

## MEETING RECORD

**NAME OF GROUP:** URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** Wednesday, July 1, 2009, 3:00 p.m., City Council Chambers, Mayor's Conference Room, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Margaret Berry, JoAnne Kissel, Michelle Penn, Gordon Scholz and Scott Sullivan: (Mike Eckert and Mary Anne Wells absent). Ed Zimmer and Teresa McKinstry of the Planning Department.

**STATED PURPOSE OF MEETING:** Regular Urban Design Committee Meeting

Acting Chair JoAnne Kissel called the meeting to order and requested a motion approving the minutes of the regular meeting held June 3, 2009. Motion for approval made by Berry, seconded by Kissel and carried 4-0: Berry, Kissel, Penn and Scholz voting 'yes'; Sullivan absent at time of vote; Eckert and Wells absent.

### **Little Saigon Redevelopment Project, N. 26<sup>th</sup> and "W" Streets**

Kevin Hittle from Schoenleber, Shriner and Hittle appeared on behalf of the applicant. He spoke with Ernie Castillo from Urban Development. Castillo stated there were questions from this group voiced at the last meeting. It was his understanding that utilities, landscaping and the west facade need to be addressed. This has been a long project for them. Hung was at the last meeting and has some very definite ideas on how he would like the building designed. Hittle can show some basic sketches for the west elevation. He has a site plan that he hopes will help. He has one concern. The existing property is currently industrial zoned. Both of these properties will be changed to a B zoning. The west will be B-3. West of the addition is R-6 zoning. There is B-3 zoning adjacent to residential and it has a 20 foot setback. He proposed this site plan to his clients early on. Hung indicated he would prefer to have a 13.5 foot setback. He explained that would require a change of zone or something. He provided the applicant with the site plan of what he had asked for. A landscaping plan has not been completed yet.

Zimmer stated that in this project the Committee advises Urban Development Dept. He would not be surprised if this committee would like to see the landscape plan when completed. This is a private project with public assistance.

Kissel noted that this group is typically provided materials regarding the buildings. Zimmer stated that they were provided conceptual sketches at the last meeting. The overall sense seemed to be positive with concerns on how this fits with residential.

Sullivan does not believe the trash enclosure was indicated last time. He recalls there was an intention to do a landscape screen which seems to be indicated on the plan provided. It looks to have a fair amount of landscaping provided by the looks of the plan provided.

Hittle stated that the client has talked to the neighbors and he wants to do right by them. As far as west elevation, he can show what he originally provided to the client. At the time, they were only looking at the addition. The client has since indicated he would like to do the entire facade, preferably in brick. Cost may drive this.

Scholz inquired about the existing building on the west side. Hittle replied that he believes it is his intention to do the building in brick on the west side. The roof needs to be looked at again.

Scholz was concerned about the absence of the parapet wall on the building and some mechanical equipment on the roof. Hittle would recommend some type of screening if funding was available.

Penn asked how the dumpster area would be reached. Hittle replied he has not designed the restaurant. There could possibly be a more direct path than going down the sidewalk. There will be a pad mount transformer that might be an issue.

Penn is concerned with residential right across the street. She believes this committee is still concerned that this affects the people in the neighborhood.

Hittle is unsure about the complete zoning of the surrounding area. Zimmer noted that typically what we like to see is maintaining The neighborhood with compatible businesses trending towards b-3 and see I-3 zoning go away over time.

Hittle stated that this is a difficult site. The site does not face the street. The client has stated that he does not want to go ahead with this project without proper visibility. He is trying to get a lot of usage out of spaces that aren't great.

Zimmer stated that B-3 is typically zoning that you see in a neighborhood business. Adjacent to residential is when the residential setback is typically enforced.

Hittle stated that the purpose of today's meeting would be for Ernie Castillo to proceed with the TIF funding. Kissel would like to see all the pieces at the same time.

Kissel doesn't think she has the whole picture yet. She would like to see the elevations.

Hittle stated that his firm started on this back in November. TIF requirements were talked about and the client asked him to stop working on this. The client provided his own drawings. He is concerned about the cost of getting the work done if this project isn't approved. He would like comments to take back to his client.

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Sullivan made a motion recommending a brick enclosure to the dumpster, the use of brick and other materials on the west wall, parapet screening particularly on the addition, screening of the old roof top elements, and attention to the landscape design especially of the west residential side with a request that the Committee be kept updated as elements are designed, seconded by Scholz.

Kissel wanted clarified if the landscaping included the parking area. Sullivan replied the intent seems to be landscaping on the back wall. He doesn't have any criticism of the landscaping on the front wall.

Scholz isn't clear about what is going to happen. Hittle will try to match the client's intent as close as he can. There are some financial issues that need to be resolved.

Sullivan would ask that the architectural drawings return to this committee. This building needs and deserves an architect.

Scholz agreed. This is somewhat piecemeal at this point.

Penn questioned the site plan shows a one way street to the north. Hittle replied that the client would like the north road to be a one way, but that is railway property and not in our hands.

Hittle added that the old building has new heating and air conditioning.

Penn questioned the bike plan and how this would dovetail with this project. It would be great if there could be some similar plantings between this building and the bike trail. Zimmer noted that J.J. Yost with Parks and Recreation is the person to contact regarding construction planning.

Motion carried 5-0: Berry, Kissel, Penn, Scholz and Sullivan voting 'yes'; Eckert and Wells absent.

**Staff Report: Lewis Ballfield**

Zimmer stated that they missed the spring planting season. The parking lot is in place. It has rain gardens in the islands and pervious pavement. The finished landscape on the street side is not in yet. It is scheduled for fall planting.

**Miscellaneous**

\* Sullivan stated that there will be a public meeting toward the end of July for streetscape enhancements on S. 48<sup>th</sup> St.

\* Sullivan was approached by “N” Street drive in. They have an odd building at 18<sup>th</sup> and “O” on the southeast corner. They would like to infill all the windows. He is not sure this would comply with the Downtown Design Standards. It will be a challenge to make it look good. The windows need to be retained.

Zimmer stated it sounds like an interesting project. There will be parking on the south half of the lot. On the inside there is tile floor from the auto show room. They’ll even use some of the roof trusses for dressing up the parking lot. They are very “green” clients—very environmentally conscious. They want solar panels on the roof. One project that he looked at included wind turbines. Planning Dept. won’t press that they be screened beyond what is purposeful.

There being no further business, the meeting was adjourned at 3:45 p.m.