

MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	Wednesday, February 6, 2008 3:00 p.m., Room 206, County-City Building, 2 nd Floor, 555 South 10 th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Mike Eckert, JoAnne Kissel, Gordon Scholz, Scott Sullivan. Margaret Berry, Kim Todd and Mary Anne Wells absent.
OTHERS IN ATTENDANCE:	Ralph Wyngarden (Faulk & Foster for Alltel); Terri Dolezal (Alltel); Terry Uland (Downtown Lincoln Association); Russell Miller (Lincoln Neighborhood Alliance); Kim Sturzenegger (Downtown Neighborhood Association); Dave Bomberger (Parks & Recreation); Ed Zimmer, Marvin Krout, Brian Will and Michele Abendroth (Planning Department.)
STATED PURPOSE OF MEETING:	Regular Meeting of the Urban Design Committee

The meeting was called to order at 3:03 p.m.

Accept meeting notes of October 3, 2007

Kissel moved to accept the October 3, 2007 meeting notes, seconded by Eckert. Motion carried 4-0. Eckert, Kissel, Scholz and Sullivan voting 'yes'; Berry, Todd and Wells absent.

Wireless communication tower on Seacrest Park, 70th & A Streets (Alltel)

Will began by distributing a letter received in the Planning Department from Scott Wieskamp of Lincoln Public Schools. Committee members took a couple minutes to review the letter.

Wyngarden stated that the project is located at 70 & A Streets in Seacrest Park. The site for the proposed cell tower is west of the recycling station. This project has gone through internal review by the Parks & Recreation Department and has received approval by the Parks & Recreation Advisory Board. There was also a public meeting last night, at which no opposition was received. A letter in support of the project was received from Hamilton Enterprises, which is a prominent neighbor in the area.

In addressing the alternative locations proposed by LPS, Wyngarden stated those sites would not work because that would put the tower too close to an existing tower.

Bomberger stated that Parks & Recreation did not accept their original proposal which was 120 feet in height and had arm antennas and was closer to East High School. Alltel agreed to a tower height of 100 feet with hugger antennas and moved the location closer to A Street.

Wyngarden stated that they also feel this site will have a high need in the future, and this tower will allow for co-locators.

Committee members expressed concern with the visibility of the tower especially along A Street in a very natural green environment. They suggested that other alternatives be explored, such as co-locating on the existing LPS tower, "clustering" by adding a tower near the LPS tower, or possibly placing the tower on private property.

Eckert moved to recommend Alltel to either locate on or near an existing tower or explore the potential of locating the tower on private property, seconded by Scholz. Motion carried 4-0. Eckert, Kissel, Scholz and Sullivan voting 'yes'; Berry, Todd and Wells absent.

Draft Downtown Neighborhood Design Standards (Zimmer)

Zimmer updated the committee on the status of the Neighborhood Design Standards process. This came about from the Downtown Master Plan of 2005, which recommended and included draft design standards which were not adopted when the Plan was approved. It described a broad range of design concepts. This has now become a priority in this year's work program for Downtown Lincoln Association. The draft design standards by Crandall Arambula included a design review body, but a key concern was how specific and prescriptive the guidelines could be and not lengthen the review time. The current draft states that proposals are reviewed administratively with appeals being brought to this Committee.

In this process, the Antelope Valley Research & Development corridor has been under review for an amendment to the Antelope Valley Redevelopment Plan, and it would have design standards as well. As discussions continued, they felt there would be advantages to both areas being under the same design standards.

Crandall Arambula will present the draft amendment to the Antelope Valley Redevelopment Plan at the end of this month. The Antelope Valley PUD and the blended version of Antelope Valley and downtown design standards will be brought forward as well and posted on-line well in advance of that meeting. A series of meetings including property owner and neighborhood meetings as well as other public meetings will take place over the next couple months. Then it will be brought to the Planning Commission.

In response to a question regarding the shortened version of the draft standards, Zimmer stated that he has used standards but Crandall Arambula used guidelines. Design standards are administratively reviewed and are very specific. Guidelines are more about things you hope to do and are more subjective and descriptive, rather than prescriptive.

Committee members asked about the height limitations not being addressed in the standards. Zimmer stated that is better addressed in zoning. He noted that the Capitol Environs Commission is also addressing this issue.

Misc.

Eckert asked about the status of the landscaping plans at Lewis Ballfields. Zimmer replied that he would check on it and report back to the committee.

Scholz asked about the implications of changing the Urban Design Committee to a Commission. Zimmer responded that with the binding design reviews that this Committee will be doing in relation to the downtown design standards, they felt it was appropriate to make that change.

Eckert asked about possibly changing the day that the Committee meets due to potential conflicts with Planning Commission. Zimmer stated that he will look into that.

Sturzenegger stated that the Downtown Neighborhood Association is working toward getting downtown neighborhood design standards adopted, so they are pleased to see this process move forward. They like the opportunity for public comment, and they would like to see the design standards work in conjunction with the Downtown Master Plan.

There being no further business, the meeting was adjourned at 4:35 p.m.

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