

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: February 6, 2018, 3:00 p.m., Conference Room 214, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Amber Brannigan, Emily Casper, Tammy Eagle Bull, Tom Huston and Michelle Penn; (JoAnne Kissel and Gill Peace absent).

OTHERS IN ATTENDANCE: Ed Zimmer and Teresa McKinstry of the Planning Department; Ernie Castillo and Dallas McGee of Urban Development Dept.; Abby Littrell of the City Attorney's office; David Wiebe and Dick Bergt of Architectural Design Associates; Matt Olberding from Lincoln Journal Star; and other interested citizens.

ATTENDANCE:

Michelle Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn then requested a motion approving the minutes of the regular meeting of January 9, 2018. Huston moved approval, seconded by Eagle Bull and carried 4-0: Casper, Eagle Bull, Huston and Penn voting 'yes'; Brannigan absent at time of vote; Kissel and Peace absent.

VIET HAO REDEVELOPMENT AT 2365 AND 2373 O STREET:

Ernie Castillo appeared. This project is within the Antelope Valley Redevelopment area. The owner's family currently runs a grocery across the street. A few years ago, they bought the old H&R Block building and the former Knight's Plumbing building. Their plan is to redevelop these two buildings and move their business across the street. They are requesting approximately \$130,000.00 in TIF (Tax Increment Financing).

David Wiebe stated that the reason the owners wanted to stay in this area is that their customers are used to finding them here and their base is here.

Wiebe stated that Architectural Design Associates was contacted by the owner. There is a tunnel under O Street. It was filled in. Health 360 has their new facility just to the west. The culvert comes right through the center of the building. It was filled in up to the property line of the building.

Huston wondered if there is an easement for the storm sewer line. Zimmer responded that the tunnel originally carried Antelope Creek under O Street until the new "conduit" replaced it in the

1920s. The 1890s culvert was then abandoned and partially filled in at the north and south ends. About a decade ago the portion under O St. was finally filled in.

Penn thought there was a culvert in the Health 360 building as well. Zimmer believes the one under Health 360 is the 1920s conduit which remains an active part of conveying Antelope Creek in high water situations.

Wiebe stated they performed a technical investigation and they discovered this culvert. The result of this is the ground is so soft that nothing can be placed on top. The engineer suggested to not even place a slab over it. The street level is about twelve feet above the lower basement level. They came up with a solution to drill augers and span the remains of the channel. This had an impact on the building cost. They began investigating if the City had any help to ameliorate this. Without TIF money, this is probably not a viable project. The current Knight's Plumbing building is deteriorating quickly. The proposal is to remove the two story portion of the building and replace it. It would be a new shop/grocery store. The back is a nice heavy concrete structure and would remain. It would be office space and storage. The H&R block space would remain and become a future tenant space. There is a basement under the south end for shipping, receiving and storage. It is in pretty decent shape. The owners want to do something that blends in with the area. They want to stay in this area. They worked with the style of some of the buildings in the area. Health 360 brings some new vibrancy to the area. They added some landscaping at the request of the Mayor. They will be redoing the sidewalks out front and some work to the parking area. They would be adding a little more brick to the west portion to help the buildings blend a little better. The plantings also tie into what Health 360 has done already. The building will have large windows and awnings.

Zimmer noted that Downtown Design Standards for B-4 and O-1 properties don't directly apply as the property is zoned B-3 but the applicant is meeting them. Wiebe added that they are meeting the parking requirements a well. This seems like an opportune area of "O" Street. Castillo added that this is one of the smaller projects to be brought before this committee, but because of its visibility, it will have a great impact.

Huston believes this is a great idea.

Penn questioned if there will be an easement for the sewer. Zimmer stated this is not a sewer, but the old Antelope Creek Channel. He is not sure how the existing building was built on top of the channel. Penn wondered how far it extends. Zimmer believes the tunnel portion is just the "O" Street portion. It was open channel north and south after that. He believes there may have been one under "P" Street that was filled in. These stone arched culverts date to the 1890s.

ACTION:

Huston moved approval, seconded by Eagle Bull and carried 5-0: Brannigan, Casper, Eagle Bull, Huston and Penn voting 'yes'; Kissel and Peace absent.

STAFF REPORT

Zimmer stated that this would have been Kissel's last meeting. She couldn't attend, but sent her best.

There being no further business, the meeting was adjourned at 3:25 p.m.