

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: March 5, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Amber Brannigan, Emily Casper, Tom Huston and Michelle Penn; (Tammy Eagle Bull, Gill Peace and Trent Reed absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Kellee Van Bruggen and Teresa McKinstry of the Planning Dept.; Wynn Hjermstad of Urban Development Dept.; Amy Augustyn of City + Ventures; Jamie Granquist of BikeLNK; Eric Reiner of Lincoln Electric System; Eileen Bergt, EBLA; and Matt Olberding from the Lincoln Journal Star.

Michelle Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn then called for a motion approving the minutes of the meeting held January 8, 2019. Motion for approval made by Huston, seconded by Casper and carried 4-0: Brannigan, Casper, Huston and Penn voting 'yes'; Eagle Bull, Peace and Reed absent.

48th & LEIGHTON, BUILDING MATERIALS:

Ed Zimmer stated there was a request from the developer to change a material listed in the developer agreement, specifically the metal panel. It occurs in several locations around the building. This material has been hit with tariffs and significant price increases. The applicant is asking to replace it with a hardie plank, similar in color. Staff felt that this would not be a major change in appearance or durability. Advice may be broader on this question.

Huston has represented this developer in the past, but is not doing so on this issue and wasn't aware of this problem. He doesn't believe he has a conflict.

Penn sees that the applicant is proposing prefinished cement board. She questioned if they will be painting it. Amy Augustyn stated they are proposing a 12 inch hardie lap siding. It is very similar. It will have a smooth finish. Tariffs have been hitting hard on a lot of products. This is a way to not negatively impact the design and quality. This will keep the project moving forward with what she feels is a quality product. It has a longer warranty than the metal panel.

Penn inquired if the proposed product is pre-finished or if they will be finishing it in the field. Augustyn replied that it is pre-finished. It is a very similar color to the metal panel that was previously approved. It will be a twelve inch piece that overlaps by one and a quarter inch.

Huston understands that the mixture is being changed between panel and cementitious product. Augustyn replied he was correct. The darker color will still be a hardie plank woodgrain color. The metal panel at the top remains.

Huston inquired about the City stance for cost of materials that has changed. Ed Zimmer stated that each project has its own unique distribution of funds. Sometimes that is directly attached to façade enhancements. The question isn't about the cost, it is about the overall design.

Brannigan believes it sounds as if an equal material is acceptable. Zimmer pointed out that a cementitious board is already in use on this project with a metal panel.

Huston doesn't believe that design standards aren't so rigid to apply a percentage. Zimmer noted this isn't the Downtown Design Standards and this building isn't downtown. This is a residential environment in a semi-suburban neighborhood. There are many factors here.

Penn believes going with the twelve inch panel gives it a little more of an apartment building feel. She thinks she might actually like it better. It might have a little more residential feel in this case. She would want it prefinished for durability and maintenance. It looks like the applicant is considering just replacing that material and not stripping the character out.

ACTION:

Penn moved approval of the substitution of the horizontal metal panel with a wide plank fiber cement board, seconded by Huston and carried 4-0: Brannigan, Casper, Huston and Penn voting 'yes'; Eagle Bull, Peace and Reed absent.

Zimmer believes the broad question is if this is a durable product for projects. He believes the discussion has addressed this in part. There are right places to use this.

Penn stated she has ran up against some issues with pre finished panels such as nail holes that need caulked and sometimes don't match. It has a very durable finish. If it has to be painted, it is only as good as the paint.

Casper stated that scale is important as well and would be reviewed on a case by case basis.

Wynn Hjermstad added that Urban Development always tells developers that they need to be notified of any changes after the final developer agreement. She appreciates that they were notified. Communication is important.

F STREET COMMUNITY CENTER ART STATION:

Kellee Van Bruggen stated that Bike Share has been operating for almost one year. The 21st and L St. station has had some damage with overspray from a nearby construction project. It was under warranty and we worked with insurance companies to get a new station. The insurance company offered to sell the old station to us for a very reasonable price. South of Downtown has been asking for a station. Since the clear coat was stripped, it was going to have to be stripped and finished. Bike Share came up with the idea for a project.

Jamie Granquist stated that the kiosk will be removed tomorrow. The gray portions of the station will be taken to be sandblasted and primed. A contest has been created between all five schools in the South of Downtown area. We are looking for a cohesive design. We want to unify the design on the docks as well. We are looking for something that goes along with the Bike Share scheme. We will get the approval from the City of Lincoln and everyone that needs to review this.

Van Bruggen noted that in an effort to keep it cohesive, there were four colors to choose from. It will be on the base plates and the docks. Granquist stated that we applied for a grant from People Through Bikes. They are historically hard to get. 13th Street now has bike lanes. People Through Bikes recognizing this nationally is fantastic.

Huston questioned where this is situated in the right-of-way. Granquist responded it is located on the southwest corner in the F Street right-of-way in front of the rec center, just to the side of the front doors. We don't want to take up any of the visual aspect of the mural on the front of the rec center building. Van Bruggen added that concrete will be poured.

Zimmer was curious if people are still riding in winter. Granquist replied that there were 1,500 trips in January 2-10 and over 1,000 trips in February.

Van Bruggen stated that the delivery of the new unit will be in April 2019. Along the ground is the base plate. The dock is the upright where the bikes lock into. There isn't much room on the kiosk panel.

Granquist believes this will make people excited about Bike Share and take ownership of it. We are going to launch an equity plan in that area as well. South of Downtown area tends to have lower income. Buses don't run 24/7, cars break down. This is another transportation option.

Huston wonders about handling similar requests in the future. Zimmer stated that broadly, this isn't public art or a national artist competition. This is ornamentation and a unique opportunity. There could be other times that this comes up. There is a more formal process for a major piece of art. This is unique.

Huston thinks this sounds like a great idea.

Brannigan inquired if there are any concerns about maintenance. Granquist stated that your project is only as good as the paint. The paint is meant to be outdoor equipment paint. Sandblasting and primed in the proper way is key. We have artists who will interpret the designs and do the artwork. There will be a clear overcoat. The technicians visit every kiosk every day so there will be monitoring.

Casper sees one good thing about the docking stations is they are units. One small piece gets damaged and you could replace one section.

Brannigan believes this is a great location and a great repurpose.

Penn questioned if the kiosk will be painted also. Granquist answered there is a map on one side and not really any room for decoration. She added that when this is moved to the rec center, it will be hard wired since it will be next to an easily accessible power source. The kiosk will be cleaned and a coat of clear applied. Penn just wondered about graffiti. Granquist noted that is something we have to take into account. The paint we use is graffiti resistant and can be cleaned up. We visit every station, every day.

ACTION:

Huston moved approval of the project as presented, seconded by Brannigan and carried 4-0: Brannigan, Casper, Huston and Penn voting 'yes'; Eagle Bull, Peace and Reed absent.

MISCELLANEOUS:

Zimmer explained that this is for 76th St. and Rokeby Rd. The ordinance speaks to utility facilities with the exception of substations.

Eileen Bergt stated this is in the middle of a section out in the county. The back yards of future houses will butt up to this new substation. The first phase of the substation is built and fenced in. There is a moat around it with inlets that drain. There is a dike. Evergreen trees have been put in. There are overstory shade trees as well. Because of the power lines, nothing can be planted underneath them. Next to where power lines come out and extend to the road to the south and east, some cypress trees were added.

Huston understands that the substation exists now and this is for screening before development reaches it. Bergt replied he was correct. The goal is to bid this and get it screened before development starts.

Huston asked if it has been annexed yet. Erik Reiner replied that it is residential in this area. He believes they plan to start grading this spring. He understands they plan to start from Rokeby Rd. and work their way south.

Penn likes to have these stations and utilities already in place and already here so people know what they are moving in next to.

Huston believes that 51 trees sounds adequate to him.

ACTION:

Huston moved approval, seconded by Casper and carried 4-0: Brannigan, Casper, Huston and Penn voting 'yes'; Eagle Bull, Peace and Reed absent.

There being no further business, the meeting was adjourned at 3:50 p.m.