CERTIFICATION OF PUBLICATION:

MEMBERS PRESENT:   Mike McMeekin, Chair
Dave Ciaccio, Vice Chair
Timothy Holland
Rachel Jacobson
Matthew Tondl, Alternate
Larry Ferguson, Alternate
Anna Nubel, Non Voting Ex-Officio Member

MEMBERS NOT PRESENT: Robert Peters
Gerald Torczon
Jay Noddle
Larry Jobeun, Alternate

STAFF PRESENT: Rick Cunningham, Planning Director
Chad Weaver, Assistant Planning Director
Jed Moulton, Urban Design Manager
Mike Leonard, UDRB Administrator
Debbie Hightower, Recording Secretary

Mr. McMeekin, Chair, called the meeting to order at 3:00 p.m., introduced the Urban Design Review Board members as well as the Planning Department staff, and explained the UDRB’s public hearing and administrative meeting procedures.

Public Case for Discussion & Approval:

<table>
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<tr>
<th>UD-10-002</th>
<th>REQUEST:</th>
<th>Florence Library Addition / Renovation</th>
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<tr>
<td>City of Omaha</td>
<td>LOCATION:</td>
<td>2920 Bondesson Street</td>
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At the Urban Design Review Board meeting held on March 18, 2010, Mr. John Sova, RDG Planning & Design, explained that this project has been around for awhile and has been through several revisions. He stated that the final changes have been made to the project and offered to answer any questions.

Mr. Ciaccio commended the firm for evolving the design from the start. The building now comes together and has a better street presence at 30th Street. Mr. Holland stated the forecourt ties the buildings together and creates a nice approach but questioned if a sidewalk would be added from the entrance to the public right of way.

Mr. Ciaccio questioned the disrepair of the parking lot. Mr. Sova answered that there will be some repair including the parking near the front entrance which will provide more accessibility.

In response to Mr. Holland’s question regarding mechanical equipment, there will be no additional units added.

Mr. Holland moved to APPROVE subject to the staff recommendations to provide a sidewalk, two additional parking spaces and no mechanical equipment to be visible from the public realm. Mr. Ciaccio seconded the motion which carried 5-0.
UD-10-004  REQUEST:  Dodge Street Improvements
City of Omaha  LOCATION:  40th to 52nd Streets

At the Urban Design Review Board meeting held on March 18, 2010, Mr. Charlie Krajicek, Public Works, explained that this project only includes a two-block section between 50th and 52nd Streets on Dodge Street. The project is strictly a maintenance project to include replacement of the curb and the construction of new walks. The Public Works department has meet with the planning department and is willing to work with the property owners i.e. Goldbergs and the radio station with regard to parking in the area. The other sections are 66' of city owned street in the right of way with the property line being the backside of the sidewalk. There is no ability to do anything further unless street right of way is purchased but parking stalls are very expensive to purchase.

In response to Mr. Tondl’s question regarding overlay, Mr. Krajicek stated there would be an overlay after the replacement of the curbs and construction of new walks. He stated that the improvements between 40th to 52nd Streets on Dodge is a planning project and not a part of what Public Works will be doing. Mr. Moulton stated the overlay would go from 40th to 52nd Streets. Mr. Krajicek confirmed that the overlay would be between 40th to 50th Streets but would not include curb work or other improvements between 40th to 50th Streets.

Mr. Holland stated that part of the Urban Design’s goals would be to create a more pedestrian-friendly environment in the area. In response to Mr. Holland regarding the ACI overlay, Mr. Moulton stated that there are many opportunities where the sidewalks would be in the easement as necessary in this area.

Mr. Holland stated that as individual property owners are required to meet the ACI guidelines as they come forward to update their properties in this area. There is concern that if the sidewalks are moved back on a parcel-by-parcel basis, there could be a jogging of the sidewalks. He suggested that when the city does a block long area, there could be an effort to set those sidewalks in a condition that is expected by private development. A recommendation would be to require the planning department to review easements relative to further improvements. Mr. Weaver stated there is always an option for easements that are purchased.

Mr. Moulton was concerned that this project does not fully engage the intersection of 50th and Dodge. He suggested that there be an attempt to address the parking in front of Cox Cable and across the street on 50th at Cecil’s, which is problematic. He questioned how the scope of the work was defined.

Mr. Krajicek stated the scope of work was defined by two requirements: 1) curbs east of 50th are in better shape and higher, and 2) cost. If the project becomes too costly, the project will stop until the area redevelops.

In response to Mr. Moulton regarding plans for rehabilitation of curbs and sidewalk east of the area, Mr. Krajicek stated that this has been done previously with other projects before the ACI was thought of.

Mr. McMeekin asked Mr. Krajicek if he was willing to look at a setback and a wider sidewalk (ACI standards) in the area between 50th and 51st on the north side. Mr. Krajicek answered that he is willing to work on getting the on-street parallel parking to move the sidewalk back at Goldberg’s and the radio station. Mr. McMeekin suggested making an improvement outside of the right of way and possibly approach those affected businesses.

Mr. Moulton asked Mr. Krajicek if he was opposed to a Master Plan. Mr. Krajicek stated he is opposed because it is not an appropriate use of funds for this street. Mr. Weaver asked Mr. Krajicek if he would be willing to spend time with other options or is this the only way. Mr. Krajicek stated there is no other way because of the right of way situation.

Mr. Holland asked how the study was funded in Dundee. Mr. Moulton stated it was funded by grant money and other sources. Mr. Holland suggested a meeting with Goldberg’s and other property owners. Mr. Weaver stated the fundamental issue of the streets and roadsides and right of way improvements, traffic requirements and the Master Plan that does not have anything to do with traffic are part of the big picture. The projects of the planning department and public works have to be married together.
Mr. Holland stated there should be a goal for the planning department and public works to work together. There could be foundations that would be willing to help with improvements of major corridors. Mr. Cunningham stated the simple solution would be to get more money but that has not yet been worked out.

Mr. Weaver stated this project might inform future projects on what can and can’t be done through the board. There should be a “happy medium” putting back exact status quo, which does not begin to conform to new standards or going “full boat” with the standards when it costs four times as much. There needs to be a plan as to how it is looked at and how the solution is determined.

Mr. Holland moved to LAY OVER until the July 15, 2010 meeting to allow Public Works and the Planning Department to review opportunities and cost ramifications for improvement on Dodge Street between 50th and 52nd Streets. Mr. Tondl seconded the motion which carried 5-0.

**DISCUSSION ITEM:**

Mr. Moulton introduced the addition of a new screening form (Eligibility Criteria for Public Entity Projects) that can be completed by a public entity to identify a building project. The form would be used to determine whether a project would be administrative or come before the board. Mr. Holland questioned if the public TIF projects would still come before the board. Mr. Moulton stated that TIF projects, in relation to rules and procedures, would be addressed at the next meeting.

Mr. McMeekin asked the board to set out the level of expectations with the CSO staff and administration as to expectations from an Urban Design perspective.

Mr. Moulton stated a tracking document is being created of all CSO projects. They will be identified as to being relevant to the review board or not due to the location in relation to an ACI (Area of Civic Importance), green streets or bike routes. The tracking form will categorically exclude several projects that are not relevant. A conceptual objective will be developed about the protocol in relation to the green space for the relevant projects. There will be a lot of subsequent work that will need to take place until the full impact of the CSO.

Mr. Holland suggested further discussion and subsequent meetings for the board to determine the appropriate response in those conditions to the design requirements.

Mr. Moulton agreed to further discuss the conceptual approach at next month’s meeting.

**ADMINISTRATIVE ITEMS:**

Approval of February 18, 2010 Meeting Minutes.

**DISPOSITION:** Placed on file until the April 15, 2010 meeting to allow e-mail comments to be forwarded to the planning department.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at 3:50 pm.

Debbie Hightower, Planning Department
Recording Secretary