



## NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, August 28, 2020**. The meeting will convene at **8:00 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1<sup>st</sup> Floor of the County/City Building, 555 S. 10<sup>th</sup> Street (10<sup>th</sup> & "K" Streets), Lincoln, Nebraska.

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

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### AGENDA

August 28, 2020

1. Approval of meeting record of July 24, 2020

#### **Public Hearing & Action**

2. Placement of a memorial east of the Hall of Justice Building at 575 South 10th Street in the Capitol Environs District. (*Public Building Commission; UDR20043*)

#### **Discussion**

3. Miscellaneous & staff report

#### ***Accommodation Notice***

*The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*

## MEETING NOTES

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Friday, July 24, 2020, 8:00 a.m., City Council Chambers, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska.

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

**OTHERS IN ATTENDANCE:** Collin Christopher, George Wesselhoft and Teresa McKinstry of the Planning Department; Lynn Johnson of Parks & Recreation; Bob Ripley and Matt Hansen with 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 June 26, 2020. Motion for approval made by Post, seconded by Campbell and carried 6-0: Campbell, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca absent.

### **J STREET ZONING UPDATE** **PUBLIC HEARING:**

**July 24, 2020**

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

Collin Christopher stated that this proposal was initiated by the relocation of the Police Garage. In order to pave the way for future sale and possible redevelopment, that property is being put up for surplus by the City. Planning staff determined this would be a good opportunity to rezone the area to align with the recommendations of the South Haymarket Neighborhood Plan. Though a rezoning does not require approval by the Commission, it is an important first step toward implementation of the vision for J Street, and so staff thought it was appropriate for the Commission to weigh in. This rezoning is not attached to a specific redevelopment proposal, but it does lay the groundwork for future redevelopment in the Capitol Environs District. The proposal is to rezone a number of I-1 and P zoned lots along J Street to O-1. O-1 zoning is fairly restrictive. It is a tight category that only allows for specific uses. It wouldn't allow the kind of broad mixing of uses that B-4 zoning allows, but would allow a greater mix than the residential

districts. This would set the stage for implementation of the South Haymarket Neighborhood Plan. Both the Capitol Environs Design Standards and the Neighborhood Plan recommend medium-density residential along J Street, along with some office uses. Clark Enersen Partners have also been working on street concepts for J Street. The streetscape component sets the stage for some of these new uses as well. This rezoning proposal will appear before Planning Commission for public hearing.

Nalow is excited to see this change. Christopher pointed out that the rezoning proposal only impacts publicly owned properties in the area. Properties not owned by the city/county are not being affected.

Kile Johnson inquired if the zoning change has any impact on the value of the property. Bob Ripley questioned if this is a downzone. Christopher replied yes, in that fewer uses are allowed. The potential for redevelopment would be generally be limited to the uses allowed in O-1. He believes any time you open it up to residential development, there is some value there.

Post asked when the streetscape would be implemented. Christopher does not have a precise timeline, but believes it could be considered as a catalyst project designed to fuel redevelopment. Alternatively, there could be a proposal for redevelopment that the city would want to coordinate street improvements with. J Street is not the highest priority on the list of projects that Clark Enersen has developed as part of the Haymarket South Streetscape Master Plan, but if there was significant redevelopment interest in this area, that could bump it up on the priority list. Rezoning is a preliminary step to put the pieces in place.

**ACTION:**

Post moved that the proposed rezoning conforms with the South Haymarket Neighborhood Plan and the Capitol Environs Design Standards, seconded by Campbell and carried 6-0: Campbell, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca absent.

**ADDITION OF A FOURTH EX-OFFICIO MEMBER TO THE NEBRASKA CAPITOL ENVIRONS COMMISSION**

**PUBLIC HEARING:**

**July 24, 2020**

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

Christopher received a request to add another ex-officio member to the Nebraska Capitol Environs Commission. There are currently three. The fourth would be the Capitol Administrator or their designee. This would balance out the Ex-Officio representatives to have two from the City and two from the State. The Mayor's office has indicated their support.

**ACTION:**

Kile Johnson moved approval, seconded by Nalow.

Kile Johnson thinks this is a great idea. It would be a great help with the issues the Commission faces.

Matt Hansen pointed out that the proposed text makes note of 'three' members when it should be amended to say 'four'. Christopher will correct the text.

Ripley wanted to explain how this came about. He is currently the Capitol Administrator. This was requested because of a 2004 change in the administrative structure of state government. The legislature and Governor changed the structure to separate the people who take care of the Capitol building into a separate agency and reactivated the historic Capitol Commission. This Commission came into being in 1919 with the creation of the current State Capitol. It was originally five members and was expanded to nine. When he was in a capacity under the State Building Commission, all environs were under one State entity. Those became two entities in 2004. There are almost eleven city blocks of State owned blocks in the Capitol Environs. Four are Capitol sites, the other seven are under Administrative Services. It makes sense to have both separate entities represented. This request is not self-serving. He was involved in the early days of the Nebraska Capitol Environs Commission and believes that whoever is heading the Capitol Commission should have representation.

Motion carried 6-0: Campbell, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca absent.

**MISCELLANEOUS:**

Christopher is working with Clark Enersen on a streetscape master plan for Haymarket South. That plan will be released for a final round of public comment soon, and the Commission is encouraged to provide their feedback before the plan is finalized. This commission reviewed the conceptual plan in December 2019. He doesn't think much has changed. As projects from the Master Plan are prioritized, they will come forward for another round of design review. The first phase project that has been identified is the area under Rosa Parks Way. That is one example of a project that could come forward for review by the Commission soon.

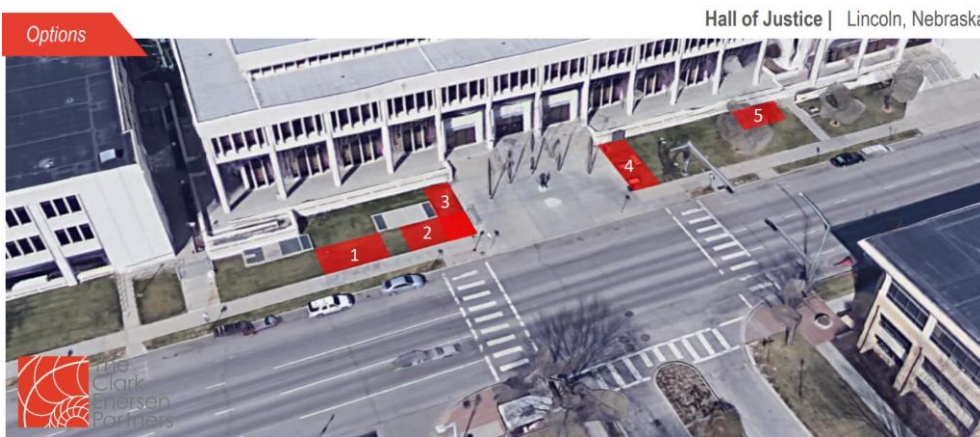
There being no further business, the meeting was adjourned at 8:25 a.m.

To: **Nebraska Capitol Environs Commission**  
From: Collin Christopher  
Re: Agenda for August 28, 2020  
Date: August 20, 2020

**Item 2: Law Enforcement Memorial east of the Hall of Justice**

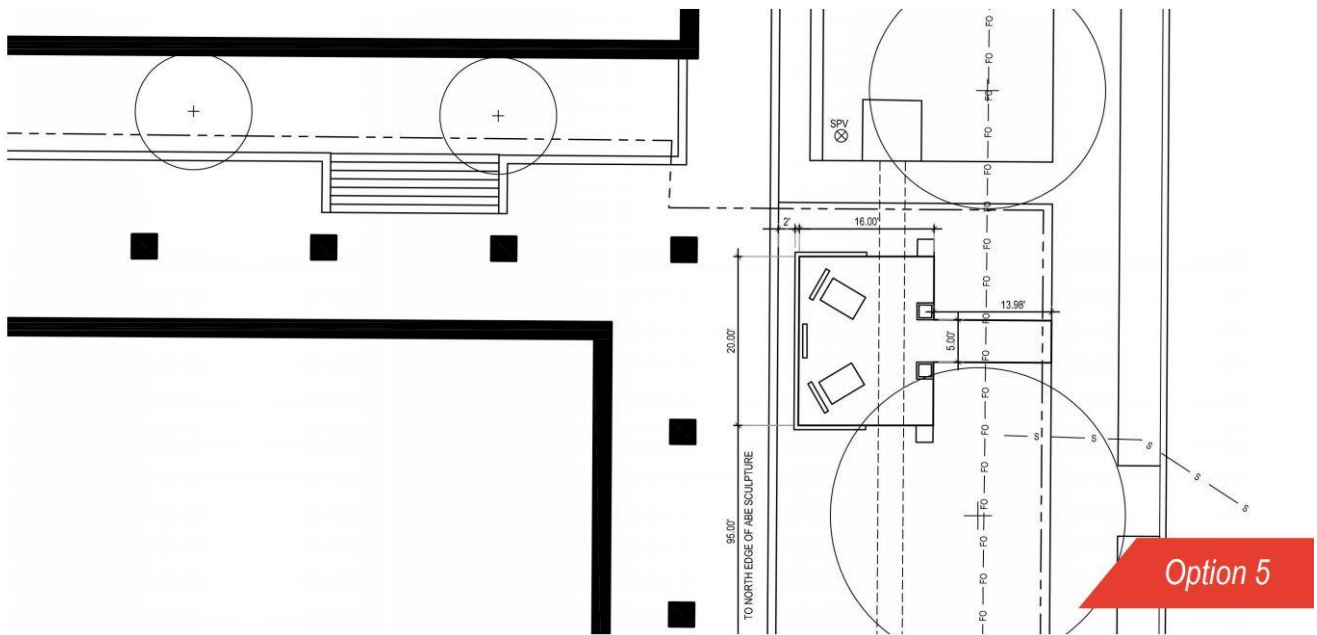
The Public Building Commission, in coordination with the Lincoln Police Department and Lancaster County Sheriff’s Office, is requesting a Certificate of Appropriateness for the placement of a memorial east of the Hall of Justice at 575 S 10<sup>th</sup> Street. Per the project’s website (<https://honorthefallenlincoln.com/>), the memorial will serve to honor “the heroes from the Lincoln Police Department and Lancaster County Sheriff’s Office who have made the ultimate sacrifice to their community.”

In developing their memorial proposal, they worked with a design consultant to consider multiple locations in front of the Hall of Justice. Ultimately, the preferred location they are asking for approval on is toward the north end of the lawn, shown as Option #5 in the image below.



Compared to the other alternatives, the preferred location offers a more private, secluded setting, and is also somewhat removed from direct line of sight along Lincoln Mall. The pad for the memorial is 20’ wide and 16’ deep, with a 5’ wide sidewalk providing access from the public sidewalk along S 10<sup>th</sup> Street. As shown in the images below and on the next page, the memorial is protected by raised planters for vehicular force protection along its east perimeter. The other three sides are bordered by understory landscape plantings. The vertical memorial walls are made of granite, while the sculpture figures appear to consist of a bronze material.





The Capitol Environs Design Standards do offer guidance for memorials and monuments. **Design Standard 3** states that “memorials may be considered for addition to the Malls, within their overall design guidelines.” Guideline 3.1 reinforces the expectation that memorials meet the design standards of the Mall it is located on, just like any other building or landscape improvement.

**Design Standard 3: Memorials and Monuments**

Installation of monuments and memorials shall be based on the symbolic program established at the Capitol. Capitol Square is considered a complete and finished design, and therefore no memorials shall be added to the Capitol grounds. The Capitol itself is a memorial and has integral memorial spaces (the Nebraska Hall of Fame and Memorial Hall). Memorials may be considered for addition to the Malls, within their overall design guidelines, assigning memorials of statewide or national significance to Centennial Mall, and individual memorials to the other malls.

**Guideline 3.1:**

Addition of memorials and monuments facing Capitol Square (not on the Capitol grounds) and on the Malls will be evaluated within the same guidelines as other improvements such as buildings and landscape features, stressing compatibility with setting, high-quality design, and appropriate materials.

Moving to the Landscape Design Standards for the Malls, there are a number of relevant guidelines (highlighted in the excerpts that follow) that focus in on the need for high quality hardscape and landscape materials.

**Design Standard 18: General Landscape of All Malls**

The landscape of the Capitol Malls should enhance the Capitol setting and vistas:

- by providing canopy and definition at the mall edge, but leaving the centers of the malls more open, allowing on-axis views of the Capitol,
- by creating a sense of organization and unity through form, color, texture, and spacing that may be lacking in the adjacent architecture,
- by establishing a rhythm of visual and physical movement leading ultimately to the Capitol,

- by providing seasonal change and interest.

There is a delicate balance between a landscape that enhances and one that overwhelms—color and form changes should be in large sweeps and masses to avoid creating small, distracting focal points. The landscape should be bolder and more colorful closest to the Capitol.

Facing Capitol Square and the Malls, front yards shall not contain mechanical equipment, above-ground utilities, docks, or unscreened ramps. Architectural or planted screenings may be offered, with maintenance requirements.

Active use of the Malls should be encouraged by the selection and placement of landscape elements such as seating.

**Guideline 18.5:**

Use high quality pavement that is durable, neutral or natural color, able to be matched or replaced locally or regionally; nonslip but not too rough for high heels; textured or patterned subtly. Asphalt or asphalt pavers are not acceptable. Design paved areas to allow replacement or repair to occur in sections that maintain the established pavement pattern.

**Guideline 18.6:**

Retaining walls, seating walls, planters, and other vertical landscape features should be constructed of durable materials, preferably masonry; neutral or natural colors; horizontal lines; no exposed form lines or form-tie holes.

**Guideline 18.11:**

Use high quality, permanent landscape materials for edging, containing, and paving in neutral or natural colors. Use of masonry or stone is appropriate where edging or containment is needed. Exercise caution in designing any above-ground planters or planting beds, that they be of sufficient size to support healthy growth of plant materials. Remove undersized planters from existing trees and replace trees as necessary

In reviewing the information provided by the applicant, the memorial, its concrete pad, and the surrounding landscaping and amenities shown in the preferred design solution (Option #5) all appear to meet these quality standards.

*Recommended Finding: The proposed Law Enforcement Memorial, and specifically Option #5, conforms with the Capitol Environs Design Standards.*

*Recommended Action: Approval of a Certificate of Appropriateness for the Law Enforcement Memorial project, Option #5.*





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# HONORING *the* FALLEN

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# HONORING *the* FALLEN

Options

Hall of Justice | Lincoln, Nebraska





# HONORING *the* FALLEN

Option 4

Hall of Justice | Lincoln, Nebraska



- *Historic sign*
- *Fiber box and concrete pad with fuel fill ports*
- *Less opportunity for landscape screening*
- *Less visible from street & sidewalk*
- *Limited width for memorial*

# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska

- Limited plant material buffer between vents
- Awkward alignment with flag poles
- Narrow width for memorial
- Less visible from street and sidewalk





# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska

- Awkward alignment with crosswalk
- Awkward alignment with street signage





# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska

- Best alignment with crosswalk and street signage
- Best visibility from street and sidewalk



# HONORING *the* FALLEN

- Shifts south between vents
- Allows for force protection elements and landscape screening

Hall of Justice | Lincoln, Nebraska





# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska

- Walls/planters as force protection
- Square caps eliminate seating





# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska

- *planters as force protection*
- *“private” location pulled back from sidewalk*





# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska

- Framed by existing trees
- “private” location pulled back from sidewalk

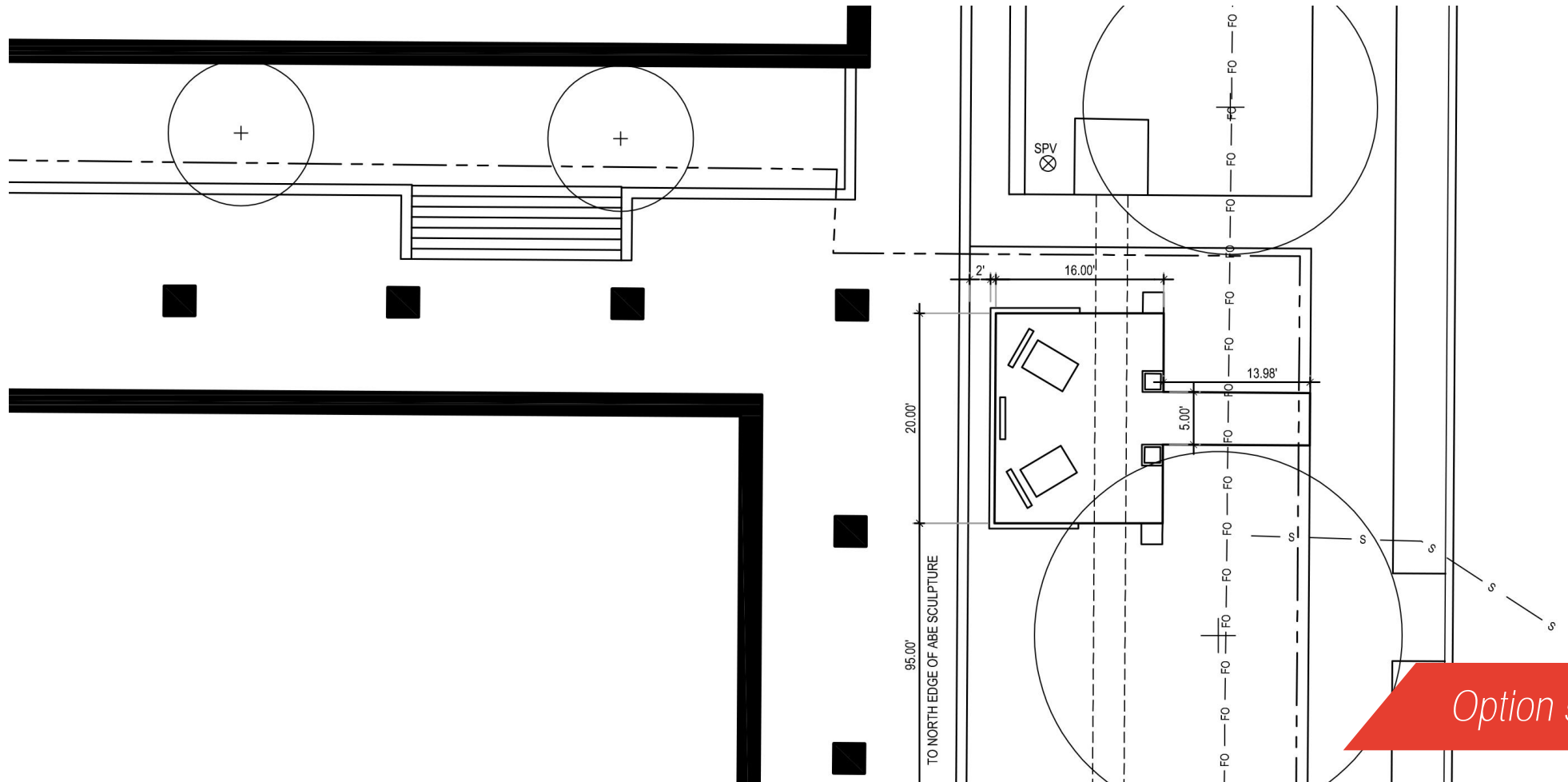




# HONORING *the* FALLEN



Hall of Justice | Lincoln, Nebraska



# HONORING *the* FALLEN

Hall of Justice | Lincoln, Nebraska



Kornegay Design  
Aspect Planter  
20" x 20" x 30"



Phoenix Precast Products  
Medium Piazza Planter  
16" x 16" x 30"



Wausau Made  
Planter Wall TF4157  
64" x 32" x 32"

- Concrete pad & sidewalk
- Raised planters for vehicular force protection
  - 30-36" tall
  - Concrete – light color to match concrete or dark color to match granite
- Low wall / tall curb – CIP Concrete
  - possibly with cast stone cap

