MEMBERS PRESENT: Dave Ciaccio, Chair  
Michael McMeekin  
Robert Peters  
Gerald Torczon  
April Rice  
Anna Nubel, Non-Voting Ex-Officio Member  

MEMBERS NOT PRESENT: Tim Holland, Vice Chair  
Jay Noddle  
Leanne Ziettlow  
Rachel Jacobson  
Larry Jobeun  

STAFF PRESENT: Jed Moulton, Urban Design Manager  
Trina Westman, UDRB Administrator  
Alan Thelen, Law Department  
Clinette Warren, Recording Secretary  

Certification of Publication: Urban Design Review Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, August 5, 2012.  

Mr. Ciaccio, Chair, called the meeting to order at 3:05 p.m.
At the Urban Design Review Board meeting held on August 16, 2012, Scott McIntyre, Public Works Department, and Dean Fajen appeared before the Board in support of the request.

Mr. McIntyre stated that the proposed equipment building would accompany an existing building, which would be used primarily for equipment storage.

Mr. Fajen presented several drawings of the proposed building, which showed a masonry base that matches the precast on the existing building. He stated that they would like to incorporate the canopy, storefront, and window elements from the existing building so that both structures would be similar in appearance.

Jed Moulton, Urban Design Manager, stated that consideration was primarily given to the context and use of the building. He noted that the proposed design adequately accommodates the existing building design while meeting the functional demands of the building. Mr. Moulton stated that the Planning Department recommends approval of the proposed design.

Motion by Mr. McMeekin to APPROVE the 30% Design Drawing Package and Administrative Disposition. Seconded by Mr. Peters.

AYES: Peters, McMeekin, Rice, Ciaccio

Motion carried: 4-0
At the Urban Design Review Board meeting held on August 16, 2012, Dan Reinhardt, Reinhardt & Associates Architects, and Dan Dolezal, Ehrhart Griffin, appeared before the Board in support of the request.

Mr. Reinhardt stated that they were working with Metro, the local transit authority, to renovate the existing transit center located at 30th and Taylor. They are proposing to renovate the entire center, including the concourse. The proposed design includes a canopy from end to end, which would replace the smaller existing shelters.

Mr. Dolezal added that the transit center on 30th Street was the first to be constructed by Metro approximately 12 years ago. He proposed that black concrete would be used in lieu of the standard concrete currently in place. This would help to conceal oil and tire marks, and show that the center is not open to the public for through traffic.

In regards to storm water treatment, Mr. Dolezal stated that representatives of the CSO program have invited Metro to utilize the deep well tunnel project that will occur on the property directly to the south of the transit center. He noted that approval for this plan has already been granted from the City of Omaha.

Mr. Reinhardt added that they had met with the Omaha Police Department, who requested more transparency in regards to the shelter building. As a result, additional glazing is being proposed to add height and width. He added that a security system would be installed to record what occurs in the area.

Mr. Dolezal explained that they would also be installing ramps and decreasing the height of the sidewalks to accommodate the undercarriages of the buses.

In response to Mr. Ciaccio, Mr. Reinhardt explained that the small existing building at the transit center houses the electrical and water services and is for the use of Metro staff.

Mr. Moulton suggested that, instead of black concrete, some type of intermittent horizontal texturing be used in the pavement to show that the area is not for through traffic.

In response to Ms. Rice’s suggestion about the use of impervious concrete, Mr. Dolezal explained that, if it were used, there would eventually be the problem of maintenance since the nearest storm sewer is approximately 1 ½ blocks away. He further explained that impervious concrete would not be feasible because of the volume of traffic at the terminal and the amount of debris that accumulates in the area.

Mr. Reinhardt explained that the proposed metal bollards at the end of each bus slip are a FTA (Federal Transit Administration) requirement, for the protection of pedestrians standing on the curb. Mr. Peters suggested that the bollards be made of another material other than steel, since it tends to rust and become unsightly over time. Mr. Ciaccio suggested that the appearance of the bollards, benches, and bike racks complement each other. Mr. Reinhardt noted that although bike racks were not mentioned on the submittal, they are planned.

In response to Mr. Ciaccio’s suggestion that the perimeter landscaping be at least 36” high, Mr. Dolezal stated that the police were adamant that they did not want landscaping along their fence, so that they could have clear visibility as they are entering and exiting their lot.

In response to Ms. Rice, Mr. Reinhardt stated that there will be an irrigation system installed. Mr. Moulton added that the Planning Department has looked at this site as a demonstration opportunity for zero-scape, low-maintenance landscaping, especially since Metro would be in charge of the upkeep.
In response to Ms. Nubel’s concern about the issue of graffiti, Mr. Reinhardt stated that they are considering the use of wax coating. He added that Metro is also in favor of installing a water fountain at the terminal.

In response to Mr. Moulton, Mr. Dolezal stated that the building to the south of the transit center will be demolished and that the lot would become permanent green space. The transit center system will be tied into the green treatment solution being proposed for the space. He noted that the building will be demolished later in the year, while the construction of the tunnel will be approximately 5 years away. Mr. Dolezal further stated that a full storm system will be installed and that the inlet faces will be filled with concrete grout and bond breakers. When the green treatment solution is installed, the inlets will be opened and the system will become active.

Mr. Dolezal stated that, at the request of Metro and the Police Department, there will be fences added in some areas to deter pedestrians from crossing bus lanes.

Taking into consideration the Police Department’s suggestion of transparency of the transit center, Mr. Ciaccio suggested eliminating the shrubbery to the north and adding a row of canopy trees.

In response to Ms. Nubel, Mr. Reinhardt stated that the proposed benches would be prefabricated and would include handles to deter skateboarding.

Mr. Moulton discussed the possibility of making the landscaping more sensitive to the environment and added that this area could become a demonstration of incorporation of the zero-scape, which would assist in fulfilling some of the objectives of the Master Plan. He added that another condition would be the continued review and evaluation of the recommended list.

Motion by Ms. Rice to APPROVE subject to 1) replacement of the landscaping hedge to the north of the site with over-story shade trees at 35’ on center; 2) incorporation of a themed landscaping as a demonstration and educational project with indigenous, “zero-scape” and/or environmentally sensitive plantings that further supports the Omaha Master Plan objectives; 3) further address and consider the recommendations and comments by the Planning Staff; and subsequent administrative disposition. Seconded by Mr. Peters.

AYES: Peters, McMeekin, Rice, Ciaccio

Motion carried: 4-0
At the Urban Design Review Board meeting held on August 16, 2012, David Seip, ASD Stanley J. How Architects, and Jeff Bremer, Taco John’s, appeared before the Board in support of the request.

Mr. Seip stated that the restaurant was being built on a site that has been subdivided and that is approximately 110’ in width and 240’ in length. He explained that there is an existing drive approach that will be shared with another business.

In response to Mr. Peters, Mr. Bremer stated that the site was currently being reviewed so that it could exist as a legal parcel. Mr. Bremer further explained that there is a purchase agreement in place, which gives the restaurant shared access regarding ingress/egress and parking.

Jed Moulton, Urban Design Manager, inquired as to whether the parking lot would be reconstructed or if access easements would be provided. Mr. Seip responded that the existing parking lot extends approximately 120’ from the property line and that they are proposing to extend it the entire length of the property. Mr. Moulton stated that the property has a Type C frontage and noted that there is the possibility during construction to improve the roadside conditions along the sidewalk. He further noted that although the parcel is narrow, the roadside edge could possibly be extended a little further to the south. Mr. Moulton explained that one of the requirements for an ACI district is that parking areas be buffered from the street by existing landscaping at least 15’ wide, screened from the street, include trees, and have a wider sidewalks. In order to positively impact the street frontage, he suggested reworking the parking on the interior side. Mr. Moulton also commented on whether the Board would agree that the sidewalk provision applies to this development.

Mr. Moulton stated that he discussed the case with Chad Weaver, Assistant Planning Director, who was partially responsible for recommending that the roadside be improved. Mr. Moulton explained that if there were subsequent approvals being requesting to divide the land, part of the requirements would likely be that those roadside improvements be included in the agreement.

Mr. Ciaccio noted that there would need to be denser landscaping around the transformers located on the north side of the property. He also suggested that the parking lot be restriped on an angle.

Mr. Moulton clarified that the Board would recommend that Section 55-924, the sidewalk condition of Article 22, would apply to the project. He added that the Planning Department recommends that the building be put back from the street and that all other aspects of the building design meet the code.

In response to Mr. Peters, Trina Westman, UDRB Administrator, stated that the site plan meets the interior landscaping requirements. She added that the site plan review would ask for more detail in regards to landscaping. Ms. Rice suggested that a discernible route be added to the handicapped parking stalls. Mr. Seip responded that colored concrete was being considered.

Motion by Mr. McMeekin to APPROVE subject to: 1) additional screening of the transformer on the NE & SE sides; 2)pedestrian crosswalk delineation at the handicapped stalls; 3) modification of the site plan in the SE corner to eliminate the existing stalls that extend to the north side of the existing building and replacing them with landscaping; 4)location of the sidewalk within that zone to comply with the Urban Design Code requirements; and subsequent administrative disposition. Seconded by Mr. Torczon.

AYES: Peters, Torczon, McMeekin, Rice, Ciaccio

Motion carried: 5-0
ADMINISTRATIVE ITEM:

Motion by Mr. Peters to approve the July 19, 2012 meeting minutes. Seconded by Mr. Torczon.

AYES: Peters, Torczon, McMeekin, Rice, Ciaccio

Motion carried 5-0.

Meeting adjourned at 4:00pm.

Clinette Warren, Planning Department
Recording Secretary