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TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of April 3, 2018

DATE: March 28, 2018

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## **ITEM 2: Lincoln Sports Facility**

Sam Manzitto is proposing to build the Lincoln Sports Facility on undeveloped land generally located at West O Street and SW 14<sup>th</sup> Plaza. This project is coming to the Committee for your review and advice as the project site is adjacent the West O Street entryway corridor and the developer is seeking tax increment financing.



*Proposed Lincoln Sports Facility, View from West O Street*

The project involves at least two phases. Plans and elevations are attached. Phase one will consist of a 78,500 square foot indoor sports facility and associated parking lot. The facility will include 8 basketball courts, 12 volleyball courts, and a 5,000 square foot training center. Proposed materials for the building are vertical metal panels, a brick base, and decorative aluminum panels.

It is anticipated that phase two will consist of a 19,000 - 21,000 square foot L-shaped commercial building. It is my understanding that the entrances will be oriented to the south toward the sports facility and thus the rear of the building will be most visible from West O Street. However, the attached renderings depict this side with glass storefronts, awnings, and signage identical to what's

shown on the south façade. The phase two building will have similar materials to the sports facility with a brick base and PVDF panels above. Stone veneer will surround the storefronts.

City Council approved the redevelopment plan amendment (along with associated Change of Zone and Special Permit requests) on March 19 with conditions that UDC review building elevations and a landscape plan and that street trees are planted along West O Street.

The redevelopment agreement will be introduced at City Council on April 2 (prior to your meeting) with a public hearing on April 9.

### **ITEM 3: Yia Yia's Sidewalk Cafe**

Yia Yia's Pizza is applying to expand their existing sidewalk café in front of the vacant storefront to the east. Your advice is sought on this use of public right of way.

Plans and elevations are attached. It appears that the proposed fencing and furniture will match existing. Two site plans are included. Site Plan #1 shows a slanted fence wall to allow for a wider clear walking space around the existing pedestrian light pole and trash receptacle. Site Plan #2 shows a squared-off enclosure which limits the clear walking path to about 49 inches. Although neither alternative provides a 10 foot clear walking path, the City's general standard throughout downtown, Site Plan #1 allows for more sidewalk space.



*Existing Sidewalk Cafe*

### **ITEM 4: Verizon Cell Tower at 84<sup>th</sup> & Yankee Hill Road**

Verizon has submitted an application to locate a cell tower on City-owned property at 8701 S 84<sup>th</sup> Street, near 84<sup>th</sup> and Yankee Hill Road. Your advice and recommendation is sought regarding the potential lease agreement with Verizon.

Elevations and photo simulations of the proposal are attached. Please note that the elevations and photo simulations do not match. Given the visibility of the site at this major intersection and adjacent the new Moore Middle School/Copple YMCA, a less visible, more compact antenna array may be desirable.