

MEETING RECORD

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 12, 2009, 9:00 a.m., Legislative Hearing Room 1510, Nebraska State Capitol, 15th and K Streets, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jim Hewitt, Tom Laging, Jeff Searcy, Cecil Steward and Larry Stoll. John Kay and Kim Todd absent.

OTHERS IN ATTENDANCE: Frank Sidles (Developer); Dan Worth (BVH); JoAnne Kissel, Alan Ebner and Dennis Scheer (Clark Enersen Partners); Scott Wieskamp (Lincoln Public Schools); Lynn Johnson and J.J. Yost (Parks & Recreation); Tom Kaspar (Capitol Commission); Ed Zimmer, Brandon Garrett and Michele Abendroth (Planning Department)

STATED PURPOSE OF MEETING: Regular Meeting of the Nebraska Capitol Environs Commission

The meeting was called to order at 9:00 a.m. The Nebraska Open Meetings Act was acknowledged.

Approval of meeting notes of October 22, 2009

Laging moved approval of the October 22, 2009 meeting notes, seconded by Stoll. Motion carried 5-0. Hewitt, Laging, Searcy, Steward and Stoll voting 'yes'; Kay and Todd absent.

Hearing and action: Request by Bud Sidles for demolition of buildings at 1301 and 1317 L Streets for a redevelopment project

Sidles stated that he is proposing and requesting permission to demolish two buildings on the corner of 13 & K Streets. One is a four-story apartment building, and the other is a commercial building. Both buildings are very old. They want to construct a three or four story commercial office building. That project will take place upon finding a tenant. They want to move forward with this project as they feel the corner is underutilized and it would enhance the neighborhood.

Laging asked about the curb cuts and access to the building. Sidles stated that Public Works has no problem with the egress, and there is a possibility of vacating the alleys.

Steward asked Sidles if he is aware of the Commission's guidelines as he moves forward with the project. Sidles stated that their architects are aware of the guidelines.

Searcy asked about the timeline. Sidles stated that they will not begin demolition until they have a tenant, and he anticipates that it will take approximately a year for construction.

Zimmer stated that this request is for demolition, and any plans will come forward for design review in the future.

Hewitt moved approval of the demolition request, seconded by Searcy. Steward offered an amendment that demolition not begin until the project is assembled. The motion with the amendment carried 5-0. Hewitt, Laging, Searcy, Steward and Stoll voting 'yes'; Kay and Todd absent.

Hearing and action: Request by Lincoln Public Schools to demolish a house at 2147 K Street

Wieskamp stated that they were approached by the owner of the residence at 2147 K Street to purchase the property. They purchased the property as part of the long range planning process. The long range plan is to acquire all the properties and turn the area into parking for Lincoln High. They are near the conclusion of a two year project at Lincoln High. This would open up the view as you come down K Street. They hope to remove the residence this fall weather permitting.

Steward asked if there is a landscape plan from the school around to 21st Street. Wieskamp stated that there is a landscape plan implemented. They intend to continue that plan further west. They have some fencing and landscaping on the southwest corner of the parking lot and the northwest corner. And they plan to match that on the northeast part of the lot.

Steward asked what the plans are to keep people safe going to the U-Stop. Wieskamp stated that they have talked with Public Works about the best way to accomplish that. It will need to be a pedestrian crosswalk.

Steward moved approval of the request for demolition, seconded by Laging. Hewitt, Laging, Searcy, Steward and Stoll voting 'yes'; Kay and Todd absent.

Discussion: Review of Draft Annual Report

Due to time constraints, Searcy suggested that this item be deferred until the December meeting.

Discussion: Update on Centennial Mall Design Process

Johnson noted that the timing of the construction has changed. The boundaries of the TIF district were amended to go to R Street. There has been some change in the Mayor's thinking as he feels it may be more advantageous to line up the funding partners. They plan to have a Master Plan endorsed by the Commission and brought to the legislative committee.

Miscellaneous

Ebner stated they have been doing work on the 500 building and they have presented several of the designs to the Commission in the past. The client has asked to revisit the front steps which are in very poor condition. They want to replace the steps with the intention of adding a handicap accessible ramp on the north side. They want to respect the original architecture of the building. A lot of the materials are very rich and include limestone, polished marble and polished granite. The ramp serves to encapsulate a small plaza with the intention of having seating in that area. They want to reuse the existing granite on the landing and on the plaza area. The cheek walls will be faced with limestone. The handrails will come up higher but he wants to maintain a certain transparency.

Laging asked if they are removing the flagpole. Ebner stated that they are. Laging then asked if they contemplated sit walls. Ebner stated they are considering that.

Searcy asked when they anticipate bringing this back to the Commission. Ebner stated that they intend to come back at the December meeting.

Steward that he is concerned that we are not thinking large enough on the Centennial Mall project. He has an idea and he is interested in making a short presentation to the design team and the Commission. He believes there is some national level funding that would augment and support our efforts if we have the right approach. Scheer stated that it is still within the ability to change the approach. The basic ideas of elements and opportunities still exists. He believes it would be beneficial to hear Steward's

presentation. Searcy suggested that the Commission reconvene after the joint meeting to hear Steward's presentation.

A motion was made and seconded to recess at 9:32 and reconvene following the joint meeting with the Nebraska Capitol Commission. Motion carried 5-0. Hewitt, Laging, Searcy, Steward and Stoll voting 'yes'; Kay and Todd absent.

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