

MINUTES
URBAN DESIGN REVIEW BOARD

Date: June 8, 2010
Location: Council Chambers – City Hall
Members present: David Abler, Scott Allen, Brian Clark, Todd Garner, John Hearn, Jeffrey Morgan, Tim Rypma, Greg Wattier
Members absent: None
Staff present: Matt Anderson, Laura Graham OED; Roger Brown Legal; Erin Olson – Douglas CD, Mark Dinges, Engineering
Guests: Nick Carter, WRA; Daniel Hunt, Connect Architecture; Jeff Dier, Blank Park Zoo, Ana Hernandez, AFH Design (via teleconference)

A. Call to Order: Meeting called to order at 7:31 am.

B. Approval of Minutes from May 18, 2010 meeting

Motion to approve minutes from the May 18 meeting by Clark. Seconded by Allen. Motion carried.

C. Review and Recommendation on City Hall Window Replacement Project (400 Robert D. Ray Drive)

Mark Dinges, Assistant City Architect, presented the project, which was previously reviewed on May 4 and May 18. Three options were discussed and analyzed from energy efficiency and cost perspective. Option 1: An all wood system, with an estimated cost of \$685,000. Option 2: An exterior painted aluminum clad wood system, with an estimated cost of \$635,000. Option 3: An all aluminum, thermally broken window system, with an estimated cost of \$395,000.

Dinges provided examples of Option 1 and 3 and explained the difference in the way the two windows function.

Motion by Morgan to recommend and approve exterior aluminum wood-clad windows (Option 2) for the following reasons:

1. The importance of the building given its relationship to the Civic Center Historic District and the building's level of importance within the community in general,
2. This type of window will allow for additional Iowa connected companies to be in the project,
3. This type of window will provide additional energy savings that will be realized from a higher R-value.

Seconded by Garner. Motion carried.

D. Review and Recommendation on West Side Pump Station Flood Mitigation Improvements (1301 Prospect Road)

Nick Carter, WRA, presented the project. The West Side Pump Station is making improvements to the existing flood levee around the property located at 1301 Prospect Road. Currently, the levee protects the pump station, but does not protect the equalization basin. The proposal is to raise the existing earthen levee elevation to 37 feet along the north perimeter and to create a concrete floodwall along the southern perimeter. The concrete floodwall will maintain a height of 7 feet from grade and will be visible from the trail. The project cost is estimated to be \$1.4 million and is scheduled to be completed by March 2011.

Motion by Clark to approve as presented with the added consideration to refrain from adding barbed wire to the top portion of the concrete flood wall and to add plantings or vines to the side of the wall that is visible from the trail to help soften the appearance of the wall. Seconded by Morgan.

E. Review and Recommendation on Blank Park Zoo Exhibits *Gateway to Africa* and *Australia Trail Adventure*

Daniel Hunt, Connect Architecture, introduced the two projects and introduced a third, smaller project, the Gibbons Exhibit. Ana Hernandez with AFH Design joined via teleconference; Jeff Dier, Animal Curator with the Blank Park Zoo was available for questions.

The Australia Trail Adventure will create an interactive cultural and ecological learning space for visitors. The project will incorporate artwork, design, and landscaping that replicates the Australia environment. This project includes a formal entranceway into the exhibit, buildings to house the various animals within the exhibit, a gathering space, and a building for train repair. The project is funded partially by the CIP and with foundation funds and is scheduled to open in the Spring of 2011.

The Gateway to Africa project will include design concepts similar to parks within the continent of Africa. This project will involve additional buildings to house animals, plazas, etc. There is a workshop being held on this exhibit next week. This project is estimated to cost \$7 million and will be privately funded. The exhibit is scheduled to open during the Spring of 2012.

The Gibbons exhibit is a small project that includes constructing a new building that holds the animals above a drainage system so that water is allowed to flow beneath the building. The building itself will be reminiscent of southeastern Asian design.

Motion by Garner to approve the Australia Trail Adventure and the Gibbons Exhibit concepts as presented. Requested to see the African exhibit as it develops in the future with respect to the community spaces. Seconded by Morgan. Motion carried. Additional comments: It was noted that it would be nice to see sustainable strategies build into the various projects, specifically as it relates to rainwater and reusable materials. It was strongly encouraged to consider a LEED design especially for projects funded through the CIP.

H. Adjournment

Meeting adjourned at 9:16am