



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, November 20, 2020**. The meeting will convene at **8:00 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1st Floor 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

November 20, 2020

1. Approval of meeting record of August 28, 2020

Public Hearing & Action

2. Sky Park Manor remodel and restorative work to the exterior. *(Historic Resources Group, Inc.; UDR20065)*

Discussion

3. Pershing site presentation and discussion
4. First draft of 2020 Annual Report, etc.

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, August 28, 2020, 8:00 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Lynn Johnson of Parks & Recreation; Bob Ripley with the Nebraska Capitol Commission; Kerin Peterson with the Public Building Commission; Chief Deputy Sheriff Todd Duncan with Lancaster County Sheriff Agency; Captain Mike Woolman with the Lincoln Police Department (LPD).; and other interested parties.

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.

K. Johnson then called for a motion approving the minutes of the regular meeting held July 24, 2020. Motion for approval made by Nalow, seconded by Campbell and carried 5-0: Campbell, D. Johnson, K. Johnson, Nalow and Post voting 'yes'; Cuca and Quade absent.

PLACEMENT OF A MEMORIAL EAST OF THE HALL OF JUSTICE BUILDING AT 575 SOUTH 10TH STREET IN THE CAPITOL ENVIRONS DISTRICT

PUBLIC HEARING:

August 28, 2020

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

Kerin Peterson stated that this application is for a memorial to be placed on the east side of the Hall of Justice.

Sheriff Duncan is grateful to be here and present this. It is a very important project. The reason they are proposing this project is that they do not have an outdoor memorial to honor those who have lost their lives in duty, which includes six LPD Officers and three Sherrif's Deputies. A small

group of Police, Sheriffs and family members of fallen officers got together to discuss and organize this effort. The proposed memorial has gained the support of citizens. Firespring has created a website, and there have been many great sponsorships. The memorial is funded and sponsored by the Police Memorial Foundation and the Sheriff's Foundation. The Sheriff presented a picture of the proposed memorial. There would be two life-sized bronze sculptures. There would be granite slabs in front, with names of fallen officers and one in the middle with the agency logos. They are looking at the east side of the Hall of Justice as the preferred location for the memorial. He showed an image of the proposed location, and said that they partnered with Clark Enersen to create some artist renderings. They looked at five locations and took various factors into account at each location. The location they are ultimately proposing is setback a little from the sidewalk. They believe this is the most appropriate location for a memorial of this type.

Peterson noted that the materials are a concrete pad and sidewalk. They are proposing concrete planters and would match the sidewalk or match the granite slabs. Clark Enersen is helping with the design. They are mindful of the size of the planters and giving the plants room to thrive. They will certainly add irrigation. This is about 95 feet from the Abe statue in front of the Hall of Justice.

Delonte Johnson likes this location. It seems the most appropriate.

Post thinks this looks like a great choice and gives people the ability to spend time at the memorial.

Nalow is on the design team and she wanted to point out that the location makes this a very private and intimate setting. It also does set it back from Lincoln Mall.

Kile Johnson also likes the location off Lincoln Mall. He thinks the design and location is very appropriate.

Post saw a rendering with planters and seating. She questioned the seating. Sheriff Duncan responded that they like the plants. They feel it gives it a more visually appealing look. They want this to be a place to reflect, but not a place that you would stay all day. A bench wouldn't create the atmosphere they want. They don't want a long term place to sit all day.

Campbell concurred with all comments. She likes the location and materials. Option five is her preference.

Bob Ripley stated he is seeing this memorial for the first time. He can think of no group more worthy of memorialization than those who serve. He supports the idea and believes it is appropriate. He doesn't mean to be obstructionist, but he also serves the Capitol building, which is very visible in this state. He is concerned that this could lead to additional memorial proposals, and that the Commission should consider the development of a master plan to ensure that future proposals along Lincoln Mall are appropriate. He thinks based on his experience, that what you do for one, you do for all. He believes some standards need to be developed for locations,

appearance, etc. He doesn't believe any such guidelines exist today. He believes this proposal fits, but he would encourage the commission to think about the mall and placement of memorials. There need to be standards. He thinks continuity should be considered. The memorial committee has an excellent design firm involved. He thinks this Commission needs to be mindful and take into account the whole picture of Lincoln Mall. He encouraged the Commission to address this issue. He thinks a master plan for conceptual locations and sizes need to be developed to help applicants like this.

Campbell asked if Ripley has any suggested language. Ripley stated this is new to him. He has no suggestions at this point. He would think a subcommittee of commissioners to develop some guidelines would be appropriate, with a more holistic view of the entire thing. Nalow agreed. She thinks it would be appropriate to look at this holistically, along with some parameters. She inquired about this location and this proposal, with the location along 10th Street and not Lincoln Mall. Ripley knows that these things can continue to grow. What if someone wants to do something that is twice the size? There need to be guideposts. The front of the County-City building will now be targeted as the location for future memorials.

Lynn Johnson speaks to the proposal from a management and maintenance perspective. He thinks this is beautiful. He would echo Ripley's comments on having some guidelines. There were some guidelines that were developed for the Veteran's Memorial, so that there is some consistency. He would note that bronze sculptures need to be waxed every few years. There is always the possibility of names needing to be added, so how that would happen should be considered. There needs to be a consistent look.

Sheriff Duncan understands the value of a more holistic approach. Regarding the maintenance, it has been taken into consideration. They continue to do fundraising and want to create an endowment for maintenance. They have been told that they can either allow the bronze to patina naturally or wax and seal. They are taking both of those options into consideration. They have also considered how to have the ability to expand or add to the memorial. They have looked at affixing panels instead of engraving. He doesn't believe they have settled on the approach yet.

Kile Johnson inquired about the fundraising level. Sheriff Duncan believes they hit \$125,000.00 this week. There are ongoing costs they want to plan for. Captain Woolman added that both unions have talked about this. They have said they would be more than happy to help with maintenance. Kile Johnson would encourage an endowment for maintenance.

Kile Johnson supports this concept. He believes the location off Lincoln Mall is appropriate. He thinks this is an important location. The fact that it is on Hall of Justice grounds is important. He thinks Ripley's comments about developing guidelines are important as well.

ACTION:

Post moved approval, seconded by Delonte Johnson and carried 5-0: Campbell, D. Johnson, K. Johnson, Nalow and Post voting 'yes'; Cuca and Quade absent.

STAFF REPORT:

- Collin Christopher stated that the text amendment for adding a fourth ex-officio fourth will go to Planning Commission on September 2nd with public hearing at City Council scheduled for September 21, 2020. He would anticipate approval of this item by the end of September.
- The J Street zoning proposal was approved by Planning Commission. It will appear in front of City Council on September 14, 2020.
- Next month on September 25th, it is anticipated that the Commission will be given their first look at the Pershing block proposal, and possibly asked for specific feedback on interpretation of the design standards.
- Christopher believes that developing standards for memorials along Lincoln Mall is appropriate, and that forming a subcommittee would be a logical first step. Kile Johnson agreed, along with the other commissioners. In preparing the staff report, Christopher had trouble trying to determine if monuments on Lincoln Mall were appropriate. He stated that the Commission is fortunate that the Law Enforcement Memorial proposed today is off the direct line of sight of the Lincoln Mall, making the decision much easier. He will send out an email and ask for volunteers. Kile Johnson noted that everyone on this Commission had indicated they are willing to help. Christopher will work on this over the next three or four months to bring back to Nebraska Capitol Environs Commission for review. Kile Johnson thinks any more memorials should wait until memorial standards are in place. Christopher cautioned against that approach and instead recommended that the Commission act quickly in developing standards so that applicants are not asked to delay their projects.

There being no further business, the meeting was adjourned 8:35 a.m.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for November 20, 2020
Date: November 12, 2020

Item 2: Sky Park Manor Remodel

Designed by prominent local architect Selmer A. Solheim, Sky Park Manor is a mid-century high-rise apartment building located prominently within the Capitol Environs District at the southeast corner of S 13th Street and Lincoln Mall. Completed in 1963 by Olson Construction, Sky Park Manor was listed on the National Register of Historic Places in 2016. Per the information provided by the design team, the scope of work for this remodel includes updates to the interior finishes and systems, stabilization of the garage, and restorative work to the exterior of the building. The exterior work, which falls under the purview of the Commission, is to include:

- New mechanical equipment to be located on the roof.
- New windows will be added on the 12th floor.
- Exterior railing system across the building will be restored, and supplemental railing will be installed.
- Balcony dividers will be repainted.
- Sun and Fun deck will be renovated and restored to original intent with green space, pool, and lounging areas.
- Exterior of the building will be repainted to match its historic colors – neutral white body, blue-grey soffit trim and multi-colored penthouse.



It should be noted that Sky Park Manor was built prior to the existence of the Capitol Environs Commission, and as such, its design does not fully comply with the Design Standards. The most obvious example of this is its building height, which far exceeds the current 57' height limit. Regardless, the historically significant building adds value to the Capitol Environs District, and a project that aims to update its interior and restore portions of its exterior should be viewed as a positive.

In fact, the Design Standards provide specific guidance for the site, as highlighted below:

Design Standard 14: Buildings on Lincoln Mall

Lincoln Mall should be maintained and improved as a high-quality office and residential area, and as a symbolic link between state and local governments.

Guideline 14.1:

Sky Park Manor (NR, 1301 Lincoln Mall) is a historic structure on Lincoln Mall and is listed on the National Register (NR) of Historic Places; it should be preserved and maintained.

Design Standard 14 and Guideline 14.1 confirm the importance of maintaining and preserving this Capitol Environs and Lincoln Mall asset in very clear terms, and the proposed project appears to aim to do just that. That said, it is well within the jurisdiction of the Commission to request more information from the project team if desired to ensure that the restorative work being proposed is true to the original design and aesthetic of Sky Park Manor.

Recommended Finding: The proposed Sky Park Apartments Remodel conforms with the Capitol Environs Design Standards.

Recommended Action: Approval of a Certificate of Appropriateness for the Sky Park Apartments Remodel.

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Sky Park Apartments

Construction date: 1961-1963
Architect: Selmer A. Solheim
Builder: Olson Construction

Individually listed in the National Register of Historic Places (2016)

Work Plan:

Update and remodel of entire apartment building including new systems, interior apartment finishes, garage stabilization, and exterior renovation.

Major work visible from the exterior includes the following:

1. New mechanical system requires associated features on roof. Some existing features will be removed and replaced. Exhaust vents for laundry will be added to penthouse. Penthouse will be repainted to match original based on historic photographs.
2. New windows adjacent to existing laundry area on 12th floor to accommodate fitness center. New windows will match configuration, size, and profile of existing historic window walls as closely as possible.
3. Railing system across building will be cleaned (lead based paint removed), repainted, and supplemental rail installed to meet code. Balcony dividers will be repainted to match historic colors.
4. Sun and Fun deck will be renovated and restored to original intent with green space, pool, and lounging areas.
5. Building will be repainted to match existing.
6. Interior will be renovated with new kitchens and updated bathrooms. Historic corridors, penthouses, bathroom floor and wall tiles, and apartment configuration will largely remain the same. First floor lobby will be restored.

Sky Park Apartments

Construction date: 1961-1963
Architect: Selmer A. Solheim
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Individually listed in the National Register of Historic Places (2016)

1. Existing and proposed roof work.













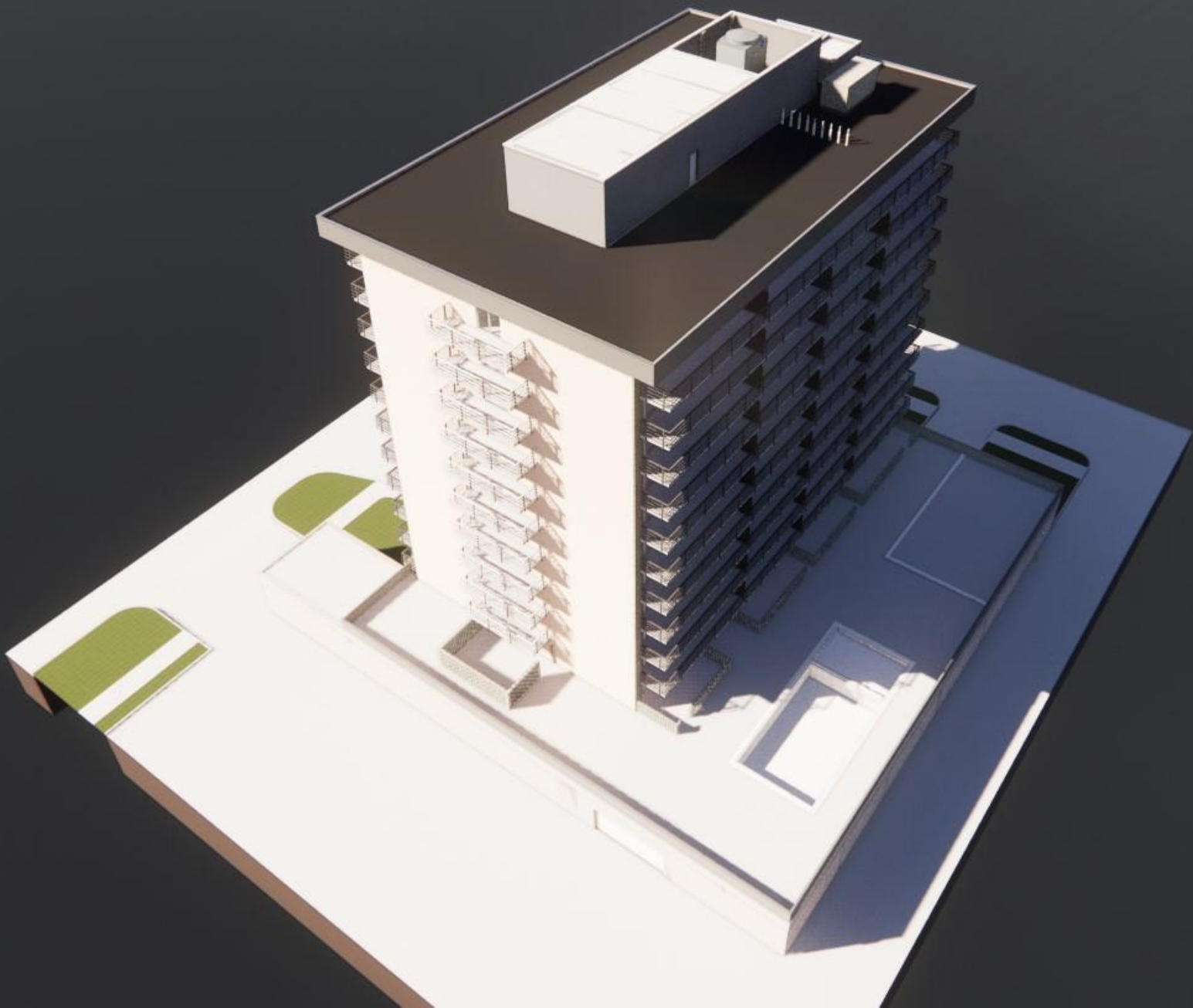














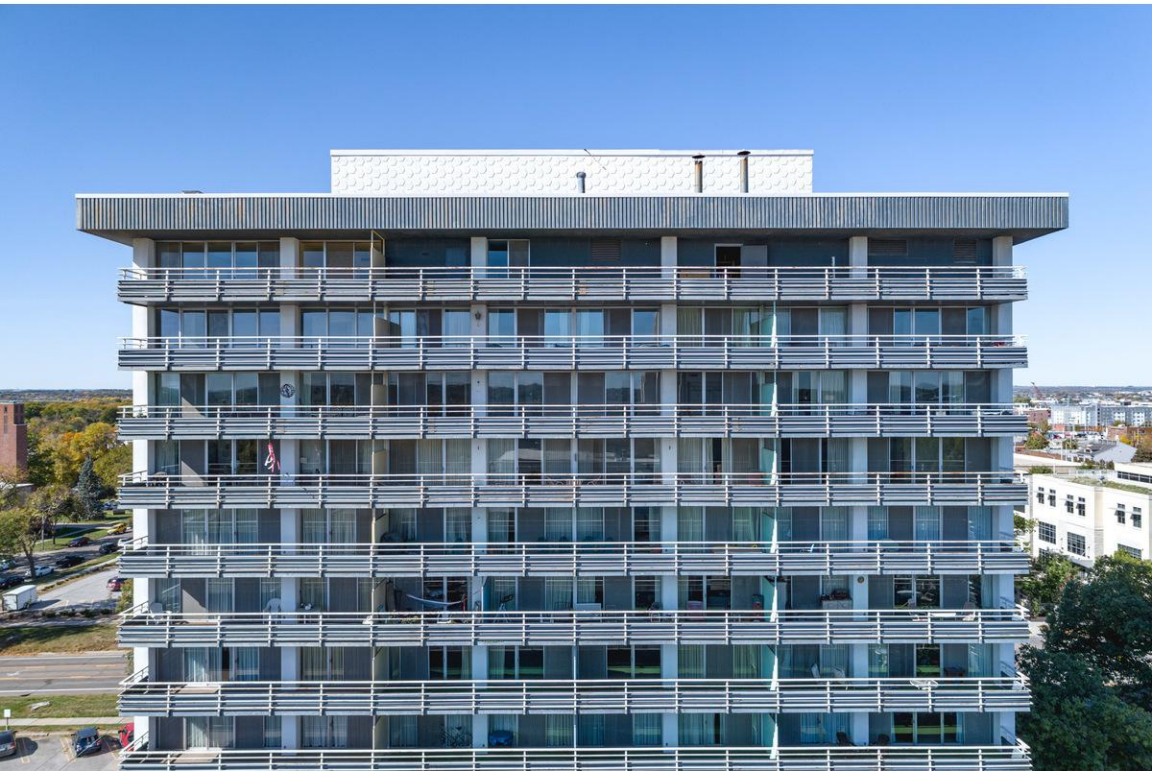
Sky Park Apartments

Construction date: 1961-1963
Architect: Selmer A. Solheim
Builder: Olson Construction

Individually listed in the National Register of Historic Places (2016)

2. New windows adjacent to existing laundry





Sky Park Apartments

Construction date: 1961-1963
Architect: Selmer A. Solheim
Builder: Olson Construction

Individually listed in the National Register of Historic Places (2016)

3. Balcony railings and enclosures

SKY PARK

SKY PARK

TAXI LOADING &
EMERGENCY
ZONE ONLY
VIOLATORS VEHICLES
WILL BE TOWED
AT OWNERS EXPENSE























Sky Park Apartments

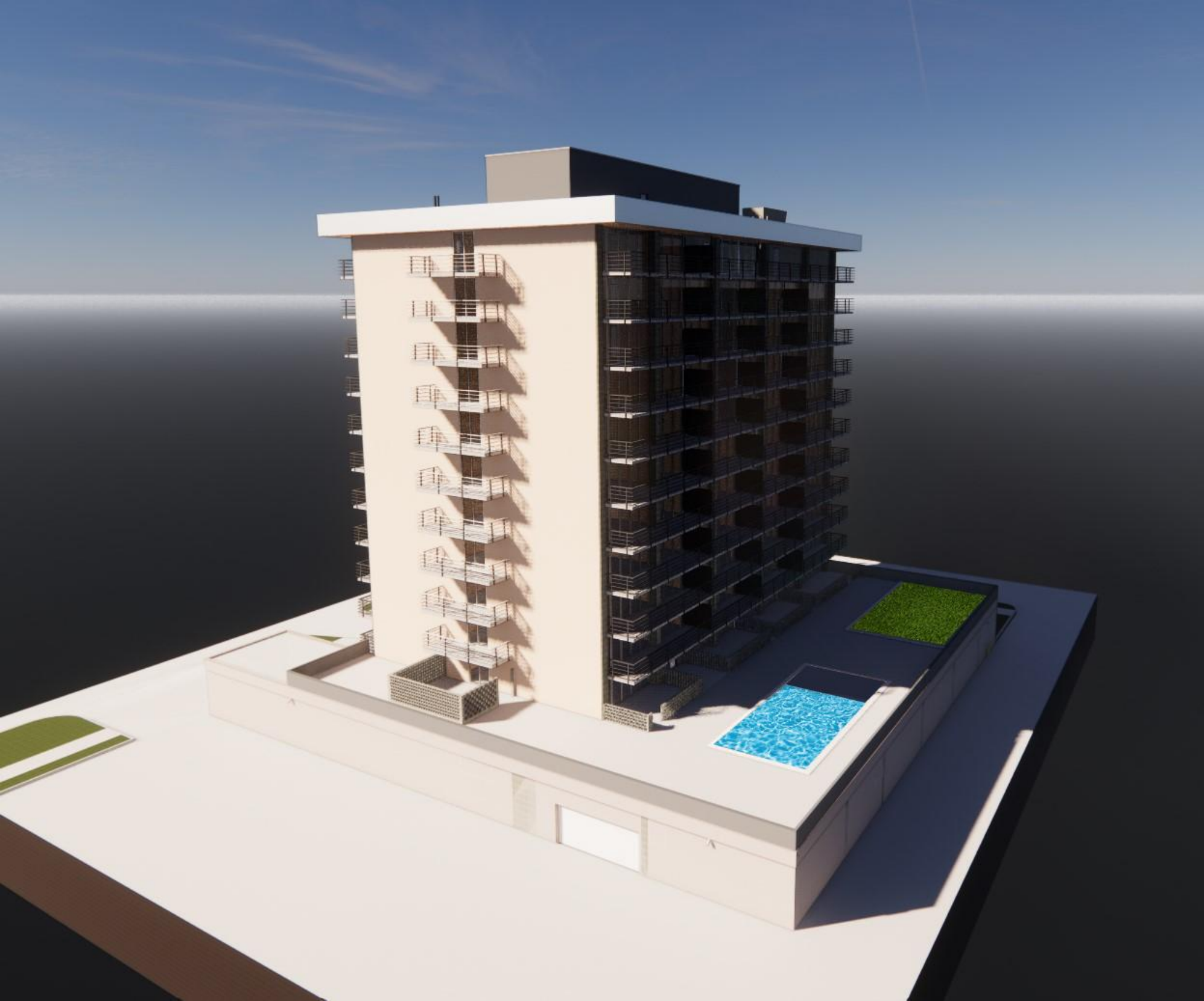
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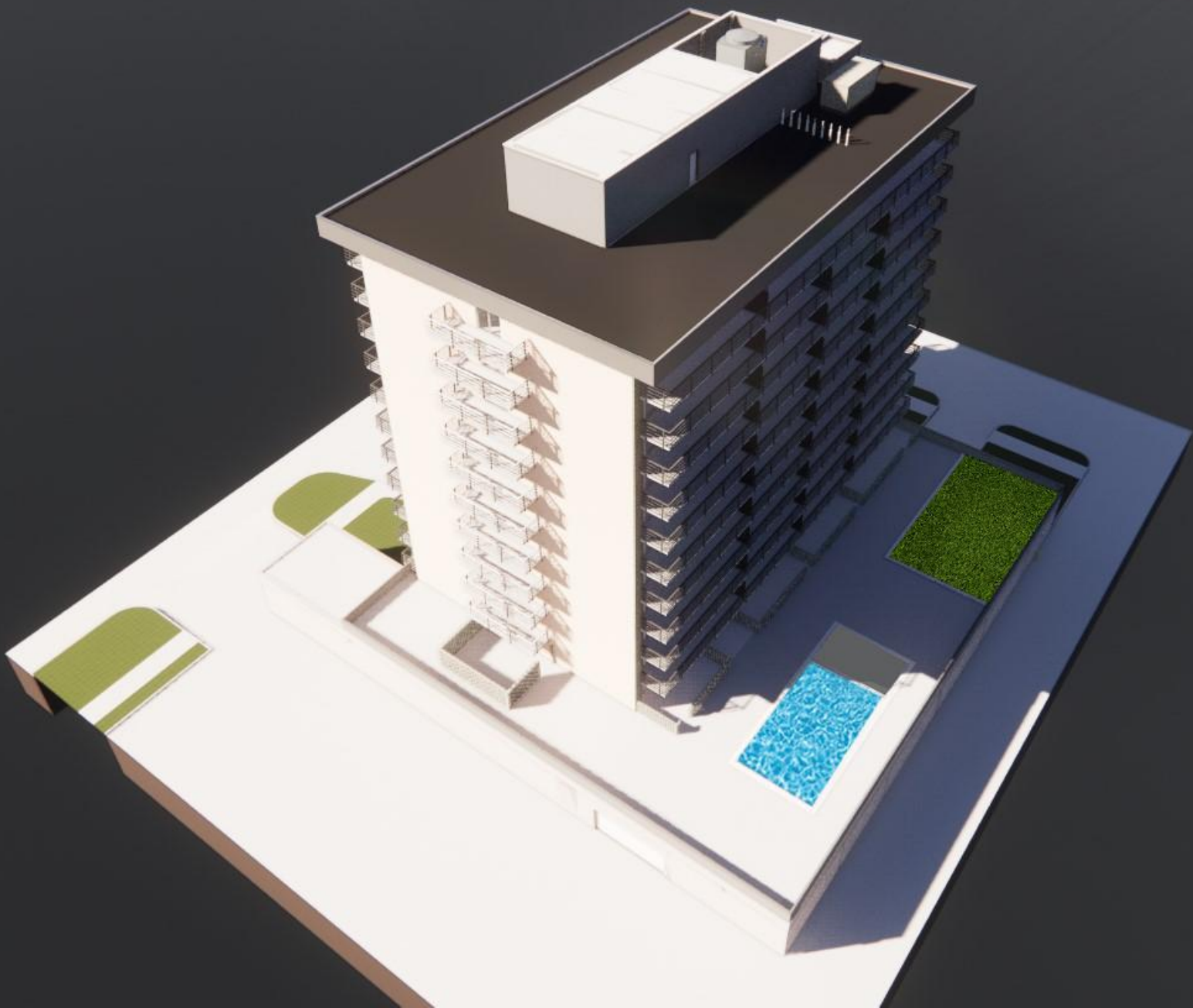
Individually listed in the National Register of Historic Places (2016)

4. Sun and Fun Deck





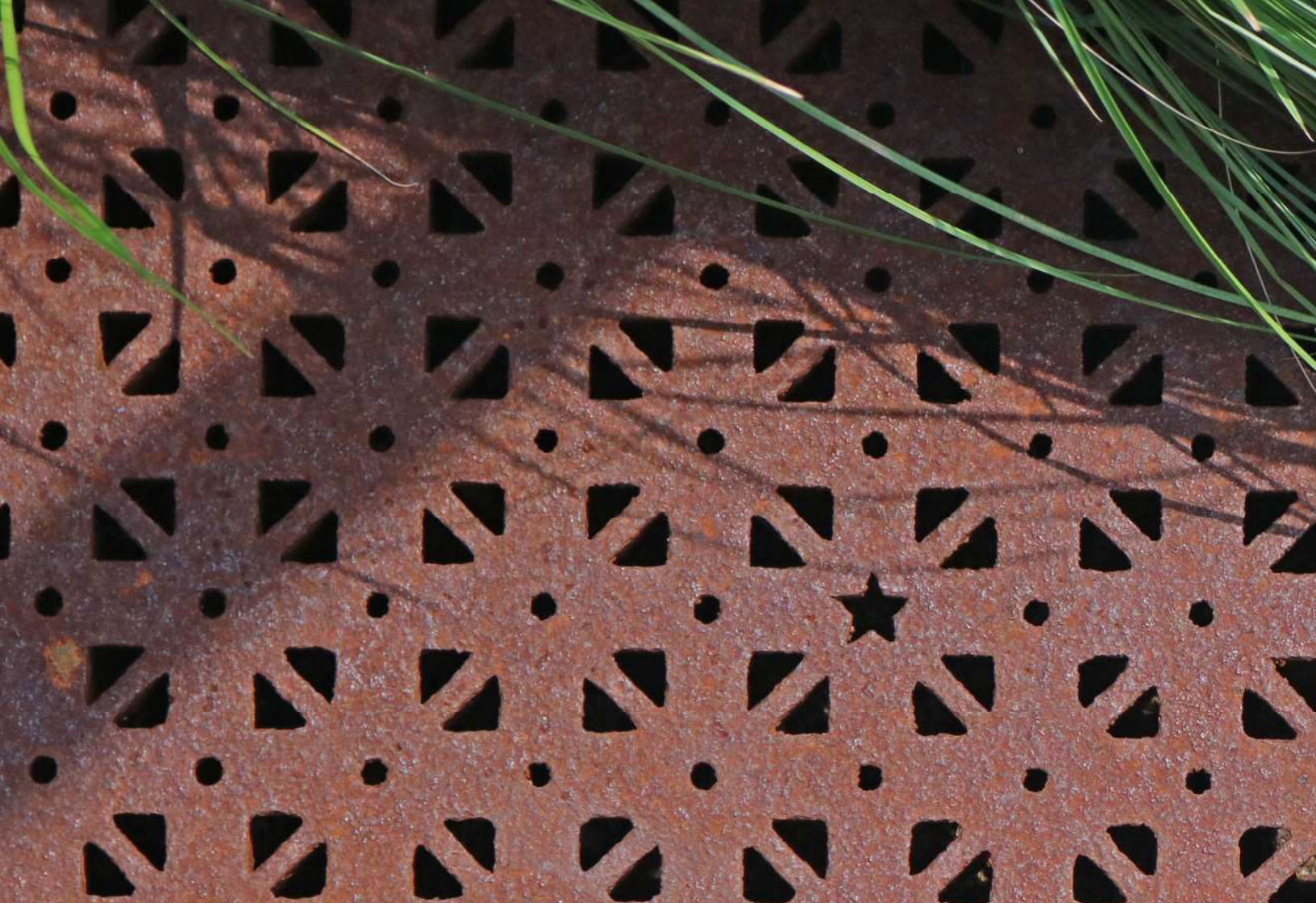






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**Nebraska Capitol
Environs Commission**
2020 Annual Report



NEBRASKA'S CENTEN



COMMISSION MEMBERS

Kile Johnson, Chair

Karen Nalow

Mary Campbell

Heidi Cuca

Delonte Johnson

Ann Post

David Quade

EX OFFICIO MEMBERS

Director of the Lincoln/Lancaster County Planning Department

Director of Lincoln Parks and Recreation

Director of Nebraska Department of Administrative Services

Office of the Nebraska Capitol Commission's Capitol Administrator

PLANNING DEPARTMENT STAFF

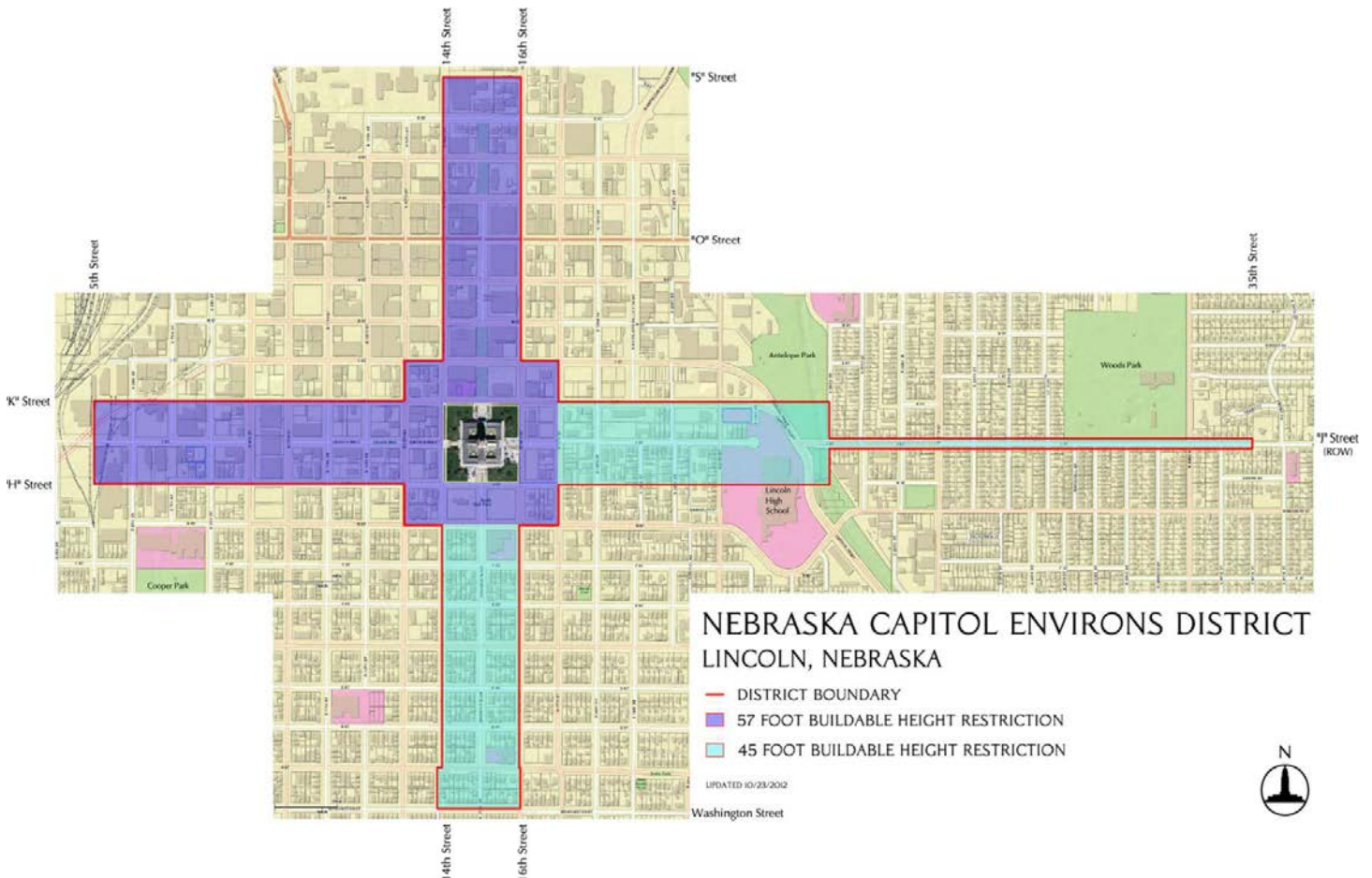
Collin Christopher

Stacey Groshong Hageman

Teresa McKinstry

APPROVED

The Nebraska Capitol Environs Commission approved this Annual Report on TBD.



The Nebraska State Capitol, designed by architect Bertram Grosvenor Goodhue in 1920 and built for the people of Nebraska between 1922 and 1932, is a National Historic Landmark and an aesthetic and historic treasure of our state. The purposes of the Nebraska Capitol Environs Commission ("the Commission") are to maintain and enhance a dignified setting for the State Capitol, to encourage appropriate public and private improvements within the Capitol Environs District ("the District"), and to protect vistas to the Capitol which extend the impact and inspiration of the building throughout the city and the surrounding countryside.

Background

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 2020, the Commission remained unchanged from the previous year, with Kile Johnson serving as chair, and Karen Nalow, Mary Campbell, Heidi Cuca, Delonte Johnson, Ann Post and David Quade continuing as members. The seven appointed citizen members are joined by four ex officio members – the Director of the Lincoln/Lancaster

County Planning Department, the Director of Lincoln Parks and Recreation, the Director of Nebraska Department of Administrative Services, and the Office of the Nebraska Capitol Commission's Capitol Administrator. Staffing is provided by the Lincoln/Lancaster County Planning Department, including planners Collin Christopher and Stacey Groshong Hageman 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 six times in 2020.

Project Reviews

The Commission reviewed a number of interesting projects in Environs District in 2020.

In February, the Commission approved a plan to demolish the existing house at 1515 F Street and build a new four-story structure with one dwelling unit per floor. Each unit will have a recessed balcony/porch that faces the Capitol. Demolition has already occurred, with construction anticipated to get underway in 2021.

In June, the Commission reviewed a residential street rehab project being proposed by the City's LTU Department for Lincoln Mall, 14th Street and Goodhue Boulevard. Though the Commission was supportive of many of the elements of the project, they raised concerns about the City's plans for replacing decorative paving with standard grey concrete at several intersections along Lincoln Mall and asked the City to explore alternative solutions that would preserve the existing rhythm and organization of the Mall.



The rendering above illustrates the north elevation of the proposed four-plex at 1515 F Street.



LINCOLN MALL, LOOKING TOWARD THE CAPITOL

In July, the Commission recommended the rezoning of a number of city-owned J Street properties, as proposed in the South Haymarket Neighborhood Plan and the South Haymarket Design Standards. Combined with the planned streetscape improvements for J Street, the

rezoning lays the groundwork for future redevelopment in the area, which is likely to include additional residential and office uses. The Design Standards specifically mention rowhouses as a possible redevelopment solution.



In December of 2019, the Commission reviewed a draft of the Haymarket South Streetscapes and Parking Improvements Plan. To coordinate with the vision for J Street that the Haymarket South Plan imagines in the renderings above, the Planning Department initiated a rezoning of city-owned properties along J Street to better accommodate future redevelopment of residential and office uses. This zoning change was previously highlighted in the South Haymarket Neighborhood Plan. In July of 2020, the Environs Commission made a recommendation to the Planning Commission to approve the zoning proposal. The Planning Commission acted on that recommendation and approved the rezoning of J Street.

In August, the Commission approved a law enforcement memorial in front of the Hall of Justice at 575 S 10th Street. The memorial will honor officers from the Lincoln Police Department and Lancaster County Sheriff's Office who have

died in the line of duty. While multiple locations and design alternatives were considered on the site, the one presented to the Environs Commission is positioned far enough north to not impact views along Lincoln Mall.

Hall of Justice | Lincoln, Nebraska

- planters as force protection
- "private" location pulled back from sidewalk



Above is the approved concept for the Law Enforcement Memorial in front of the Hall of Justice at 575 S 10th Street.

In November, the Commission is expected to review the Sky Park Manor remodel project. Designed by prominent local architect Selmer A. Solheim, this mid-century high-rise apartment buildings was listed on the National Register of Historic Places in 2016. Exterior work to

the building is expected to include, among other things, restoration of the railing system, renovation of the Sun and Fun deck, and repainting of the building to match its historic colors - neutral white body, blue-grey soffit trim and a multi-colored penthouse.



The Commission is also scheduled to get their first look at the Pershing block redevelopment project in November. It is anticipated that the redeveloped block will include a library, a wellness center, affordable housing, and a community greenspace. While there is still much work and coordination to be done to make this project a reality, it has the potential to dramatically impact Centennial Mall, the Environs District, and the larger downtown area for the better. The Commission looks forward to playing a part in such a transformative project.



The concept for the redevelopment of the Pershing block includes a library, a wellness center, affordable housing units, and an active greenspace that should combine to bring added energy to Centennial Mall.

Text Amendments

In February, the Lincoln/Lancaster County Planning Department received a request from the Governor on behalf of the Capitol Commission to add the Capitol Commission's Capitol Administrator as the fourth ex officio member of the Capitol Environs Commission. In July, the Environs Commission discussed the topic and unanimously recommended that Planning staff move forward with a text amendment to the Municipal Code to add a fourth ex officio. In September, the

Lincoln City Council approved the amendment. In approving this addition, both the Environs Commission and the City Council acknowledged the expertise and historical knowledge that Mr. Ripley brings to the Commission.

As the year wraps up, Planning Department staff is also exploring a text amendment to the Capitol Environs Design Standards to include more specific standards and guidelines for memorials and monuments. The Commission will have a chance to weigh in on this topic in early 2021.



Nebraska Capitol Environs Commission

2020 Annual Report