

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Urban Design Committee

Notice is hereby given that the **Urban Design Committee** will hold a meeting on Tuesday, June 3, 2014 at 3:00 p.m. in the **County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Room 210 - on the 2nd Floor.** For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

Tuesday, June 3, 2014

* [Memo from Ed Zimmer](#)

1. Adoption of meeting records from the UDC meeting of [May 6, 2014](#).
2. Discussion of exterior materials on redevelopment projects (UDD).
3. Y Street Apartments (TIF-assisted redevelopment project), North 10th & Y Streets (Else Partners).
4. Parking Lot at 27th & R Streets (Scott Sullivan and Ernie Castillo of UDD).
5. Resolution.
6. Misc. and staff report: upcoming items.

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of June 3, 2014

DATE: May 29, 2014

Please note that our meetings will be held in County/City Building Room 210 for the remainder of this year. Room 210 is located on the south side of the central corridor at the head of the main stairs, inside the large double doors, behind the Public Works Dept. reception desk. (It is the former Mayor's Conference Room in which we have held some joint meetings with Historic Preservation Commission.)

Item #2: Exterior building materials Recent redevelopment projects have raise questions from City staff and administration as to the appearance and likely durability of various "alternative" materials, especially the range of brick and brick-appearing products now available. The Urban Development Department (UDD) provides the lead city staff persons to redevelopment projects and has requested advice from Urban Design Committee in evaluating various materials. I will attempt the summarize some to the questions that have arisen.

Many projects still continue to use of traditional, full-sized, fired-clay bricks as part or all of their exterior cladding. Typically these are laid up by hand by skilled bricklayers as a "veneer" over structural systems, not as an old-fashioned bearing wall several withes thick. In appearance, however, brick veneer offers any options for elaboration in the coursing, bonding, etc. that the developer requires.

Many of our questions have arisen around half-brick, "thin brick," or faux brick products. Fired clay products of full face-size but less depth are applied in several ways, sometimes with varying appearances. Concrete structural elements can be cast with thin-brick or brick-tiles in the mold, so that the fired-clay is well-bonded to the exterior surface and has much of the appearance of a traditional brick wall. The degree of care taken in forming corners and finishing window and door openings can either reveal the structural panels (as at Market Place garage on 10th & Q) or completely conceal them.

Thin brick products are also used on remodeling projects, when a brick appearance is desired but full bricks would encroach across the property line, or on new construction when the preferred structural system would not support the weight of full brick veneer. Mr. Elsey's proposed multifamily housing project at 10th & Y Streets is conceived as wood-frame construction and he has suggested that full-brick veneer could be used for a maximum of 2 stories, or thin-brick veneer to the full height of the 4-story elements.

Finally, there are faux brick products including cementitious fiberboard and other brick-like paneling. It has been used locally both as a remodeling material and on new buildings such at The Option condominiums at 7th & R Streets. The latter example has not been satisfactory to the owners,

prompting a proposal to the Historic Preservation Commission to replace portions of the faux brick with other materials.

We hope that UDC can offer its expertise on whether, when, and why various brick products should or should not be used. Local examples of desirable uses of various materials would be very helpful to us in future discussions. Of course, the Committee will continue to be asked to advise on specific redevelopment designs, but staff would appreciate help in guiding applicants to bring forward high quality proposals that lead to successful projects.

Item #3: 10th & Y Street Apartments On May 29, Planning Commission recommended approval of the various applications associated with the Elsey apartment project. The recommendations include the condition that Urban Design Committee review the project a second time, incorporating suggestions from the May 6th meeting.

Item #4: Parking lot at 27th & R Streets Scott Sullivan has informed me that his office is completing a small parking lot design for Urban Development at 27th and R Streets, include parking, lighting and landscaping. Due to the need to make some corrections in the project survey, the materials won't be available in advance of the meeting but will be presented at that time.