

**City of Lincoln
Planning**

Nebraska Capitol Environs Commission
Agenda

The Nebraska Capitol Environs Commission will hold a scheduled public meeting on Thursday, July 24, 2008. The meeting will convene at 8:00 a.m. in **Room 206, 2nd Floor, County-City Building, 555 S. 10th Street**, Lincoln, Nebraska, to consider the following agenda. For more information, please contact the Lincoln/Lancaster County Planning Department at 441-7491.

Agenda of July 24, 2008

1. Approval of meeting notes of [May 22](#) and [June 26](#), 2008

Public Hearings

2. [Applications by Kaplan University](#) (J to K Streets, east of S. 18th Street) for
 - b) Demolition of dormitory at 18th & J Streets
 - c) [Landscape plan](#) for parking lot at 18th & J Streets
 - d) [East addition](#) to academic building on K Street
3. [Nebraska State Education Association Building](#), Lincoln Mall at S. 14th Street, (Sinclair Hille)
4. Letter from Commission to utilities regarding overhead wires

Discussion

5. Staff report: [Letter from Downtown Neighborhood Association](#), west extension of District.
 6. Miscellaneous.
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to: **Nebraska Capitol Environs Commission**
from: Ed Zimmer
re: Agenda of July 24, 2008
date: July 18 , 2008

Item 2: Kaplan University (formerly Hamilton College, formerly Lincoln School of Commerce) has several applications pending before Planning Commission that require review and actions or recommendations by the Environs Commission. These items were introduced at the June 26th meeting.

- a) Demolition of dormitory at 1800 J Street. The dormitory is a three story, brown-brick building with minimal fenestration. District standards require submission of plans for reuse of sites to accompany requests for demolition. The loss of the dormitory is not detrimental to the Environs District, in the opinion of staff.
- b) Kaplan proposes to develop a parking lot at 18th and J on the dormitory location, expanding the existing parking lot east of the dormitory. The Commission's design standards state:

Design Standard 5: Parking Lots

Surface parking facing the Capitol Square or one of the Malls is inconsistent with the long-term goals of the Commission. Where such use currently exists, it is desirable to improve these properties by installing permanent, high-quality decorative fences, walls, or hedges at the defined "built-to" line, with due consideration for security and screening.

This location is atypical within the Environs District in that the "back" side of the block, in Environs District terms, is K Street—a much more prominent location in Lincoln's travel patterns than J Street. The Commission's long-term goal for J Street is an enhanced residential district near the Capitol. Whether expanding the existing parking lot, while enhancing its screening and landscaping, is preferable for the residential character of the area to the present dormitory building is a matter for the Commission's consideration.

The parking lot plan describes a "low wall with terraced landscaping in front," a low brick wall with fencing, and plantings of daylilies, pampas grass, burning bush, and locust trees, in addition to some areas of "sodded lawn" between the wall and the edge of the parking lot, and around the academic building.

An elevation detail or section detail would be useful to understand the proposed terraced landscaping, wall, and fence.

Staff recommendation: In general, removal of the dormitory and expansion (with enhancement) of the existing parking lot seems an overall improvement to this Environs property and acceptable under standards for enhanced parking lots described in **Standard 5**. The specific details of the plantings and architectural screening should be better described and reviewed by the Commission's members with expertise in these areas.

- c) East expansion of the Kaplan building.
This prominent building on K Street qualifies for the Commission's stated policy of reviewing major projects in concept one month, then taking action at a second monthly meeting.

The submitted elevations will probably be difficult to read in this packet. The .pdfs which have been provided to Planning Department will be on-line at <http://www.lincoln.ne.gov/city/plan/bdscom/ncec/agenda/index.htm> accompanying the June 26th and July 24th agendas.

The project includes a glass curtain-wall link between the existing building and a major addition to the east. The existing building would be modified with the addition of four "perforated metal screen...backlit by new wall fixture". Materials of the new building include blonde face brick with charcoal brick near the base, silver-colored composite metal panels on a curved feature, and aluminum window systems.

Relevant standards for reviewing the project include:

Design Standard 1: Setting

*The Capitol should **dominate** the District and other improvements in the area should play the important, **subordinate** role of providing its setting.*

I have added underscoring for emphasis to the standard perhaps most applicable to the project.

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 should meet very high standards for design, construction, and maintenance. Improvements facing the Capitol Malls (Centennial/north, Lincoln/west, south, and east) should also meet high standards. Other improvements within the District but not facing the Square or the Malls should not intrude upon the Capitol's setting and should contribute to the overall quality of the District.

As a whole, the Kaplan project appears to offer a significant investment in and improvement to one of the most prominent properties near the Capitol on the east leg of the Environs District.

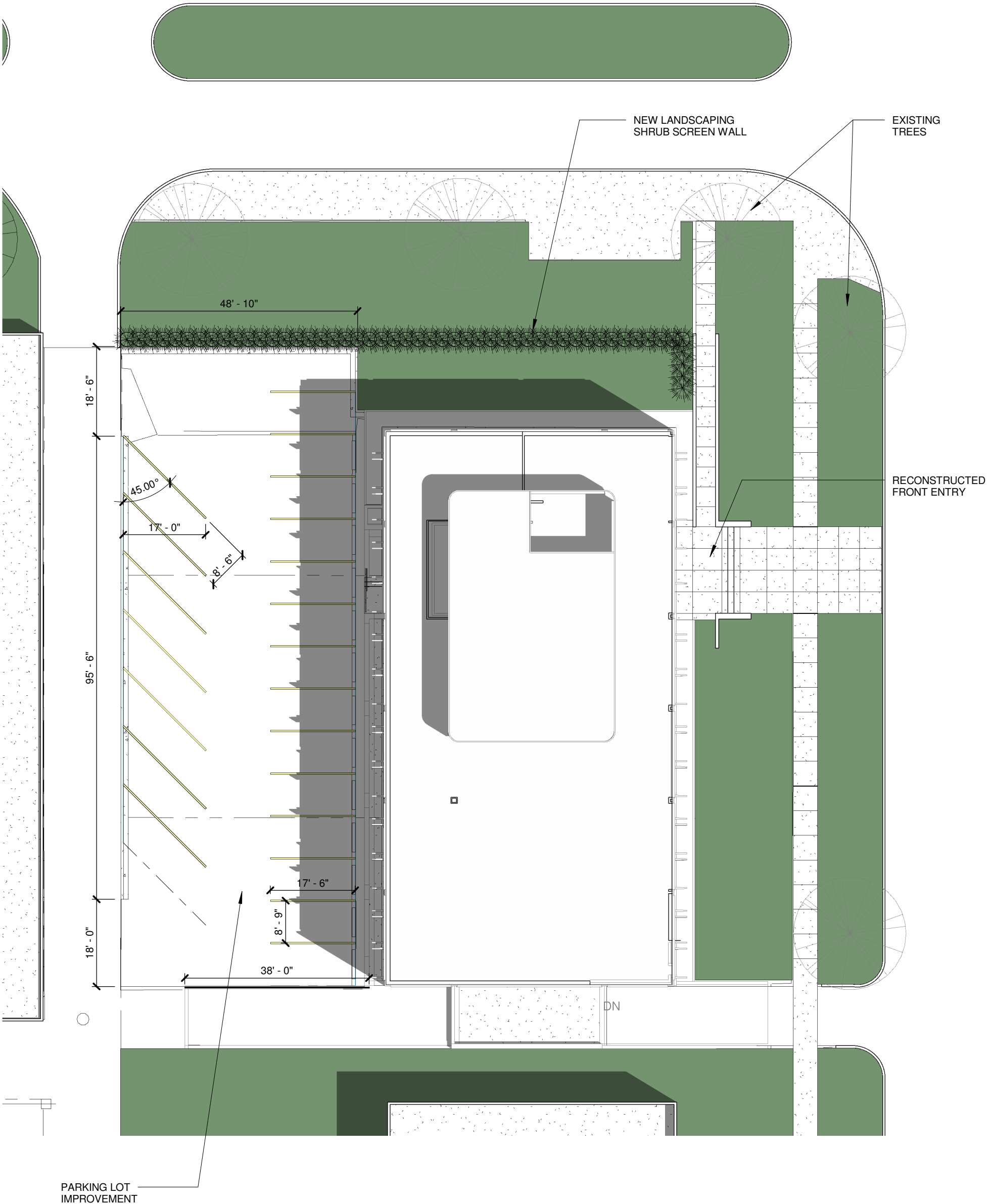
Item 3, NSEA Building site development

I've just received and will enclose the site diagram for this project at S. 14th and Lincoln Mall. The Commission review and approved the building modifications at the Nov. 2007 meeting.



HAMILTON COLLEGE
1821 K STREET
LINCOLN, NEBRASKA

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS



Site Plan

Scale: 1" = 20'-0"

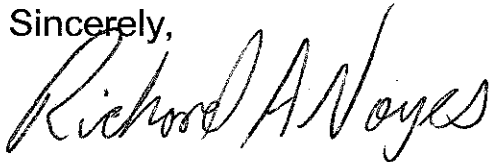
Date: 7/18/2008 10:05:36 AM

The Downtown Neighborhood Association (DNA) respectfully requests that you designate a subcommittee to address Centennial Mall and to help find solutions to it's deteriorating condition.

Centennial Mall is in our neighborhood and it represents a wonderful asset, to the neighborhood, to our community, and to the State of Nebraska. For that reason we would like to participate in a conversation on solutions and/or the next step. We are relatively familiar with the history of the mall and of many of the issues that have accrued and this is a big project, but we believe solving the problem will be a significant investment for the future.

We are requesting that the Capitol Environs Commission help provide the framework for action. DNA stands ready to assist in any way possible.

Sincerely,

A handwritten signature in cursive script that reads "Rick Noyes". The signature is written in dark ink and is positioned below the word "Sincerely,".

Rick Noyes, President
Downtown Neighborhood Association

90-303. Nebraska State Capitol Environs District; maximum height restrictions; enforcement; exemptions; city of Lincoln; powers and duties. (1) The maximum height of any buildings and structures built after March 8, 1977, shall be restricted as follows: (a) The maximum height of buildings and structures shall be forty-five feet or National Geodetic Survey elevation 1235.0 feet, whichever is lower, within an area bounded on the west by Seventeenth Street, on the north by K Street, on the east by a boundary formed by a line extending in a true south direction as an extension of the east property line of Twenty-fourth Street, and on the south by a boundary formed by a line extending directly in a true east direction to the east property line of Twenty-fourth Street from the centerpoint of the intersection of Seventeenth and H Streets, all streets in the city of Lincoln, Lancaster County, Nebraska; (b) The maximum height of buildings and structures shall be forty-five feet or National Geodetic Survey elevation 1235.0 feet, whichever is lower, within an area bounded on the west by Fourteenth Street, on the north by G Street, on the east by Sixteenth Street, and on the south by Washington Street, all streets in the city of Lincoln, Lancaster County, Nebraska; (c) The maximum height of the buildings and structures shall be fifty-seven feet or National Geodetic Survey elevation 1247.0 feet, whichever is lower, within an area bounded on the west by Thirteenth Street, on the north by L Street, on the east by Seventeenth Street, and on the south by G Street, all streets in the city of Lincoln, Lancaster County, Nebraska; (d) The maximum height of the buildings and structures shall be fifty-seven feet or National Geodetic Survey elevation 1247.0 feet, whichever is lower, within an area bounded on the west by Fourteenth Street, on the north by S Street, on the east by Sixteenth Street, and on the south by L Street, all streets in the city of Lincoln, Lancaster County, Nebraska; and (e) The maximum height of the buildings and structures shall be fifty-seven feet or National Geodetic Survey elevation 1247.0 feet, whichever is lower, within an area bounded on the west by Tenth Street, on the north by K Street, on the east by Thirteenth Street, and on the south by H Street, all streets in the city of Lincoln, Lancaster County, Nebraska. (2) For the purposes of the Nebraska State Capitol Environs Act, the areas and the full width of the right-of-way boundary streets described in subsections (1) and (3) of this section shall together constitute and be defined as the Nebraska State Capitol Environs District. (3) Design approval shall be required for all aboveground utility, construction, and landscape improvements in the public right-of-way bounded on the north and south by the property lines of J Street, on the west by a boundary formed by a line extending in a true south direction as an extension of the east property line of Twenty-fourth Street, and on the east by a line extending in a true north direction as an extension of the east property line of Thirty-fifth Street. (4) The city of Lincoln shall insure, through its inspection and permit procedures, that the maximum height restrictions and design review process prescribed by this section for the Nebraska State Capitol Environs District are enforced. (5) The height restrictions and design review process required by this section shall apply, within the Nebraska State Capitol Environs District, to all real estate in private or quasi-public ownership and to real estate owned by the State of Nebraska and local governmental units of all types. (6) The following appurtenances shall be exempt from the height restrictions required by this section, but such appurtenances shall not exceed twenty feet in height above the maximum height permitted in subsection (1) of this section and shall be set back a minimum of fifteen feet from all faces of a building when such faces are adjacent to a street: Church spires, cooling towers with approved screening, elevator bulkheads, fire towers, monuments, stage towers or scenery lofts, ornamental towers, and spires. (7) Nothing in the act shall be construed as limiting the authority of the city of Lincoln to impose lower height restrictions than those maximum height limits established by subsection (1) of this section or in establishing lower height restrictions for appurtenances than those required by subsection (6) of this section. (8) The city of Lincoln shall review and approve or disapprove plans and proposals for demolition, exterior alteration, and construction of structures and other improvements in the Nebraska State Capitol Environs District. The city of Lincoln shall adopt regulations within its zoning code vesting responsibility for review, approval, and disapproval of projects with the Nebraska State Capitol Environs Commission established by the city of Lincoln. (9) The regulations of the city of Lincoln for design review in the Nebraska State Capitol Environs District shall emphasize the long-term enhancement of the State Capitol's setting and of enjoyment of the State Capitol by the citizens while respecting the interests of property owners, including economic interests and the desirability of predictable, expeditious review.

Source: Laws 1977, LB 172, § 3; ; Laws 1993, LB 271, § 3; ; Laws 2002, LB 729, § 13. ;

SS 90-303 (1) The maximum height of any buildings and structures built after March 8, 1977, shall be restricted as follows:

(a) ...no change...

(b) ...no change...

(c) ...no change...

(d) ...no change...

(e) The maximum height of the buildings and structures shall be fifty-seven feet

ALREADY IN STATUTE
~~or National Geodetic Survey elevation 1247.0 feet, whichever is lower,~~ within an area

PROPOSED CHANGE > bounded on the west by ~~Tenth~~ Sixth Street, on the north K Street, on the east by (OR FIFTH)

Thirteenth Street, and on the south by H Street, all streets in the city of Lincoln,

Lancaster County, Nebraska.