

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: May 2, 2017, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: JoAnne Kissel, Gill Peace, Michelle Penn and Michele Tilley; (Emily Casper, Tammy Eagle Bull and Tom Huston absent).

OTHERS IN ATTENDANCE: Stacey Hageman and Teresa McKinstry of the Planning Department; David Landis and Sean McClatchey of Urban Development Dept.; Steve Owen of Public Works & Utilities; and Emily Bausch of Olsson Associates.

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

Penn then requested a motion approving the minutes of the regular meeting March 7, 2017. Motion for approval made by Kissel, seconded by Peace and carried 4-0: Kissel, Peace Penn and Tilley voting 'yes'; Casper, Eagle Bull and Huston absent.

PUMP STATION AT 84TH & YANKEE HILL

Members present: Kissel, Peace, Penn and Tilley; Casper, Eagle Bull and Huston absent.

Steve Owen with Public Works & Utilities, Lincoln Water System appeared to present the application. He stated that this is a new pump station for the system. It would be located at S. 84th St. & Yankee Hill Rd., very close to the existing reservoir. It will serve southeast Lincoln. This area is growing with Menards, Walmart and the Heart Hospital, amongst other businesses. This project is about increasing reliability. The building will be a split face concrete block exterior. Brown and beige are the principal colors. LPS (Lincoln Public Schools) will be using the same brown color. There will be banding toward the top of the building. This building should be able to withstand a decent wind load. The school will be located across the street, along with a park. He has talked to Parks & Recreation and they have no objections to the design. They will meet with area property owners and neighborhood association to discuss this proposal. There is an existing pump station located at S. 84th St. and Pine Lake Rd. That pump station is a below ground unit that is very vulnerable to flooding. When that station goes down, we only have a few days of storage. The proposed pump station is key to provide a few days of redundancy.

Tilley inquired about the surrounding landscaping. Emily Bausch replied that the design shows it will be surrounded by white pines. Owen stated it will be surrounded by a fence as well, for security reasons. Tilley wondered why it is only being surrounded by trees on three sides. Owen has no explanation. He believes that is a good question for the informational meetings where some trees may be preferred on the east side.

Kissel was wondering if something could be done with the landscaping that is less geometric, to take your eye away from the water tower. Bausch believes the engineers would welcome landscaping ideas.

Tilley assumes you would screen the fence. Owen replied that from a security standpoint, screening the fence would be an issue.

Kissel wouldn't suggest trying to hide the water tank. That would be impossible. She is suggesting that some landscaping be done that would lead your eye away from the water tank, perhaps plantings with more color.

Bausch understands that this site is somewhat ominous looking and industrial. Tilley noted that to her, the proposed trees look like a farm windbreak. Perhaps a different kind of landscaping would work.

Penn believes that these are the same type of security issues that LES (Lincoln Electric System) faces. If completely screened someone may be able to tamper with equipment and be hidden from view.

Tilley likes the idea of redbud or something more colorful that would make it feel more a part of the neighborhood. This doesn't need to be 100 percent screened. Penn agreed. You aren't going to hide this. You can just try to soften the view.

Peace thinks it would be a shame if barbed wire and a fence is all you could see coming out of the school across the street. He agrees that the applicant should consider screening as much as they want. He would encourage doing something different other than a chain link fence. Perhaps a smaller section could be something nicer.

Owen wondered about berming with landscaping. Tilley believes the applicant can come up with something clever. Bausch appreciates the comments. She will take this information back to the engineers.

Penn questioned if the access drive could be moved to the south. It would keep you from exiting the school and staring right at a fence and gate. Owen does not know if the school drive across the street is a permanent drive or just a construction entrance.

Bausch will take this information and explore options with the engineers.

ACTION:

Tilley moved approval of the new pump station as presented, with the suggestion of revisiting the landscaping and possibly changing the entry location if the access across 84th Street is permanent, seconded by Kissel. Motion for conditional approval carried 4-0: Kissel, Peace, Penn and Tilley voting 'yes'; Casper, Eagle Bull and Huston absent.

INFILL HOUSE AT 3275 HITCHCOCK STREET

Members present: Kissel, Peace, Penn and Tilley; Casper, Eagle Bull and Huston absent.

David Landis stated that they had the resources to sell another affordable house and decided to look at the list of neglected properties to see if something could be found that needed replaced. The former resident of the house in question was a hoarder. The plans have been revised to incorporate the Planning Dept.'s suggestion to have a rear detached garage that is common for the majority of houses in the area. The house has a gable roof and dormer. The existing basement is mold filled and will be replaced by a usable basement. Designed as a ranch style house with three bedrooms, it has value for a family. Perhaps a ranch style house could be good for the elderly as well, since the majority of the house is on one floor. This is west of the East Campus area.

Peace wanted to know the lot width. Sean McClatchey believes it is 65 foot wide.

Kissel likes the detached garage. Tilley likes the revised design much better than the previous design that Urban Development submitted.

Kissel likes the design. Tilley does as well.

Landis stated that even though the housing cost is low, they will lose money on this. That is why builders are not doing this for the target points Urban Development is aiming for.

Kissel likes the plan. She thinks you get a lot of house for such a modest house.

Peace would like no vinyl siding unless it absolutely has to be done. Landis stated they plan on doing cement board.

Peace noted that the front porch has an eave line what he would suggest revising. He questioned why the roof line jumps up. Penn understands why as the front porch is eight foot and the main part of the house has nine foot ceilings. It might not be necessary to do nine foot high ceilings for this income bracket. Peace would suggest bringing the eave line down to match the porch or doing slightly smaller windows for cost savings. He would consider an 8:12 roof pitch instead of 7:12. These are all minor adjustments if Urban Development is ready to build. He likes this. It is a nice design.

Penn wondered why a detached garage is being shown. Landis replied that the Planning Dept. suggested it. He thought it might be cheaper to do it attached. In the end, eight of eleven houses in the area have a detached garage. Stacey Hagemen added that in order to meet Neighborhood Design Standards, it does not have to be detached but to match the character of the neighborhood she wanted to see the garage located as far back from the street as possible.

Penn noted that from a construction standpoint, a detached garage is more expensive. Landis agreed.

Kissel likes the look from the street. It will look like it belongs in the neighborhood.

Landis will pass along the idea of the 8:12 roof pitch.

Peace suggested that if the eave height is lowered, he would do the front porch and roof at 8:12 pitch for both. He wants to make sure that Urban Development is satisfied. He would suggest the eaves match, or lower the eave line so it is constant all the way around the house.

Penn believes that either way, this will be a major improvement of this lot.

ACTION:

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

STAFF REPORT & MISCELLANEOUS

Hageman stated that there was a discussion of accessory dwelling units (ADUs) at the last Urban Design Committee meeting. Andrew Thierolf from the Planning Dept. is available to attend a future meeting and provide more information.

Peace stated that there are those on the accessory dwelling units committee who are afraid it would lead to more density, more rentals, and Air B&B, amongst other things. The ordinance is likely to be written that you have to live on the property in order to build a granny flat. The concern is how it's enforced two or three owners down the road. If you already have a duplex lot, you could add an ADU. The second method is to apply for a special permit. You would have to meet design standards and present to a committee to get approval. There would be other conditions as well. The details are still being worked out. Enforcement would be an issue. Some people on the committee are concerned about these.

Kissel recently stayed in one in another state and she was concerned what the neighbors thought about the comings and goings.

Peace believes that staff wants to present to neighborhood groups first and get some feedback before they present to commissions and advisory boards.

There being no further business, the meeting was adjourned at 4:15 p.m.