

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: June 25, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Amber Brannigan, Emily Casper, Tammy Eagle Bull, Tom Huston, Gil Peace and Michelle Penn; (Trent Reed absent).

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

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

Penn called for a motion approving the minutes of the regular meeting held May 7, 2019. Motion for approval made by Casper, seconded by Peace and carried 6-0: Brannigan, Casper, Eagle Bull, Huston, Peace and Penn voting 'yes'; Reed absent.

LINCOLN SPORTS FACILITY REVISIONS:

Huston declared a conflict of interest.

Sam Manzitto stated that the budget for this project was \$8.4 million when he started. Since then, there has been some pretty significant price increases. As the details of the plans came in, the cost increased. They have made some significant adjustments to the building. That should save around \$300,000 dollars.

Corey Brodersen explained that some things they were asked to look at was the main canopy for the entrance and the secondary entrance. A stone planter was eliminated in the front, but they are still planning on landscaping. The art panels were eliminated along with the upper translucent panels.

Mark Watermeier stated that they talked about overall construction costs rising. The item that hit the hardest was the pre-engineered metal building. That was the driving force to make them look at cost savings.

Ed Zimmer provided a memo. He explained that these are changes to an approved Redevelopment Agreement. That agreement allows the Mayor to look at and accept changes. The language also says that the Mayor can seek advice. Zimmer addressed the proposed changes. This is the urban design impact, the bigger piece of a parcel near an entryway corridor.

Brodersen wanted to clarify that the drawings show the building for Phase Two, along with another future building. Zimmer added that the building has shifted from the southern part to the eastern part of the property. As he thinks about the key vistas to the State Capitol building, it is 3,100 feet away.

Penn doesn't recall hearing about Phase Two before today. Brodersen answered that phase will be retail. Nothing has been decided on yet. Zimmer noted it is shown as similar to the building that is already built. Ernie Castillo added that Phase One is the sports facility and Phase Two is the commercial building. This is all in the agreement.

Penn questioned why the Mayor wanted to advance the meeting date for this. Zimmer believes the applicant is eager to proceed. We were struggling with the regularly scheduled July 2, 2019 meeting of Urban Design Committee. People are typically out of town for the holiday. We will strive to make this the only June/July meeting.

Brannigan wondered if the same changes proposed for this building will be made to the strip mall portion. Manzitto replied yes. The future tenant will drive that a little. He doesn't have anything lined up right now. Zimmer added that it would come back for review before it would be built. It was preliminary in the agreement. Brannigan noted that the orientation has changed and the focal point would be different. Huston agreed.

Peace questioned if the white upper portion of the building is slightly out of plan or hanging over the lower portion. The lower windows appear recessed in the drawing. Brodersen answered that is an optical illusion of the rendering. Peace would suggest the lower portion be recessed a little. The building would feel more three dimensional. He likes the new drawing. It feels more appropriate for a sports facility. Everyone has been forced to squeeze pennies these days. It would be nice to have a small umbrella zone out front. Manzitto believes it would be hard to do that. It is a combination of the structure and the panel that drove the cost. Peace has done some with tension rods. Watermeier explained that it is the wind load. There is a vestibule inside that should take care of an entryway issue. Manzitto noted the vestibule will help with weather.

Casper agrees with Peace. This looks like a sports facility. Brannigan liked the first design. She thought it would be special and a centerpiece for the community, but she gets it. This has the integrity of the original thought and it still makes sense.

ACTION:

Casper moved to recommend approval of the changes to the building design as proposed by the applicant, seconded by Eagle Bull.

Watermeier stated that the site has been graded and the geopiers have been installed. The building is ordered. It was originally slated to arrive this week, but with revisions pending, it has stalled. Construction is underway. Footings are starting next week. Manzitto added that the existing pavement has been demo-ed. Watermeier stated that they will try to make up for lost time.

Huston stated that this is a unique project that used the PACE (Property Assessed Clean Energy) financing through the City of Lincoln. The energy improvements in this building are eligible for this financing such as insulation, siding and the systems themselves. Manzitto stated this is benchmarked off the International Building Code. Huston noted the main difference from the developer standpoint is that costs are paid over a 20-year time period. This is a significant benefit. He believes this could have implications for other projects in Lincoln. There are community development entities that supply the funding.

STAFF REPORT AND MISCELLANEOUS:

* Zimmer has noted at previous meetings there might be a design standard review of a duplex. Staff was able to keep this within the standards. We are working on a couple more design standard items for duplexes. There are redevelopment projects coming forward as well, for the new administration.

* Penn asked about the Art Awards. Huston really liked it. It was a great event. They auctioned pieces that were painted by local artists. He was surprised there was such a large crowd in attendance. He hopes the event continues.

There being no further business, the meeting was adjourned at 3:30 p.m.

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