

MEMORANDUM

TO: Urban Design Committee
FROM: Brian Will/ Planning Department
DATE: February 1, 2008
RE: Alltel proposal for a wireless facility at Seacrest Park

Overview:

Alltel is proposing to construct a 105'-tall wireless facility (monopole) at Seacrest Park near East High School. The proposed location is about 142' north of A Street and 620' east of South 70th Street. In the area of the East High School campus/Seacrest Park, a portion of the site is owned by Lincoln Public Schools, and a portion is owned by the City Lincoln.

If this proposed site were private property subject to review under the zoning ordinance, it would require review by and approval of the Planning Commission as a Special Permit (and Urban Design Committee would not review the proposal). As a matter of policy, the City of Lincoln recommends that wireless communication facilities on public property benefit by the review and advice of the Urban Design Committee.

The following analysis is based on the standards for evaluation for wireless communication facilities contained in Chapter 27.68 of the Zoning Ordinance and applied to special permit applications.

Conformity with Comprehensive Plan.

The proposed tower is located near the southwest corner of the campus on land owned by the City of Lincoln. Surrounding uses include Seacrest Park and the East High School campus to the north, east and west, and office and multiple-family residential to the south. Sited behind a stand of existing coniferous trees, it appears the intent is to comply with the goal of the Comprehensive Plan that "facilities near residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents."

Preference of site location in accordance with Chapter 27.68.080.

The proposal would be considered a limited preference site as it is a new, free-standing facility to be erected on public land.

Compatibility with abutting property and surrounding land uses. Adverse impacts such as the visual, environmental or noise impacts.

The proposed tower is located internally on the park site, approximately 140' north of A Street. The height and visibility of the tower has been minimized by siting it behind a stand a mature pine trees, and by the use of a monopole with "flush mounted" antennae.

Availability of suitable existing structures for antenna mounting.

There is an existing tower located on the East High School campus northeast of the proposed site, however Alltel has stated that it cannot accommodate any additional carriers. The light standards surrounding Seacrest field are possible candidates for collocation.

Scale of facility in relation to surrounding land uses.

Other tall structures in the area include the existing monopole, the light poles surrounding Seacrest Field, and the power and light poles along A Street. At 105' in height, the scale of the proposed facility is consistent with other structures in the area.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/ districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

The proposed tower does not appear to have a negative impact on views/vistas of the Capitol, landmark structures or districts.

Color and finish.

A neutral (gray) galvanized monopole is proposed.

Ability to co-locate.

The plans submitted show the tower is structurally capable of accommodating two additional carriers.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

There is an existing stand of mature pine trees surrounding the proposed site. The site plan shows additional trees being planted near the base of the tower to further screen the facility from A Street and the properties south of the site.

Impact on natural resources, open spaces, recreational trails, and other recreational resources.

The proposed tower will be visible from the East High School, Seacrest Park, and A Street.

Conclusion:

The proposed location associates the facility with a large parcel where other tall facilities exist, while minimizing its impact on surrounding uses by siting it behind an existing stand of mature trees. The tower and compact antennae design combined with the additional screening being proposed will allow this carrier to provide service within this area while minimizing the impact upon the area.



"Ralph Wyngarden"
<ralph.wyngarden@faulkandfoster.com>

01/15/2008 03:07 PM

To <EZimmer@ci.lincoln.ne.us>

cc

bcc

Subject Proposed Alltel Site in Seacrest Park for February 6 Urban Design Committee Agenda

Ed-

Alltel is working with the Parks Department on a proposed wireless telecommunications facility in Seacrest Park near the intersection of 70th & A. I've attached a copy of the construction drawings as well as photosimulation views. Could you put this project on the agenda for the February 6 Urban Design Committee meeting? Please let me know if you need any additional information and if you need hard copies and, if so, how many. Thanks.

I just got off the phone with Lynn Johnson at Parks and we are working to have a neighborhood meeting the night before on February 5. They will have representatives at both meetings.

-Ralph

Ralph Wyngarden, Sr. Zoning Specialist

Faulk & Foster

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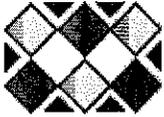
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Jeanne A Bowling/Notes

01/31/2008 11:34 AM

To Brian J Will/Notes@Notes

cc

bcc

Subject

Here's the portion of the minutes of the Park Bd. meeting where the cell tower was discussed. Let me know if you need anything further.

FEES & FACILITIES COMMITTEE:

* **Recommendation re: placement of a communications tower in Seacrest Park, in vicinity of the 73rd & "A" Street:** Jolanda Junge-Kuzma reported that a provider (Alltel) has asked to place a communications tower in Seacrest Park. Lynn Johnson said on the north end of Seacrest Field parking lot, in the center, LPS has a contract with a provider and there's a communication tower at that location, There's been some discussion with LPS about if it would be better to co-locate at that central location or have two separate towers. Johnson said the Alltel tower could be put in the south end of the park, back in the trees, where it would be less visually obtrusive than putting them together on one tower. Bob Ripley stated that he felt in any future requests for cell towers that the provider be asked to place their towers in parking lots rather than in park land. Johnson reported that if the Board recommends approval of this application to move forward, the next step will be to conduct a neighborhood meeting that LPS will be invited to, then it will go to City Council for approval.

Bob Ripley asked if the Board's approval could be made contingent on an agreement that the provider be responsible for the removal of the tower and out buildings when it is no longer in use. Lynn Johnson said that all cell tower recommendations have been sent to the City Council with the recommendation that the last provider off the pole be responsible for taking it down. It's never been part of the standard contract, but if the Board feels it should be made part of the contract, they can approve that action.

Discussion was held regarding the fees that the City receives from cell towers. Currently all these fees (approximately \$25,000 per year per provider) are placed in the City's General Fund. Ripley asked if it would be of any benefit to the Parks Department if the Parks Board would recommend that the Director go to the current Administration to discuss whether or not a portion of the fees received for towers located in City parks, be returned to the Parks Department. These funds would be placed in a specific location that would directly benefit the Parks Department.

After lengthy discussion it was moved (Committee) that the Board approve Alltel's application for a communications tower to be installed at Seacrest Park, generally located at 7300 "A" Street. Motion approved by majority vote of members present with Quambusch voting no and Walkowiak abstaining.

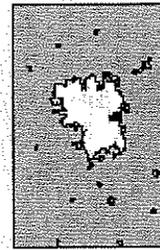
Bpb Ripley recommended that this approval be granted based on the provision that the revenue generated from this be placed in an independent account that can directly benefit the Parks Department. An option might be that the funds be channeled to the Lincoln Cares program, in which case not only does the Parks Department derive benefit from the tower location but the payee (provider) would receive recognition for the money that went into Lincoln Cares.

It was moved (Ripley) and seconded (Junge-Kuzma) that a recommendation be made that the money generated from cell towers located in City parks, be put in a specific fund to be used for Parks facility improvements and be accounted for separately (one option might be the Lincoln Cares Program). Junge-Kuzma stated her concern that this recommendation not be made just for this one application but that it be made for all future applications from providers that come to the Parks Board.

Jonathan Cook suggested that the motion include a recommendation that a letter be prepared by the Parks Department staff reflecting the concerns of the Advisory Board and presented to the Mayor and City Council.

Jeanne Bowling
Secretary to the Director
Lincoln Parks & Recreation Dept.
2740 A Street
402-441-8264

Lancaster County Parcel Map



Legend

-  Lakes/Streams
-  Parcels
-  Streets
-  Schools
-  Parks
-  City Limit
-  County

This map is intended to show as accurately as possible the relationship of parcels, but it is not intended to be construed as survey accurate in any manner.

Norman H. Agena
County Assessor/Register of
Deeds
555 South 10th Street
Lincoln, NE 68508
402-441-7463
assessor@co.lancaster.ne.us



TERRA
 CONSULTING GROUP, LTD.
 600 Bosse Highway
 Ste. 417/508-6400
 Fax: 847/698-6401



NO.	DATE	DESCRIPTION
1		ISSUED FOR REVIEW
2		REVISED PER ALLTEL COMMENTS
3		REVISED PER ALLTEL COMMENTS
4		REVISED PER CITY OF LINCOLN COMMENTS
5		ISSUED PER CITY OF LINCOLN COMMENTS

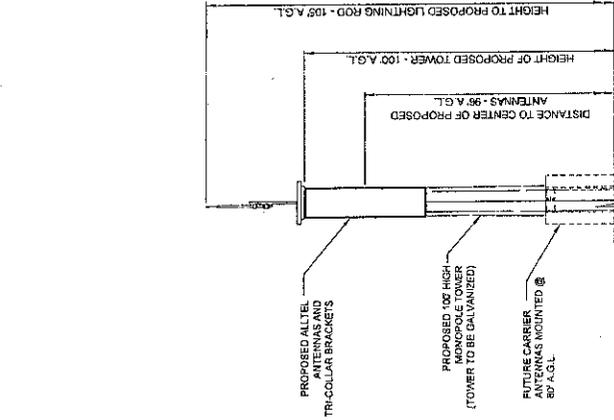
**70th & A
 CANDIDATE #1**

APPROX. 700A ST.
 LINCOLN, NE 68505

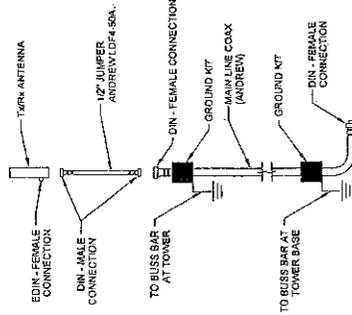
DESIGNED BY	DATE	PROJECT #
SCALE	DATE	PROJECT #

ANT-1
 SHEET NUMBER

ANT-1

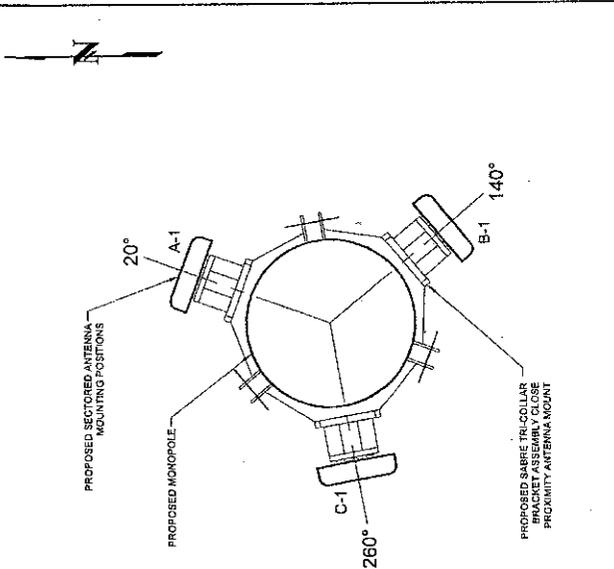


3 ENLARGED ANTENNA DETAIL N.T.S.



NOTE:
 -JUMPERS TO BE MALE TO MALE.
 -ALL CONNECTIONS TO BE EDIN.
 -MAX SPACING ON GROUND KITS TO BE 100' ON U.S. TOWERS AND GUYED TOWERS.

5 ANTENNA LINE SCHEMATIC N.T.S.



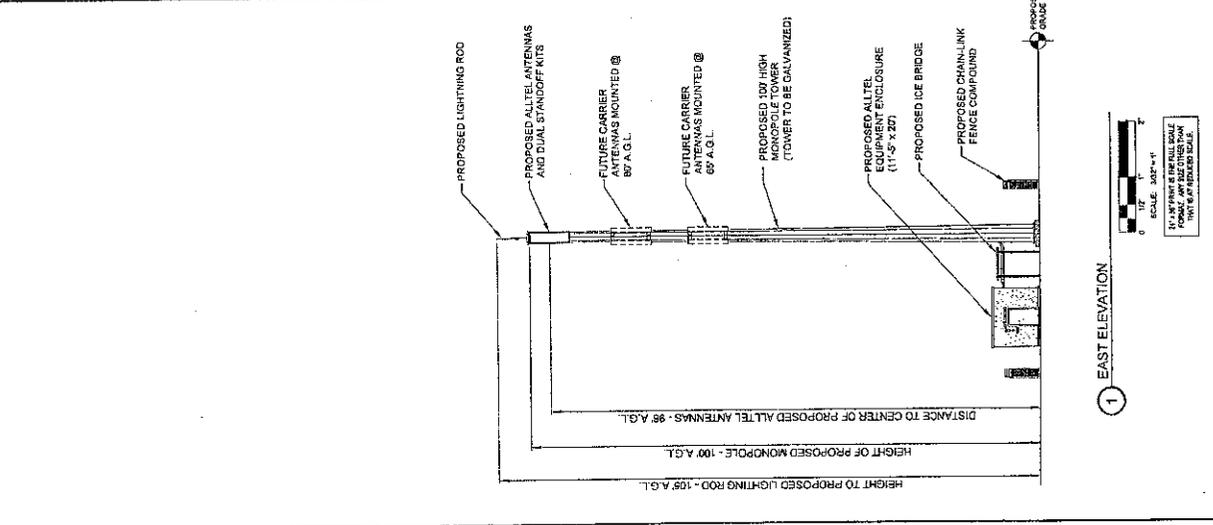
2 ANTENNA ORIENTATION (AZIMUTHS/DOWNTILTS) N.T.S.

ANTENNA NUMBER	COAX COLOR CODE	BEAM HEIGHT (FEET)	ANTENNA TYPE	ANTENNA AZIMUTH (DEGREES)	ELEC. DOWN-TILT (DEGREES)	MECH. DOWN-TILT (DEGREES)	HEIGHT TO CENTER OF ANTENNA FROM LEVEL (FEET)	COAXIAL FEEDER SIZE	LENGTH (FEET)	BLANKS OF COAX PER ANTENNA	COAX TYPE
A-1	1 RED BAND	130'	BVA-800B3CF-3EDT	20°	-3	0	98'-0"	7/8"	112'	2	ANDREW AV45-50
B-1	1 WHITE BAND	130'	BVA-800B3CF	140°	0	0	96'-0"	7/8"	112'	2	ANDREW AV45-50
C-1	1 BLUE BAND	130'	BVA-800B3CF-3EDT	260°	-3	-2	98'-0"	7/8"	112'	2	ANDREW AV45-50

NOTES:
 1. ALL COAX SHALL BE COLOR CODED AT THREE (3) PLACES EACH, AT ANTENNA, EXTERIOR OF SHELTER, AND THE ANTERIOR OF SHELTER.
 2. COAXIAL FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE ORDERING.

NOTE:
 -ANT CONNECTORS TO BE CENTER FEED, IF POSSIBLE.
 -ANT CONNECTORS TO BE EDIN CONNECT.
 -ALL FEED LINE CONNECTORS TO BE DIM.

4 ANTENNA KEY



1 EAST ELEVATION



1" = 10' WITH 1/8" PER FULL SCALE
 FORMULA: ANY SIZE OTHER THAN
 10" IS APPROXIMATE

GENERAL LANDSCAPE NOTES

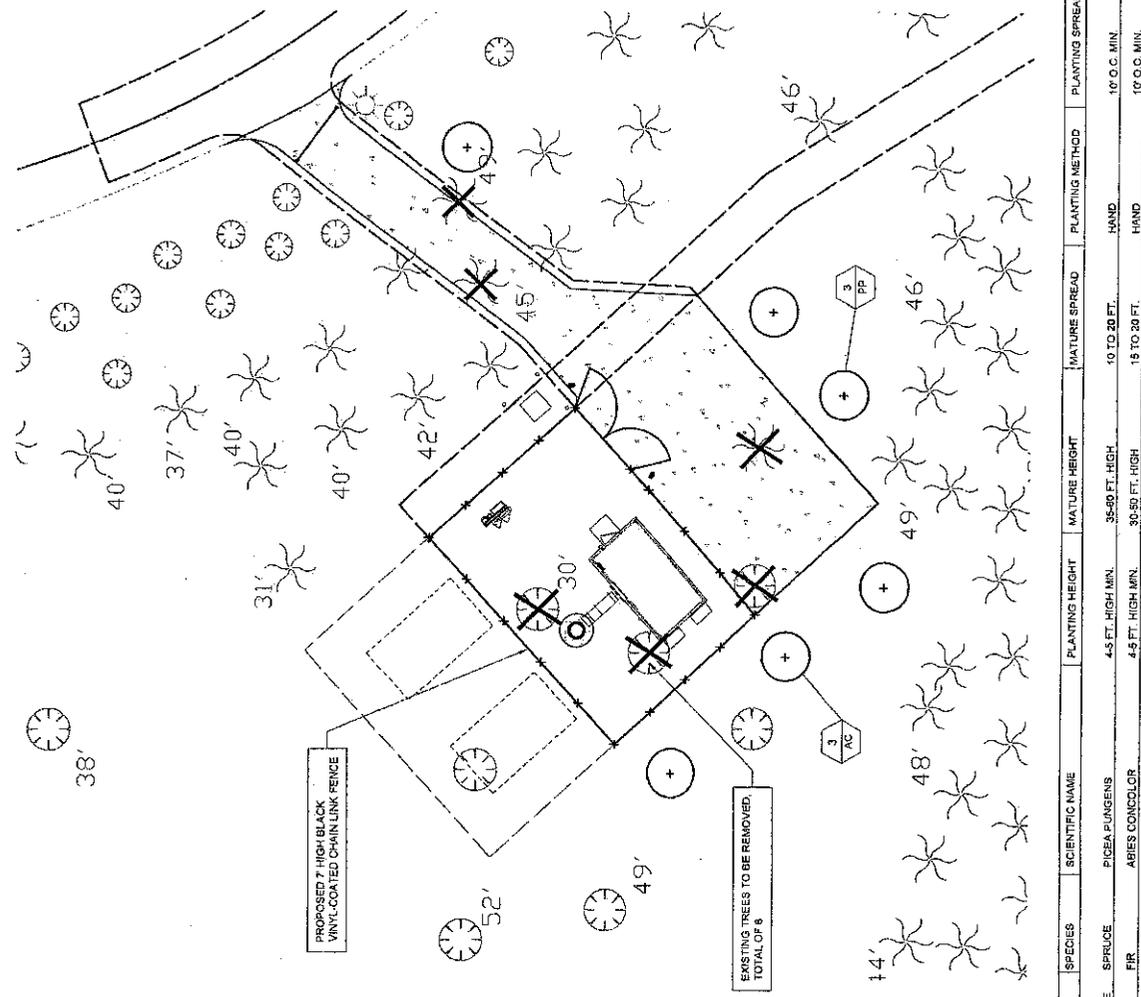
1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORETCULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUNSCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY ROOT SYSTEMS AND BE FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARANTEE WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS. DAMAGE BY OTHERS OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, STORMS, FIRES OR VANDALISM, SHALL BE THE RESPONSIBILITY OF THE ADDITIONAL CLIENT TO THE OWNER. PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE NEXT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN, FRESH, BARK CHIPS OR OTHER NATURAL MATERIALS. MULCH SHALL BE APPLIED OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING FITS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER. SOIL SHALL BE FREE OF ROCKS, STONES, GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATERIAL AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEED SHALL BE A MIX OF CERTIFIED SEEDS. SEED SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. SEEDING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FUTURE BLANKET OR EQUAL SHALL BE USED FOR EROSION CONTROL. MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN TREES FOR A PERIOD OF 8 WEEKS AFTER PLANTING. CONTRACTOR SHALL WATER EACH TREE ONCE A WEEK AT A MINIMUM RATE OF 10 GALLONS PER TREE. WATERING RATE SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN MOISTURE RATE SUCH THAT WATER DOES NOT RUN OFF ON GRADING SURFACE AWAY FROM TREES.

CONTRACTOR SHALL CONTACT CITY OF LINCOLN PARKS & RECREATION DEPARTMENT TO CONFIRM FINAL PLANTING LOCATIONS.

PLANT LIST

SYMBOL	PLANT TYPE	SPECIES	SCIENTIFIC NAME	PLANTING HEIGHT	MATURE HEIGHT	MATURE SPREAD	PLANTING METHOD	PLANTING SPREAD
TREES								
PP	COLORADO GREEN SPRUCE	SPRUCE	PICEA PLANGENS	4.5 FT. HIGH MIN.	35-50 FT. HIGH	10 TO 20 FT.	HAND	10' O.C. MIN.
AC	CONCOLOR FIR	FIR	ABIES CONCOLOR	4.5 FT. HIGH MIN.	35-50 FT. HIGH	15 TO 20 FT.	HAND	10' O.C. MIN.

X PLANT QUANTITY
PP PLANT SYMBOL



elltel

TERRA
LANDSCAPE ARCHITECTS
3000 BASS HIGHWAY
LINCOLN, NE 68502
TEL: 402-476-1818
FAX: 402-476-5401

NO.	DESCRIPTION	DATE
1	DESIGN FOR REVIEW	02/28/11
2	REVISION PER A/E COMMENTS	03/01/11
3	IN REVISION	03/01/11
4	REVISED PER CIVIL & MECHANICAL COMMENTS	03/02/11
5	REVISED PER CIVIL & MECHANICAL COMMENTS	03/02/11
6	APPROVED LANDSCAPE PLAN SHEET 11	03/03/11

70th & A
CANDIDATE #1

APPROX. 7000 A ST.
LINCOLN, NE 68505

PROJECT #	DATE	BY	DATE
2015	03/07	TAL	03/07
2015	03/07	TAL	03/07

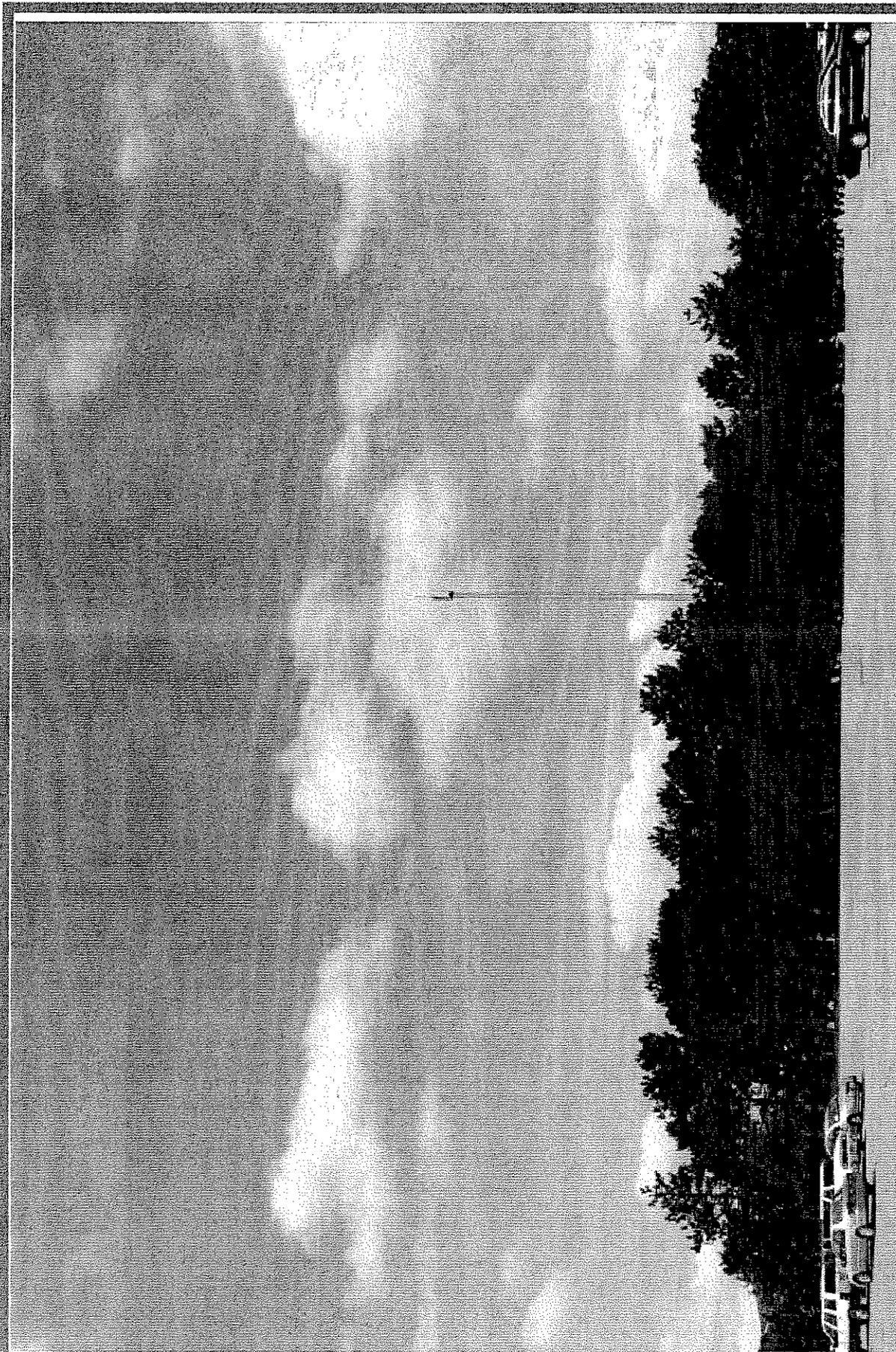
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1



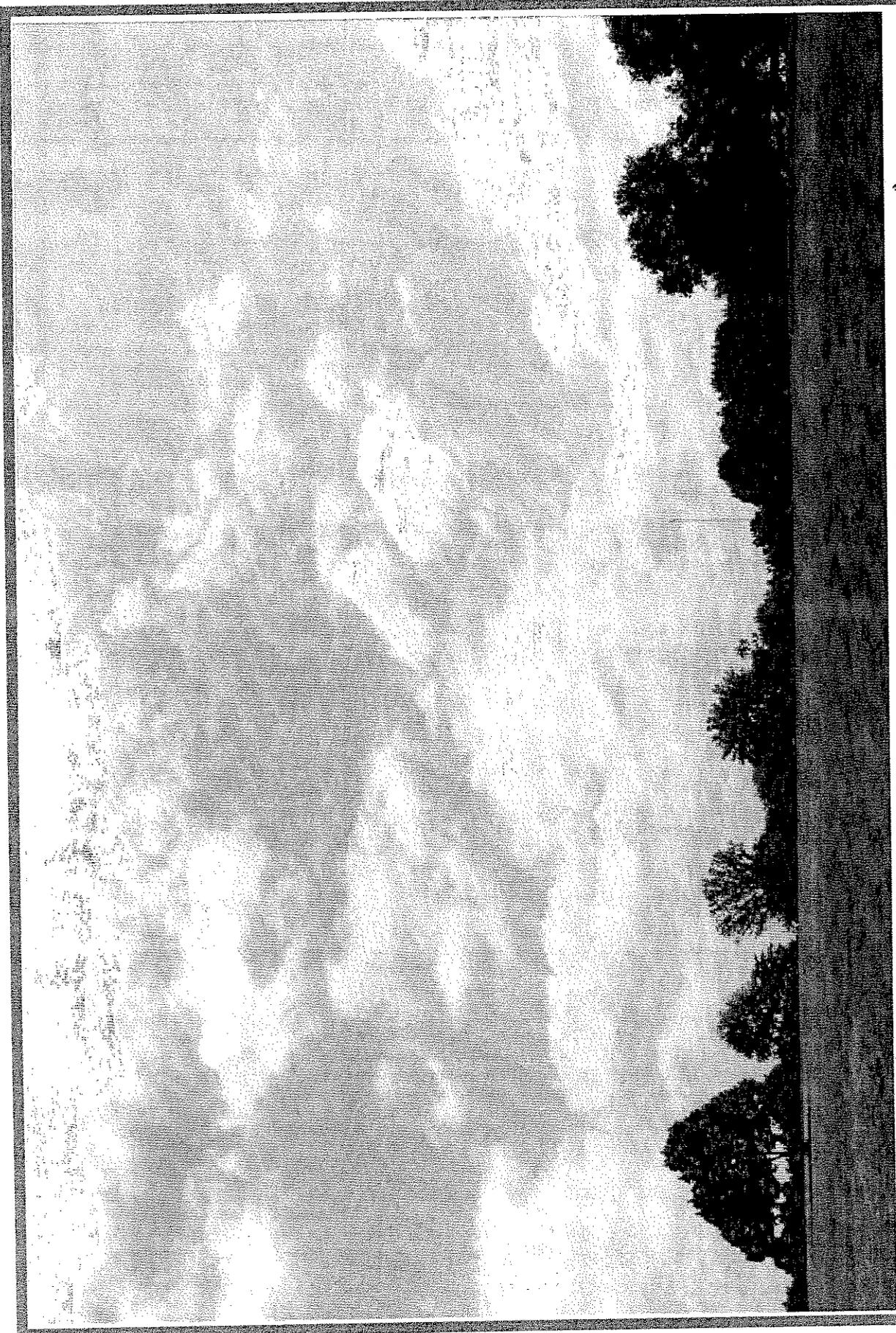
Lincoln - 70th & A
After - View Looking South





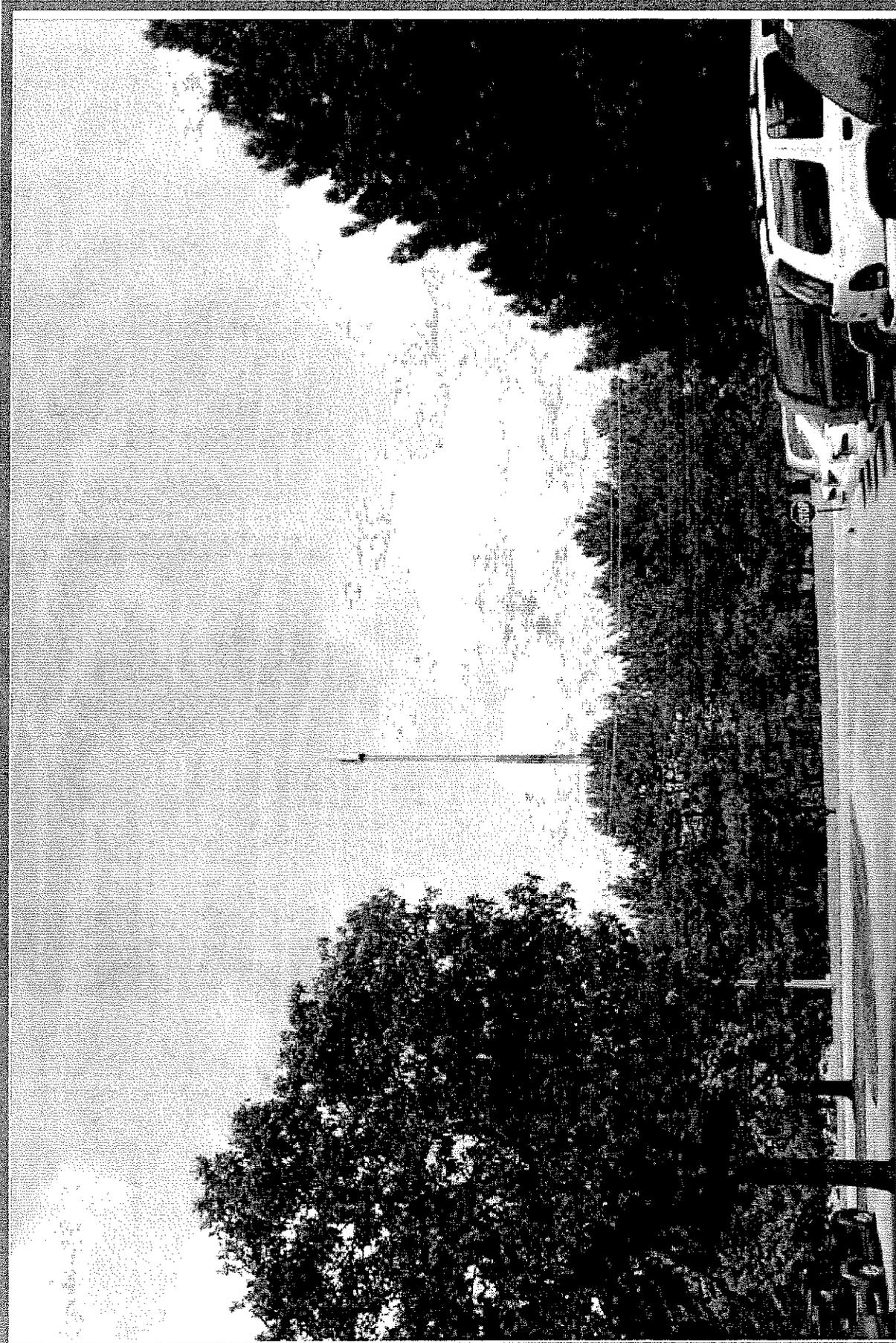
Lincoln - 70th & A
After - View Looking West





Lincoln - 70th & A
After - View Looking East





Lincoln - 70th & A
After - View Looking North

