At the Urban Design Review Board meeting held on August 19, 2010, John Dineen, HDR Architecture on behalf of MECA-Omaha, presented the follow up for the construction project of TD Ameritrade Park. He stated that the CWS project is under construction and is currently 60% complete. Several activities onsite include installation of the field, field excavation, concrete ceiling bowls, installation of the seating will take place, current wall and glazing systems are being installed and most of the major systems are roughed in. The complete construction report and photos can be found on the TD Ameritrade Park website. The last updates were approximately one year ago and then again in February 2010. There was several follow items to be addressed: 1.) Parking lot dimensions. Several issues were being considered with the landscaping design including drainage that will affect the parking and parking space dimensions. The final plan has been submitted to the City and the plans are pursuant to the code. 2.) Pedestrian access to the stadium from the public way in specific relation to access to the field concourse level. There was not a public way along 10th street and did not appear to have ADA access without passing through the parking lot. The new plan submitted shows a pedestrian path which is clearly defined in the parking lot with access to a ramp up to the stadium. 3.) Condition for retail space on the street level along Mike Fahey Street. The current project has 5,000 square feet of shell retail space for availability. The possibility of expanded retail space is not available at the time but is available for reconstruction as the market demands. The framing is in place and the fill can be conveniently removed to accommodate installation of retail space. He stated there are issues with regard to transparency on the street level in
relation to the code. Currently several spaces within the street level of the stadium would not be advantageous to have complete transparency such as drug testing, club houses, and locker rooms. There are curtain walls or storefront framing system glazing being installed in those areas with an opaque film on the glazing system to not allow complete visual access to those spaces. 4.) The landscaping plan for the parking lot perimeter has been submitted for approval and material selections have been made. Directly beneath the signage of Parking Lot “C” there will be a landscape sod area due to the existing utility structures to discourage pedestrians but there is a need to open the areas up to allow for greater pedestrian flow along the sidewalk. The entire concept plan was formulated to encourage pedestrian flow onto the site. When the CWS event is in town, a portion of the parking lot will be designated as the “Fan Fest” area and is designed to act more like an open court. Throughout the year the entire lot will be used as a parking lot for other events. The landscaping perimeter requirements have been met.

Mr. Peters questioned the percentage of landscaping for regulatory requirements. Mr. Dineen answered that 7.7% of the site is landscaped but the interior parking requirement was not fully met due to problematic functions of the parking lot including the movement of broadcasting trucks in the “Fan Fest” area.

Mr. Holland questioned how the “Fan Fest” parking area could be more of a plaza and less of a parking lot and how would that be accomplished. Mr. Dineen stated this is accomplished by adjoining the material selection of the plantings and the direction of the pedestrians to the site while maintaining safety between vehicular and pedestrian traffic. The court area will be filled with activities in a festival-like environment so that arrival to that space from the street will be important by channeling pedestrians to the middle of the area. There will be no lighting within the festival area but there will be parking lot fixtures.

Mr. Ciaccio stated that it was important to the board that the festival area not look like a parking lot. He stated that the area appears to be an extension of the parking lot. He suggested that there be a way to differentiate the paving of the pedestrian line.

Mr. Holland questioned how the parking spaces would be delineated. Mr. Dineen stated there would be painted stripings. Mr. Holland stated that a pedestrian plaza would not anticipate parking striping but there are other ways to accent the parking spaces with dyed or stained concrete. Dineen confirmed that the striping would be white.

Mr. Ciaccio questioned the bio-swale on the east side and the slope of the parking lot to the east. He suggested integrating the inlet with or near the planters and out of the pedestrian area. Mr. Holland questioned if the planter areas are curbed or is there a way to mitigate the run off. Mr. Dineen stated that some of the planter areas intentionally collect water. Mr. Ciaccio recommended that the planter areas be curbed to city standards to horticulturally protect the material. Mr. Dineen agreed to revisit that detail.

Mr. Ciaccio questioned the size of the berm located on the east wall of the stadium. Mr. Dineen answered that the berm is not the full distance of the wall. Mr. Ciaccio recommended adding evergreen material on the east wall. Mr. Peters stated that in response to previous recommendations, the east wall was to be more relaxed. Evergreens would reduce the amount of green space to be used. It would be helpful to see a section showing the plantings. Mr. Dineen stated the slope is gradual but he promised to provide a grading plan.

Mr. Holland questioned whether a light fixture shown on a previous site amenity would only be used in the pedestrian areas and would there be additional light standards for the parking areas. Mr. Dineen stated the lighting would match the other parking lot fixtures in the Qwest area. The parking lot and pedestrian fixtures are on concrete bases and the bollards are not lit but will be removable when they are no longer used for “Fan Fest”. Mr. Holland suggested reviewing the pedestrian flow on the northeast and southeast corners with further refinement of the “Fan Fest” area.

Ms. Nubel asked if the intention of the “Fan Fest” area is to be a parking lot. Mr. Dineen answered that the only time vehicles would not park in the area would be during the CWS. Mr. Dineen stated the entire north end of the parking lot is intended for the media and the south end would be the “Fan Fest” area. Mr. Holland pointed out that the area is not a good parking lot and is not a good “Fan Fest” area and recommended meeting the requirements for green areas in a parking lot and safety requirements of the
Mr. Holland questioned the location of the truck service access. Mr. Dineen indicated on the rendering the location of the truck service. With regard to landscaping, Mr. Holland stated there are other ways to maintain the 7% green space other than in the center of the area.

Ms. Nubel questioned the access points for the delivery trucks and access points for pedestrians. Mr. Dineen answered that the idea was to discourage pedestrian crossing on 10th Street. There are existing utilities in the landscape area where there will be islands without landscaping.

Mr. Holland stated that the pedestrian piece has been missing. It should be a pedestrian experience getting to the field. Ms. Jacobson stated she is concerned about the pedestrian experience for the remainder of the 350 days of the year. Mr. Dineen stated the pedestrian experience has been addressed in terms of scale and in relation to the street and the rest of the site. Ms. Jacobson stated she was disappointed that the recommendations previously made by the board were not met.

No one appeared in opposition.

Mr. Holland moved to APPROVE the updated plan subject to: 1) Pedestrian access at northeast and southeast corners to be improved; 2) Stripping of the parking area in the fan fest portion of the parking lot to be improved using diverse textures and colored material; 3) Evergreen plant material should be used along the eastern wall of the stadium and landscaping in parking lot area to meet code requirements; 4) Revise and relocate the storm inlet location at the south end of the parking area adjacent to the pedestrian way; 5) Stronger delineation of pedestrian way along Mike Fahey Street, particularly differentiating the pedestrian way from the Fan Fest parking area; 6) Install curb by City of Omaha standards at sidewalk planters; and 7) Review lighting plan for project for both vehicular and pedestrian lights. Mr. Ciaccio seconded the motion which carried 4-0 with Mr. McMeekin dissenting.

At the Urban Design Review Board meeting held on August 19, 2010, Ed Vidlak, Project Manager with Leo A. Daly, 8600 Indian Hills Drive, presented this request. The project has evolved on several levels and the evolution has been very positive with the original concept still intact. The building is a product of the site and is intended to grow out of the site. The building will be a learning tool for the children/youth that use the facility during the summer months and will be an extension to their education and experience growing up in Omaha.

James E. Leach, Project Architect with Leo A. Daly, 8600 Indian Hills Drive, gave a brief overview of the project. The site is a wooded valley in the Loess Hills, with a major drainage path through the site, trees all around, very hilly, scenic and secluded. The buildings have to be very tough and durable with a learning place that is natural. The facility needs to be hardened when not in regular use and protected from unsupervised visits. The original design did not change fundamentally but attention was made to building detailing, material selection and durability. The advice from the board was considered and the updated design was developed with the City Parks and Recreation staff and the City Planning staff. The design stayed true to the project and met the main criteria for a learning space that sits well on the site and at the same time meeting the durability and low maintenance needs.

Mr. Vidlak stated the goal is to resolve the previous issues and get approval by the board, obtain bids and get the project under construction before the winter. The roof configuration was simplified and the rain will be collected from the roof to feed the rain gardens at each end of drainage system. The design for the classroom entrance includes a security gate that will protect the window wall during the off-season. With regard to ADA regulations, the turn radius was verified and there was an adjustment made around the lavatories. The ramp design to the entrance will blend with a tree that is being preserved which will shade the façade of the building. Specifications were developed to save the tree during construction.

No one appeared in opposition.
Mr. Holland moved to APPROVE pending approval of the construction drawings for administrative disposition. Ms. Jacobson seconded the motion which carried 4-0 with Mr. Ciaccio absent.

**Request for Administrative Disposition:**

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<tr>
<th>UD-10-012</th>
<th>REQUEST:</th>
<th>Police &amp; Fire Training Campus K9 Training Facility</th>
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<tbody>
<tr>
<td>City of Omaha</td>
<td>LOCATION:</td>
<td>11616 Rainwood Road</td>
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At the Urban Design Review Board meeting held on August 19, 2010, Chad Weaver, Assistant Planning Director, City of Omaha, stated that the schematic design and location of the operation of the facility is acceptable and the staff recommends approval.

Mr. Peters moved to APPROVE. Mr. Holland seconded the motion which carried 4-0 with Mr. Ciaccio absent.

<table>
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<tr>
<th>UD-10-014</th>
<th>REQUEST:</th>
<th>Leavenworth CSO Pump Station</th>
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<tbody>
<tr>
<td>City of Omaha</td>
<td>LOCATION:</td>
<td>300 Pierce Street</td>
</tr>
</tbody>
</table>

At the Urban Design Review Board meeting held on August 19, 2010, Chad Weaver, Assistant Planning Director, City of Omaha, stated that the schematic design and location of the operation of the facility is acceptable and the staff recommends approval.

Mr. Peters moved to APPROVE. Mr. Holland seconded the motion which carried 4-0 with Mr. Ciaccio absent.

**ADMINISTRATIVE ITEM:**

Mr. Peters moved to APPROVE the meeting minutes of June 17, 2010. Mr. Holland seconded the motion which carried 4-0 with Mr. Ciaccio absent.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at 3:55 pm.

Debbie Hightower, Planning Department
Recording Secretary