CERTIFICATION OF PUBLICATION:
Urban Design Review Board Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Monday, September 5th, 2011.

MEMBERS PRESENT:
Mike McMeekin, Chair
Dave Ciaccio, Vice Chair
Rachel Jacobson
Robert Peters
Gerald Torczon
April Rice, Alternate
Leanne Ziettlow, Alternate
Anna Nubel, Non Voting Ex-Officio Member
Larry Jobeun, Alternate

MEMBERS NOT PRESENT:
Timothy Holland
Jay Noddle

STAFF PRESENT:
Jed Moulton, Urban Design Manager
Trina Westman, UDRB Administrator
Andrea Wisniewski, Recording Secretary

Mr. McMeekin, Chair, called the meeting to order at 3:07 p.m., introduced the Urban Design Review Board members as well as the Planning Department staff, and explained the UDRB’s public hearing and administrative meeting procedures.

PUBLIC MEETING

Public Case for Approval:

| UD-11-012 | REQUEST: | CSO Country Club Avenue |
| City of Omaha | LOCATION: | 51st and Country Club Avenue |

Tim Papstein, Public Works, Project Manager for the City of Omaha appeared and stated that this case is in regards to the replacement of the existing combined sewer with a storm sewer system, leaving the existing sewer in place as a sanitary sewer. Mr. Papstein added that this neighborhood has green street and bike lane issues that his department have tried to address.

Sarah Ainscow, public citizen, appeared and showed pictures of 57th and Happy Hollow. She stated that her concern was the Country Club area, from Blondo north to 52nd Street. Ms. Ainscow explained to the Board her understanding that the proposed changes will replicate the area of 51st and Country Club Avenue. Ms. Ainscow stated that both of these areas are historic districts and should share the charm, beauty, invitation and visual appeal created by the significant presence of shade trees.

Jed Moulton, Urban Design Manager, stated that the Planning Department has met with the design team and Mr. Papstein. He added that there have been miscellaneous coordination issues which have been and will continue to be addressed by both departments. Mr. Moulton stated that one of the primary issues under study right now is the tree mitigation plan that will be prepared as the project moves forward. This plan will provide a 2:1 ratio for any trees that are removed on the green streets. Mr. Moulton stated that according to current plans, a total of 35 (incorrectly discussed as 32) trees will be removed from the green streets. Mr. Moulton further discussed the City’s plans, including dealing with substandard tree lawns and replacing trees in areas where there is less than six feet of right of way space.
Mr. Moulton assured the Board that the City will develop a list of recommended trees with the help of a licensed arborist, and will work with every property owner receiving a new tree in an effort to ensure that they understand their responsibility for maintaining their new trees. He added that homeowners may possibly be allowed to select the trees to be planted on their property. A licensed arborist will be retained for the project, who will supervise any trimming that is required. Mr. Moulton noted that in some cases, a tree will be trimmed, and not removed. Mr. Moulton emphasized that the City recognizes that trees are a beautiful and valuable asset, and his department will strive to ensure that there is a good variety of large shade trees in this area upon the completion of the project.

Mr. Moulton discussed dedicated parking in this area, noting that the width of the street cannot be reduced due to minimum parking requirements and lane widths. Mr. Moulton concluded by stating that the Planning Department’s recommends approval, with continued coordination efforts as exhibited by the eight comments listed in their recommendation report (please see case file).

Ms. Nubel questioned the 16 (incorrectly discussed as 19) trees not on the green streets, stating that her understanding of past policy was that trees not in green streets are typically not replaced when they are removed by the City. Mr. Moulton stated that the City could expand the tree mitigation to the whole district, rather than just those areas designated as green streets. Mr. Pfeffer of the Public Works Department protested. He stated that it is not the Public Works Department’s policy to replace trees that have been removed in these areas. Ms. Zeitlow asked Mr. Pfeffer how much effort was made to reduce the number of trees which would be required to be removed.

Mr. Pfeffer stated that at the beginning of this project, the Public Works Department sat down with the consultant in an effort to plan the placement of the pipe in a location that would miss as many trees as possible. He noted that this area differs from newer subdivisions in the City, which place storm sewers behind the curb. Mr. Pfeffer stated that the Public Works Department has placed the proposed replacement pipe as close to other utilities as is possible, without damaging these utilities during construction, and while saving as many trees as possible from being removed. Ms. Zeitlow inquired as to whether the Public Works Department feels that the streets in this area are of an appropriate width. The Public Works Department agreed that the street section is currently of an appropriate width.

Ms. Ainscow stated that her group has worked hard over the years to have this district designated as an historic district. Through grants, this group has planted approximately 100 trees in the area. She asked whether the Public Works Department has met with those homeowners in the Country Club Area. Mr. Papstein replied that his department has met with this area twice in public meetings, and that the neighbors in this area understand that there will be a 2-for-1 replacement within the green street areas.

Mr. Moulton spoke to Ms. Ainscow, stating that if trees are removed there is nothing that prevents a neighborhood from putting the trees that they want in the right-of-way, with a simple one-page application to PRPP. He added that there are mayoral grants to help purchase the trees. Any property owner or neighborhood group can replace the trees if they wish to pay for them. However, Mr. Pfeffer reiterated that Public Works policy is that if trees in the right-of-way are removed the Public Works Department does not replace them.

Mr. McMeekin confirmed that Public Works would have continued coordination on curb radii with the Planning Department. Mr. McMeekin asked Mr. Moulton to restate his department’s recommendation to the Board. Mr. Moulton restated that The Planning Department recommended approval with the eight conditions listed in their recommendation report (please see case file), plus other additional coordination issues which they are working on with Public Works, such as how historic street lights are dealt with and subsequent issues.

Motion by Mr. Peters to approve the design package as presented for the CSO Country Club Avenue project with the eight conditions listed in the Planning Department’s recommendation report as well as some additional requests and coordination issues as referenced by Mr. Moulton including: the reinstallation of historic street lighting (please note that the street lighting condition was already noted as condition No.5 in the recommendation report); the Board’s request that all trees to be removed (including those not on a green street or bike route) be replaced at a ratio of 2:1; and finally, any decisions regarding curb realignments and adjustments to the radii would be at the discretion of the Planning and Public...
Works Departments. Seconded by Rachel Jacobson. It was clarified with this motion that with the 35 trees that are coming out, 70 trees would be replaced by the City.

Mr. Pfeffer stated that the Public Works’ policy is that no removed trees are replaced, adding that if a tree is in the right-of-way they are considered to be fair game. He reiterated that his department does everything they can to miss trees. Mr. Pfeffer claimed that this motion is precedent-setting, and asked if the Board intended to apply this action to every project, even though there may be no requirement to support it.

Mr. McMeekin replied that in the Master Plan there is a 2:1 mitigation requirement which doesn’t specify what it does and doesn’t apply to. Mr. Peters stated that there has been a history of a lack of sensitivity to residential and commercial neighborhoods with the lack of tree replacement when they are removed. He stated that it’s quite visible in new developments, where there is a lack of funding for tree replacement. Mr. Peters stated that it is not out of the realm of opportunities to revise policies to reflect the fact that they are in conformance with City of Omaha’s Master Plan. Mr. Peters concluded by stating that having green streets and treed streets in this neighborhood is important.

Motion Approved 3-1.

**Proposed Ordinance Change:**

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<th>City of Omaha</th>
<th>REQUEST: Exterior Wall Materials – Section 55-935(1)</th>
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Jed Moulton, Urban Design Manager, recommended that this ordinance change be laid over with subsequent revision of the clarification of how building material requirements apply to residential districts, a subsequent meeting with the TAG to discuss EIFS and these changes as a whole as well as some other issues.

Motion to lay this case over by Ms. Ziettlow. Second by Mr. Peters. Motion Approved 6-0.

**ADMINISTRATIVE ITEM:**

Approval of July 21, 2011 Meeting Minutes

Motion by Ms. Ziettlow to approve the minutes. Second by Ms. Jacobson. Motion Approved 3-0

Jed Moulton brought one more item to the board’s attention: The Bucky’s at 40th Street came back with a proposal reducing the amount of the canopy structure considerably to bring it down to within what we consider to be more of a miscellaneous type of material. Proportionally, there is much more brick (raised up to 14 feet), for more of a brick façade, and a thinner band of sign above. They will approve it that way and send a copy of the proposal to the board members.

It was the consensus of the Board to adjourn the meeting at 3:37 pm.