

## MEETING RECORD

<b>NAME OF GROUP:</b>	NEBRASKA CAPITOL ENVIRONS COMMISSION
<b>DATE, TIME AND PLACE OF MEETING:</b>	Thursday, September 27, 2012, 8:00 a.m., Room 210, County/City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, Nebraska
<b>MEMBERS IN ATTENDANCE:</b>	Christie Dionisopoulos, Tom Laging, Karen Nalow, Jeff Searcy, Cecil Steward and Jon Weinberg. John Kay absent.
<b>OTHERS IN ATTENDANCE:</b>	Dennis Scheer, Jeffre Chadwick and Tim Ripp (Clark Enersen Partners); Bob Ripley and Matt Hansen (Capitol Commission); Marvin Krout, Ed Zimmer, Stacey Hageman and Michele Abendroth (Planning Department)
<b>STATED PURPOSE OF MEETING:</b>	Regular Meeting of the Nebraska Capitol Environs Commission

The meeting was called to order at 8:00 a.m. The Nebraska Open Meetings Act was acknowledged.

### **Adoption of meeting record of August 23, 2012**

Searcy moved approval of the August 23, 2012 meeting record, seconded by Nalow. Motion carried 5-0; Dionisopoulos, Nalow, Searcy, Steward and Weinberg voting 'yes'; Laging and Kay absent.

### **Certificate of Appropriateness for work on Block 120 in the Original Plat of Lincoln, bounded by Lincoln Mall and S. 11<sup>th</sup>, S. 12<sup>th</sup>, K Streets in the Capitol Environs District.**

Scheer stated that they are here to update the Commission on the process for the Landmark III project. He noted that they are still in the schematic phase. They are putting together the redevelopment agreement with the city. They believe it will go to City Council in early November. Demolition of the existing buildings will happen in mid-December. In October or November, they will request a Certificate of Appropriateness from the Commission. Zimmer suggested that it could be on the joint Capitol Commission agenda in November.

Chadwick stated that they are adding a lot more detail. It is a 3-story building and the garage is 1.5 stories. They are looking at ways to green the upper level of the garage. They believe that will provide a great view out of the north windows. There are columns that run along the west face. There is a green zone between the buildings and columns, which helps to make the offices more private. They will vacate the alley. There will be a courtyard. The entry component will be similar to Landmark I. On the northeast, there are two stair towers from the garage. Materials will be similar to Landmark I. There will be balconies on the two ends on the second and third floors.

Steward asked if they are doing some delineation of material in the penthouse structure. Chadwick stated that they are still developing that concept. They want to bring it in off the edges as much as possible.

Ripley asked about the pedestrian movement between the garage and Landmark III. Chadwick stated that there are at least three options. He noted that it will impact the median in the street. There are two stair towers. They are also looking at a connection of a walkway into the building. Scheer stated that they will be seeking advice on the median.

Laging asked if there are any guidelines for landscape on K Street. Zimmer stated that there needs to be a sidewalk cross-section. Ripley stated that the K and L corridors are a significant entrance into the City.

Scheer stated that 11<sup>th</sup> Street will be completely redone. There will be diagonal parking. They are designing it as a Complete Street. There will be ornamental pedestrian lighting on each side of the block. It will be a nice segment of street that will connect 11<sup>th</sup> Street to A Street. Ripley asked if there is any consideration about moving the bicycle route from 14<sup>th</sup> Street to 12<sup>th</sup> Street. Scheer stated that possibly Lincoln Mall becomes the connector from 11<sup>th</sup> over to 14<sup>th</sup> Street. This is a more logical campus connection. Zimmer stated that the Downtown Master Plan starts with N Street, and then focuses on 14<sup>th</sup> Street, and then 11<sup>th</sup> Street would be looked at for a two-way bike facility.

Searcy asked about the skywalk. Chadwick stated that the upper two levels are primarily glass. Scheer stated that they are looking at the possibility of public art or a fountain.

Weinberg commented that this is a very high quality building.

Laging stated that the City should have a cross-section on the 11<sup>th</sup> Street corridor. Zimmer suggested that it should be discussed during the redevelopment process. Scheer stated that they could have a presentation at the November meeting.

A Certificate of Appropriateness is not needed at this time, and this will be brought to a future meeting for further discussion.

### **Certificate of Appropriateness for the Scottish Rite Temple for work at 332 Centennial Mall South in the Capitol Environs District**

Zimmer stated that he was approached by administrators at the Scottish Rite Temple, and they would like to make an addition on the east rear side. It is a limestone building with terra cotta cornice. The portion of the building they are addressing is the low brick wing which extends from the main building and has bricked-in windows. The addition modifies the east wing with an upper story, a corner entrance feature, and resurfacing in limestone.

Steward stated that this is very compatible with the building. He objects to the splayed entrance element because it is out of character from everything else they are trying to do.

The Commission was very supportive of the design, but would like to see modifications to the entrance. Nalow stated that it would be helpful to see how they intend for people to use the entrance. Zimmer commented that he could bring this information to the applicant and ask them to see a site plan as well.

Weinberg moved conceptual approval of the design as presented with a request to see a plan of the site and interest in further design development, seconded by Steward. Motion carried 6-0. Dionisopoulos, Laging, Nalow, Searcy, Steward and Weinberg voting 'yes'; Kay absent.

### **Certificate of Appropriateness for McMaster Enterprise Inc. for demolition at 1236 H Street in the Capitol Environs District**

Zimmer noted that there is no report at this time on this agenda item.

### **Update and Miscellaneous**

Zimmer stated that there will update at the next meeting on Centennial Mall progress. They will also have the Annual Report for review. The next meeting will be the joint meeting on November 8 at the Capitol. The October meeting will be cancelled. The November meeting will be moved to the third Thursday or possibly cancelled.

Ripley requested that the Annual Report include the improvements in the McPhee block.

Johnson informed the Commission of a proposal to move the eagle that was at 14<sup>th</sup> and N at the Lincoln Federal Building. It was suggested to place it on Centennial Mall. Although he is not sure it has a place there, this proposal will be brought to the Commission for review.

There being no further business, the meeting was adjourned at 8:51 a.m.

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Capitol Environs Commission.\*\**

Q:\NCEC\MINUTES\2012\120927.doc