

## DEVELOPER'S INTRO TO FLATWATER MEWS: TEAM, PHILOSOPHIES & GOALS

Sandquists wish to first introduce ourselves as the developer for Lincoln's new Flatwater Mews, working with our masterplan task force. We also wish to briefly introduce our master plan team, plus our philosophies for this vital project, along with our primary goals for this important effort.

Along with other local, state and federal jurisdictions, City staff naturally compose a considerable majority of the public sector component of our team. And to successfully team with the City, considerable time, effort and research have been invested in assembling what is considered an outstanding private sector component of our team, with truly world class urban planning design expertise. Our national players have teamed up on many successful urban planning projects.

### DEVELOPER'S BASIC PHILOSOPHIES FOR FLATWATER MEWS:

This reasonably compact, mixed-use, urban redevelopment is quite intentionally the other spectrum from single-use, single-family suburban housing found at city edges. It is well understood that a rapidly growing number of people are choosing to live in urban neighborhoods rather than in the increasingly distant suburbs. Flatwater Mews is envisioned and based upon today's increasingly recommended and progressively more common mixed-use, higher density urban planning design features as manifested in these more and more widespread urban redevelopment philosophies:

- **Walkability**, meaning automobile traffic "takes a backseat" to pedestrians and pedestrian safety as well as bicycles and perhaps scooters. Streets, pedestrian routes and trails will be carefully designed; and the routes ideally feature interesting, well designed architecture, open green spaces and related amenities and features. Public transit is to be very strongly encouraged.
- **Mixed-use**, but mainly residential while providing adequate common retail that local residents choose to routinely support, ideally within a 5-minute walk from their home. This approach is seen to help collectively make Flatwater Mews become more than just a redevelopment, but a very successful neighborhood near downtown Lincoln and Haymarket.
- **Missing Middle**: Common, repetitive "rubber stamp" apartment complex style housing is entirely abandoned in favor of diverse "missing middle" and mews style, multi-family building design. Although Flatwater Mews may include limited "detached single family homes" and possible mid-rise DU's, arrangements and site design are intended to be related to that as demonstrated by Urban Waters at *Prairie Queen* development in Papillion/ Omaha area with the inclusion of large

home appearing multi-family dwellings, mixed with considerable, smaller mews style rowhousing.



- **Density** of at least 1,500 dwelling units on the 60 acres, equaling an average of 25 DU per acre gross, and purposely suggesting smaller, non-suburban sized residential lots requiring far less maintenance, as typically recommended for urban infill and redevelopments such as Flatwater Mews. Similar dwellings on tow lot land, if any, would be later determined.
- **Wide diversity** of varying housing types, and differing scales of open-spaces that effectively counter balance higher density housing. A broad diversity of housing will help promote a broad range and diversity of occupants with respect to finances, race and cultures, and age.
- **Bold but Simple** architect designed housing throughout, without imposing specific architectural styles. Front facades shall foster good Jane Jacobs recommended "eyes on the street" design. It is believed that a bold yet simple design can still provide all the complexities desired for creating architectural interest and design significance.

## BASIC GOALS:

**Smart Growth:** What may be termed "*smart growth*" is definitely a most crucial goal for Flatwater Mews. So much has been written about smart growth planning and new urbanism during the last twenty-five years. Smart growth may essentially be best defined by its outcomes - outcomes claimed by the Congress of New Urbanism that mirror the basic values of an ever increasing number and percentage of Americans choosing a more urban lifestyle. Smart growth helps to achieve 1) neighborhood livability, 2) better access but less traffic, 3) helping make residents beneficiaries of prosperity, 4) lower costs to the City for new infrastructure, 5) lower taxes for all by avoiding more costly sprawl at the City edges, and 6) helping to keep more rural open space open by focusing development in the urban core, and avoiding added suburban sprawl.