



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Thursday, February 27, 2020**. The meeting will convene at **8:00 a.m.** in **Conference Room 210** of the County/City Building, 555 S. 10th Street (10th & "K" Streets), Lincoln, Nebraska.

For more information, please contact the Lincoln/Lancaster County Planning Department at 402-441-7491.

AGENDA

February 27, 2020

1. Approval of meeting record of December 19, 2019.

Public Hearing & Action

2. Demolition and new construction at 1515 F Street in the Capitol Environs District. (*Studio 951; UDR20013*)

Discussion

3. 2019 Annual Report.
4. Misc. & staff report

Accommodation Notice

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MEETING NOTES

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 19, 2019, 8:00 a.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Mary Campbell, Heidi Cuca, Delonte Johnson, Kile Johnson, Karen Nalow, Ann Post and David Quade.

OTHERS IN ATTENDANCE: Ed Zimmer and Teresa McKinstry of the Planning Department; John Heacock from the Nebraska State Building Division; Mike Wiese and Angela Hansen-Kruse from the Nebraska State Dept. of Labor; Matt Glawatz and Jon Hauck of The Clark Enersen Partners; and Matt Hansen from the Nebraska Capitol Commission.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

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

Johnson then called for a motion approving the minutes of the regular meeting held October 24, 2019. Motion for approval made by Post, seconded by Campbell and carried 5-0: Campbell, Cuca, D. Johnson, K. Johnson and Post voting 'yes'; Nalow and Quade abstaining.

STREETSCAPE MASTER PLAN FOR HAYMARKET SOUTH, INCLUDING PUBLIC RIGHT-OF-WAY WEST OF S. 9TH STREET IN THE VICINITY OF J STREET, IN THE CAPITOL ENVIRONS DISTRICT:

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Post and Quade; Nalow declaring a conflict of interest.

Karen Nalow from The Clark Enersen Partners presented the Streetscape Master Plan for the City of Lincoln. This is an area called the South Haymarket. The South Haymarket area has an adopted subarea (neighborhood) plan. The current effort builds on that plan, looking at the streetscape and associated parking. As part of concept development, they are not looking at a whole new area or feeling. They are looking at creating more of a layering with the history, and the present and future. The whole master plan will take several years. This is more of a 20 year plan. There will be a Phase One in the near future. They will move from master plan to

schematic design, and identify some subsequent phases. They have three overall goals: improving circulation, strengthening sense of place, and addressing resiliency. They want to make a connection to the Haymarket and to the neighborhoods to the south. They are looking at how they can strengthen the crossings and pedestrian ways, and add some additional crossings on 9th Street that don't exist. They want to create some definition of those parking areas. They have bicycle circulation. The park will provide a bike trail. There is the existing cycle track on N St. They have also started to look at placemaking. They are looking at areas of opportunities. Rosa Parks Way becomes a great opportunity. They are looking at key views into the future park. They feel the park should be a major influencer on the district. For resiliency, they are looking at the 100-year floodplain, bioretention, docks and a drought tolerant landscape. In looking at the overall goals, they need to coordinate with park development and everything that is currently happening in the district. They have developed some conceptual drawings. They started to look at defining the parking at the intersections, bumping out the nodes, looking at sidewalk configuration and increasing the overall area of green space.

For J Street and the continuation of the boulevard, they would be able to add medians in the center, define and add parking on either side. There is still quite a bit of space for sidewalk and continuing the line of overstory trees. The bumpouts add definition to parking. They are also looking at transition from the mall to residential to the south. A nice streetscape continues to the south to make that connection. They are also looking at doing more ornamental plantings in the median. They know they are somewhat limited in our views to the Nebraska State Capitol building. They have identified some areas where there is a good view to the Capitol, particularly 7th Street and L Street.

Post mentioned that parking is an issue. She believes that if J Street converts to parallel parking, her opinion is that would reduce parking. Nalow stated they are looking at areas where there isn't defined parking or the parking is inefficient. A lot of areas in downtown or the Haymarket area have painted defined stalls or a meter. Here, there are few defined stalls with lines of meters, but a lot of people are parking wherever there is a paved area. People are parking in areas that would be considered illegal parking. When you have parking like that, there are a different number of cars that park in that area every day. They would add definition and clarity to what is a parking stall. They would be able to reclaim area for pedestrians.

Kile Johnson wanted to know what area is in the Nebraska Capitol Environs district. Ed Zimmer stated that it is J Street, a block north and a block south. Essentially, a 600 foot strip, plus 120 feet right-of-way. When the district was extended west of 9th Street, the thought was about keeping the views to the Capitol building, but also encouraging a long term development of the area.

Kile Johnson questioned if some thought was given regarding the renaming of J Street to Lincoln Mall. Zimmer responded that today, it seems premature, as the area is so different

from Lincoln Mall west of the County-City complex. It might make sense in the future, as part of a rebranding of the area.

Quade believes that the designated bike route is a little sketchier to ride on. There is a lot of traffic. Often times, when he is riding, he goes down J Street to 4th Street, to connect to a bike trail. Nalow stated that beyond this Master Plan, there have been additional studies about the bike paths and trails. They have met with Lincoln Transportation and Utilities, and that was a topic, but the overall decision was to maintain 8th Street as the key route and also G Street. The Master Plan stops at J Street, so it is more of a suggestion. There will be the trail in the future park. With the median in J Street, they are looking at a slightly wider drive lane. They plan on maintaining the shared lanes on 8th Street. They have also been asked to look at separated bike lanes.

Campbell wondered if there are pockets where people congregating creates a concern. Nalow thinks when they are working in an urban environment, there is a range of people using public space. The key is creating defined pedestrian area, to increase activity. Lighting is important as well. With more activity, this creates more surveillance for safety.

Post pointed out that one of the notes is to continue to use existing curb. Nalow stated that when they go through this district, it is obviously already developed. They would have a lot to recycle. They are approaching this in a manner where they don't have to pull up all the curbing to minimize pulling out a bunch of stuff and throwing it away

Delonte Johnson wondered if there is any idea for potential structures in the park. Nalow stated that is a separate project. The park amenities are through the Parks Dept. Lynn Johnson stated there is a master plan that is on the Parks Dept. website: <https://www.lincoln.ne.gov/city/parks/index.htm>. It is a combination of a downtown neighborhood park, but also a little of a destination park. This could be a visitor park as well. There will be improvements, water features and play equipment. Campbell inquired how many acres. Lynn Johnson replied it will be six acres. There are two fairly large event lawns.

Zimmer noted that it is not coincidental that this Master Plan coincides with Nebraska Capitol Environs Commission thinking as it follows the district standards that were developed after the district extension into this area.

Campbell inquired about the stages of approval. Zimmer stated that this is a step in the implementation of the subarea plan. Construction is further down the road. This is here today for overall conceptual approval. The City will keep this commission informed of what happens in the future.

ACTION:

Quade moved conceptual approval of the plan as presented, seconded by Cuca and carried 6-0: Campbell, Cuca, D. Johnson, K. Johnson, Post and Quade voting 'yes'; Nalow declaring a conflict of interest.

Kile Johnson inquired if the bus barn is going to move. Zimmer knows there is great interest in moving, but no budget for it at this time. This area was the streetcar maintenance shop, and has evolved into buses. The Police garage to the south is looking at relocation as well. It is just discussion at this point. Things are happening in this area.

Campbell wanted to know if there are any hidden or unknown environmental problems. Zimmer doesn't think they have railyard type issues in this area. He thinks the general floodplain issue is one that is a general environmental concern. Park areas have been remediated. There always can be a few spot issues in older industrial areas, but he doesn't believe there was broad problems not yet identified.

IMPROVEMENTS TO THE NEBRASKA STATE DEPT. OF LABOR BUILDING, 550 S. 16TH STREET IN THE CAPITOL ENVIRONS DISTRICT:

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade.

Matt Glawatz stated that he is currently working with the Dept. of Labor on the 550 (S. 16th) Building that exists on Capitol Square. This was originally constructed in 1958 as a two story building. It was acquired by Nebraska Dept. of Labor (NDOL) in 1961. Floors three and four were added in 1972. The building shows its age and era. A feasibility study was completed in 2018. The priority goals were mechanical and electrical upgrades. They are also in need of thermal and energy performance upgrades, asbestos abatement, interior remodel, replacement of exterior glazing and additional exterior modifications to update the aesthetics. There will be focused site and planting improvements. He presented the schematic floor plans for the interior. The building is currently empty. The asbestos abatement will begin in January 2020. The exterior has limestone cladding, pink granite cladding, clear anodized metal canopy and fascia, and black granite cladding. The vertical bars seem to have little function and have in fact created some problems. There is mechanical equipment on the roof and it is not screened. The public entrance faces 16th Street. There is an existing ADA (Americans with Disabilities Act) ramp on the west face in need of repair and modifications. Vehicular access is existing on the north, east and south. All parking is behind the building. The employee entrance is off the east parking. There is a vehicular access to the garage underneath. The existing exterior lighting is a flood of lights and very inefficient. They want to add additional lighting to improve the aesthetics and the sense of security around the building.

Budget is a top priority. There is a finite budget. The base bid would remove aluminum channels and replace all existing windows. Alternate condition #1 would provide single bay center height glazing elements. Alternate condition #2 would be to provide a wider full height glazing element, particularly at the entrance. They would be proposing within the first condition to remove the vertical elements. That will expose joints. Their goal at this point is to maintain all the durable materials, the limestone as well as the granite. It might not be an ideal color, but it is a durable material. They are taking out all the existing glazing and coming back with a dark anodized window, fairly frameless. There would be interior mullions. Those won't align with the joints, so they are proposing covering the joints with dark anodized framing. They would make changes to the entrance canopy. It would be a slightly modified, dark anodized bronze. They proposed to widen the ADA ramp and go to a dark anodized railing. For the ramp, they are trying to reuse as much as possible.

Other site improvements include the landscaping. They have noticed a bit of travel between the buildings, which is not desired. They would propose plantings to discourage that travel. The 500 Building next door has similar framing. They are also looking at the potential for activating that facade. They are proposing covers for the joints in a three color configuration; dark navy, a lighter blue and a color that would be consistent with the limestone. Alternate condition #1 could open the center to full height glazing. Alternate condition #2 would widen out the three full height bays. They would be proposing a random amount of vertical fins be illuminated. Alternate condition #2 would also include some canopy improvements with some lighting on the canopy. They would provide a consistent application on all sides of the building. Alternate #2 would include an open bay of windows on the east façade. They have ambitious goals. It will come down to what they can afford.

They are also making site improvements. This calls for a new entrance feature and plantings. They are eliminating all equipment on the roof. There will be an expanded mechanical to the east of the building, with the 500 Building sharing the units. The units behind the 500 Building would be expanded. This is currently in design development. They are anticipating completion of the design work by April 2020.

Campbell doesn't understand the addition of blue color. Glawatz wanted to provide a contrast to the earth tones. The alternative would be going with purely dark anodized. The activation wasn't as well pronounced. Campbell likes the addition of the bands. She isn't sure about the dark blue. Delonte Johnson agreed.

Nalow pointed out they would still be able to have the lighted bands with the elimination of the dark anodized. Glawatz believes the look would be completely different. The goal was to provide a greater sense of rhythm across the façade.

Quade thinks the blue reduces the monotony of going with a single color across the façade. Having a little life of color, accentuates the vertical of the limestone. He thinks it adds a little extra flair. Glawatz was looking for a little extra color and making a reference to the

thunderbird on the Capitol building. Quade thinks it is subtle enough to add a little something. Nalow thinks it is intriguing to get the reflection of the Capitol building and pull some of those colors in.

Cuca questioned if the north façade is all granite. Glawatz responded that the north side mirrors the south side. Cuca wondered about the function of the 500 Building. Glawatz stated that it is also used for the State Dept. of Labor.

Post would like some further details about the dark vertical lines. Some lines are recessed and some appear to be extended out. Glawatz noted she was correct.

Kile Johnson appreciates moving the equipment off the roof.

Post thinks most of it is a major improvement. She thinks getting rid of the aluminum is an improvement. She likes the bays of full windows. She echoes some other comments that she is unsure the blue fits the earth tones of the Capitol environment. She likes the idea of the lighting depth. Zimmer noted someone had mentioned the patina of the sower. Perhaps a dark green patina could be used in place of the dark blue.

Glawatz stated that the main goal was for a color that works with the granite. They are trying to minimize the starkness of that. He believes that getting rid of the anodized helps. He thinks this makes the overall palette warmer. They have some work yet to do.

Kile Johnson inquired when any budgetary issues will be resolved. Glawatz believes it will be the mid to end of January 2020. After that, they will have a better understanding of the budget and costs.

Cuca questioned the temporary housing for employees of this building. Angie Hansen-Kruse stated that about 30 staff were moved next door to the 500 Building. The rest were moved to another building.

Kile Johnson asked if the State owns the parking behind the building. Glawatz responded that one lot is owned and one is leased. Kile Johnson wondered about the landscaping issue for the Speedway Properties owned parking lot. John Heacock believes the minimum will be done.

Campbell is curious where the funds come from for state building improvements. Hansen-Kruse stated that the appropriation was approved this spring/summer 2019. This will be done with all federal funds. The Dept. of Labor is federally funded. Some properties have been sold off over the years. This was approved for \$7.2 million dollars.

ACTION:

Post moved approval of the base project, with the condition that any changes or additions are to be reviewed by this commission, second by Delonte Johnson.

Kile Johnson believes that approach sounds good. He believes there are enough concerns about some details that he would like to review.

Quade liked colors on the alternates, he was just unsure about the dark blue. The other commissioners agreed.

Motion for conditional approval carried 6-0: Campbell, Cuca, D. Johnson, K. Johnson, Post and Quade voting 'yes'; Nalow declaring a conflict of interest.

MISCELLANEOUS:

Zimmer will bring the Annual Report to the January 2020 meeting for review and action. Kile Johnson is particularly proud of the attendance with this board.

There being no further business, the meeting was adjourned at 9:00 a.m.

To: **Nebraska Capitol Environs Commission**
From: Ed Zimmer
Re: Agenda of February 27, 2020
Date: February 21, 2020

Item 2: Demolition and new construction of housing at 1515 F Street

The owner of a house (built as single family, converted to apartments) at 1515 F Street proposes to replace the existing structure with a four-story, four-unit apartment building. The Capitol Environs Design Standards require that requests for demolition be accompanied by plans for redevelopment of the site:

Design Standard 7: Demolition

Any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design Standards. Applications for demolition and redevelopment shall be evaluated in light of the contribution of the site to the character of the District, and based on the assumption that landmarks designated by the City of Lincoln or identified in these Design Standards should be preserved.



1025306006000 10/07/2019

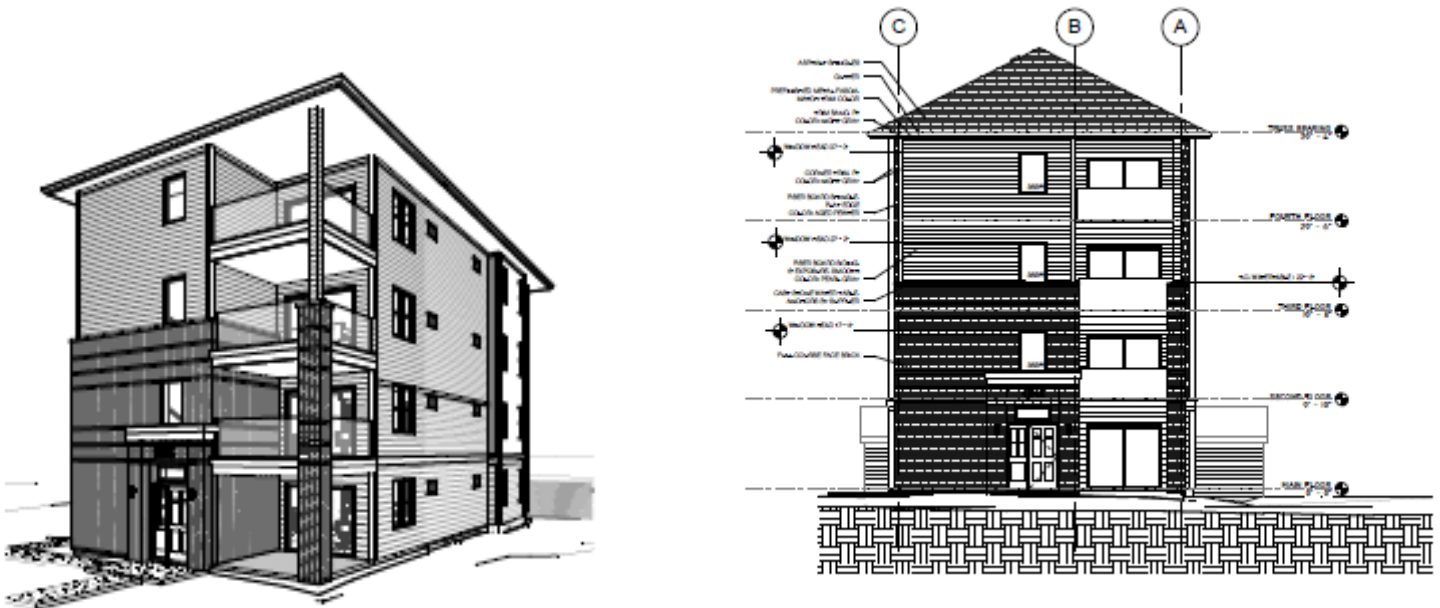
The existing house is a wood-frame, 2.5 story American Four-square built *circa* 1900. It is not designated as a landmark by the City's historic preservation ordinance nor is it specifically identified within the Environs Design Standards as a landmark property. It is directly south of Claire McPhee Elementary School; its abutting neighbors are a red brick, mid-20th century apartment house to the west and a 1.5 story, wood-frame house to the east (also converted to apartments).

The property owner has engaged Studio 951 to design a new apartment building for the site. District Design Standard 2 is relevant to every review:

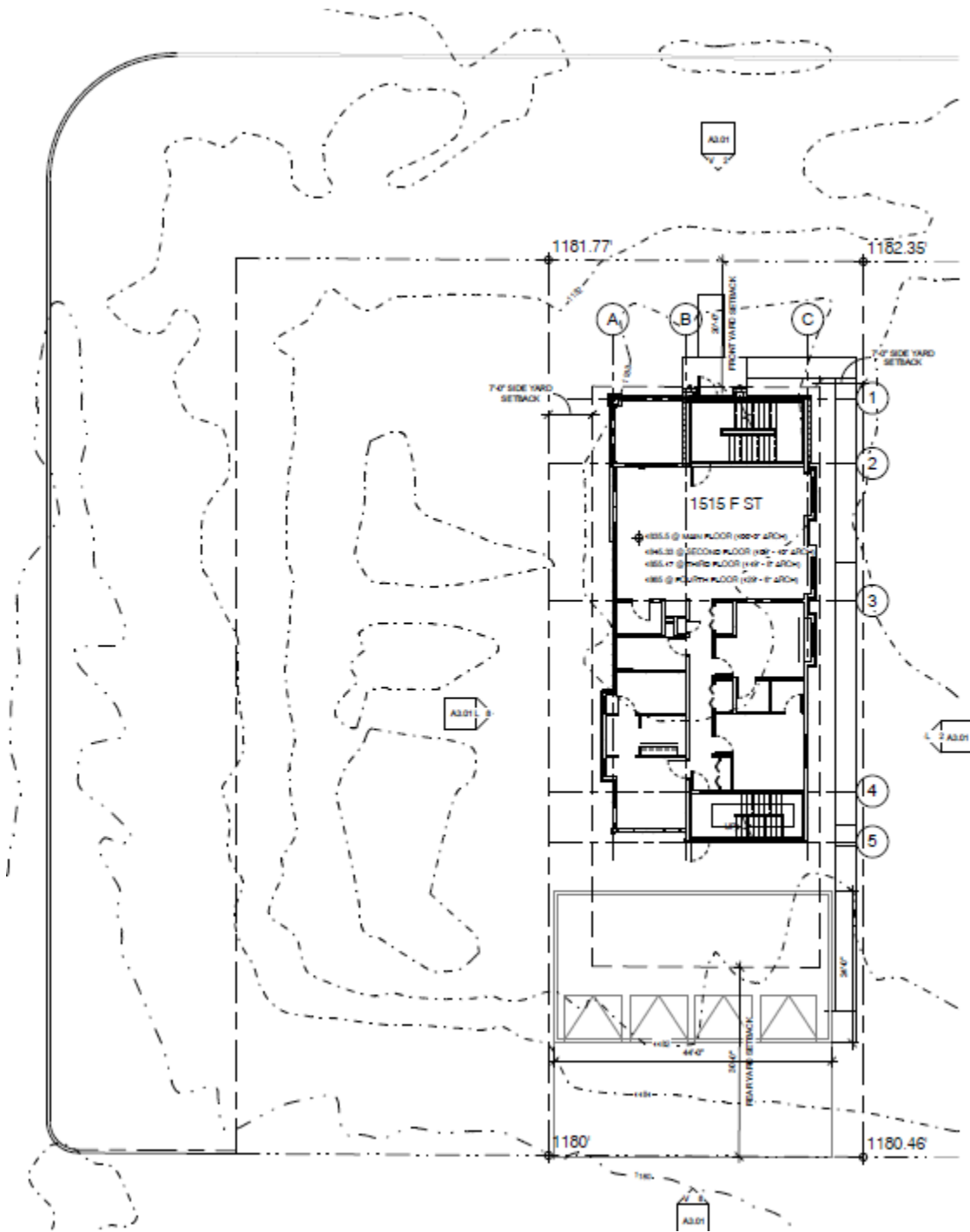
Design Standard 2: Proximity

The nearer a property is to the Capitol, the greater responsibility it bears in the District. Buildings and other improvements facing Capitol Square shall meet very high standards for design, construction, and maintenance. Improvements facing the Capitol Malls shall also meet high standards. Other improvements within the District but not facing the Square or the Malls shall not intrude upon the Capitol's setting and shall contribute to the overall quality of the District.

While 1515 F Street is near the Capitol, it does not face Capitol Square or a Mall and therefore “shall not intrude upon the Capitol’s setting and shall contribute to the overall quality of the District.” The design will also be reviewed for Neighborhood Design Standards, addressing features such as locations of garages, prevalence of porches on its block, and orientation of entrances and windows to the street.



The proposal for the new construction offers four stories, with one dwelling unit per floor. A shared entrance faces F Street and each unit has a recessed porch/balcony facing the Capitol. The lower stories to the north are shown as brick-clad, with horizontal siding on the third and fourth stories, and cladding most of the rest of the building. A hipped roof with pronounced eaves tops the building. Required parking would be provided in an existing four-stall garage on the alley.



The design implements several design guidelines from the District Standards not required for this site, but welcome to see applied to infill construction in the district. For instance:

Guideline 9.11:

On Goodhue Boulevard, J Street/West, and J Street/East, porches and balconies should be located within the line of the eaves. Columns and railings should be substantially proportioned, providing visual as well as structural support.

Guideline 16.2:

For new buildings constructed on property fronting on Goodhue Boulevard pitched roofs of 6/12 pitch (or greater) are permitted.

Guideline 16.3:

All new construction along Goodhue Boulevard...should contribute to an attractive residential character.

At four stories and 45' tall (wall height plus ½ of pitched roof), the proposal meets its zoning limit and the District Standards, and the Neighborhood Design Standards.

Recommended Finding: The proposed demolition and new construction conforms to the Capitol Environs Design Standards.

Recommended Action: Approval of a Certificate of Appropriateness for the demolition and new construction at 1515 F Street.

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519-092 NEW 4-PLEX

1515 F STREET

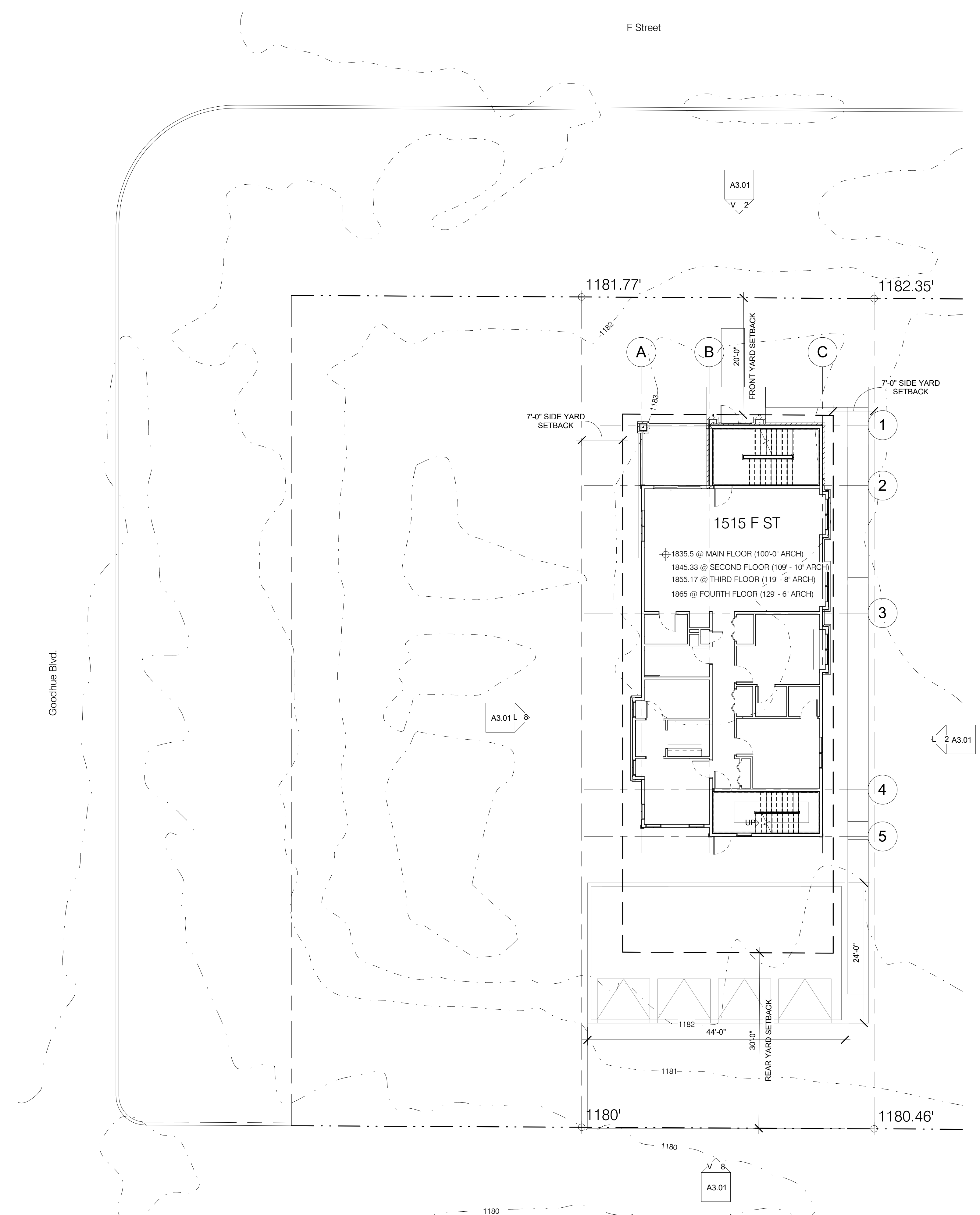
1515 F STREET
LINCOLN, NE 68508

ISSUE > PROGRESS SET 2020.01.21

- NOTES**
- 1.) ALL EXTERIOR DIMENSIONS TO OUTSIDE FACE OF SHEATHING
 - NOTE: GRID LINES 3 AND 4 ARE TO CENTER-LINE OF STUD; ALL OTHER GRID-LINES ARE TO OUTSIDE FACE OF SHEATHING.
 - 2.) UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS TO BE LOCATED:
 - A) @ CENTER OF ALL CLOSET SPACES
 - B) @ 4" FROM FRAMING TO DOOR JAMB
 - 3.) PROVIDE DRAFT STOP IN TRUSS AREAS OVER 1000 SF
 - 4.) WOOD SPECIES BY STRUCTURAL SUPPLIER

studio 951
SHIVE-HATTERY

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North arrow pointing up, labeled 'N'.

K 1 SITE PLAN

1" = 10'-0"

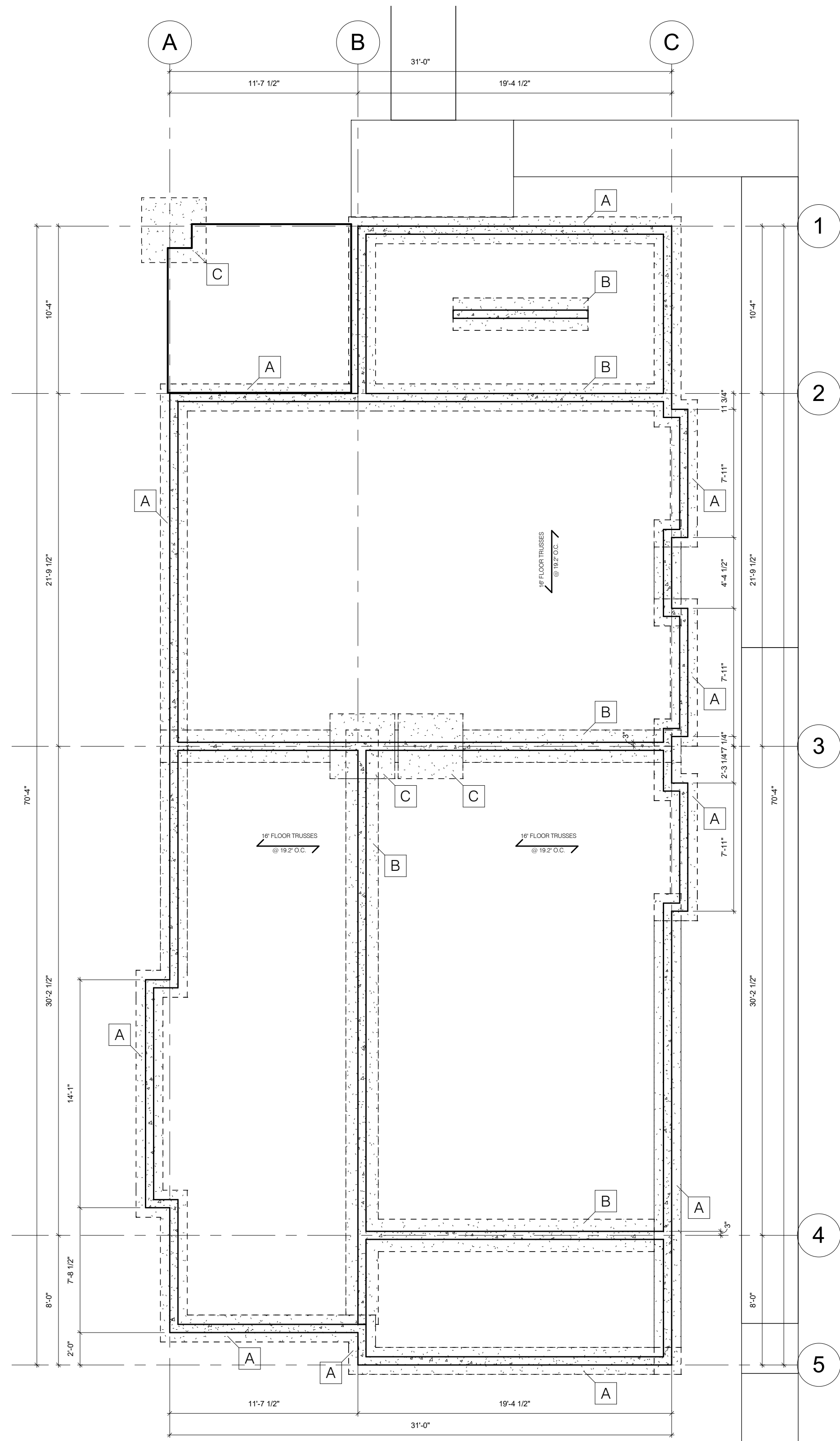
1515 F STREET
NEW 4-PLEX
1515 F STREET
LINCOLN, NE 68508
SITE PLAN

NO. >	ISSUED FOR >	DATE >
1		11/18/19

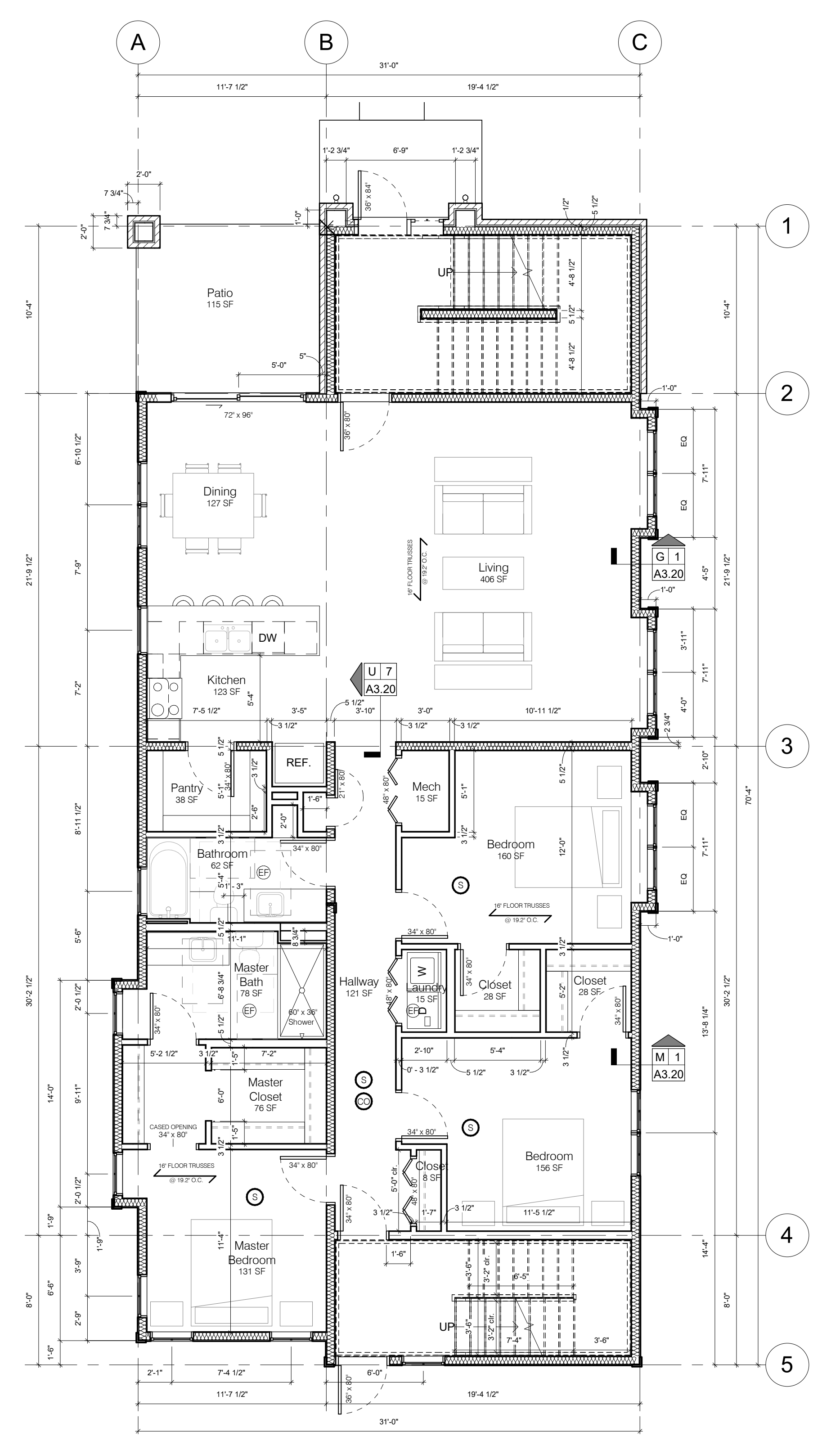
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NOTES
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 3.) PROVIDE DRAFT STOP IN TRUSS AREAS OVER 1000 SF
 4.) WOOD SPECIES BY STRUCTURAL SUPPLIER

- A** GRADE BEAM; SEE STRUCTURAL
1'-8" W x 3'-4" D W/ 3 #5 TOP AND BOTTOM ON 6" GROUT SOLID CMU CURB
- B** INTERIOR BEARING; SEE STRUCTURAL
2'-0" W x 1'-0" D W/ 3 #5 BOTTOM ON 6" CMU CURB DOWEL INTO FTG. W/ #4 HOOKED DOWEL @ 4'-0" OC
- C** SPREAD FOOTING; SEE STRUCTURAL
4'-0" x 4'-0", 1'-0" D W/ 5 #5 EACH WAY BOTTOM



T 3 FTG. & FOUNDATION PLAN
 3/16" = 1'-0"



H 3 MAIN FLOOR
 3/16" = 1'-0"

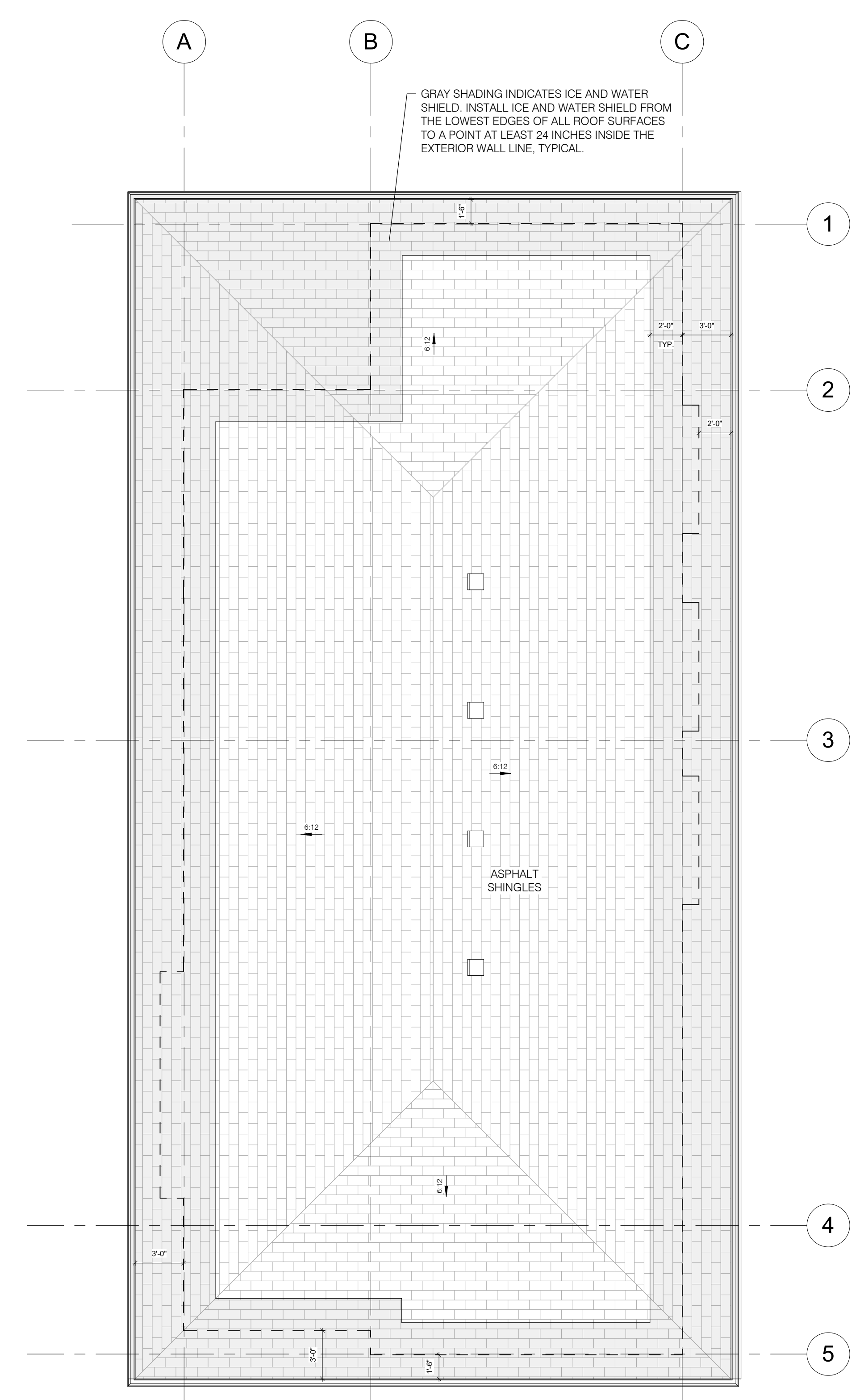
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1515 F STREET
 NEW 4-PLEX
 1515 F STREET
 LINCOLN, NE 68508

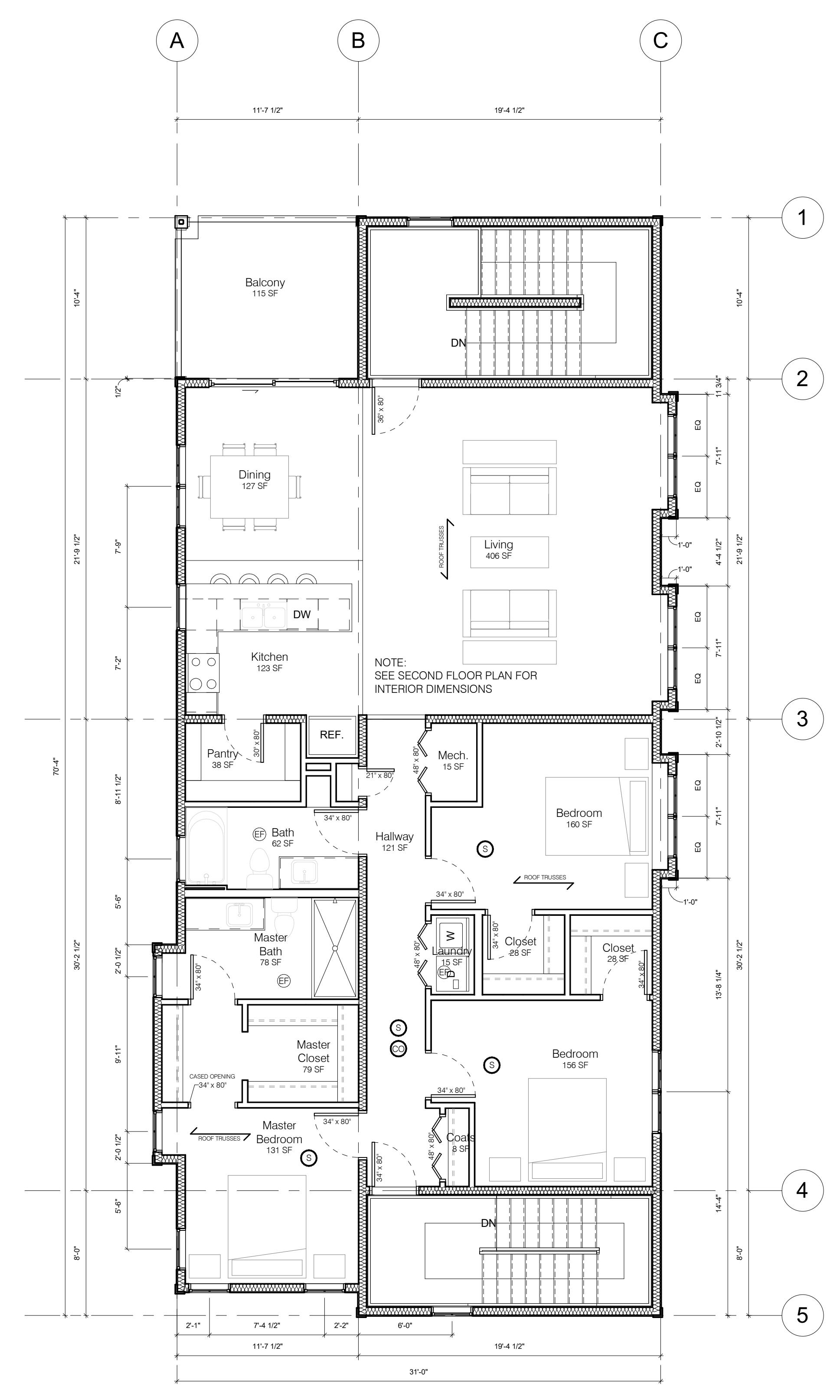
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JOB NO. > 519-092

NOTES
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 3.) PROVIDE DRAFT STOP IN TRUSS AREAS OVER 1000 SF
 4.) WOOD SPECIES BY STRUCTURAL SUPPLIER



T 3 ROOF PLAN
 3/16" = 1'-0"



J 3 FOURTH FLOOR
 3/16" = 1'-0"

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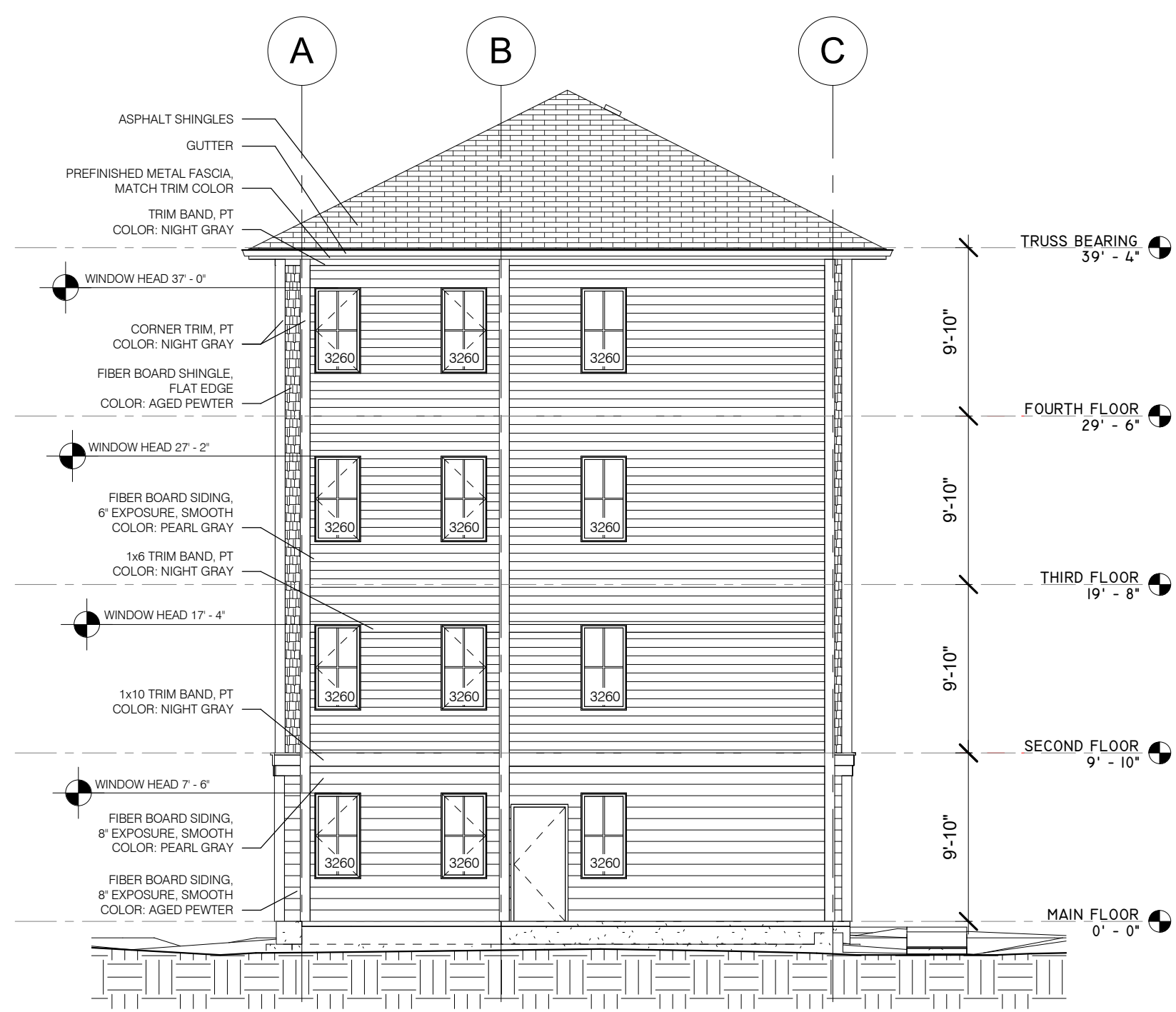
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 NEW 4-PLEX
 1515 F STREET
 LINCOLN, NE 68508

FOURTH FLOOR AND ROOF PLAN

NO. ISSUED FOR: DATE:
 03/12/19

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A2.03

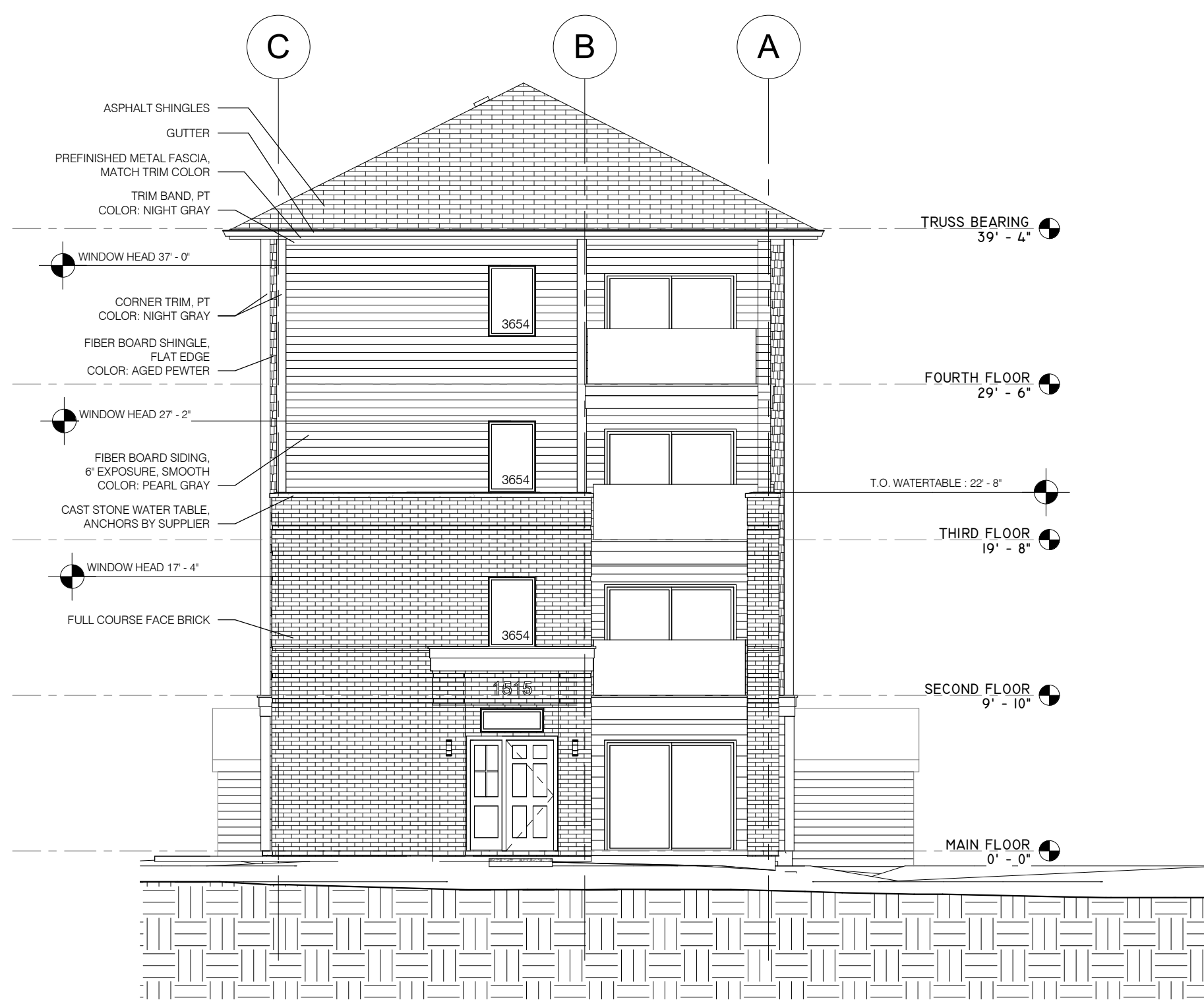
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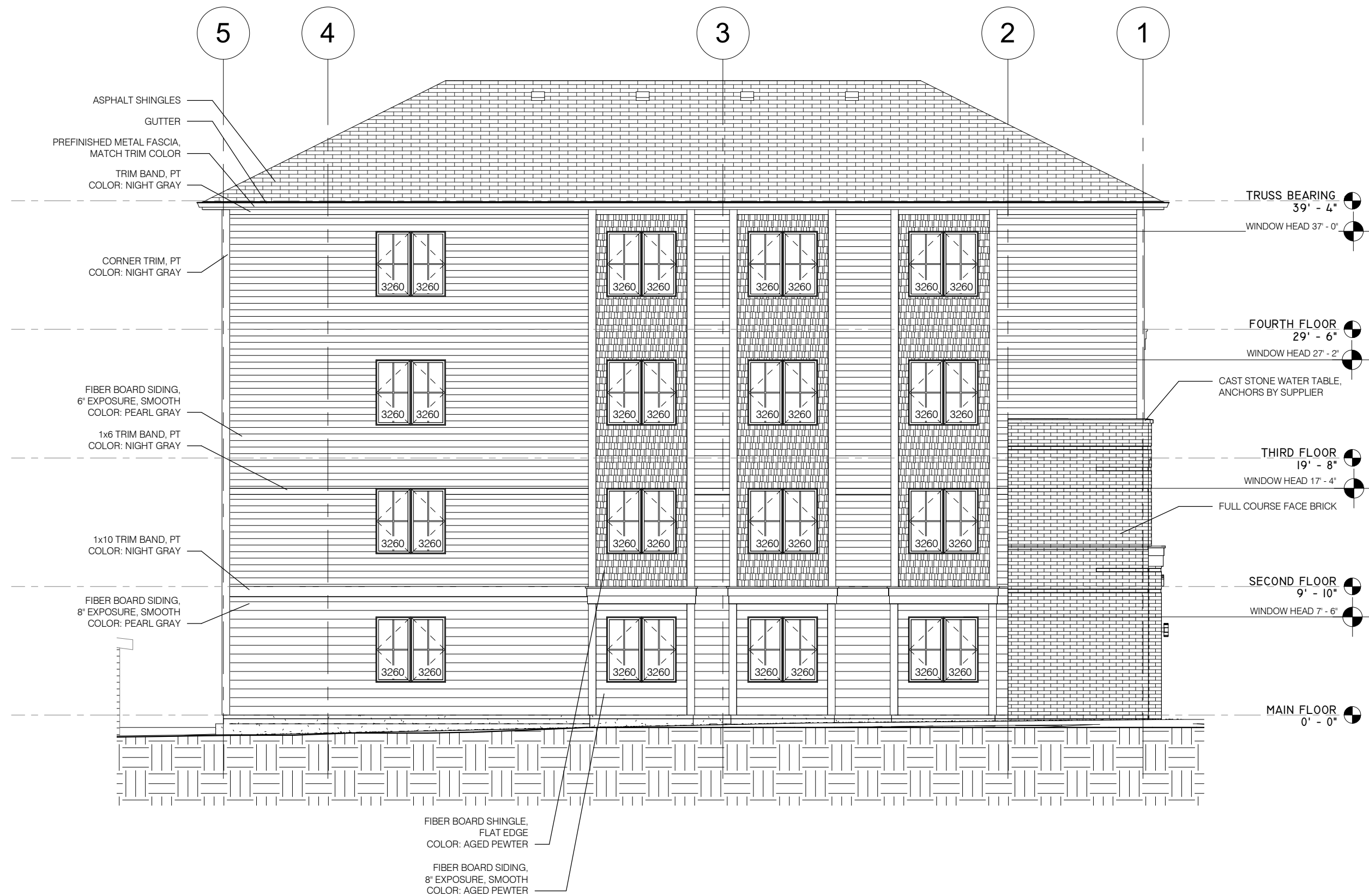
V 8 SOUTH ELEVATION
1/8" = 1'-0"



L 8 WEST ELEVATION
1/8" = 1'-0"



V 2 NORTH ELEVATION
1/8" = 1'-0"



L 2 EAST ELEVATION
1/8" = 1'-0"

1515 F STREET
NEW 4-PLEX
1515 F STREET
LINCOLN, NE 68508

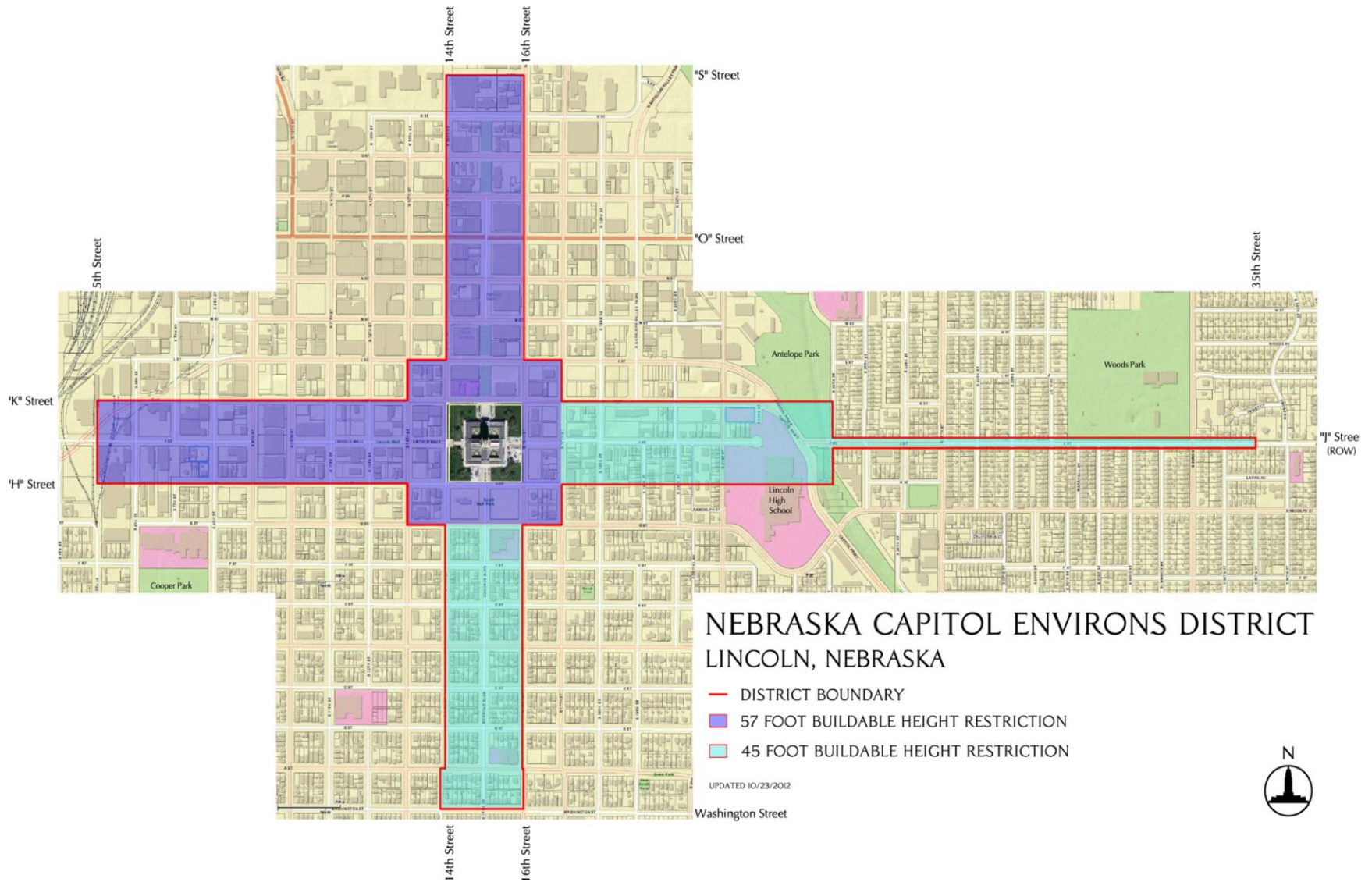
EXTERIOR ELEVATIONS

NO. ISSUED FOR: DATE: 03/05/2019

JOB NO. > 519-092

A3.01

Nebraska Capitol Environs Commission - Annual Report 2019



The Nebraska Capitol Environs Commission was established in 1988 to strengthen existing protections for the setting of Nebraska's landmark State Capitol. The Commission's voting membership of seven citizen volunteers includes five members appointed by the City of Lincoln and two appointed by the State of Nebraska.

In 2019 Chairman Jeff Searcy completed 22 years of dedicated service on the Commission. Gene Crump and John Sinclair finished their terms as well. Kile Johnson, JD, accepted the Commission's election to chair the board. Heidi Cuca was appointed by Governor Ricketts. David Quade and Delonte Johnson were appointed by the City of Lincoln, bringing the Commission back to full strength, joining Commissioners Mary

Campbell (vice-chair), Karen Nalow, and Ann Post. The seven appointed citizen members are assisted by three *ex officio* members—Bob Ripley of the Office of the Capitol Commission (for the State of Nebraska), the director of Lincoln/Lancaster County Planning Department (David Cary), and Lynn Johnson (director of Lincoln Parks & Recreation Department). Staffing is provided by the Lincoln/Lancaster County Planning Department, including planners Stacey Groshong Hageman and Ed Zimmer and administrative assistant Teresa McKinstry.

The Commission is required to meet at least quarterly by Section 27.56.060 of the Lincoln Municipal Code. The Commission met seven times in 2019.

Project Reviews

The Commission reviewed several widely varied projects in the Environs District in 2019.

In February, the Commission approved a skywalk link between the two Farmers Mutual buildings on their headquarters block on Lincoln Mall and South 13th Street. Application for the building permit for the link was received in late October and construction has begun.



*Design for Farmers Mutual skywalk
on Lincoln Mall at South 13th Street*

In June, the Commission reviewed and approved updated concepts for an outdoor play area for Lincoln Children’s Museum at Centennial Mall and P Street.



LCM East Lot | FUTURE SCREENING STUDY
28 JUNE 2019 SCALE: N/A



LCM East Lot | BIRDSYE
28 JUNE 2019 SCALE: N/A



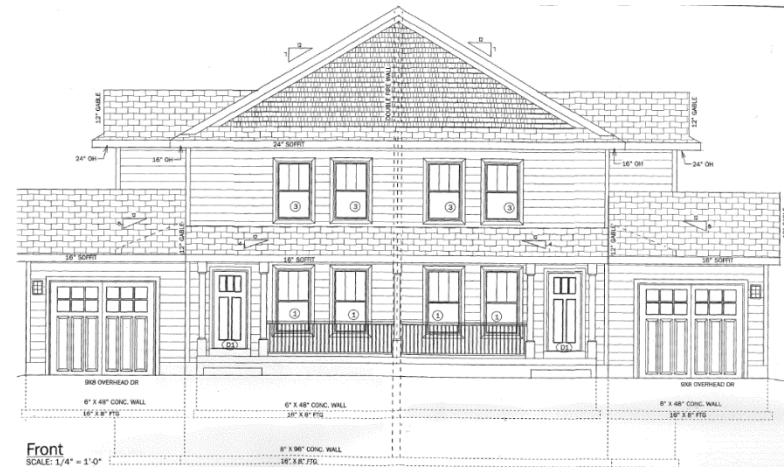
Photo-simulation of proposed outdoor play area at Lincoln Children’s Museum, Centennial Mall at P Street

Study of screening concepts between Centennial Mall and Lincoln Children’s Museum

In July, the Commission made recommendations regarding a major economic development proposal at Highway 77 and Bluff Road, north of Interstate 80, with suggestions for enhancing the development while respecting a premiere vista to the State Capitol tower on Lincoln’s skyline.

In August the Commission was pleased to approve a plan by NeighborWorks Lincoln to construct a duplex across South 21st Street from Lincoln High School on the east boundary of the Environs District.

Duplex proposed for 641-647 South 21st Street



Front
SCALE: 1/4" = 1'-0"

Chief Standing Bear at the United States Capitol



The Nebraska's Capitol Environs District and Commission has had impact in 2019 well beyond its boundaries. The Chief Standing Bear monument, installed on Centennial Mall in 2017, resulted in a second casting of the sculpture by Ben Victor, installed at the Ponca Headquarters in 2018. A third



and final casting was placed in the U. S. Capitol in September 2019, representing Nebraska in Statuary Hall.