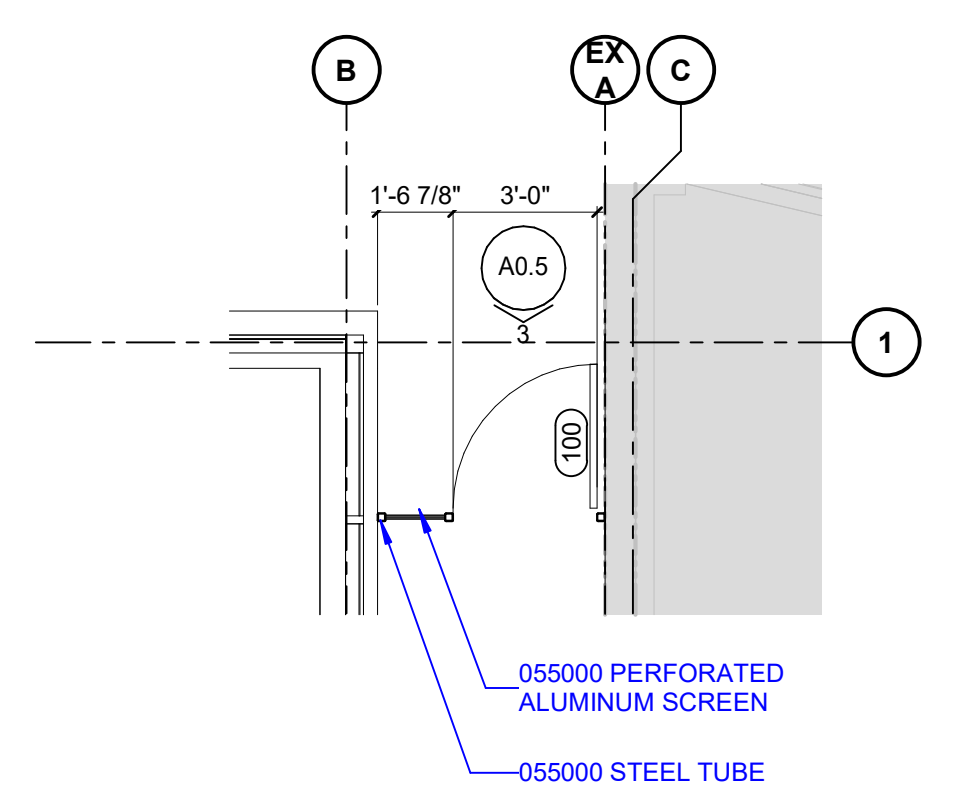
PROJECT: 22019 DATE: 06.03.2024
 PROJECT STATUS: 95% REVIEW SET
 © COPYRIGHT BVH ARCHITECTURE



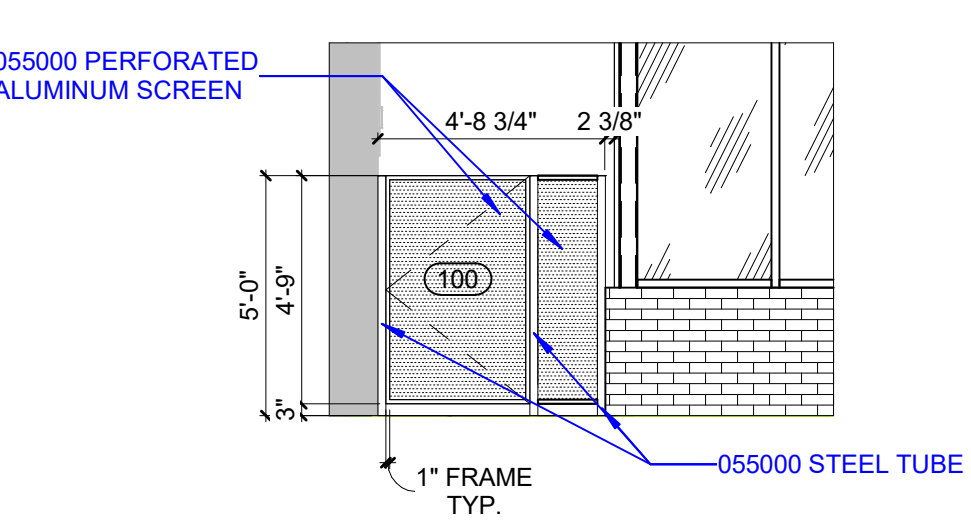
ARCHITECTURAL SITE PLAN



A0.5



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



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

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

- 0 3 6 9 INCH SCALE 3" = 1'-0"
- 0 3 6 9 INCH SCALE 1-1/2" = 1'-0"
- 0 1 2 3 FEET SCALE 3/4" = 1'-0"
- 0 1 2 3 FEET SCALE 1/2" = 1'-0"
- 0 1 2 3 4 5 FEET SCALE 1/4" = 1'-0"
- 0 2 4 6 8 10 FEET SCALE 1/8" = 1'-0"
- 0 5 10 15 20 25 30 35 40 45 FEET SCALE 1/16" = 1'-0"
- 0 5 10 15 20 25 30 35 40 45 FEET SCALE 1/32" = 1'-0"

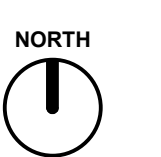
REVISIONS SCHEDULE		
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FIRST & SECOND FLOOR PLAN



A1.1

FLOOR PLAN GENERAL NOTES

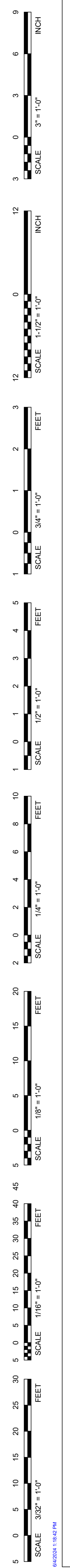
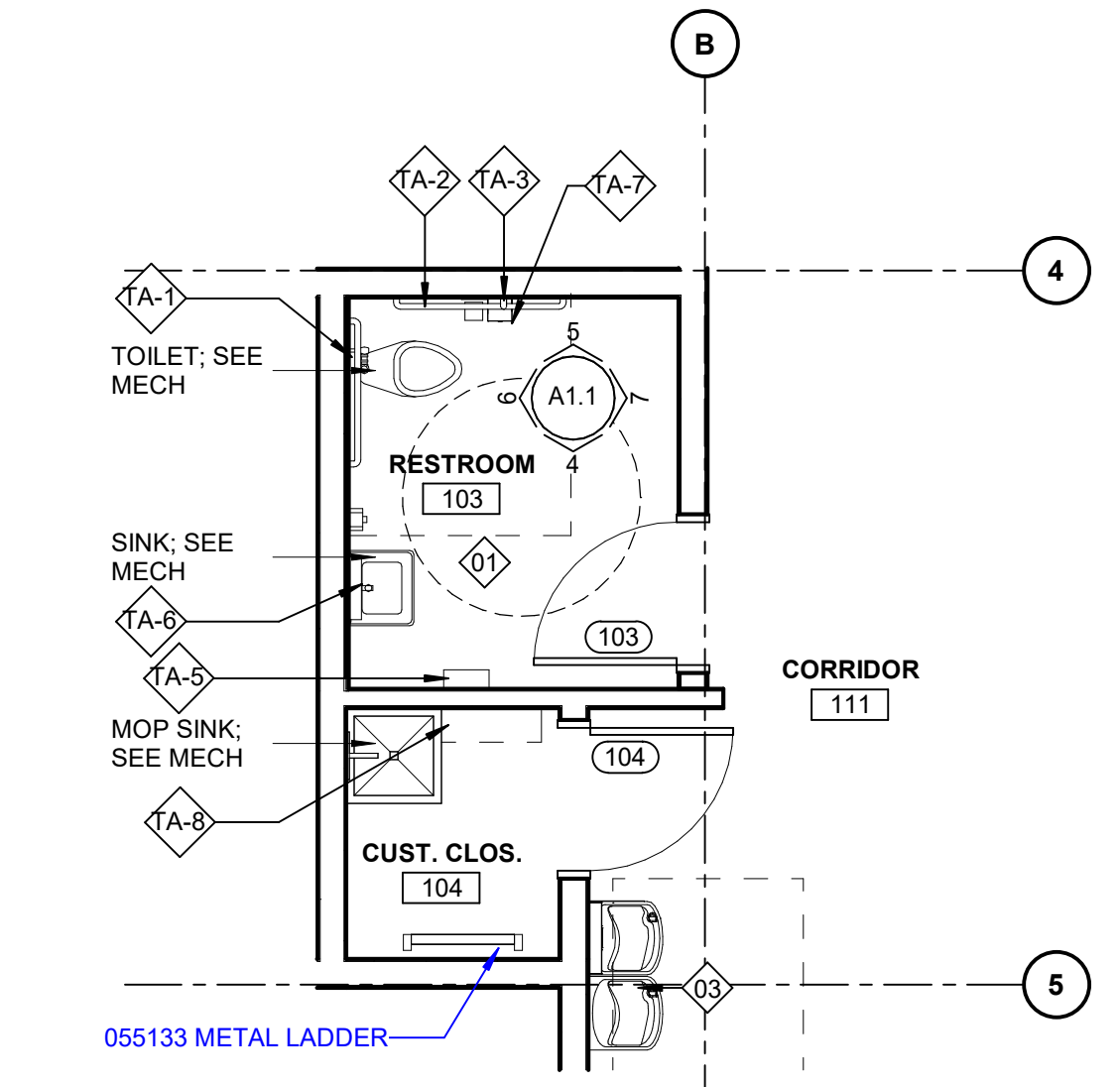
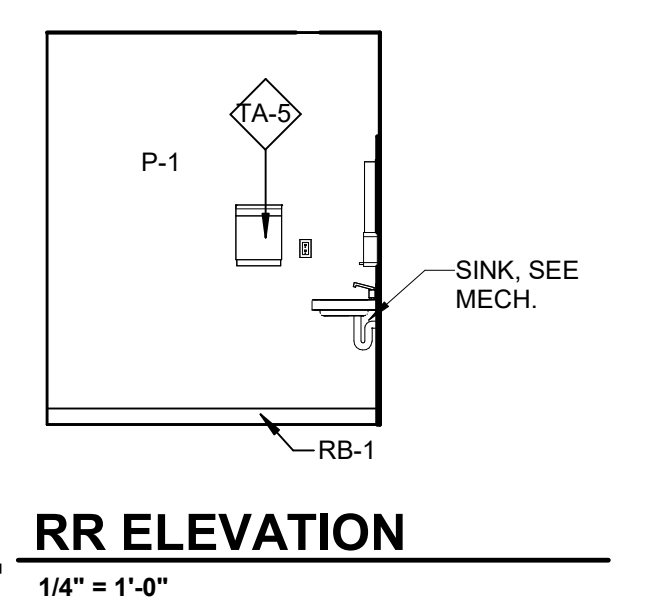
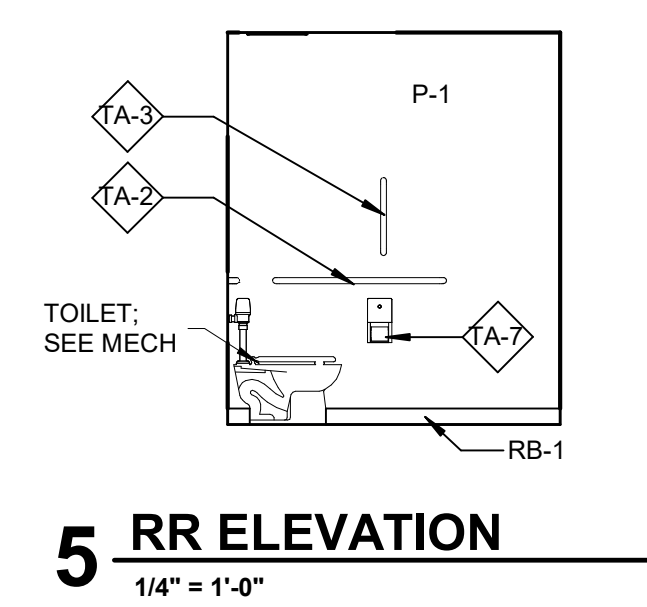
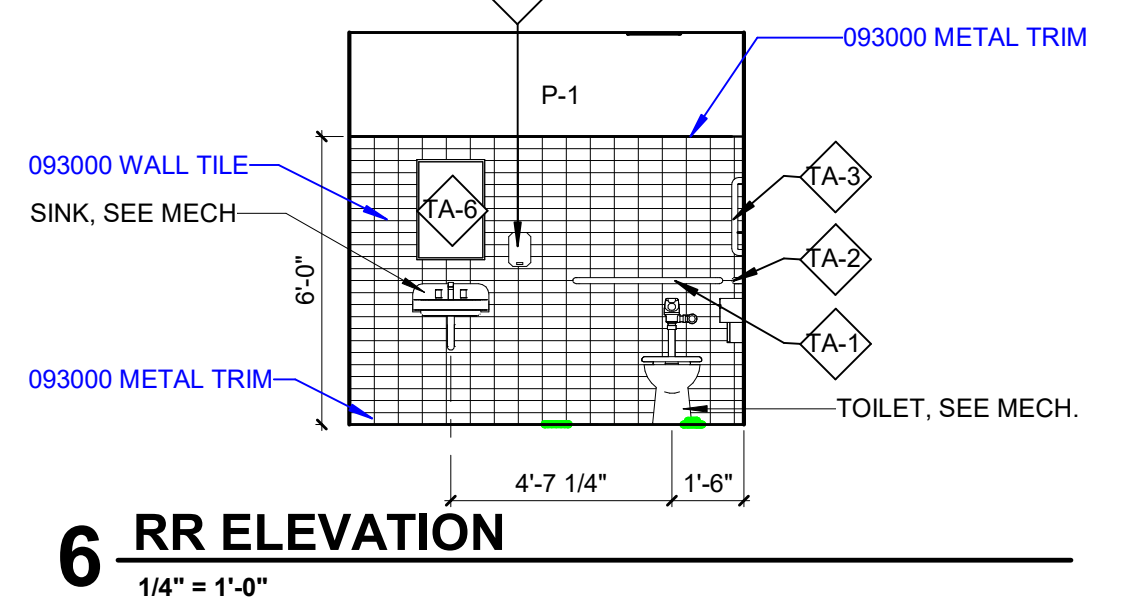
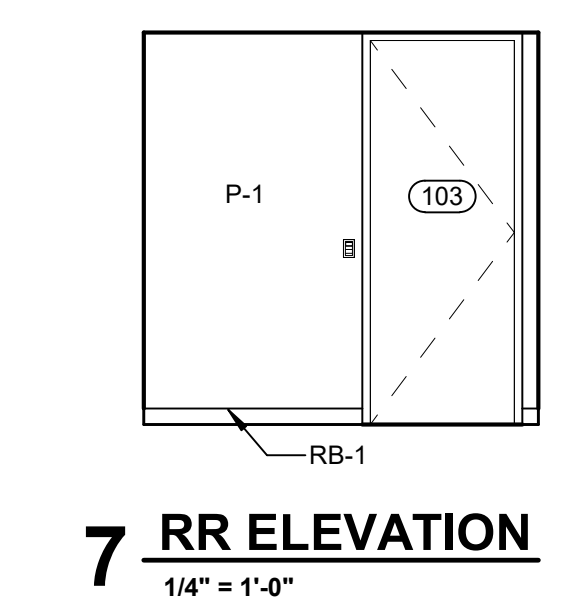
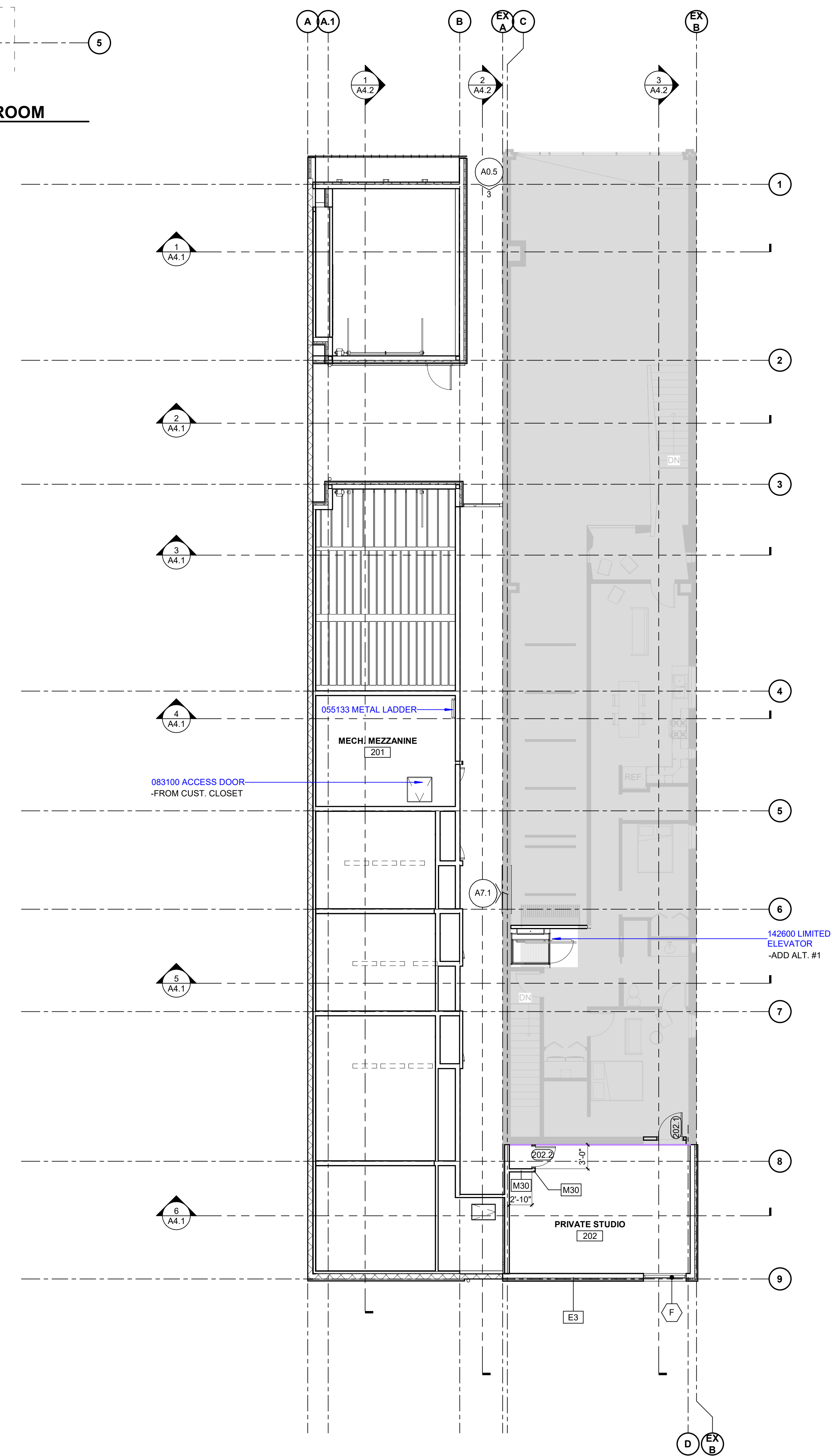
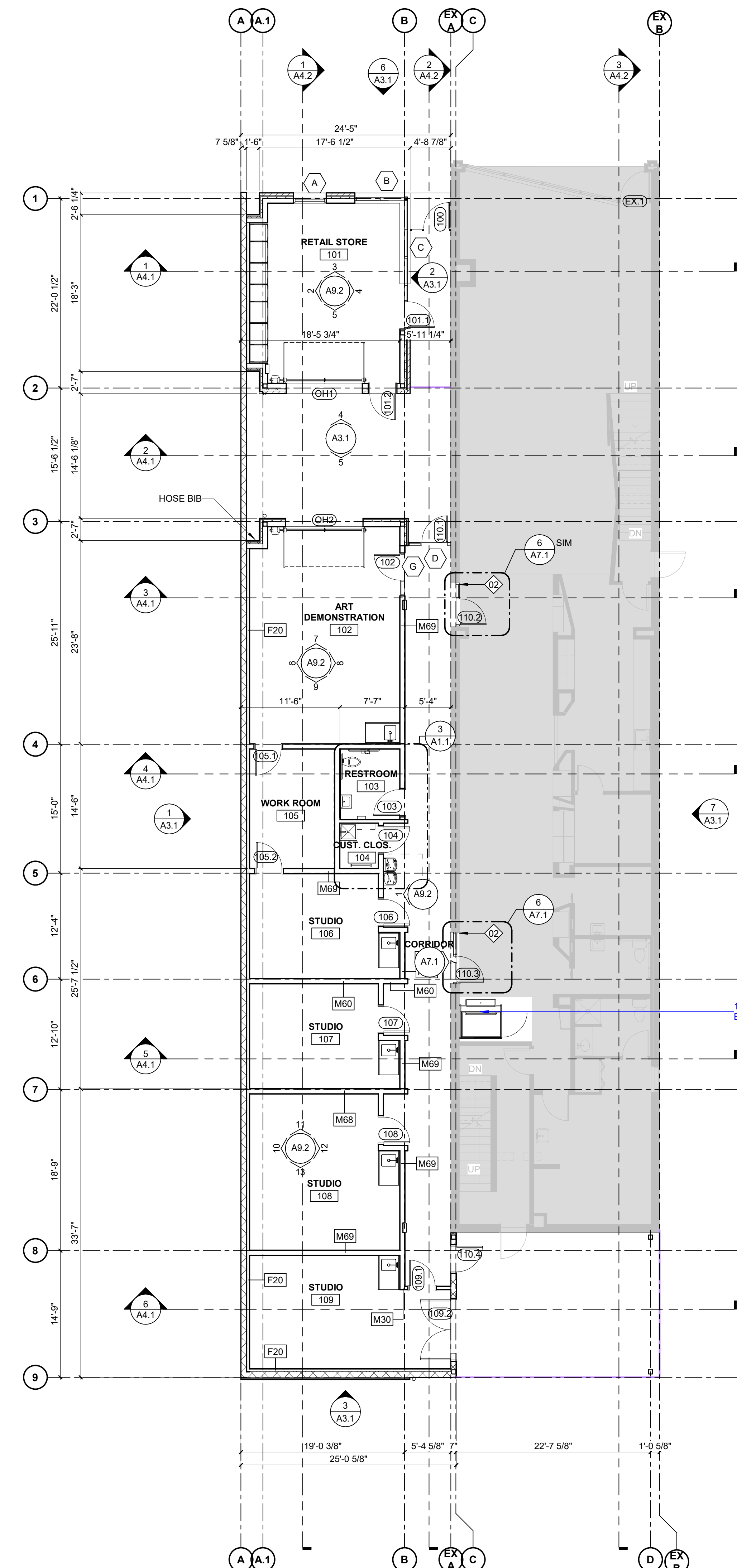
1. ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.

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

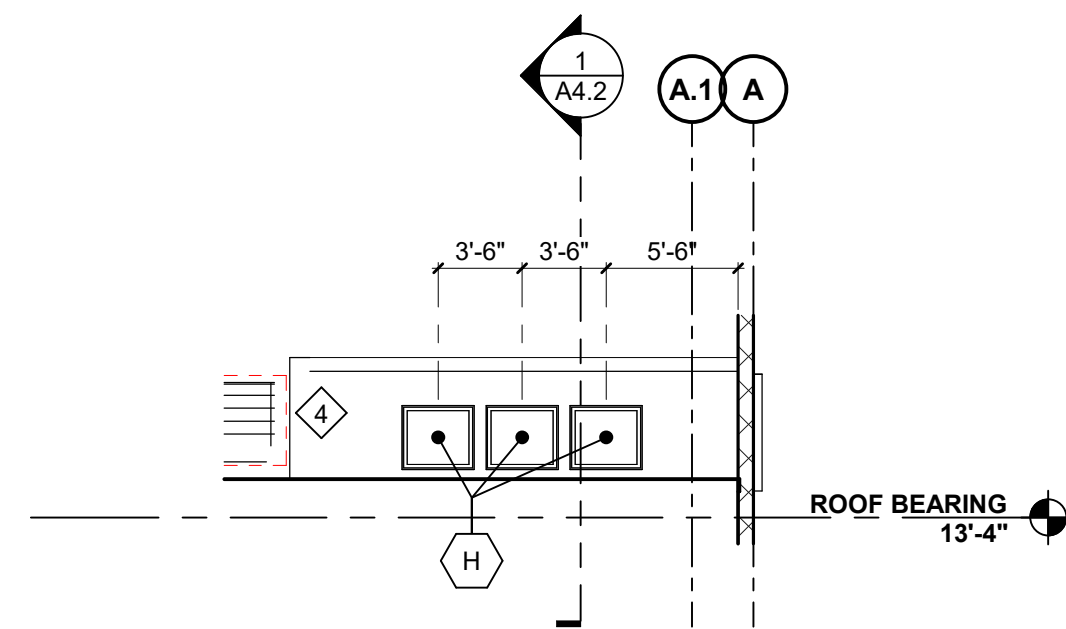
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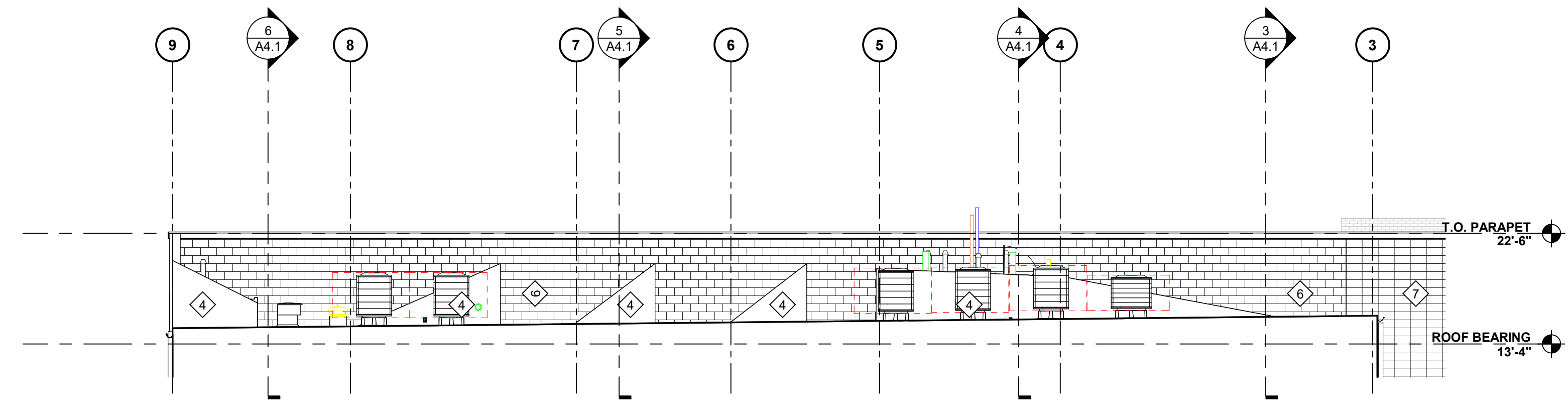


BUILDING ELEVATIONS

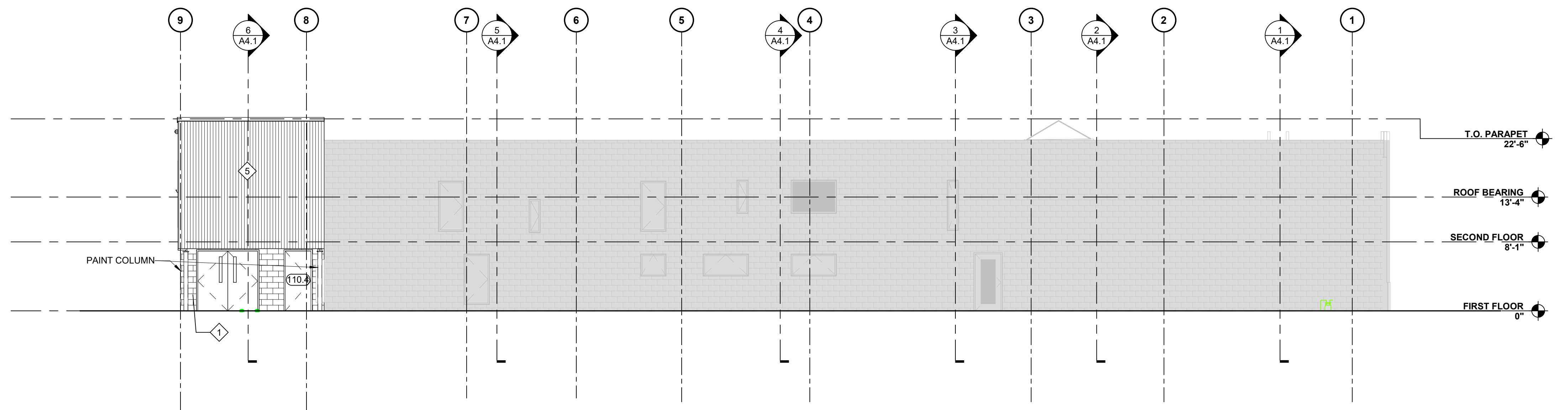
ELEVATION NOTES						
#	DESCRIPTION	MFR	PRODUCT	COLOR	SIZE	NOTE
1	SMOOTH METAL PANEL	BERRIDGE	FW-12 PANEL	BLACK	12" WIDE PANEL	<varies>
2	TEXTURED BRICK	GLEN GERY	PIAVE TEXTURED	BLACK	4"x2"x20"	DARK GREY GROUT TO MATCH
3	ALUM ANGLE Ls @ 12" O.C. W/ PERF METAL PANEL	ATAS	CORRUGATED PANEL	BLUEISH DARK 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		



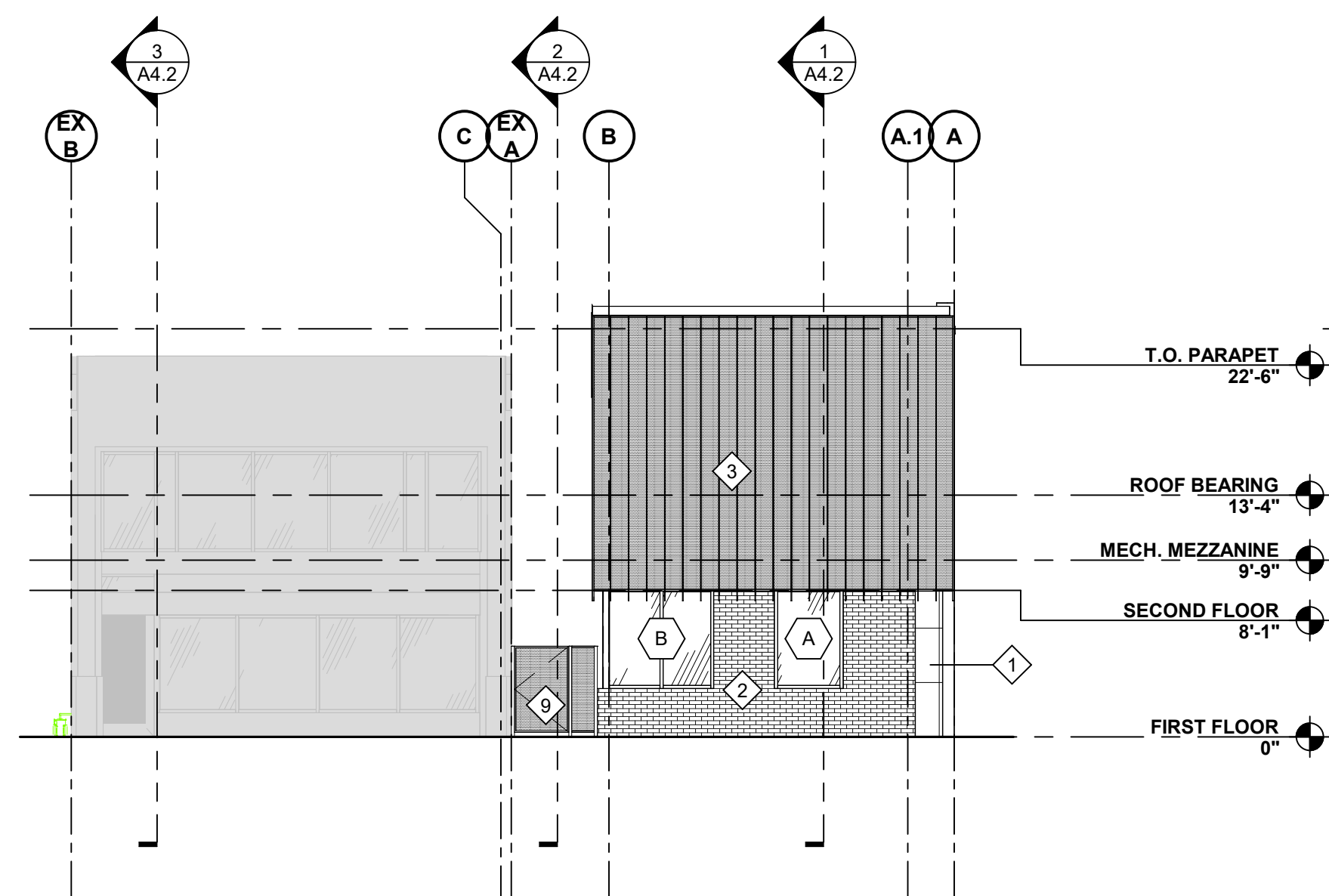
9 CLERESTORY ELEVATION
 1/8" = 1'-0"



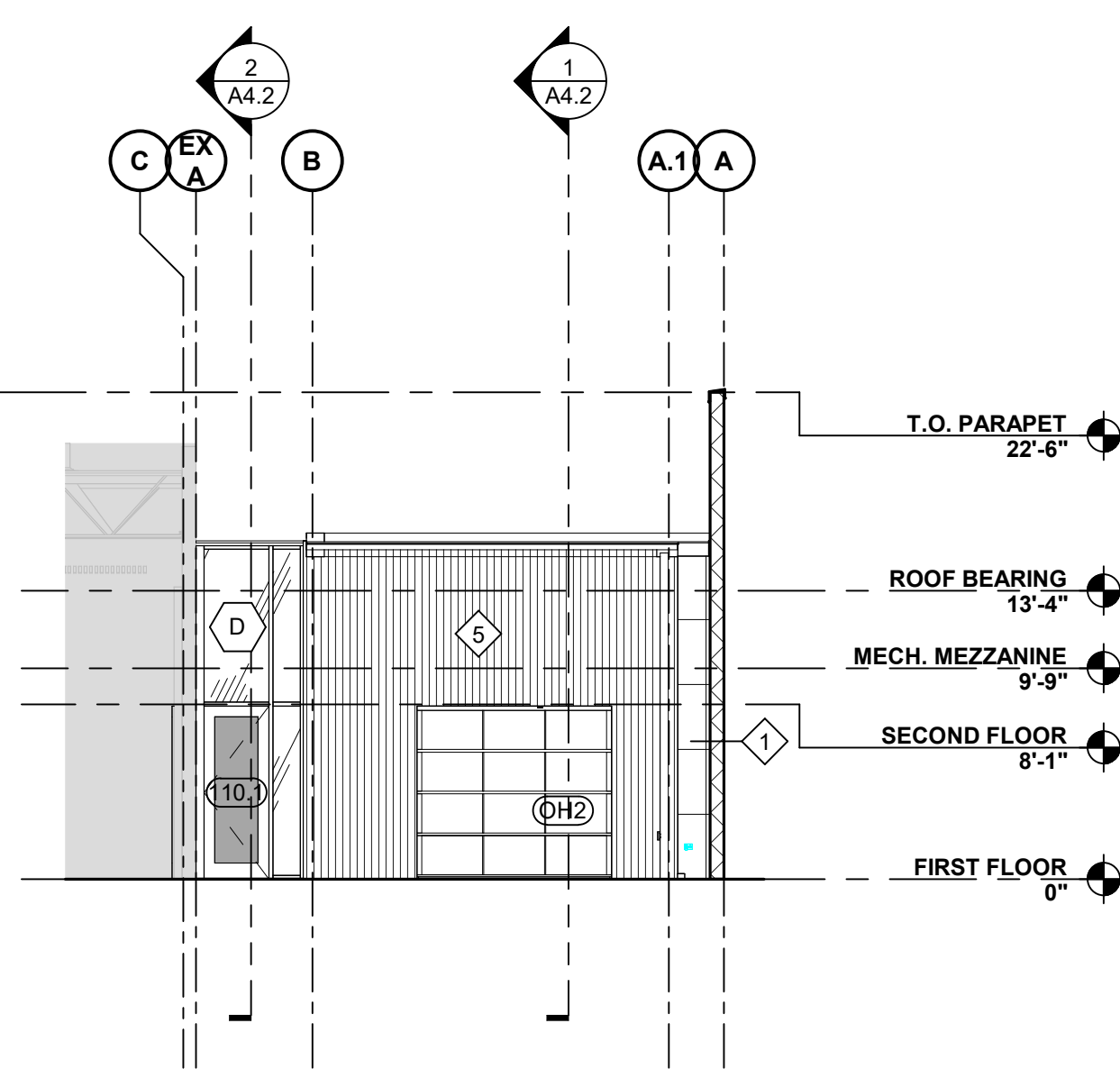
8 SKYLIGHT ELEVATION
 1/8" = 1'-0"



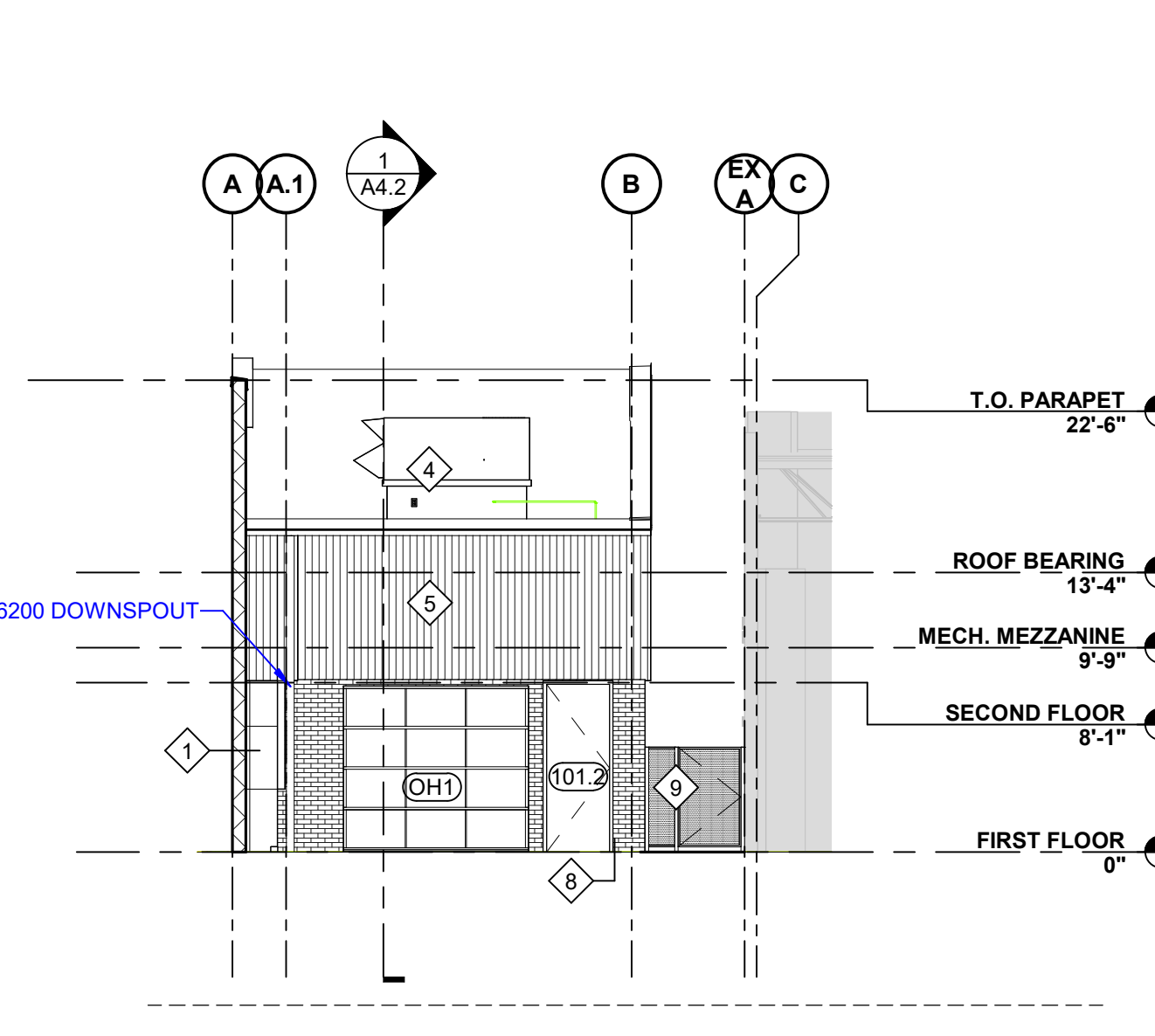
7 EAST ELEVATION
 1/8" = 1'-0"



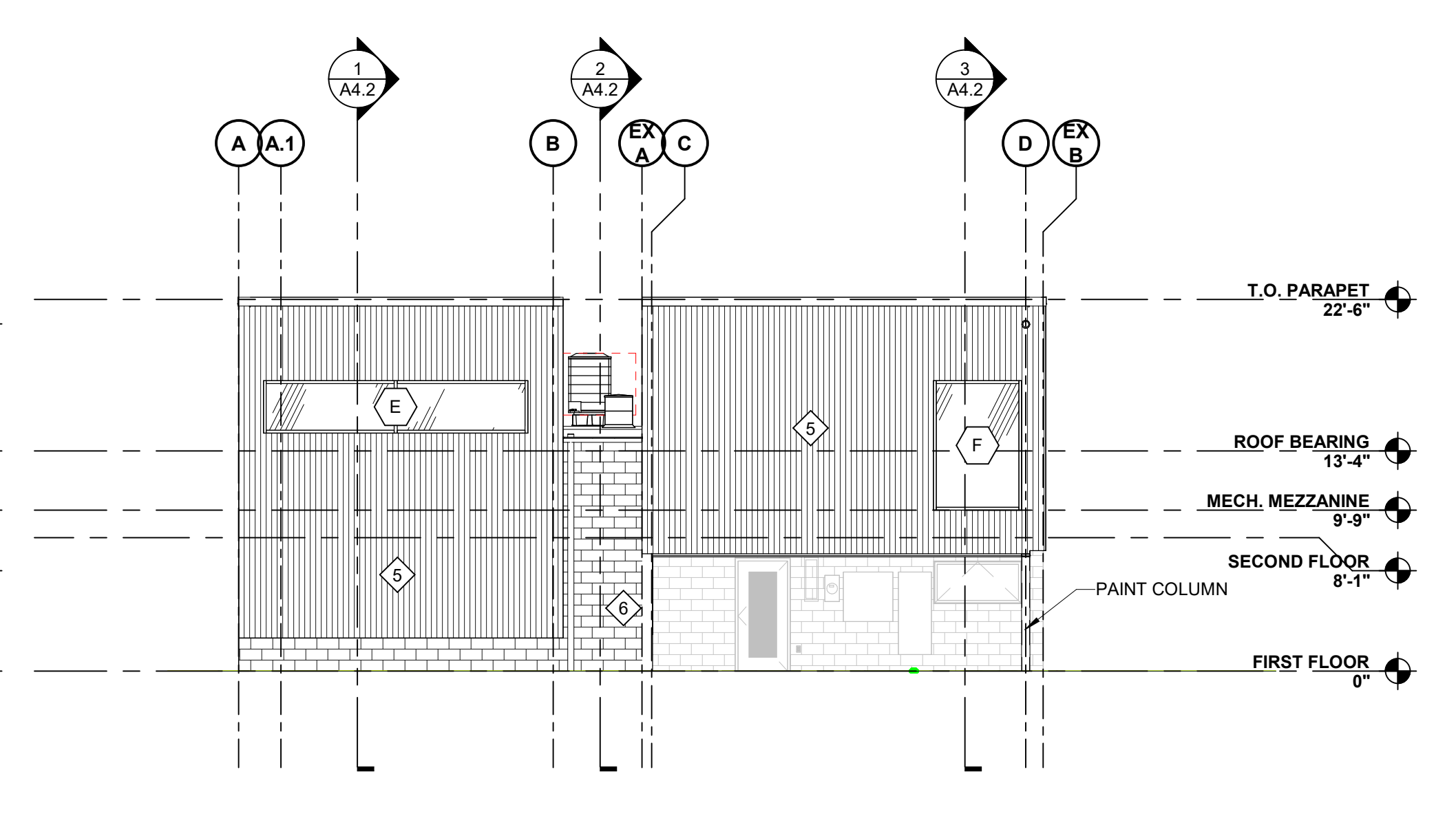
6 NORTH ELEVATION
 1/8" = 1'-0"



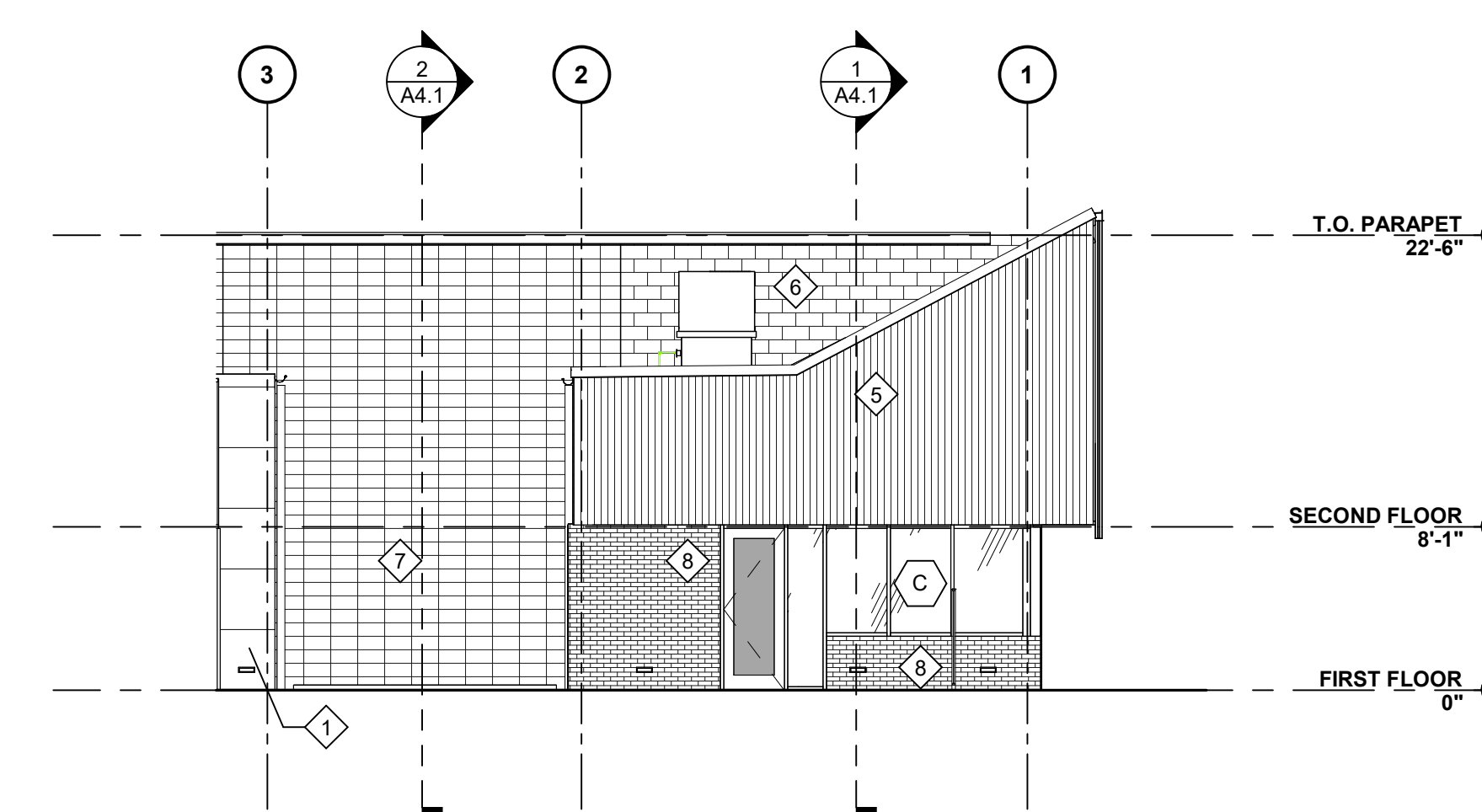
5 NORTH ELEVATION - CLASSROOM
 1/8" = 1'-0"



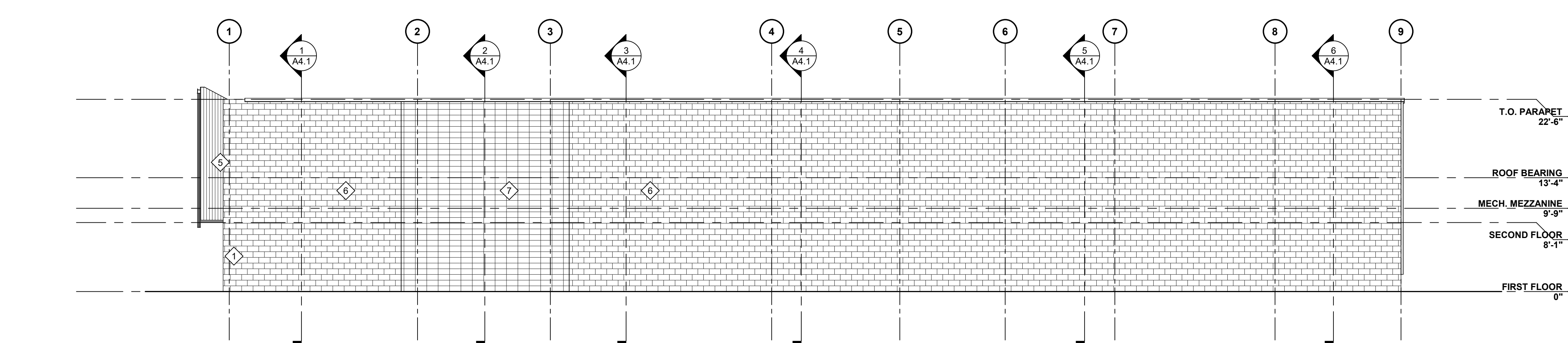
4 SOUTH ELEVATION - RETAIL
 1/8" = 1'-0"



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



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



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

9 INCH SCALE 3" = 1'-0"
 12 INCH SCALE 1-1/2" = 1'-0"
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INCHES TO FEET



