

## MEETING NOTES

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	Wednesday, May 6, 2009 3:00 p.m., Room 206, County-City Building, 2 <sup>nd</sup> Floor, 555 South 10 <sup>th</sup> Street, Lincoln, Nebraska
<b>MEMBERS IN ATTENDANCE:</b>	Margaret Berry, Mike Eckert, Michelle Penn, Gordon Scholz, Scott Sullivan and Mary Anne Wells. JoAnne Kissel absent.
<b>OTHERS IN ATTENDANCE:</b>	Aylin Yesilcimen, Panera Bread; Charlie Meyer, Lincoln Saltdogs; Jay Palu, DLR Group; Dave & Karen Shoemaker, Shoemaker's Truck Stop; Kim Todd, Landscape Architect; Ernie Castillo, Urban Development; Ed Zimmer and Michele Abendroth (Planning Department.)
<b>STATED PURPOSE OF MEETING:</b>	Regular Meeting of the Urban Design Committee

The meeting was called to order at 3:0 p.m. The Nebraska Open Meetings Act was acknowledged.

### **Accept meeting notes of April 1, 2009.**

Scholz moved approval of the April 1, 2009 meeting minutes, seconded by Penn. Motion carried 5-0. Berry, Penn, Scholz, Sullivan and Wells voting 'yes'; Eckert abstaining; Kissel absent.

### **West "O" Travel Plaza/Shoemaker TIFproject (Ernie Castillo, Urban Development Dept.)**

Castillo stated this project is located within the West O redevelopment area. The area was declared blighted by the City Council in 2005 and the redevelopment plan was adopted in 2005 as well. The owners plan on investing over \$7 million in this facility which will generate over \$1 million in tax increment financing (TIF). Of the \$1 million, \$850,00 will go to the intersection and the extension of the water main with the remainder going to the developer for energy efficiency. The developer is committing \$100,000 for automobile memorabilia. They took this redevelopment agreement to the City Council this past Monday and it was unanimously approved.

Karen Shoemaker stated that a little over a year ago, the partnership that owned the land they were on disintegrated and they lost their lease, so they need to move by June 30. They have over 70 employees and many have been with them for 15-30 years. They are very aware that they are a gateway business into Lincoln, and they want the site to be welcoming and attractive.

Scott Sullivan, architect for the project, stated that the proposed site is a large site and on the western edge of the City limits. This is a very visible site and not the most desirable in terms of pavement and traffic, so they were mindful of that during the design process. The building is L-shaped and sits on the north half of the site. There are new right-hand turn lanes going east off O Street. The only access is off of the new SW 48<sup>th</sup> Street. There is retail in the center of the L-shaped building and a restaurant on the north side and fast food on the other side. There is also a maintenance bay and truck wash area. The parking is toward the rear of the site. The general construction of the building is a pre-engineered metal building. The base of the building is masonry.

Kim Todd then addressed the landscaping on the site. She stated that the owners wanted to do something unique. All of the plantings are a combination of trees and shrubs, including coralberry, seagreen juniper, and Norway spruce. The plant palette is fairly simple in an attempt to be unique and meet LEED

standards. There will be no irrigation for the landscaping. There are planting beds which include native grasses, native perennials, and low-grow sumac.

Sullivan stated that signs will include an antique truck on a pedestal which will be in front of the canopy. There will be LED lights on the sign.

Sullivan stated that they are attempting to achieve LEED certification at the lowest level. This includes energy efficiency in several areas.

Zimmer stated that the Committee's role is to provide advice to Urban Development on the project.

Eckert stated that he likes the project and it is consistent with what is on O Street.

Eckert moved approval of the project, seconded by Scholz. Motion carried 5-0. Berry, Eckert, Penn, Scholz and Wells voting 'yes'; Sullivan abstaining; Kissel absent.

**Sidewalk Café for Panera Bread, 211 N. 12<sup>th</sup> Street (NW corner, 12<sup>th</sup> & P Streets).**

Zimmer stated that outdoor dining (on public right-of-way) is reviewed by this committee. Aylin Yesilcimen, Manager for the planned restaurant, stated that Panera Bread is opening a downtown location at 211 N. 12<sup>th</sup> Street and would like to have a sidewalk café. The outdoor area will not be completely enclosed in with railing. Zimmer stated that it is a unique site as the building does not go all the way to the 12<sup>th</sup> St. property line and most of the seating will be within the private property.

Eckert moved approval of the application, seconded by Scholz. Motion carried 6-0. Berry, Eckert, Penn, Scholz, Sullivan and Wells voting 'yes'. Kissel absent.

**Haymarket Park Improvements (Charlie Meyer).**

Meyer stated that they have been working with DLR, the original architect for Haymarket Park, on an addition to Haymarket Park. They would like to add a three-tiered picnic area in front of the scoreboard which is currently a grass berm area. The University will use it as additional season tickets. The Saltdogs will use it as outdoor suites. The tables within the area are the shape of home plate and will be stationary with fixed seats. The area will not be covered. The walkway through the area will connect with the walkway that goes all the way around the ball park. There will be a food and beverage serving area.

Zimmer stated that this is before the Committee because the contract among the City, University and stadium owners requires consultation with the Urban Design Committee on any improvements over \$100,000.

Palu stated that the architectural details will be the same as those that are used throughout the stadium. He noted that this type of addition is consistent with national trends. All the furniture will be locally fabricated. The goal is to make the addition look like it was always a part of the stadium.

Penn moved approval of the project, seconded by Berry. Motion carried 6-0. Berry, Eckert, Penn, Scholz, Sullivan and Wells voting 'yes'. Kissel absent.

**Staff report: Update on Matt Talbot project, etc..**

Zimmer stated that after the review of the Matt Talbot project last month, they brought the design to the Historic Preservation Commission. The design at HPC reflected the comments made by the Urban Design Committee. They pulled back the north facade and created an outdoor area. They reoriented the entrance away from the parking lot to the street to the west. He believes the design is stronger.

**Misc.**

Eckert asked for an update on the screening at the Lewis Park ballfields. Zimmer stated that he would contact Parks & Recreation and get an update.

There being no further discussion, the meeting was adjourned at 4:40 p.m.

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Urban Design Committee. \*\**

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