Meeting Minutes: This document states the minutes of cases before the Urban Design Review Board at their Public hearing and Administrative meeting held on Thursday, March 15, 2018.

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Members Present: Jeffrey Elliott – Chair
Robert Peters – Vice-Chair
Dawaune Hayes
Kristine Karnes
Philip Webb

Members Not Present: Kurt Cisar
Jay Noddle
Matthew Schafer
Katie Underwood

Staff Present: Todd Swirczek – UDRB Administrator
Tim Fries, City Planner
Alan Thelen, City Law
Clinette Ingram, Recording Secretary

Administrative Item:

Mr. Webb moved to APPROVE the minutes for the January 18, 2018 meeting. Mr. Hayes seconded the motion.

AYES: Peters, Webb, Hayes, Elliot

MOTION CARRIED: 4-0
**Private Projects:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Request</th>
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<tbody>
<tr>
<td>UD-18-003</td>
<td>20924 Cumberland Drive</td>
<td>Approval of a Public Project</td>
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<td>Mark Chalkley/Leo A. Daly</td>
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At the Urban Design Review Board (UDRB) meeting held on March 15, 2018, Mark Chalkley and Stacy Feit appeared before the Board. Larry Tatum and Mike Oestmann appeared on behalf of the City.

Mr. Chalkley provided a rendering of the new 35,000 sq. ft. building that will include the Police Precinct division, Traffic division, and Emergency Response Unit (ERU). He described how the building will set on the site and relative to the surrounding buildings. Two driveways will be shared with the neighboring businesses. There will be secured parking for the Officers. The building will be metal panel with charcoal brick and manganese iron spot. After considering a number of building materials, the brick was chosen due to its durability, with an approximate 50 year expected life. It is also economical and complies with the Urban Design guidelines.

Mr. Oestmann stated the project will be put out for bids in mid-May, and would take about a year to complete.

Mr. Oestmann advised that the new building will be home to the West Precinct and will be large enough to house a 5th and 6th Precinct, if needed, in the future. The Traffic division and ERU, currently in the Millard location, will be moved to this location. The large overhead doors will be used exclusively by the ERU/Bomb squad unit which will include 3 large unified command units in addition to the Bomb vehicle with a trailer and multiple other ERU units and equipment. Currently these are scattered and many are stored/parked outside in a non-secure location. The main goal of moving this unit to the new building is to get the equipment/vehicles inside a secure location.

The site will include security fencing with proxy guard only access and 8’ high, opaque fencing on one side. On the north and the west there will be black vinyl, 6’ chain link, possibly with slats on the west side, pending meeting with neighbor to the west. The plan is to have met with all the neighboring property owners prior to the Conditional use permit meeting with Planning Board on April 4. Mr. Peters asked about the perimeter fencing and how it fit the vocabulary of the code aside from security and visual issues. Mr. Oestmann advised that the Urban Design Review Board does not address fencing, so it defers to the underlying regulators which allows up to 10’ fencing that is not opaque, which was discussed at the Pre-Application meeting.

Mr. Webb inquired whether they were planning sufficient parking to allow for the many uses of the building. The front lot will have 18 parking spaces for general public. Bike parking is not currently in the plan, though there is space for it to be added. The total number of parking places will be around 180 which is sufficient. There is more than enough planned to allow for big events, special circumstances, and training days.

In response to Mr. Webb, Mr. Oestmann advised that there will be green space in the public area, however, due to insufficient parking in the back there will not be the green space in the secure area which will not be visible to the public.
Ms. Karnes inquired whether 18 public parking spaces would be enough, considering there is space available for 32 people in the planned Community Room. Mr. Oestmann noted that the Southwest Precinct has an even larger Community Room and has had no problem with parking.

Mr. Elliot inquired whether the retention area in the front could be expanded to make up some of the green space that is missing in the back. Mr. Oestmann responded that the site slopes off in 2 directions and the retention area will be to handle the run off from the front and sides. There will be an underground storage system which is needed to meet the CSO requirements which still in design but will meet all the Federal requirements. The green space requirement is within the parking space, this falls outside the parking space. A waiver could possibly be justified by making up the 1% outside. There is a 25’ landscape buffer on the north and the west sides as well, though it does not count in the green space requirement.

With regard to signage, the plan is to put Omaha Police Department, West Precinct on the brick part of the building. The motto, shown on the rendering, will be replaced with a badge from the SW Precinct. The emblem will be on the glass, showing Omaha Police Department with West Precinct below it and there will be a strip of blue film on the glass to add to the branding of the Police Department.

In the front of the building there will be benches which were planned as a security measure to prevent people from driving into the building, these can also be used for seating by the public.

Ms. Feit advised that the 8’ tall and opaque fencing will be along the side adjacent to the bowling alley parking as another security measure for the officers. Vinyl chain link will be on the north side and the west side, which are mainly adjacent to farm land.

Mr. Peters inquired about the presence of Covenants. Mr. Theile responded that the title search turned up covenants which mainly say that the City will need to go to the developer for approval of the design, which will be done.

Mr. Oestmann stated that the person who owns the farm land has no plans to sell or develop that land in the foreseeable future, likely it will be farm land for the next 30 years. The future of the land to the north will likely be low density residential and at the time it is developed, the fencing will have to be reconsidered.

Mr. Swirczek of the Planning Department recommended approval of the 30% design submittal for the Omaha PD West Precinct project. Additionally, the Planning Department recommended administrative disposition for the subsequent submittal of the 95% design drawings.

Mr. Peters moved to approve the 30% design submittal augmented by the newer exhibits shown today for the Omaha Police Department West Precinct project, as well as Administrative disposition of the subsequent submittal of the 95% design drawings. Mr. Webb seconded the motion.

AYES: Peters, Hayes, Webb, Elliott

MOTION CARRIED: 4-0

Adjournment:
It was the consensus of the Board to adjourn the meeting at 3:30 p.m.

Clinette Ingram
Recording Secretary