URBAN DESIGN REVIEW BOARD  
3:00 P.M. – THURSDAY, SEPTEMBER 20, 2012  
3rd FLOOR – JESSE LOWE CONFERENCE ROOM  
OMAHA DOUGLAS CIVIC CENTER - 1819 FARNAM STREET

MINUTES

MEMBERS PRESENT:  
Dave Ciaccio, Chair  
Michael McMeekin  
Robert Peters  
Leanne Ziettlow  
April Rice  
Rachel Jacobson

MEMBERS NOT PRESENT:  
Tim Holland, Vice Chair  
Gerald Torczon  
Jay Noddle  
Larry Jobeun  
Anna Nubel, Non-Voting Ex-Officio Member

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, September 10, 2012.

Mr. Ciaccio, Chair, called the meeting to order at 3:04 p.m.
PUBLIC MEETING:

Public Cases for Discussion & Approval:

This case was heard second.

<table>
<thead>
<tr>
<th>Name</th>
<th>Request</th>
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<tr>
<td>Bob Kerrey Pedestrian Bridge: Restrooms and Concessions</td>
<td>Approval of Conceptual Plan</td>
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At the Urban Design Review Board meeting held on September 20, 2012, Matt Knutson, Exis Design, appeared before the Board in support of the request.

Mr. Knutson stated that he is working with Eddy Santamaria on the design process for the restrooms and concessions for the Bob Kerrey Pedestrian Bridge. He shared a slide presentation which featured details of the proposed plans for the project.

Mr. Knutson stated that the following items are being proposed: a sitting area that looks over into the water park; bathroom that will include a screen wall for privacy; impervious paving for the open paving areas, allowing for storm water run-off; and water fountains that will allow visitors to fill water bottles and provide water for pets; and, a concession stand that will provide a healthy menu, along with the necessary equipment for food preparation. He further stated that materials would be used that would allow for the use of natural lighting.

In response to Mr. Peters, Mr. Knutson stated that there are three existing bike racks. He added that there is currently not a need for additional racks.

Mr. Knutson provided a sample of the exterior wall panel system, which would have lighting added to it providing additional safety for patrons. In response to Mr. McMeekin, Mr. Knutson stated that the paneling system would be gray in color. The front of the concession stand would be a lighter shade of gray. He explained that if the panels were damaged beyond repair, they could be replaced individually without replacing the whole wall. He also explained that a membrane would be added to the wall surface to protect it from water. Mr. Knutson noted that the bathroom walls would be tile and the floors made of polished concrete for ease of cleaning.

In response to Mr. McMeekin, Mr. Knutson stated that roof would be sloped and made of the same materials as the exterior walls. Ms. Rice suggested that the gutters be situated in a way that would allow the water to run into the landscaping.

Ms. Ziettlow referred to the applicant’s letter to the Board which stated that “the restrooms will only be open when the concessions are open to ensure supervision and care of the facility.” She suggested that a camera be installed so the facilities can be used 24 hours a day. Brooke Bench, City of Omaha – Parks Department, confirmed that staff from the Parks Department would be in the area for extended hours monitoring the area from the bridge to Miller’s Landing. Also security cameras would be installed to monitor activity at the bridge.

In response to Ms. Rice’s, Mr. Knutson stated that he would consider her suggestion to add restroom signage to the building, informing patrons that there are bathroom facilities available. Mr. Knutson assured Jed Moulton, Urban Design Manager, that there should be no issues with the installation of the panels that are slightly curved.

Mr. Moulton clarified that the applicant was seeking approval for the conceptual design, along with the Planning Department’s recommendation of administrative approval of the 30% and 90% submittals.
Ms. Ziettlow moved to APPROVE the conceptual design, subject to Board review at 30% submittal. Also the following items must be addressed: clarification of pass through materials being proposed; submittal of a plan for hours of operation; clarification of roofing materials being proposed; and, addition of security cameras for the restroom area.

In response to Ms. Ziettlow’s motion, Mr. Peters clarified the role of the Board. He stated that issues such as staffing, security, and hours of operation are not within the scope of the Board’s responsibilities; however, decisions that pertain to the Urban Design Code are. Alan Thelan, City of Omaha – Law Department, agreed with Mr. Peters.

Ms. Ziettlow rescinded her motion.

Motion by Mr. Peters to APPROVE the Conceptual Plan subject to subsequent administrative disposition for 30% and 90% submittals and continued coordination between City of Omaha Parks Department and Planning Department. Seconded by Mr. McMeekin.

AYES: Peters, Jacobson, McMeekin, Ziettlow, Ciaccio

MOTION CARRIED: 5-0
This case was heard first.

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<th>UD-12-013</th>
<th>NAME:</th>
<th>District 2 Parks Maintenance Garage</th>
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<tr>
<td>Bill Cramer_The Schemmer Associates Inc.</td>
<td>LOCATION: 96th &amp; F Street</td>
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<td>REQUEST:</td>
<td>Administrative Disposition and Approval of the 30% Design Drawing Package</td>
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At the Urban Design Review Board meeting held on September 20, 2012, Scott Heaney, Schemmer & Associates, Tim Carmichael, City of Omaha – Parks Department, and Brooke Bench, City of Omaha – Parks Department, appeared before the Board in support of the request.

Mr. Heaney stated that the reason for the application with the Urban Design Review Board is because the property in question is city owned. He explained that Schemmer & Associates designed the original structure in 2000. The garage will be divided into garage space and office space. The front office section will be decorated with brick and cast stone. Mr. Bench added that the appearance of the area will be drastically improved with the addition of the proposed maintenance garage.

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

AYES: Peters, Jacobson, McMeekin, Ziettlow, Ciaccio

MOTION CARRIED: 5-0
ADMINISTRATIVE ITEM:

Motion by Mr. Peters to approve the August 16, 2012 meeting minutes. Seconded by Mr. Ciaccio.

AYES: Peters, Jacobson, McMeekin, Ziettlow, Ciaccio

MOTION CARRIED: 5-0.

It was the consensus of the Board to adjourn the meeting at 3:54 p.m.

Clinette Warren, Planning Department
Recording Secretary