

# NORTH 30TH CHOICE NEIGHBORHOOD

## Attachment 35

Conceptual Site Plan Design - Neighborhood Concept Diagram



**KENNEDY SQUARE NODE**

At the Kennedy Square Node, the Complete Streets approach is enhanced by a "shared-space" plaza, featuring a change in paving that continues in the roadway.



**KENNEDY SQUARE NODE**

The Spencer Homes site, located at the Kennedy Square Node, will be redeveloped with single-family, duplex, and townhomes of a variety of architectural styles.

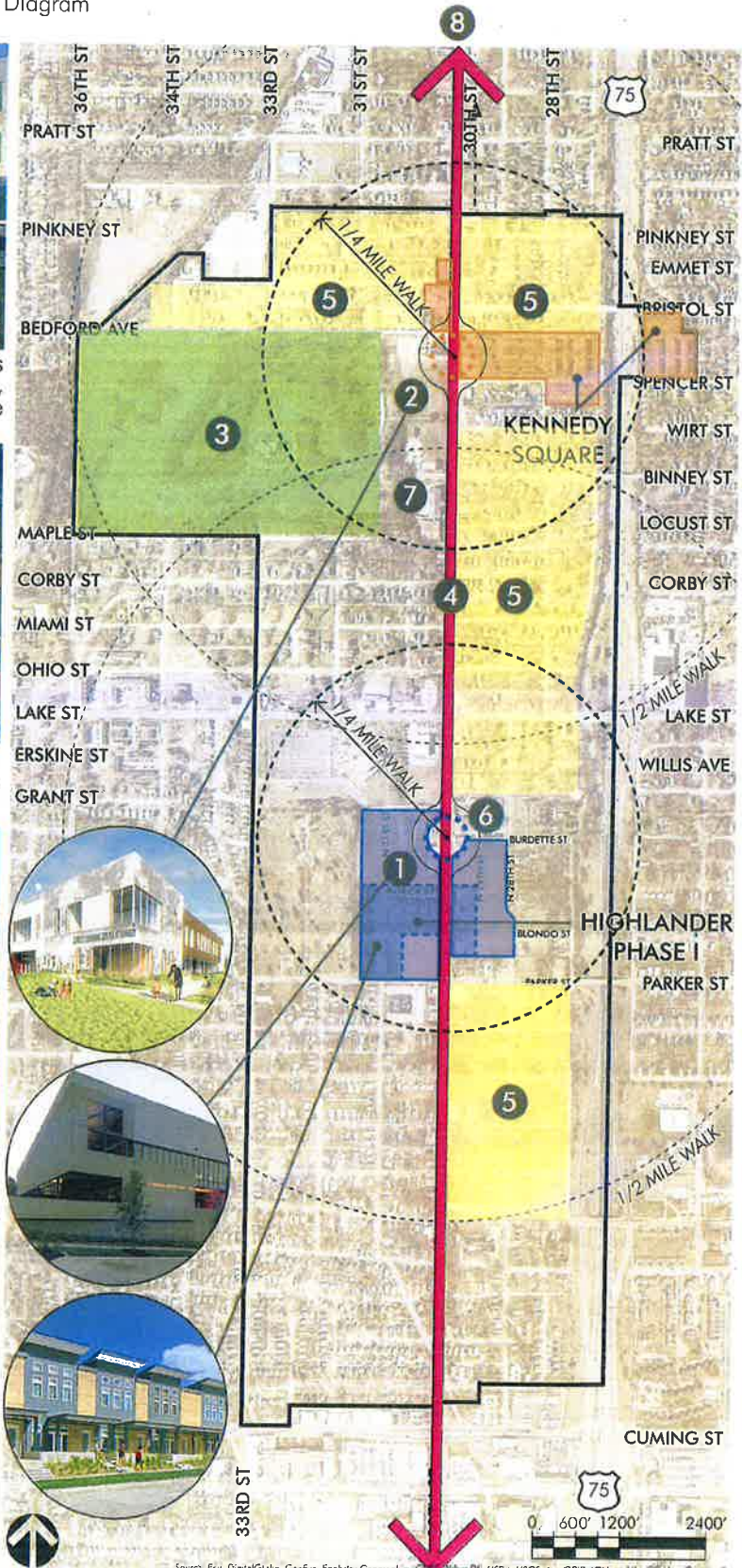


**HIGHLANDER NODE**

This view looking North across N. 30th Street shows the Nobility Point Senior Building, which is part of Phase II at the Highlander Node.

**KEY**

- KENNEDY SQUARE NODE
- HIGHLANDER NODE
- ACCELERATOR
- OMAHA EARLY LEARNING CENTER AT KENNEDY
- ADAMS PARK
- N. 30TH ROAD DIET/COMPLETE STREET
- NEIGHBORHOOD PLAN INFILL HOUSING
- CHARLES DREW
- KENNEDY ELEMENTARY SCHOOL
- METROPOLITAN COMMUNITY COLLEGE

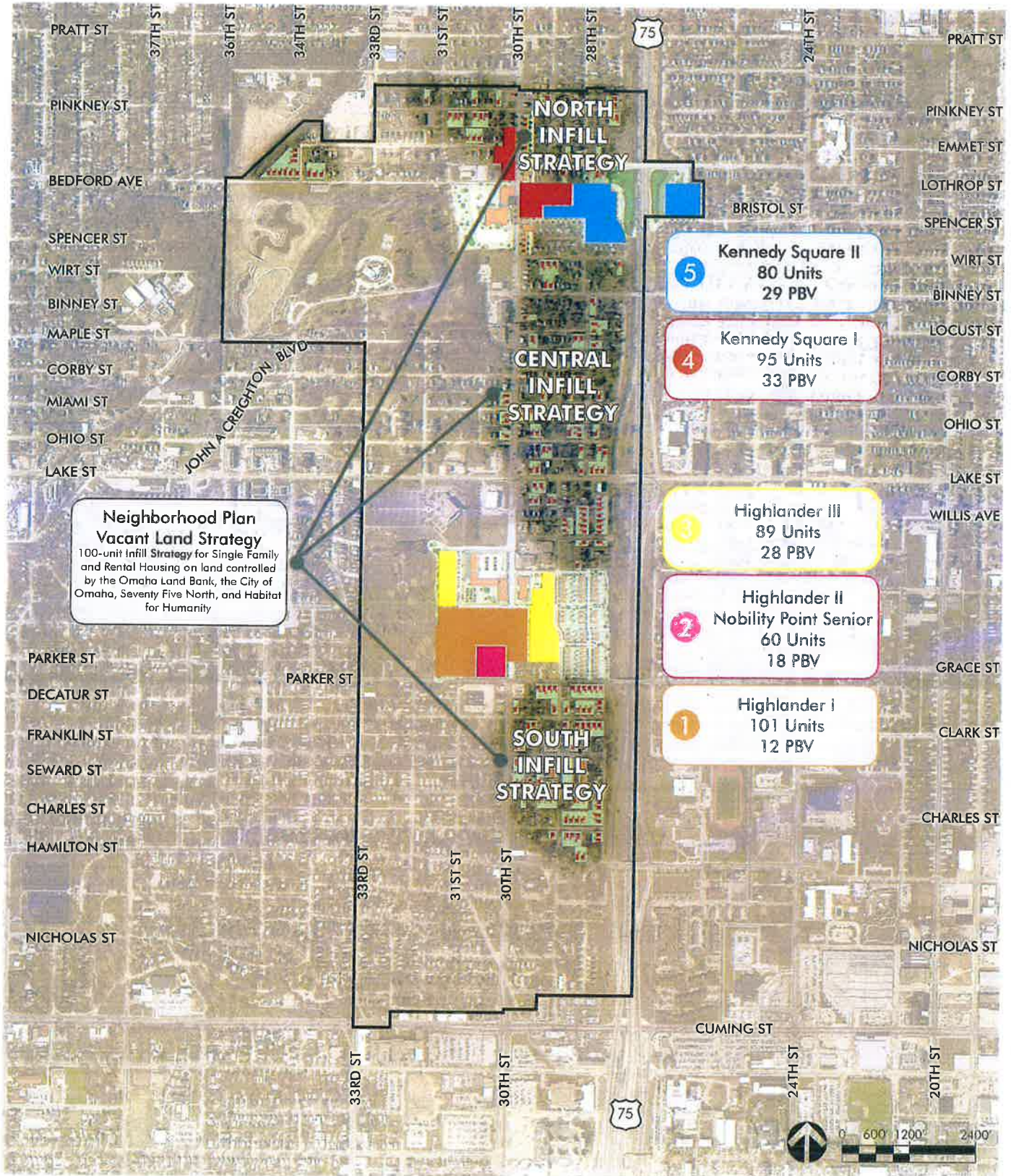


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**NORTH 30TH**  
CHOICE NEIGHBORHOOD

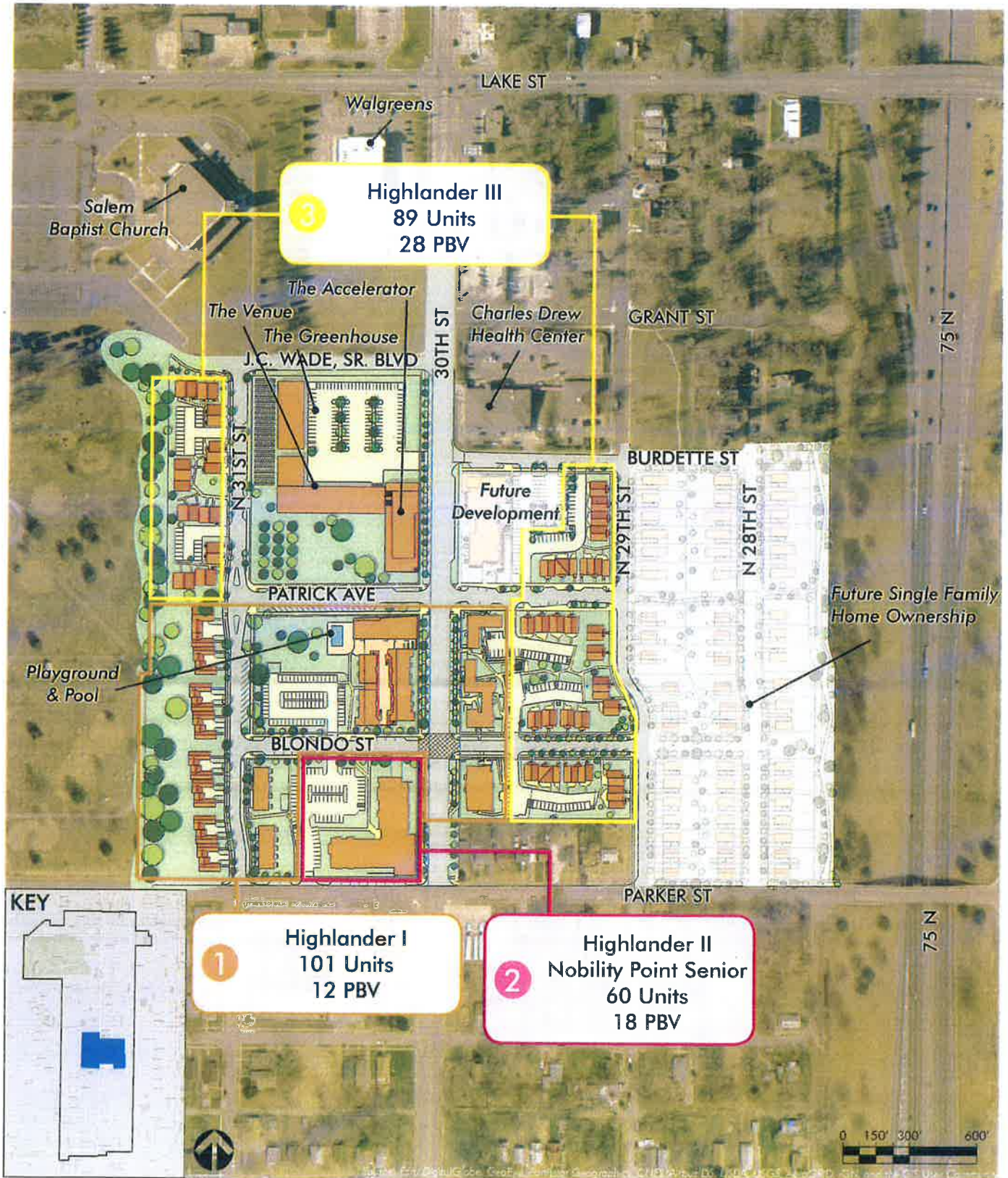
**Attachment 35**

Conceptual Site Plan Design - Housing Plan Phasing & Neighborhood Infill



**NORTH 30TH**  
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**Attachment 35**  
Conceptual Site Plan Design



**3** Highlander III  
89 Units  
28 PBV

**1** Highlander I  
101 Units  
12 PBV

**2** Highlander II  
Nobility Point Senior  
60 Units  
18 PBV





**NORTH 30TH**  
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**Attachment 35**

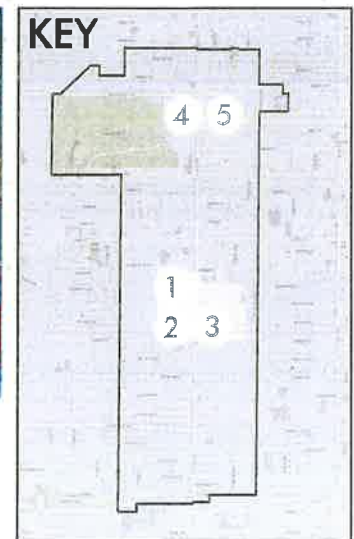
Conceptual Site Plan Design

This view looking North across N. 30th Street shows the Nobility Point Senior Building—the next phase at “Highlander.” North 30th Street is shown with a completed road diet, turning the five-lane thoroughfare into a pedestrian-, bicycle-, and transit-friendly “main street”, with one lane in each direction, a turning lane, protected bike lanes, shorter crosswalks, and new Metro bus stop shelters. This Complete Streets approach includes on-street parking—minimizing visitor parking on residential cross streets and supporting mixed-use development.



At “Kennedy Square” the Complete Streets approach is enhanced by a “shared-space” plaza, featuring a change in paving that continues in the roadway. In furthering the road-diet’s traffic calming effects, this landscaped plaza also provides much-needed gathering space for the entire community. On the right is the Walking School Bus and behind the brick garden walls are the Omaha Early Learning Center at Kennedy’s “learning gardens.” In the distance is the 95-unit, mixed-use Kennedy Square I, which has retail and community amenities opening up to the plaza.

The Spencer Homes site itself will be redeveloped with single-family, duplex, and townhomes of a variety of architectural styles. The styles at Spencer represent those discussed during the residents and community meetings—including Craftsman, American Classic, and a variety of contemporary styles, which are built at “Highlander.” Streets will be marked as “sharrows,” to better integrate the use of bicycles as part of the North 30th Complete Street approach and connect to Omaha’s Metro Trails, which will connect North 30th to the Omaha’s parks.



**Attachment 36**

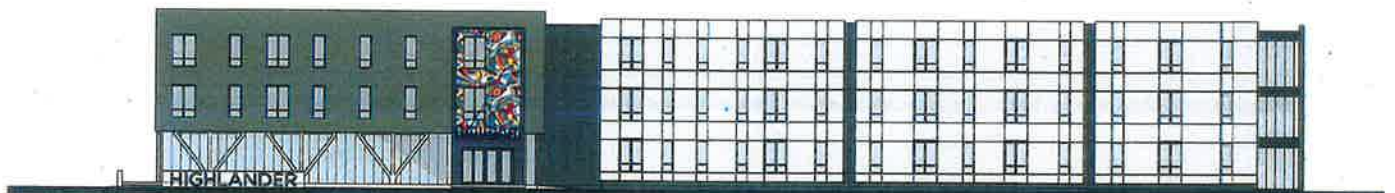
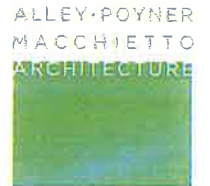
Building Elevations - Inspiration / Phase 2 - Highlander Phase II - Nobility Point Senior



Contemporary Inspiration within Highlander



Traditional Inspiration within the Neighborhood



Phase 2 - Highlander Phase II - Nobility Point Senior Housing

Scale: 1"=40'-0"



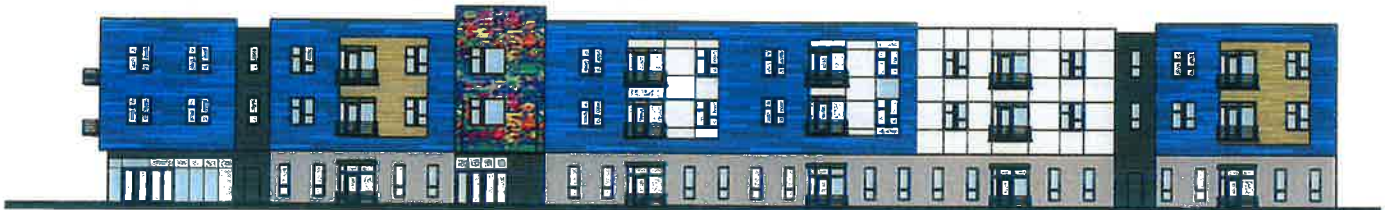
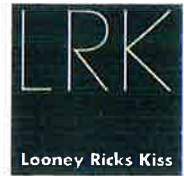
Phase 2: Highlander II will feature a contemporary style building at N. 30th & Parker which will be composed of 60 senior housing units.



**Attachment 36**

Building Elevations - Phase 4 - Kennedy Square 1

ALLEY·POYNER  
MACCHIETTO  
ARCHITECTURE



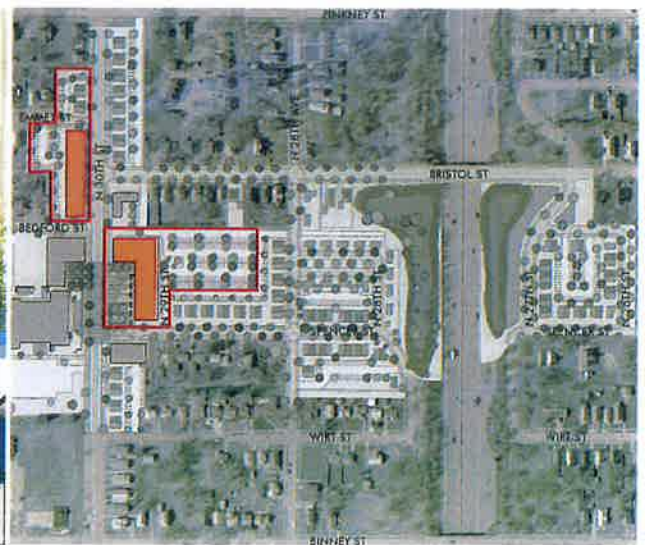
Kennedy Square I - Mixed Use Building

Scale: 1"=40'-0"



Kennedy Square I - Mixed Use Building at Plaza

Scale: 1"=40'-0"



Phase 4: Kennedy Square I will include a public plaza as an extension of the road diet along with two mixed-use buildings along N. 30th St.

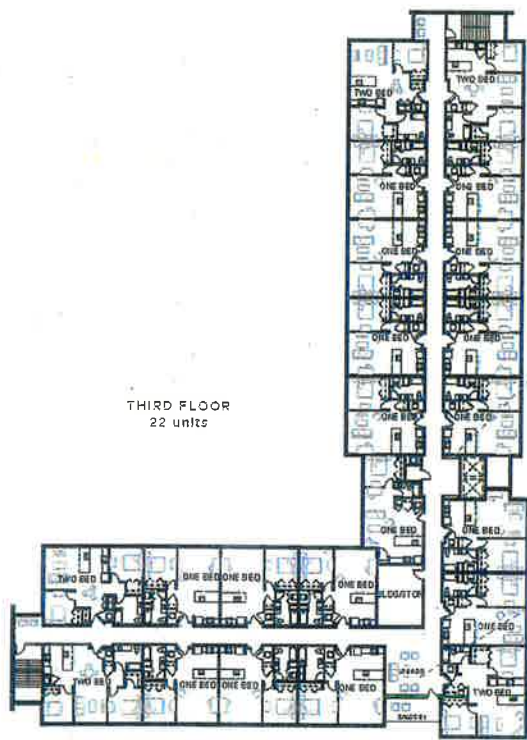
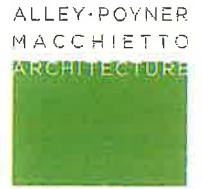




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**Attachment 37**

Schematic Design - Phase 2 - Highlander II - Nobility Point Senior Housing



THIRD FLOOR  
22 units



WARMING  
BUILT-INS &  
STAGING



SHARED LOUNGE  
& DECK



1 BED/1 BATH - 890 sq ft



2 BED/1 BATH - 890 sq ft



Scale: 1/16" = 1'-0"

Scale: 1/32" = 1'-0"

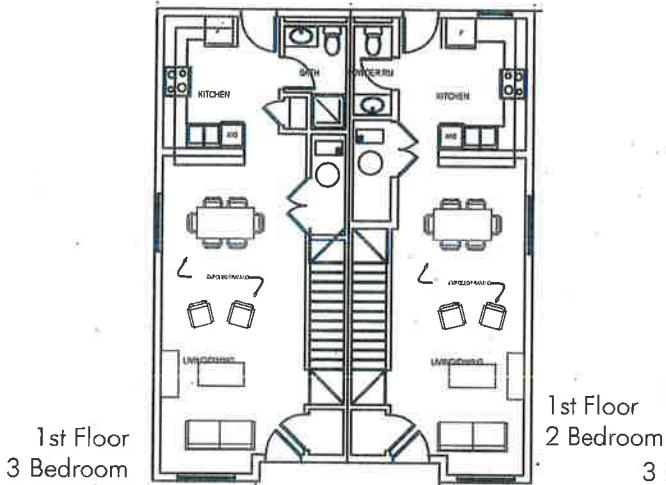
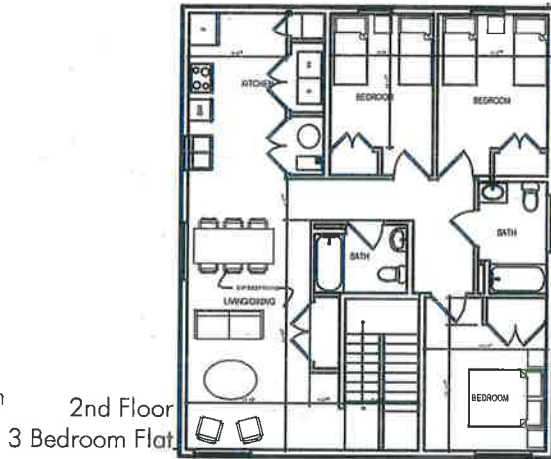
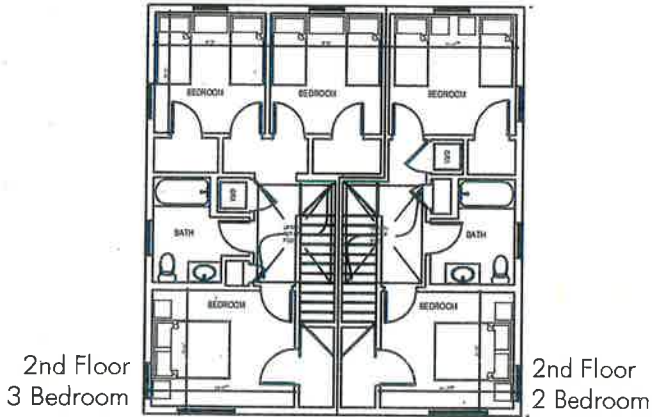


Phase 2: Highlander II will feature a contemporary style building at N. 30th & Parker which will be composed of 60 senior housing units.



**Attachment 37**

Schematic Design - Phase 3 - Highlander III



3BR - 1ST FLOOR  
876 sq ft

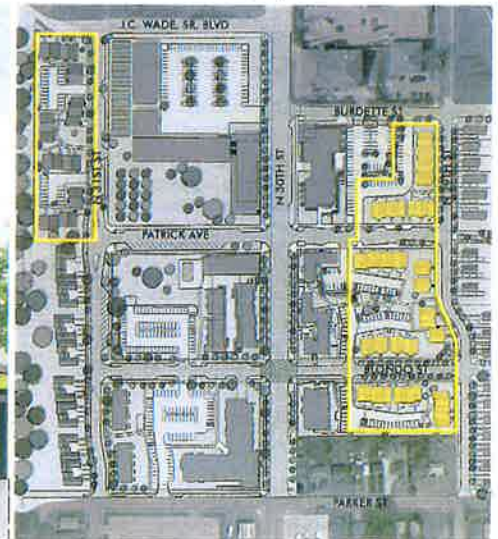
2BR - 1ST FLOOR  
628 sq ft

3BR - ACCESSIBLE FLAT  
1215 sq ft



Scale: 1/16" = 1'-0"

Townhome Prototypical Building Plans



Phase 3: Highlander III will feature a series of contemporary townhomes. The units will scatter along the west side of N 29th St, from Burdette to Parker Streets.



**Attachment 37**

Schematic Design - Phase 4 - Kennedy Square I

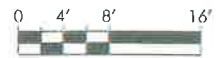


Prototypical Building Plan

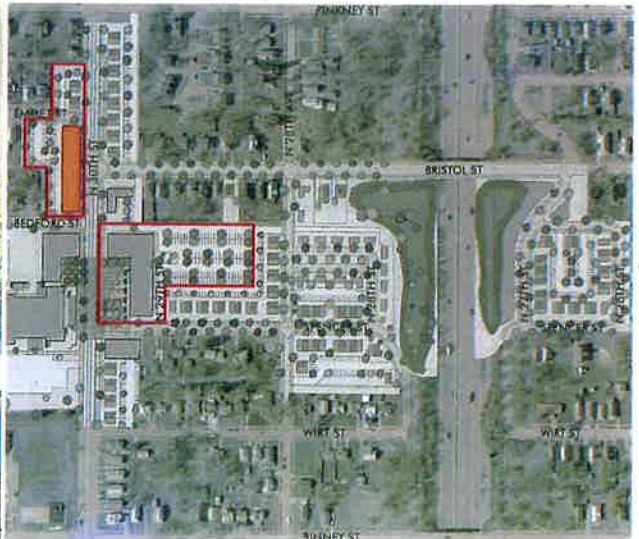
Scale: 1/32" = 1'-0"



Prototypical Unit Plans



Scale: 1/16" = 1'-0"



Phase 4: Kennedy Square I will include a mixed-use building along the west edge of N. 30th St. The building will consist of 27 1BR & 2BR units.

**Attachment 37**

Schematic Design - Phase 4 - Kennedy Square I



Kennedy Square I Mixed Use Typical Building Section at Plaza

Scale: 1" = 40'-0"



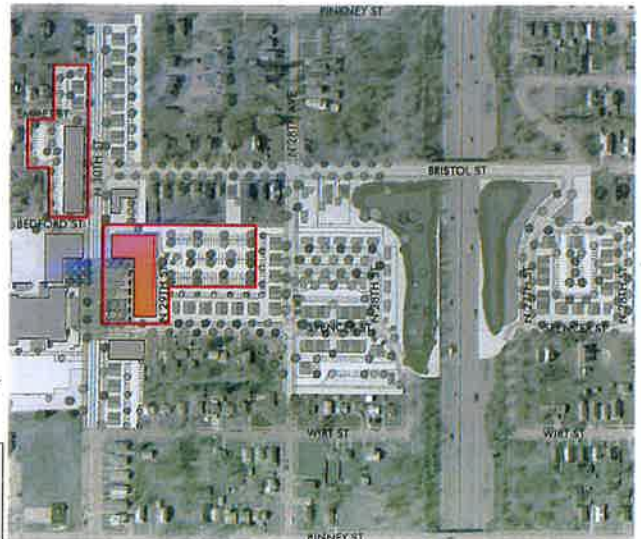
Kennedy Square I Mixed Use Typical Building Elevation at Plaza

Scale: 1" = 40'-0"



Scale: 1" = 40'-0"

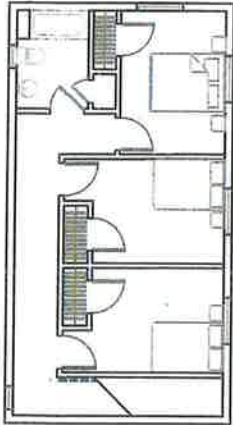
Phase 4: Kennedy Square I will include a similar mixed-use building on the east side of N. 30th St. on the plaza. The building will consist of a mix of 64 2BR & 3BR units.



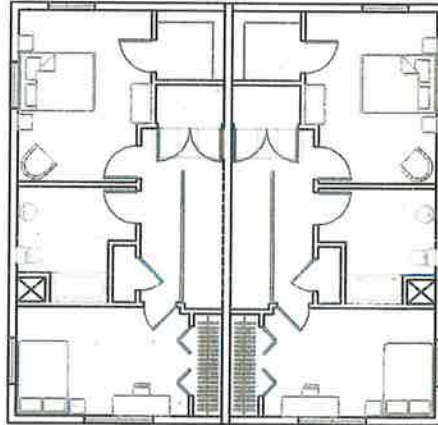


**Attachment 37**

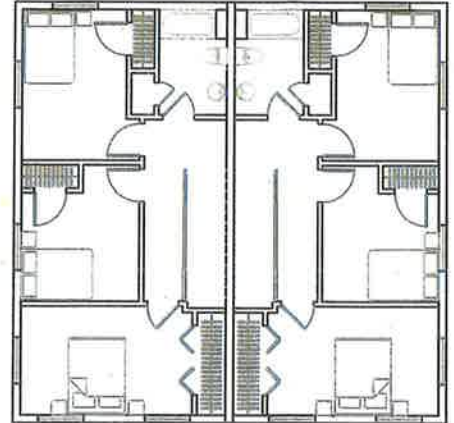
Schematic Design - Phase 5 - Kennedy Square II



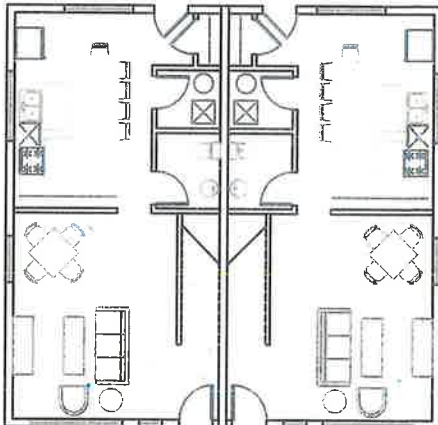
2nd Floor



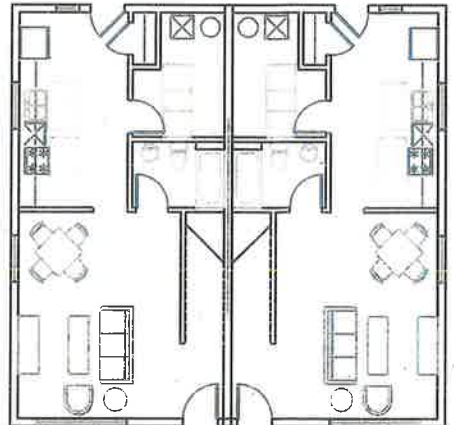
2nd Floor



1st Floor



1st Floor

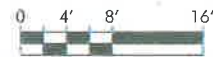


3-Bedroom Single Family

2-Bedroom Duplex Home

3-Bedroom Duplex Home

Prototypical Building Plans



Scale: 1/16" = 1'-0"



Phase 5: Kennedy Square II will consist of single family and duplex homes made up of both 2BR & 3BR units.

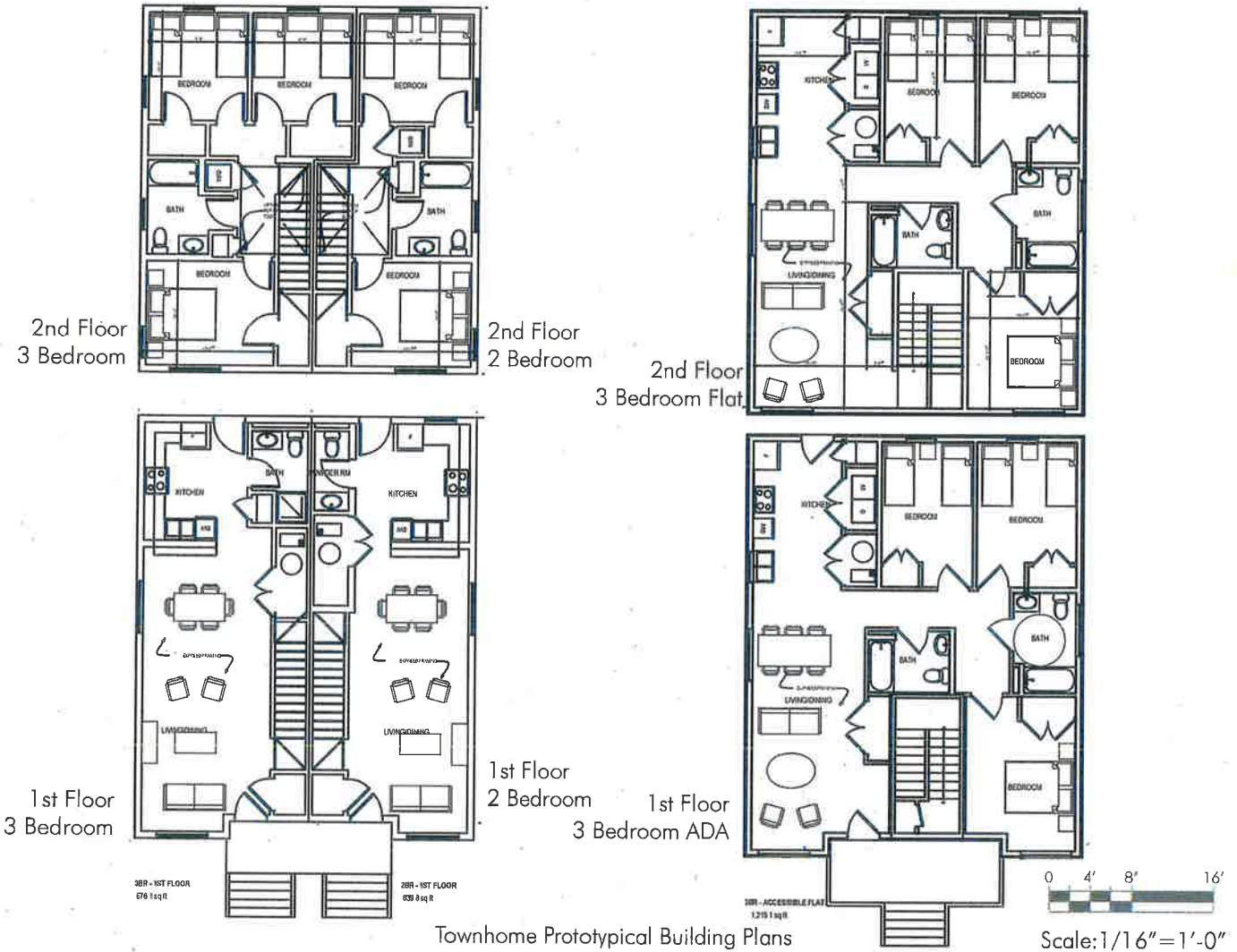


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**Attachment 37**

Schematic Design - Phase 5 - Kennedy Square II

**LANDON BONE BAKER ARCHITECTS**



Phase 5: Kennedy Square II will also be made up of various sequences of townhomes including 2BR & 3BR units.

