

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, March 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Peter Hind and Gil Peace; (Tom Huston and Michelle Penn absent).

OTHERS IN ATTENDANCE: David Cary, Collin Christopher and Teresa McKinstry of the Planning Dept.; Dallas McGee of Urban Development; Dan Kerns of The Schemmer Associates; DaNay Kalkowski of Seacrest and Kalkowski; Eric Wolf of the White Lotus Group; Matt Olberding with Lincoln Journal Star; and other interested parties.

Vice-Chair Peace called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Peace then called for a motion approving the minutes of the regular meetings February 1, 2022. Motion for approval made by Hind, seconded by Peace and carried 5-0: Canney, Deeker, Grasso, Hind and Peace voting 'yes'; Huston and Penn absent.

LINCOLN LOGISTICS REDEVELOPMENT PROJECT:

March 1, 2022

Members present: Canney, Deeker, Grasso and Peace; Hind declaring a conflict of interest; Huston and Penn absent.

Dan Kerns stated that this is a Class A industrial type development located approximately at N. 70th Street and Arbor Rd. This is just south of Interstate 80. This is about 70 acres. They are proposing three large warehouse distribution type buildings. This site has great access to and great visibility from the Interstate. They will have three buildings that terrace down the hill. There are some grade challenges. Building one will be approximately 300,000 square feet. Building two will be approximately 360,000 square feet. Building three will be about 300,000 square feet. They are showing access points from Arbor Rd., along with new right-of-way access from 70th Street to the east that ends in a cul-de-sac. They have made attempts to separate vehicular traffic from truck traffic. They have worked with the City to develop an acceptable landscape plan. The

buildings themselves are conventional structures. They will be steel framing and painted precast. They have incorporated some horizontal and vertical reveals.

Peace inquired if the applicant is pursuing Tax Increment Financing (TIF). Kerns responded yes. Peace asked if there are any existing buildings as shown in this proposal. Kerns responded yes, there is one in Omaha, Nebraska. Peace noted the drawing appears to show a canopy covering the entrance. Kerns responded he was correct. It will be a cantilevered Mapes canopy

Canney asked about the lifespan of painted concrete. Kerns would like to say twelve years. In reality, it is probably more like ten. It depends on many factors. Canney asked if the owner is aware there will be maintenance. Kerns replied yes.

Peace wondered about signage. He asked if there will be multiple names on a couple of signs or many signs. Kerns stated the drawing is showing the approximate location of the signage at this point. Ideally, they want two tenants. It could end up being five. The idea is to have entrances on the corners of the building and separate entrances in the middle. They will be following the local Ordinance for signage. Peace inquired if this will be divided into bays and leased. Kerns responded that conceivably could happen. One tenant would be more than acceptable also.

Canney sees the renderings that indicate trees and he can't identify them. Kerns stated that the groupings are clusters of three trees.

Deeker stated that when you have street trees with a cluster of three, they can get 50 feet wide. She asked if the applicant has thought about disbursing them throughout the site. Kerns stated that they have worked closely on developing this landscaping plan with Collin Christopher of the Planning Dept. There was a lot of back and forth. He believes this meets the Ordinance. Deeker would suggest if there are ways to make the parking more pleasant and disburse the heat element a little, that would be ideal. She is concerned that whoever plants and maintains these over time will have to take out two of the red oaks. She would like to see them disbursed a little more in the parking areas or on the drive. She doesn't know if there is an opportunity to place some trees on Arbor Rd. She thinks there could be a maintenance issue with the red oaks. They grow to be large trees. The evergreens clusters will be okay

Collin Christopher has seen a plan that disburses the oaks. They have gone back and forth. The applicant will need to plant and maintain the street trees along Arbor Rd.

Hind asked if the applicant is able to share the uses and sources of TIF. Items such as buildings, public streets, etc. DaNay Kalkowski stated they just have the draft of the Redevelopment Plan at this point that identifies the general points of TIF. They have a lot of work to do yet. It will potentially include work on Arbor Rd. and energy efficiency enhancements to name just a couple of items. An agreement was made with another landowner to extend the sewer.

ACTION:

Peace made a motion for approval, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Peace voting 'yes'; Hind declaring a conflict of interest; Huston and Penn absent.

There being no further business, the meeting was adjourned at 3:20 p.m.