

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: April 3, 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, Gill Peace, Michelle Penn and Trent Reed.

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Abby Littrell of the City Attorney's office; Ernie Castillo of Urban Development Dept.; Mark Watermeier from Manzitto Bros.; and Corey Brodersen from JEO Architecture.

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

Penn welcomed new committee member Trent Reed. Trent Reed introduced himself. He operates Reed Design Architects. He has lived in Lincoln his whole life.

Penn then requested a motion approving the minutes of the regular meeting of March 6, 2018. Huston moved approval, seconded by Casper and carried 7-0: Brannigan, Casper, Eagle Bull, Huston, Peace, Penn and Reed voting 'yes'.

LINCOLN SPORT'S FACILITY (URBAN DEVELOPMENT/SAM MANZITTO):

Tom Huston declared a conflict of interest. He represents Lincoln Sports Facility.

Ernie Castillo appeared to present the application. This property is located at approximately SW 14th St. and West "O" St. There are two components. Manzitto has planned a 78,500 square foot sports facility to include a 5,000 square foot training center. This is over \$10 million dollars of investment, garnering about \$1.2 million in TIF (Tax Increment Financing). Phase two will follow construction of the sports facility. It will consist of a 19,000 to 21,000 square foot commercial building. The redevelopment agreement will go before City Council for public hearing next week. They would like to get both the volleyball and basketball groups in the new facility by the end of this year. Sam Manzitto came to Urban Development about ten months ago. He recognized the need for more space for these activities.

Corey Brodersen stated this is located by the Red Fox. Huston added that Manzitto believes the location is conveniently located off the Interstate and Highway 77. Brodersen continued that 345 new parking stalls will be added, along with parking agreements that will be in place with the

neighboring properties. The commercial building will be L shaped. The sports building will have volleyball and basketball courts, a cafeteria seating area, storage space and a training area. Landscaping was developed by Lincoln Color Garden. He showed different views of the proposed buildings. The lower portion will be brick with metal panels above. The commercial building will be similar with stone around the entrances. They will meet landscaping requirements for H-4 zoning. Huston noted there will be landscaping in the right-of-way along "O" Street.

Huston understands the high demand for court space. He heard that Omaha has six of these facilities and some people from Lincoln travel to Omaha to use their space. He believes a key distinguishing factor is that there will be two clubs tied to this facility and there will be year round use. Brodersen agreed. They will be utilized year round. Mark Watermeier added that there was recently a meeting on scoreboards and televisions. This will be high tech facility. Huston added that the retail building is designed to accommodate uses that will pair along with this. Watermeier would anticipate additional food service in the commercial building. This complex will bring a lot of customers to the area. The surrounding businesses are excited to have this project coming in.

Eagle Bull questioned the Phase Two building. She wondered where the loading and trash will be located. Brodersen stated the plan is conceptual at this point. The point of the two building sides was to address the "O" Street frontage. They would be open to any ideas. They want to make it as a hidden component. Huston believes the east side is the best option for loading and trash. Brodersen added that landscaping and screening would be used. Trash for the sports building will be on the southeast corner.

Penn is curious about traffic. When games get over, there can be stacking of cars. She wondered if there is a traffic light at the parking lot exit. Brodersen replied they will be doing a traffic study. They have a primary and secondary entrance. Huston noted there is a traffic signal a block to the east. He believes at a minimum, a right turn lane into the complex on O Street is envisioned.

Penn stated that when Speedway was in development, signs were discussed. She wondered if the applicant is working with someone on signage. Zimmer added Public Works & Utilities Dept. and Nebraska Dept. of Transportation (NDOT) will need to be consulted. The criteria for NDOT is to consult Public Works as the starting point. Penn believes this will be a unique place. This could drive some development that hasn't been there before. She questioned how the railroad affects everything. Huston replied that the Health Dept. voiced some concern over the rails. Emergency shutoffs need to be installed in case of an accident. Castillo added that there will be emergency response and evacuation plans.

Huston stated this was zoned industrial and could have been done here without a change of zone. This being changed to H-4 zoning makes more sense. The change was previously approved by City Council.

Casper would like clarified that City Council imposed conditions of trees planted along West "O" Street. Huston thinks under the Redevelopment Agreement, the landscaping will be installed with the building permit. Abby Littrell believes some of that is related to the traffic issue as well. The front might change. Castillo contacted someone today and asked them to provide the plans. Zimmer noted it will be reviewed at time of building permit.

Reed assumes the mechanical equipment will be on the roof. Brodersen noted that it won't be right on the edge, it will be set back near the center of the building. He doesn't believe it will be visible.

Peace thinks this is a fantastic project. This sounds like a lot of moving parts are still coming together. The applicant showed two images of the exterior. He questioned where they were in the design process. Brodersen believes they are working on financing. They are at the beginning of schematic design. Watermeier believes once they get through the City permits and requirements, they will finalize the details.

Zimmer believes a typical redevelopment agreement shows what can be done with the financing. This is being presented as a TIF project. Penn questioned if the TIF is going to site improvements and façade enhancements.

Zimmer noted that the conceptual designs would be attached to the agreement. Littrell added that the Mayor has to sign the construction documents for the building permit gets approved.

Peace wasn't sure how much time and energy has gone into the façade enhancements or design of the building. He really likes the project, but for Lincoln to put its stamp of approval on this project, he would highly encourage a new design. With the design presented, there are things he would trade to improve the design. This is a major backdrop for a lot of people coming to town. He questioned how much exploration went into the design and the art screens. He would love to see the money go to bigger windows and a different proportioned canopy. This is a large building. He would urge the applicant to take a little time and get the façade a little better. This is the one that needs to be good and special. He thinks with a little thought, this can be better.

Brodersen appreciates the comments. He noted there are budget constraints. They can explore additional glazing at the entrance.

Eagle Bull reiterated Peace's comments. She would like to see the sign centered at the entrance. She would also look at the proportion of the brick and where it hits the windows. It seems a little awkward. She would trade the panels for more brick or something more at the entrance.

Casper questioned what happens at the space with the dropped ceiling. Brodersen replied there will be offices and storage over the locker rooms, and apparel space. There will be a mechanical area with private access. Casper asked about the cafeteria ceiling. Brodersen replied the cafeteria will have a 15 foot ceiling for acoustics. Casper understands there will be dead space above the cafeteria. Brodersen replied she was correct.

Zimmer stated that the Breslow Ice Center is a similar large building without windows. There is a little articulation with varying of the panel colors. That might be a way to explore something different and brighten up the big space.

Penn is not a big fan of these huge spaces. She wondered why not drop the whole roof above the eating area so the building is stepping up a little. It might help with the scale. She also questioned the lighting. This will be a dark area. Another exterior enhancement would be good lighting. Watermeier appreciates the comments. They looked at stepping the building. The cost got to be prohibitive.

Peace doesn't want his comments to be interpreted as a request that a ton more money needs to be spent. He would trade less brick for more windows. He would let natural light into the building as much as possible. He would like to see the applicant explore the design elements.

Penn is enthused and excited to see where this will take West "O" Street. We want this the best it can be and TIF to be used in a thoughtful manner.

Peace stated that he likes the project, but it needs further refinement.

Zimmer stated that the landscape plan will come back for review. The committee can ask for this to return. It may or may not happen. The previous conditional approval requires the landscaping be reviewed. Staff can update the committee on the progress as it goes through the building permit process. It is uncertain if the City Council will require this to return to Urban Design Committee. The Redevelopment Agreement needs to be complied with. Huston stated that the applicant can take a look at the items addressed and come back in May for examination of the issues the Committee has raised.

Hageman will communicate the Committee's concerns to City Council. The developer seems willing to come back and address these items.

Brannigan is unsure how an approval can be provided without a landscape design, lighting specifics, traffic study and the other items needed to view the project as a whole.

Zimmer reiterated that the landscaping will return for review. Elevations have been shown and don't appear to be satisfactory. Hageman added that detailed items won't be in the Redevelopment Agreement. The schematics will be.

Casper is not sure anyone feels comfortable recommending approval.

Penn would not be in favor of approval until all items are brought back for review.

Eagle Bull noted that on a building this large, lighting can have a big impact.

ACTION:

Penn made a motion for this item to return next month with the applicant addressing street trees and a traffic plan. She would encourage refinement to the front of the building, clarification of the commercial building's service space, and site lighting. Motion seconded by Casper and carried 6-0: Brannigan, Casper, Eagle Bull, Peace, Penn and Reed voting 'yes'; Huston declaring a conflict of interest.

Penn believes that since this would be using TIF, it needs to be the best project it can be. The other Committee members agreed.

SIDEWALK CAFÉ (YIA YIA'S):

Hageman stated this is for an expansion in front of the adjacent storefront. There is an existing café that would be added on to. It would virtually double the space of their sidewalk café.

Brannigan wondered about the relationship between the public right-of-way and the expansion of the outdoor space. Zimmer replied that sidewalk cafés are situated on public right-of-way. The Ordinance that speaks to sidewalk cafés includes review by Urban Design Committee.

Brannigan stated that this is a tight spot to begin with. Hageman believes six foot is the minimum area for a sidewalk café, we try to get ten feet.

Reed inquired how statutes impact doing a sidewalk café in front of a vacant property. Zimmer responded that sidewalk cafés have to be licensed for their liquor permit. This owner is requesting to expand in front of property that he owns.

Reed questioned if the establishment can serve food. Zimmer responded that sidewalk cafés are required to have a certain percentage of food along with liquor.

Brannigan asked if there is a safety concern or monitoring concern regarding having a sidewalk café in front of a vacant building. Huston thinks that question is beyond the Committee's authority. Zimmer noted that if there are violations, it threatens the business.

Penn likes the furniture.

Peace likes it because this outdoor space is always full.

Huston would like to see some maintenance done to the existing fence. The other Committee members agreed.

Reed likes the idea. This outdoor space is popular. The building that exists today is somewhat of an eyesore. He would like to see the looks improved. It would be nice to have the awning extended.

ACTION:

Huston moved approval of the site plan with a diagonal cutback for pedestrians, with the conditions that the trash receptacle be relocated if possible, the existing fencing be refreshed, and the empty canopy on the vacant building be addressed with the suggestion that both buildings have matching canopies, seconded by Peace and carried 7-0: Brannigan, Casper, Eagle Bull, Huston, Peace, Penn and Reed voting 'yes';

CELL TOWER AT 84TH & YANKEE HILL RD (VERIZON):

Hageman stated this is a site that has been seen before. This is across the street from Moore School. The City is negotiating a lease with Verizon to locate a cell tower here. This is 170 feet tall. She noted what they show in the simulation doesn't match what they show in the elevation drawing. The elevation is a little more compact. She thinks it is reasonable to ask them to keep the antennae as compact as possible.

Zimmer noted that the towers around Star City Shores were required to have a tight array. The second tower has a big triangular platform and is a much bigger interruption of the skyline. In dealing with cell towers, we have limited power. The City tries to guide these to public sites when possible. As areas become denser, the towers get shorter. The City typically structures these leases so that poles can receive additional carriers.

Penn thinks it is good that this is a fairly new area.

ACTION:

Huston moved approval subject to the applicant making the antennae tight to the pole with a smaller array, seconded by Brannigan and carried 7-0: Brannigan, Casper, Eagle Bull, Huston, Peace, Penn and Reed voting 'yes';

STAFF REPORT

- Hageman stated that the Planning Dept. received an application for a building permit on William St. which didn't strictly meet neighborhood design standards. The context in this area is mixed. If these reviews do not meet the standards, the Planning Director can approve it administratively when he feels it meets the spirit and intent of the standards. If the Director denies it, it can be appealed to Urban Design Committee. Staff believed this was well designed and a good addition to the neighborhood. The flat roof doesn't meet the standards.

- Hageman showed some pictures of some small cell equipment that was installed downtown. Zimmer noted they did an enormous amount of concrete work.
- The Mayor's Art Awards are coming up on May 1, 2018 at 5:30 p.m. at Pinnacle Bank Arena. Penn will attend.

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