

MEETING NOTES

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 27, 2020, 8:00 a.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Stacey Hageman, Ed Zimmer and Teresa McKinstry of the Planning Department; Lynn Johnson and J.J. Yost of Parks & Recreation; Matt Hansen with the Nebraska Capitol Commission; Doug Carlson with Nebraska Dept. of Administrative Services; and Elias Sadat.

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 December 19, 2019. Motion for approval made by Campbell, seconded by Nalow and carried 4-0: Campbell, K. Johnson, Nalow and Quade voting 'yes'; D. Johnson arrived after the vote; Cuca and Post absent.

DEMOLITION AND NEW CONSTRUCTION AT 1515 F STREET IN THE CAPITOL ENVIRONS DISTRICT:

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

Ed Zimmer explained that demolition is linked to new construction in the Capitol Environs District. The applicant has submitted plans for a four-story, four-unit apartment complex. Staff recommends this is in compliance with the standards and the new construction appears to benefit the district. This looks like a good project.

Elias Sadat stated that the house has been vacant for quite a few years. The foundation is not in good shape.

K. Johnson thinks this looks like a good project. He inquired if the applicant plans on following the plans that were submitted. Sadat replied yes. Zimmer stated that the applicant can only construct what is requested and approved. Staff will review any changes that come in with the building permit. If any changes warrant further review, he will bring them to the Commission for review. The building is proposed as tall as can be built. The decision on this would be for demolition and new construction for the design that was submitted. K. Johnson asked if, for example, the siding on the front were to be changed. Zimmer believes the siding and brick are significant features and any changes would need to be reviewed. K. Johnson noted that this building will be a focal point.

Nalow asked about the height of other buildings in the immediate area. Zimmer replied that to the west is a low one and a half story, mid-20th century apartment house. To the east is a story and a half frame building. Further east is a later 20th century brick apartment, two and a half story. This is a little more to the height of buildings immediately west of the State Capitol. The existing building is an American four-square with a limestone foundation, built *circa* 1900. The limestone foundations of that era tend to be prone to failure as the better local limestone sources were pretty much exhausted.

K. Johnson inquired how long this has been vacant. Sadat stated that the Realtor told him ten years. He believes the number is closer to twenty years, from his research. This was originally a single family home that was converted to four apartments.

Campbell asked about the color of the brick cladding. Sadat replied that he is still working with the architect on those details. Campbell asked about the square footage of the units. Sadat estimated around 1,700 square feet.

K. Johnson wondered about the rental rate. Sadat believes around \$1,550.00 monthly, but that hasn't been set yet. It depends on the market rate for that area.

Nalow echoed what Zimmer mentioned. She appreciates the acknowledgment of the Capitol building and appreciates the materials being proposed. They are important.

Campbell wanted to know if parking is behind the building. Sadat stated that there is a four stall garage already there. They will do some repairs to the garage, such as siding and a new roof. The driveway is fine. There is enough room for cars to park between the garage and the alley of the garage. There will be a total of eight spaces, four in the garage and four in front of the garage. Zimmer noted that the required parking is four spaces. Those four garage stalls meet the requirement. In these districts, you can have shared parking per unit. The driveway parking isn't part of the required count. It is nice that they can make use of the existing garage.

ACTION:

Nalow moved approval of the demolition and new construction as proposed, seconded by Quade and approved 5-0: Campbell, D. Johnson, K. Johnson, Nalow and Quade voting 'yes; Cuca and Post absent.

MISCELLANEOUS:

6 2019 Annual Report

Zimmer reviewed the report. This will be delivered to State and City officials, and placed online.

6 Miscellaneous

Zimmer stated that there is a building at 14th Street and K Street, northeast corner, that is proposed for demolition. It was perhaps originally a grocery store and more recently has housed offices. The land north of it has stood empty for several years. This property is owned by Nebco. Elsewhere in the district, they have been meticulous in maintaining their properties. The Commission will get to see what Nebco's plans are. He doesn't think they will be building immediately. The standards for demolition require information on plans for future development. He expects this item to be on the March agenda.

6 Next month will be Zimmer's last meeting as he is retiring on April 1, 2020.

There being no further business, the meeting was adjourned at 8:20 a.m.