

# MINUTES

## MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue

July 16, 2018

### MEMBERS PRESENT

Debbie Nuss, *chair*  
Phil Anderson  
John Ball  
Ken Ebert, *vice-chair*

Neil Parikh  
Jerry Reynard  
Gary Stith

### MEMBERS ABSENT

none

### STAFF PRESENT

Eric Cattell, Comm. Dev. Director  
Kiel Mangus, Asst. City Manager  
Brian Johnson, Acting Public Works Dir.  
Eddie Eastes, Parks & Recreation Director

Jesse Romo, Airport Director  
Chad Bunger, Asst. Comm. Dev. Dir.  
Carol Davidson, Senior Planner  
John Adam, Senior Planner

Nuss called the meeting to order at 7:02 p.m.

### I. OPEN PUBLIC COMMENTS

There were none.

### II. CONSENT AGENDA

1. Approve the **MINUTES** of the July 2, 2018, Manhattan Urban Area Planning Board meeting.

**Stith moved that the Board approve the Consent Agenda; Ebert seconded. Motion passed 6–0–1 (Parikh abstaining).**

### III. GENERAL AGENDA

1. A **Public Hearing** to consider the **Rezoning and proposed Preliminary Development Plan for the Aggieville Hotel PUD**, a 127-room, five-story hotel on a 0.87-acre tract comprising two lots at the SW corner of North 12th Street and Bluemont Avenue, from C-3 to PUD/Aggieville Hotel (*Applicant: Bluemont12, LLC; file no. PUD-18-035*)

Nuss read the hearing rules. Davidson presented the staff report and described the hotel layout. The hotel will be built up to the property line, facing both North 12th Street and

Bluemont Avenue. Access to the two-story, 113-space parking garage will be via an entry on North 12th Street. The groundfloor lobby will contain meeting spaces. The main lobby will be on the third floor, along with a lounge and rooftop deck over the parking. Davidson recommended approval with five conditions: (1) limiting the use to a hotel, (2) requiring at least 113 parking spaces, (3) limiting the building height to 65 feet, (4) confining the wall signs to those shown in the preliminary development plan, and (5) allowing the projecting sign as shown in the preliminary development plan.

Stith asked if it mostly complied with the design standards being contemplated for the Aggieville zoning district in the Unified Development Ordinance project. Davidson affirmed. Stith asked if stormwater would go directly into the underground storm system or if there would be sheet flow. Johnson said the major will go directly underground, but there will naturally be some running over sidewalks and alley.

Ball asked how wide the sidewalks were. Davidson said there will be a 10-foot sidewalk and another 8 feet of planting area.

Anderson asked for confirmation that the waterline was going to be upgraded to a larger pipe. Johnson confirmed.

Ebert asked about the financing for the streetscape improvements. Johnson said the mechanism is still an open question that City Administration intends to answer before the end of the year. He asked if this building design comports with the “gateway” design guideline being contemplated for Aggieville. Davidson said most of the design elements at least meet the standards being contemplated. Adam added that even if this building lacks some of the contemplated “gateway” elements, its very presence as a five-story building marks the gateway well.

Ebert asked for an explanation of the window treatments on the Bluemont Avenue and the second floor since they would be opening directly into the parking garage. Davidson deferred the question to the applicant.

Ebert asked if the vision triangle was addressed. Johnson explained that northbound cars on North 12th Street will have sufficient sight distance down Bluemont Avenue from the stop, but said they are still talking with the applicant about some stepping back at the alley.

Ebert asked what arrangement had been worked out for public use of the parking garage, noting that the area was losing a 42-space parking lot. Cattell said the development agreement with the City said only that the hotel would have some parking available at off-peak times, but added that this hotel was not intended to be the solution to parking need in Aggieville, but the price paid for the land would go toward a solution.

Ebert asked if the bulb-out at the intersection was further out than the current curb line. Johnson said if it is it is no more than a foot or two.

Ebert asked that the applicant also specify if there would be HVAC grilles on the walls; he did not see them on the plans, but they are typical for hotels.

Public hearing open.

Josh Wilcox, 5091 Aspen Valley Court, Madison, Wisc., project architect, described the drop-off area in front of the building on North 12th Street and explained other pedestrian and vehicle movements, garage access control, and dumpster location. He explained that the windows onto the parking garage will look like ordinary windows, but they will have an translucent treatment. He explained that HVAC grille is integral to the window frame, so it will not have a typical hotel appearance.

Ball asked about the parking capacity compared to the number of guest rooms. Wilcox explained a few parking management strategies that will be employed.

Anderson asked how circulation would work with reception being on the third floor. Wilcox explained that people could park in the garage before checking in.

Andy Suber, Bluemont Hotel, 1212 Bluemont Avenue, said the garage did not seem to have sufficient maneuverability, said there was inadequate parking, wondered if they were planning traffic control during construction, and wondered if they understood how far they need to sink their footings to reach bedrock.

Eric Gonsler, 4520 Madison Avenue, Ste. 300, Kansas City, Mo., noted that, unlike the Bluemont Hotel, the proposed hotel does not have groundfloor retail, so the parking dynamic is not going to be the same. He noted that the sales contract with the City required that the hotel provide parking at non-peak hours at no cost. He reiterated Cattell's point that the hotel was not intended to solve the parking issue, but would be part of the solution through its contributions to the anticipated TIF district.

Wilcox said they have adequate turning movements through the garage although they are still looking at improving the placement of some columns. He said they have had full geotechnical reports for over a year and understand the foundation challenges. He said they have completed a survey, and will meet with surrounding property owners and inspect their foundations to make sure that vibrations from construction do not cause damage.

Public hearing closed.

Stith said the development proposal is exactly what the Aggieville Community Vision plan called for; this is an opportunity to "prime the pump" for the district's revitalization and said this is the new look for Aggieville along Bluemont Avenue and Laramie Street. He thinks it will set the design bar for future projects.

**Stith moved to recommend approval of the rezoning from C-3 to PUD/Aggieville Hotel based on the findings in the staff report and with the five conditions of approval; Anderson seconded.**

Ebert echoed Stith's sentiments and said that he thought all the questions raised in the hearing, including his own, had been satisfactorily answered. Nuss said she struggled with this proposal—she thinks the hotel is fine, but wonders if it is the project that will “kick start” the Aggieville revitalization, and that the City is sometimes not patient enough to wait a little for the better project to come along.

**Motion passed 7–0–0.**

### **III. GENERAL AGENDA**

1. Review Proposed 2019–2023 **Capital Improvements Program** for conformance with the Manhattan Urban Area Comprehensive Plan, and review of Urban Service Area Boundary.

Cattell said the purpose of this annual review of the CIP was for the Planning Board to find that the Plan conforms to the Comprehensive Plan. He reviewed the urban service area boundary, noting that the Flint Hills Regional Council received an OEA grant to develop a neighborhood-level plan for Blue Township.

Romo said they would be starting a runway reconstruction project planning soon. Ball asked about the possibility of additional runways, including a crosswind runway, noting it was an item at a later date in the CIP. Romo said that a parallel runway was not a strong possibility. He talked about parking lot improvements and said they are looking at charging parking fees. Stith suggested allowing short-term parking along the elliptical drive in front of the terminal. Anderson supports fees for long-term parking.

Cattell listed the projects recommended by the Planning Board and Historic Resources Board. He said there would be a housing analysis next year, a bicycle and pedestrian master plan, a land use study along Seth Child Road.

Mangus talked about City–University fund. He said the big project next year would be pedestrian improvements across North Manhattan Avenue that would couple with a safety grant to build a two-way bike lane on the west side of North Manhattan Avenue from Claflin Road to Fremont Street. He talked about stormwater inlet improvements at Campus Creek. Stith asked if it would stormwater capacity; Mangus said no. He talked about North Campus Corridor improvements.

Eastes covered improvements at several parks and facilities. Johnson covered stormwater, street, water, and wastewater projects.

**Ball moved to find that the 2019–2023 Capital Improvements Program is in general conformance with the Comprehensive Plan; Reynard seconded. Motion passed 7–0–0.**

2. REPORTS and COMMENTS by Board Members and Staff

Ebert suggested staff keep in mind that when regulating design, regulating too little will result in very little, but regulate too much and you are likely to get pushback. He said that during the hotel hearing it was implicit but not stated that the design before the Board was “close enough” to the design elements talked about in the Aggieville Community Vision and UDO draft. He also said he was concerned that the vision triangle was not even mentioned in the staff report. He asked if the remodeling of Target required an amendment to the Seth Child Commons PUD. Bunger said it was reviewed at the staff level; it was determined that was a minor modification. He asked if something was in the works south of the Manhattan Christian College’s recreation facility because they have cleared the grounds. Bunger said staff is not aware of any projects.

Meeting was adjourned at 9:35 p.m.

Submitted by John Adam, Senior Planner