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, January 16, 2020.

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Members Present: Jeffrey Elliott – Chair
Dawaune Hayes
Michael Riedmann
Matthew Schafer
Katie Underwood
Philip Webb
Adam Marek
Kristine Karnes (Non-voting member)

Members Not Present: Robert Peters – Vice-Chair
Kurt Cisar
Matt Schafer
Larry Jobeun

Staff Present: Jed Moulton – Urban Design Planning Manager
Tim Fries – Urban Design Review Board Administrator
Alan Thelen - City Law Department
Lisa Agans - Recording Secretary

Pre-Meeting minutes:

At the pre-meeting of the Urban Design Review Board, held on January 6, 2020 at 2:33 p.m., the Board and City staff briefly discussed the agenda item.

Mr. Tim Fries advised that the only case on the agenda was UD-18-010. The applicant is returning to address concerns expressed by the Board at the previous meeting on September 19, 2019 regarding the
items which were laid over at that time. Mr. Fries showed changes which had been made to the restaurant, food and beverage kiosk, trash enclosure, children’s restroom, and performance pavilion. The Board discussed the types of material which would be used on the various structures.

Mr. Fries advised that the department recommended approval of the proposed changes.

The meeting adjourned at 3:00 p.m.

**Administrative Items**

Mr. Riedmann moved to adopt the minutes of March 21, 2019 Urban Design Review meeting. Ms. Underwood seconded the motion.


Mr. Riedmann moved to adopt the minutes of September 19, 2019 Urban Design Review meeting. Ms. Underwood seconded the motion.


**Private Projects:**

<table>
<thead>
<tr>
<th>UD-18-010</th>
<th>Name:</th>
<th>Omaha Riverfront Revitalization</th>
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<tr>
<td>OJB Landscape Architecture</td>
<td>Location:</td>
<td>Gene Leahy Mall</td>
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<tr>
<td>Nathan Elliott</td>
<td>Request:</td>
<td>Approval of building design within the Gene Leahy Mall portion of the project.</td>
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At the Urban Design Review Board (UDRB) meeting held on January 16, 2020, Mr. Nathan Elliott of OJD Landscape Architecture, appeared on behalf of the applicant.

Mr. Elliott advised that he would be addressing changes to the items laid over from 30% design at the September 19, 2019 meeting, including the restaurant, food and beverage kiosk, trash enclosure, children’s restroom, and performance pavilion. He advised that they had now completed the 60% site design, which included changes made as discussed with regards to the site design and buildings.

Mr. Elliott pointed out on a diagram the locations which had been presented at the September meeting and laid over at that time. He stated that they had been working on revising those plans and that the most significant changes were the removal of the restaurant and the exterior garbage/recycling receptacle. The trash receptacle which was originally shown on the street side near the restaurant location had been removed and would be replaced with an off-site maintenance facility which will house trash services as well as recycling and other services constructed and operated by MECA. Mr. Elliott stated that trash would be periodically collected from on-site receptacles throughout the park and removed to the off-site facility. The restaurant design has not been completed, but any trash generated there will be collected within the building.

Mr. Dawaune Hayes of the Board inquired about what was being considered as trash and whether the
applicant would be considering composting and recycling. Mr. Elliott advised that there would be litter and recycling receptacles throughout the park which would include trash generated by the restaurant and the food/beverage kiosk. Mr. Hayes asked whether there were plans to dispose of the garbage in a manner other than taking it to the landfill. Mr. Elliott stated that the decisions regarding disposal of the garbage and recycling would be made by MECA as they would be the owners of the facility.

Mr. Elliott provided a diagram of the children’s area restroom building as it had been presented at the September 19, 2019 meeting and discussed the features which had been concerning to the Board. He also provided a diagram of the revised design plans. He reminded the Board that originally it was planned to be built of cast-in-place concrete, with a green roof and metal accents. Mr. Elliott described the various uses of the building and showed views from all four directions. He advised that the building size had been reduced by approximately 200 square feet. Mr. Elliott pointed out that the architect has tipped the roof down at the southeast corner and up at the northwest corner to give the roof a more composition look. Additionally, the channel glass & metal has been removed; however, the “birthday” area remains with a sink and countertop to support birthday parties or other activities. The restroom entries have now been consolidated onto the east side of the building with the exception of the family restroom which has an entry on the west side. Mechanical, electrical, and other services are housed within this building as well. The mechanical unit and hatch on the roof are screened and there is a series of skylights as well to bring natural light into the building.

Mr. Elliott next provided a diagram of the original performance pavilion design and pointed out that concerns were mainly lights and rigging within the pavilion as well as the angle of the slope at the ground making it easy for someone to climb on. He advised that the pavilion had been redesigned to address both of those concerns and provided diagrams of the revised design plans. He pointed out that the new design will consist of three distinct structures which will nest inside one another made of 10 inch triangular truss braced throughout the structure and will feature a perforated metal panel throughout the underside and on the top for a portion before transitioning to a solid metal panel for weather protection. The bottom portion of each structural element is rated to hold rigging points at 10 foot intervals to allow flexibility in hanging rigging systems for lighting and equipment as needed. Lighting will be integrated into the structure as well as down into the plaza through the canopy. The revised structure is approximately 30 feet high in the front and 24 feet high in the back.

In response to questions from the Board regarding lighting and power, Mr. Elliott pointed out a free standing cabinet which will house the company switch for the electricity as well as a series of ground boxes. He advised that they have been working with the Symphony and Maha to provide connections and ground boxes to be used for lighting and sound during performances. Additionally, there are three lighting treatments at the pavilion including soffit mounted, recessed lighting which will light the plaza providing basic security lighting; a limited amount of ground mounted, and in-grade fixtures which will wash up onto the structure; potentially there will also be a media installation which could project specialty graphics onto the structure as well as potentially some integrated lighting within the structure which would allow the perforated metal to glow from within.

Ms. Underwood inquired about the durability of the perforated metal panels, stating that she liked the design and thought the white panels would stand out well against the green park area, but was concerned that they would show dirt and wear. Mr. Elliott stated that the panels had been used in a variety of climates and conditions and had shown to stand up well to weather and wear. He advised that they could easily be cleaned by power washing them.
Mr. Elliott next provided a diagram of the Food & Beverage Kiosk as it was originally presented and described the materials and reiterated the concerns of the Board from the September 19, 2019 meeting. Mr. Elliott stated that the new design now will house some of the electrical infrastructure for that portion of the park as well as a small telecom room. He advised that one significant change was the addition of a restroom which is a code requirement for any food and beverage facility. Mr. Elliott provided a view of the building from the 11th Street access and pedestrian promenade south of Douglas Street. He advised that the building will feature architectural limestone platting with metal panels on the front and the fold down door over the counter. He also stated that the interior finish would be determined by the operator. There will be a metal door for the staff entrance which will match the metal panel. There will be a small trash enclosure which will house smaller push carts for waste disposal. The roof design has been changed to a standing seam metal roof which will be set inside the parapet, providing a somewhat better view from adjacent, taller buildings.

Mr. Riedman asked for more detail regarding the exterior materials for the food & beverage kiosk and the restroom in the children’s area, specifically whether the panels would be grouted or dry stacked. Mr. Elliott stated that as it was drawn it would feature either Kansas or Indiana limestone and would be mortared in place and would be combined with concrete masonry; both buildings are planned to be clad in a stone veneer. He stated that they were still in discussions with the designer regarding some of the finishes which includes trying to vary the color and texture of some of the stones to produce a richer finish rather than a monolithic appearance. Mr. Elliott stated that sometimes the Kansas limestone can appear to be whiter, especially after cutting, and they are looking for something which would produce a more mottled finish. In response to Board Chairman, Jeff Elliott, he advised that it is anticipated that when the restaurant was designed it would be of matching materials, or at least in the same “family”.

Mr. Hayes inquired as to what role sustainability played in the design of the project. Since it is a park, he was concerned about green spaces and ecological considerations. Mr. Elliott stated that the project is working on certification through the Envision process. Focus is on use of local materials, the landscape ethos will not be entirely native but will lean heavily on native plants including meadow and prairie like underpinnings. Energy efficient lighting is being utilized throughout the project; balancing security/safety with functionality and efficiency regarding lighting placement. He advised that a significant portion of the limestone excavated from Gene Leahy Mall had been/will be repurposed for other parks projects. Much of the soil excavated from the three park areas is being stockpiled to be reused throughout the project and at other parks locations throughout the city as well as soil from highway and street projects which has been stockpiled. Mr. Elliott advised that the development team and others will continue to find ways to lessen the environmental impact throughout the design and construction phases as well as ways to insure that the operation of the parks will be as sustainable as possible. Mr. Hayes stated that he believes this type of consideration is particularly important as this project becomes a focal point for the city and a project which will be drawing people in from out of town.

Mr. Elliott advised that the design team is working on stormwater detention basins which will be along the north end of the lawn. He reminded the Board that the site slopes from the southwest to the northeast towards 8th Street. The series of detention basins will be along the structural lounge on the north end of the Gene Leahy Mall; since they will be dry for a significant portion of the year so they are attempting to create a type of interesting natural experience in that location. The bio-retention pond will be a living system unlike the previous system which was completely reliant on mechanical & chemical filtration. The system will be natural with various plants to provide filtration and bio-retention collection on the north side to catch and retain storm water to prevent negative impacts on the system.
In areas with space restraints there will be some more conventional storm water systems which will comply with the city code requirements.

Mr. Elliott advised that he was available to answer any questions from the Board regarding the 60% design presentation.

Mr. Webb moved for approval of the 60% design. Mr. Riedman seconded the motion which carried 3-0.

**Adjournment:**

It was the consensus of the Board to adjourn the meeting at 3:32 p.m.