

**City of Lincoln
Planning**

Nebraska Capitol Environs Commission
Agenda

The Nebraska Capitol Environs Commission will hold a scheduled public meeting on Thursday, July 15, 2010. The meeting will convene at **8:00 a.m.** in **Development Services Center Room 203/214, 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 15, 2010

1. Approval of meeting notes of [May 27, 2010](#)

Public Hearing and Action

2. [Certificate of Appropriateness](#) for work at the Gathering Place, 1448 E Street.
3. [Certificate of Appropriateness](#) for work at 234 N 14th Street.

Update and Discussion

4. [Central Lincoln Reliability Project](#), Rob Schmidt, LES
 5. Centennial Mall redesign, Design team/ Parks & Rec
 6. [Goodhue Blvd street tree planting](#), City Forestry
 7. Staff report/misc.
-

For discussion of fence @ Gathering Place

14.54.035 Fences and Retaining Walls.

(a) Retaining walls may be permitted on City property under the following conditions:

- (1) The wall is not higher than six inches above the land that it supports.
- (2) The wall shall comply with Chapter 14.44 [Obstructing View on Corner Lots - 30" maximum of obstruction, with 25' triangle of corner of property] of the Lincoln Municipal Code.
- (3) The wall shall be safe and aesthetically compatible with the neighborhood.

(b) Fences may be permitted on City property under the following conditions:

- (1) The fence shall comply with Chapters 20.10 [Lincoln Residential Building Code] and 27.71 [Zoning, additional height & area regulations, fences typically 76" tall] of the Lincoln Municipal Code.
- (2) The fence shall comply with Chapter 14.44 [Obstructing View on Corner Lots - 30" maximum of obstruction, with 25' triangle of corner of property] of the Lincoln Municipal Code.
- (3) Fences installed after August 1, 2008 shall be no closer than two feet to any existing or proposed sidewalk unless installed so as to not interfere with pedestrian and bike traffic.

(4) Fences shall not be allowed between a sidewalk and the street. If no sidewalk is present, the fence may be no closer than twelve feet from the curb.

(5) The fence shall be safe and aesthetically compatible with the neighborhood.

(c) After review of the application, the Director shall issue a permit if the application complies with the provisions of this chapter; provided however, any fence or retaining wall which does not comply with the provisions of this section may apply for a permit as a structure. The fence and retaining wall permit shall be subject to the following conditions, which shall be made a part of said permit:

(1) The use of public space shall be temporary. The owner shall not acquire any right, title or interest to such space.

(2) In the event that it becomes necessary to construct, maintain or repair utilities within the space occupied by the fence or retaining wall, the removal and replacement of said permitted item shall be done at the expense of the owner, and by the owner within 14 days after written notice is given by the City. In the event emergency maintenance or repairs must be made to utilities, the City may remove the fence or retaining wall with no liability or responsibility for damages thereto.

(3) The retaining wall or fence shall be located only in the exact location described in the approved application.

(4) The owner shall maintain the fence or retaining wall in good repair and in the form approved by the permit. Such maintenance shall solely be the responsibility of the owner, and shall be performed at the owner's expense. In case such owner refuses or neglects, after 14 days' written notice, to repair or maintain such fence or retaining wall, the City may repair or remove such fence or retaining wall and charge the cost thereof to the owner. In the event the fence or retaining wall endangers or is likely to endanger the life, limb, health, property, or safety of the public, the City may repair or remove such fence or retaining wall without notice and charge the cost thereof to the owner.

(5) The owner shall hold the City harmless from any and all liability resulting from the construction, maintenance, or existence of any of the allowed or permitted items.

(6) The City of Lincoln is released from any and all liability and responsibility for any damage to an allowed or permitted use which might occur during installation,

maintenance, or repair work performed by the City of Lincoln, its departments or utilities, or another quasi-public utility, or franchisee of the City of Lincoln including, but not limited to, street maintenance and repair, snow removal, street widening, utility project, street cleaning, sign replacement, maintenance and repair, or any other construction, or repair function of the City of Lincoln, its departments, agencies, utilities, or quasi-public utilities, or franchisees, or its successors or assigns. In no event will compensation be provided for use of the right-of-way by the City. If the owner desires to salvage material, it must be done before the project begins at the owner's expense.

(7) The owner shall be responsible for any damage or repairs to public property caused by the installation or removal of any fence or retaining wall.

(8) The owner assumes all risk in placing the permitted item on City property including damages, vandalism, and destruction.

(9) All terms and conditions shall be binding and obligatory on the owner and such owner's successors, personal representatives, heirs, and assigns. (Ord. 19115 §4; August 4, 2008).

STAFF REPORT

July 9, 2010

Proposal:

Studio 951 requests a Certificate of Appropriateness for work at 234 N. 14th Street in the Capitol Environs District.

Discussion:

The subject property is between the two story building on the NE corner of 14th & P Streets and the alley. The attached Certificate of No Material Effect allowed the demolition of small structure on part of the site.

The proposal is to construct a masonry building with brick veneer offering two storefronts on the site. One would accommodate a restaurant relocating from Block 38 west of this site, the north half of which is being redeveloped.

The proposed design is attached. It appears to meet the Downtown Design Standards. The Capitol Environs Design Standards require that buildings not on a mall or Capitol Square, and remote from the Capitol itself, enhance the overall quality of the Environs District.

The proposed building intensifies the use of its site and strengthens the edge of the pedestrian sidewalk with a continuous building with ample storefront windows. It appears to meet the letter and intent of the District Standards.

Recommended finding	The proposed building meets the Capitol Environs Design Standards by enhancing the District.
----------------------------	--

Recommended action:	Approval of a Certificate of Appropriateness.
----------------------------	---

N:\NCEC\REPORTS\July10.2.efz.wpd



LES Central Lincoln Reliability Project

DISCUSSION:

Nebraska Capitol Environs Commission reviewed the project concept in May, prior to the announcement of the proposed route alternatives. Commission members answered in the negative to queries about whether overhead transmission lines crossing the Environs District would be allowed. The proposals reflect this in offering only underground crossings of the Environs District.

LES is now seeking input in selecting routes and construction methods for a major improvement of transmission lines in central Lincoln. The Nebraska Capitol Environs Commission, Urban Design Committee, and Historic Preservation Commission are all being asked for comments.

The attached report to the Urban Design Committee provides basic background on the project.

LES is commencing to narrow options for the routes with a goal of proposing a preferred option by September 2010.

Urban Design Committee recommended unanimously on July 7, 2010 that underground transmission lines be used throughout the project, with an emphasis on selecting routes through parks and other public open space.

The Environs Commission should comment upon the proposed routes in terms of the District and key view corridors to the Capitol.

F:\FILES\PLANNING\NCEC\REPORTS\2010\JulyItem 4.doc

Urban Design Committee is familiar with the review of LES substations and especially their landscape plans. This responsibility derives from the Committee's duty and power for:

review of projects by any utility company, public or private, ...limited to (i) construction of buildings, distribution substations, and ground-level switching stations;

The second part of that section of Lincoln Municipal code empowers UDC to review

(ii) construction located within an historic district designated by the federal government or the City of Lincoln or within 300 feet of an historic landmark as designated by the federal government or the City of Lincoln. However, no project which is to be reviewed by the Historic Preservation Commission shall be reviewed by the Urban Design Committee.

The Central Lincoln Reliability Project is a major effort by LES involving four substations (including a new one at 21st and N Streets) and approximately five miles of 115kV transmission lines. An LES representative will visit with the Committee to share details of the purpose, timeline, and process for this project. Details are also available on www.les.com (Central Reliability Study) including high-resolution maps.

This summer LES is collecting responses to an array of possible routes. Dashed black and white lines are possible underground (only) routes. Red lines are possible above ground or below ground transmission lines. Provided in your packet are small color maps and black and white maps on which I've circled landmarks with an approximate 300' radius and sketched a similar offset from the historic districts, to suggest the possible routes that "trigger" the Committee's authority to comment.

Capitol Environs Commission has also provided general comments and will address the current proposals as well. Historic Preservation Commission will be consulted on the proposed routes most directly effecting historic properties. The scope of UDC's comments will be among the broadest of the three design boards, due to the "300-foot-rule" in the enabling ordinance and the density of historic resources in central Lincoln.

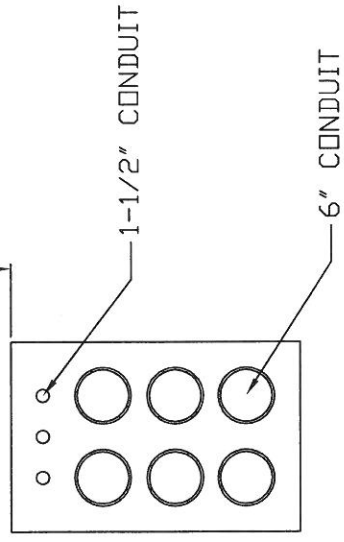
LES describes the below-ground lines are running in concrete duct banks with six 6" diameter conduits for transmission lines and three 1/5" ducts for fiber. The overall measurements of the duct banks would be about 3'x2' and they would be a minimum of three feet below grade. Every 1800 feet, a 12' x 30' vault would be required. The overhead lines would be supported by metal monopoles, typically 70' to 90' tall. If there were distribution wires below the transmission lines, the taller height would be necessary. To accommodate tree canopies below, an even greater height (100' to 125') might be utilized.

Additional helpful information from LES staff:

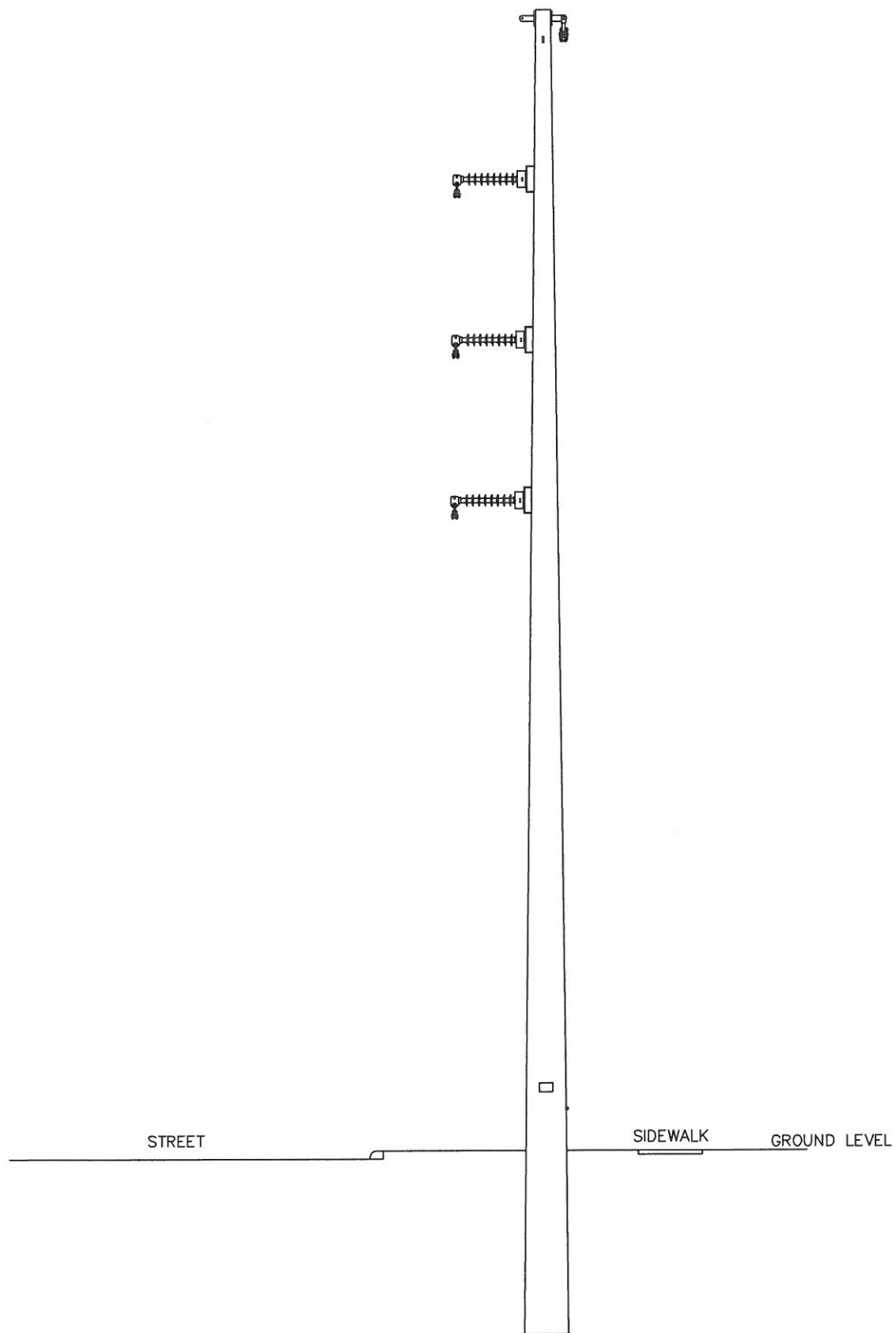
"We would keep a minimum ground clearance from the lowest wire at maximum sag at 25'."
"For the overhead, we have similar structures existing that run along 8th St. In the Haymarket area."

GROUND LEVEL

MIN. 3'-0"



NOTE: 12' X 30' VAULTS
EVERY 1800'





Central Lincoln Reliability Project

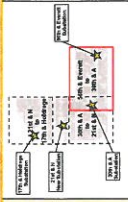
June 2010

Legend

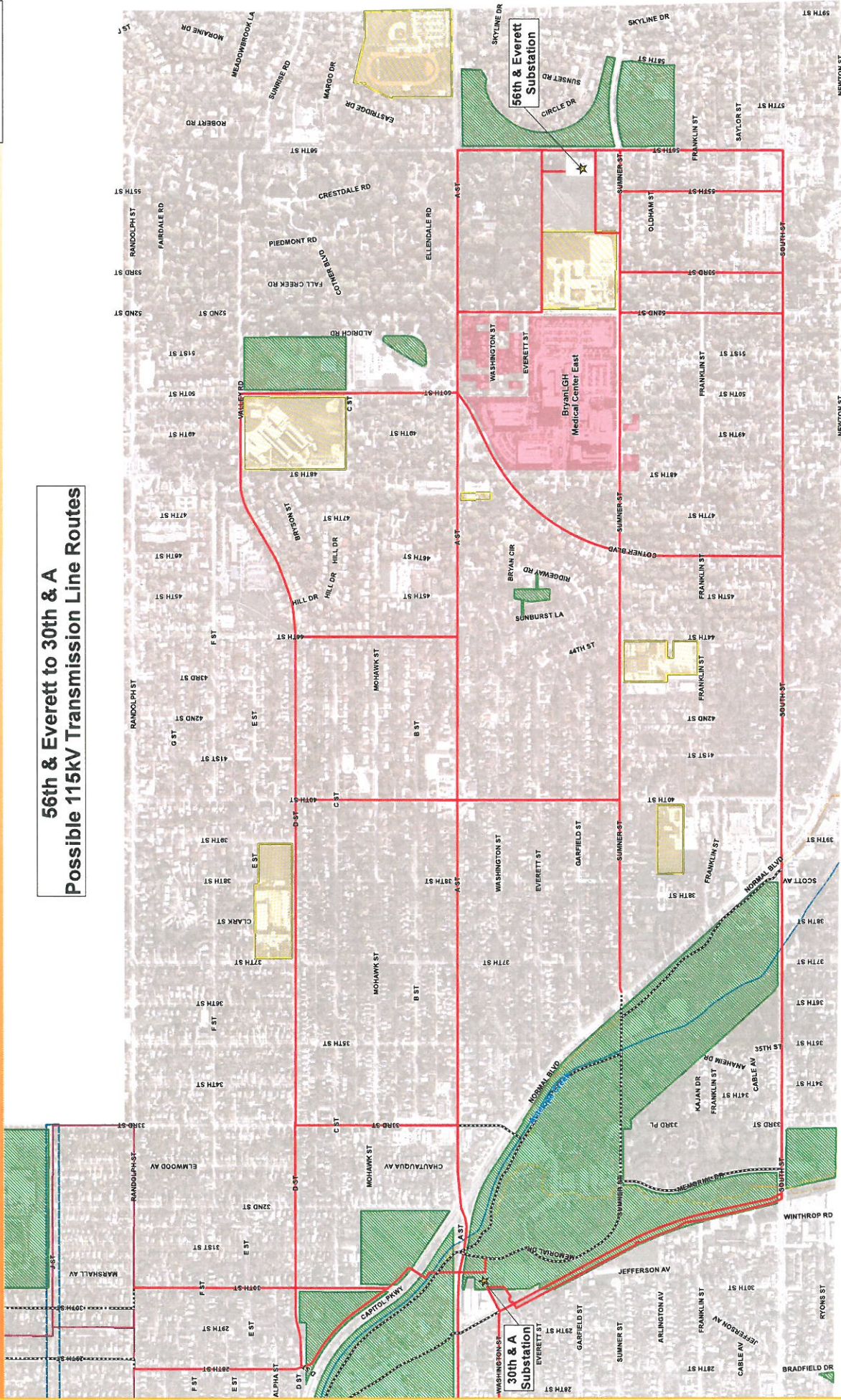
- Possible Above Ground or Underground 115kV Transmission Line
- Possible Underground Only 115kV Transmission Line
- Substation Location
- Historical Place
- Fire Station
- Trail
- Basic Center
- Hospital
- Park
- School
- Historical District
- Capitol Environs District
- State Capitol
- Study Area
- Bridge
- Parking Lot
- Open Space / Landscaping
- Road



Aerial Imagery - 2011 Lancaster County



56th & Everett to 30th & A Possible 115kV Transmission Line Routes





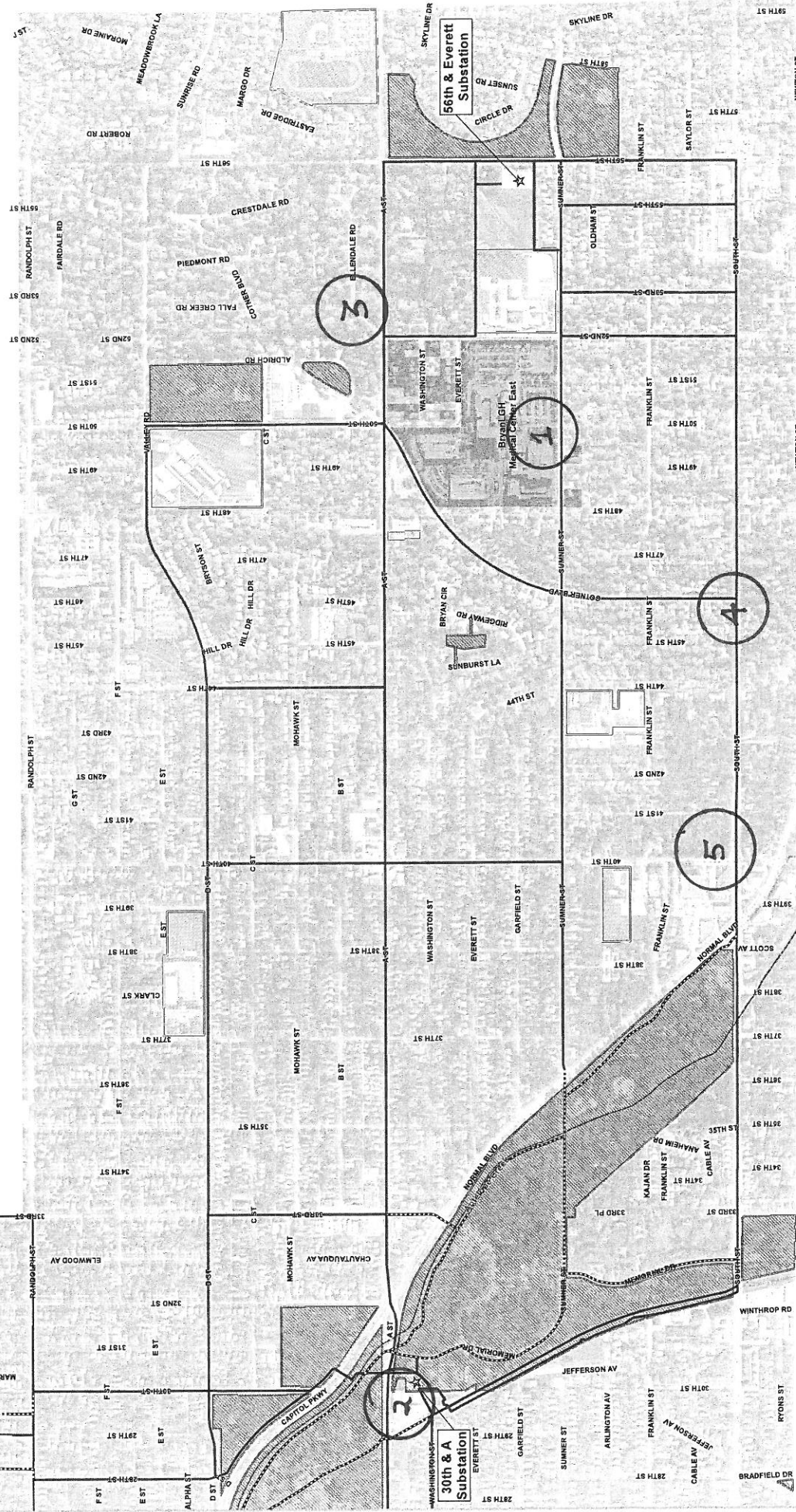
Central Lincoln Reliability Project

June 2010

Legend

- ~ Possible Above Ground or Underground 115KV Transmission Line
- ~ Possible Underground Only 115KV Transmission Line
- ☆ Substation Location
- Antelope Valley Project Features
 - Historical District
 - Historical Place
 - Bridge
 - Capitol Environs District
 - State Capitol
 - Green Space / Landscaping
 - Road
 - Study Area
 - Basin Center
 - Hospital
 - State Capitol
 - Park
 - School
 - Trail
 - Antelope Creek

56th & Everett to 30th & A
Possible 115KV Transmission Line Routes



- ① Fairview (NHL)
- ② A St. Water & Power (Water Park)(LL, NR)
- ③ Griswold House (LL)
- ④ South Telephone Exchange (LL)
- ⑤ Park Hill (NR-pending)

- NHL (Nat'l Historic Landmark)
- NR (National Register)
- LL (Lincoln Landmark)



Central Lincoln Reliability Project

June 2019
Aerial Imagery: 2015 Lancaster County

Legend

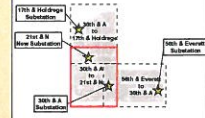
- Possible Above Ground or Underground 115kV Transmission Line
- Possible Underground Only 115kV Transmission Line
- Substation Location

- Historical Place
- Fire Station
- Antelope Creek
- Trail

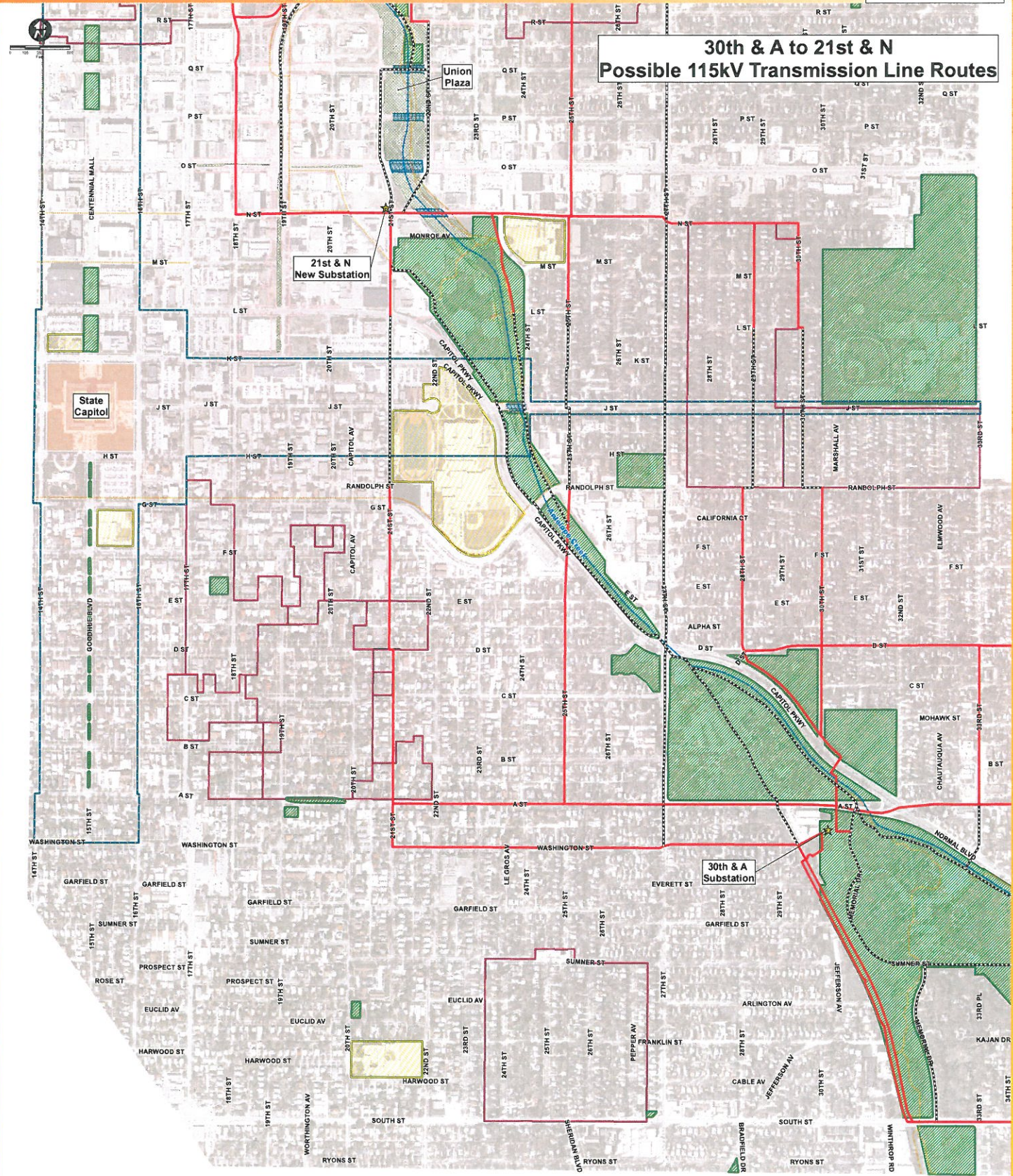
- Beadle Center
- Capitol Environs District
- State Capitol Study Area

- Historical District
- Bridge
- Parking Lot
- Green Space / Landscaping
- Road

Antelope Valley Project Features



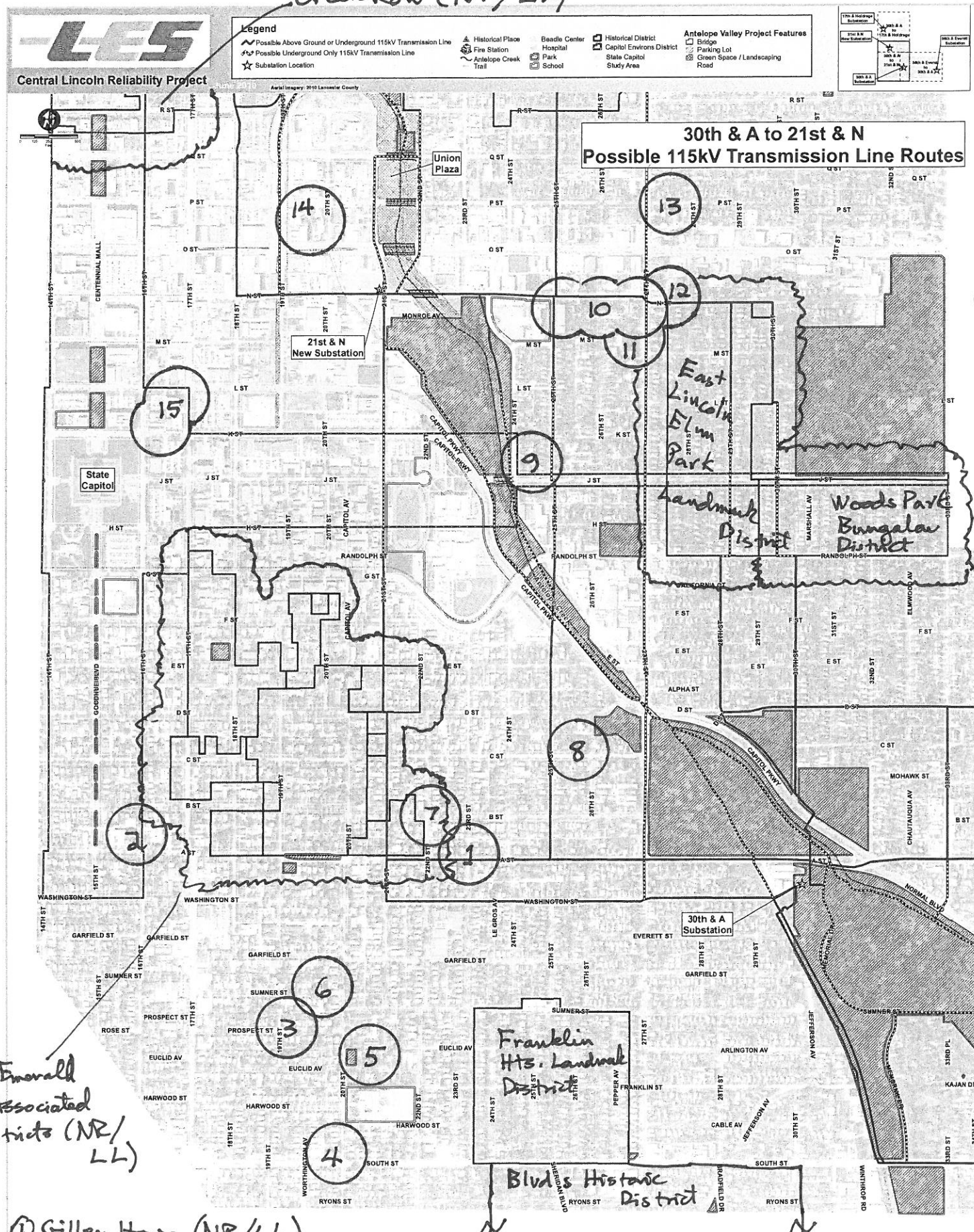
30th & A to 21st & N Possible 115kV Transmission Line Routes



Greek Row (NR/LL)

(15) Masonic Temple (NR) & Harris House (NR/LL)

McEnamall & Associated Districts (NR/LL)



(12) Stake House (NR/LL) (13) Taylor House (NR) (14) RIRR Depot (NR) (15) Gay Brown House (NR)

- ① Gillen House (NR/LL)
- ② Trinity Methodist (LL)
- ③ Thayer House (NR)
- ④ South St Temple (NR)
- ⑤ Maple Lodge (NR)
- ⑥ LT&T Exchange (LL)
- ⑦ Reimers Bungalow (LL)
- ⑧ Ray Pauley House (LL)
- ⑨ Antelope Grocery (LL/NR)
- ⑩ Murphy Sheldon, Hally, Pace Hses (NR/LL, LL, LL)

Legend

- Possible Above Ground or Underground 115kV Transmission Line
- Possible Underground Only 115kV Transmission Line
- Substation Location

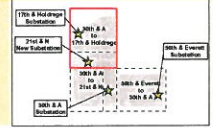
- Historical Place
- Fire Station
- Antelope Creek Trail

- Beadle Center
- Hospital
- Park
- School

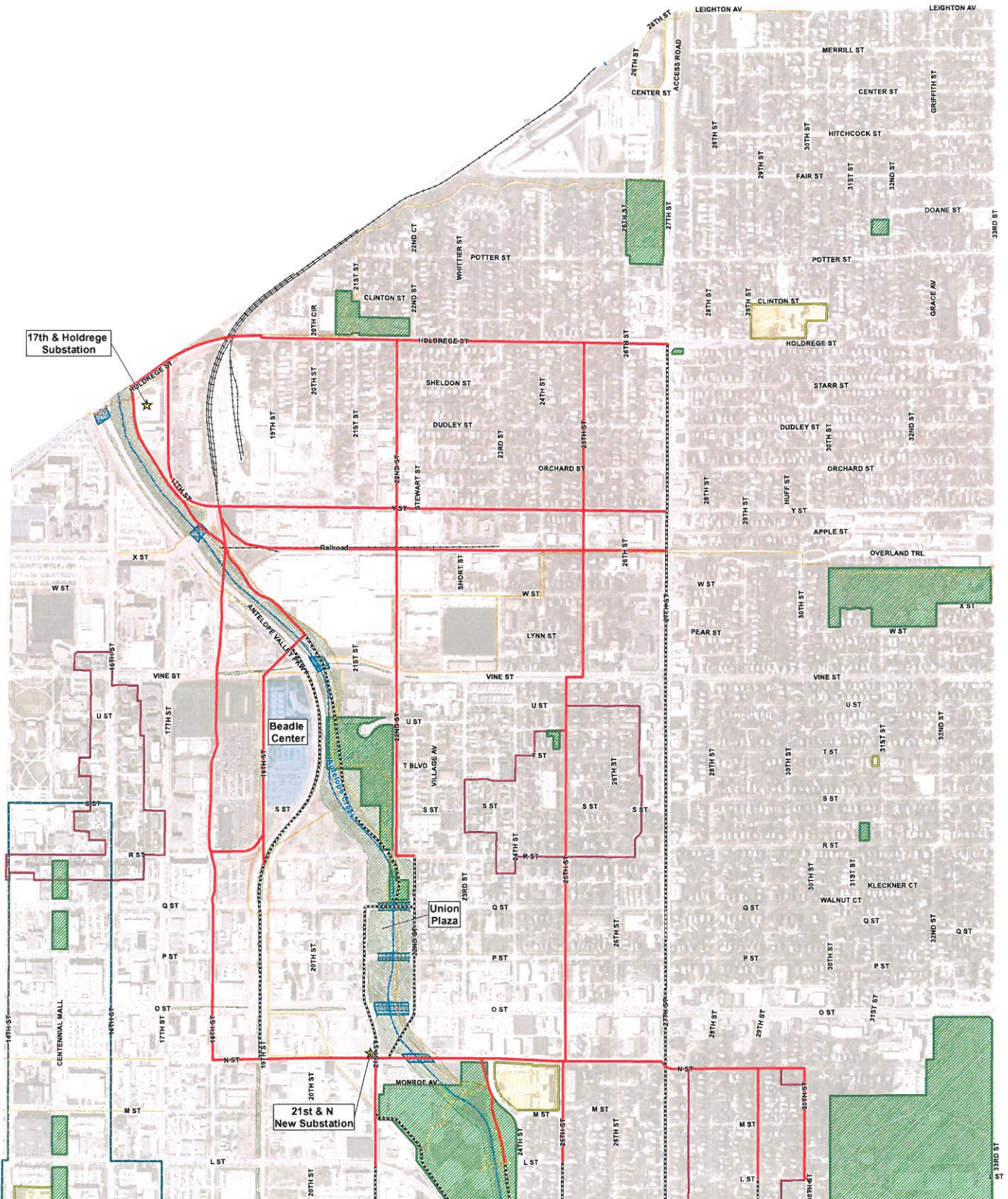
- Historical District
- Capitol Environs District
- State Capitol Study Area

Antelope Valley Project Features

- Bridge
- Parking Lot
- Green Space / Landscaping
- Road



21st & N to 17th & Holdrege Possible 115kV Transmission Line Routes

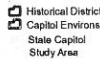




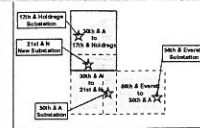
 Possible Above Ground or Underground 115kV Transmission Line
 Possible Underground Only 115kV Transmission Line
 Substation Location



Beadle Center
Hospital
Park
School

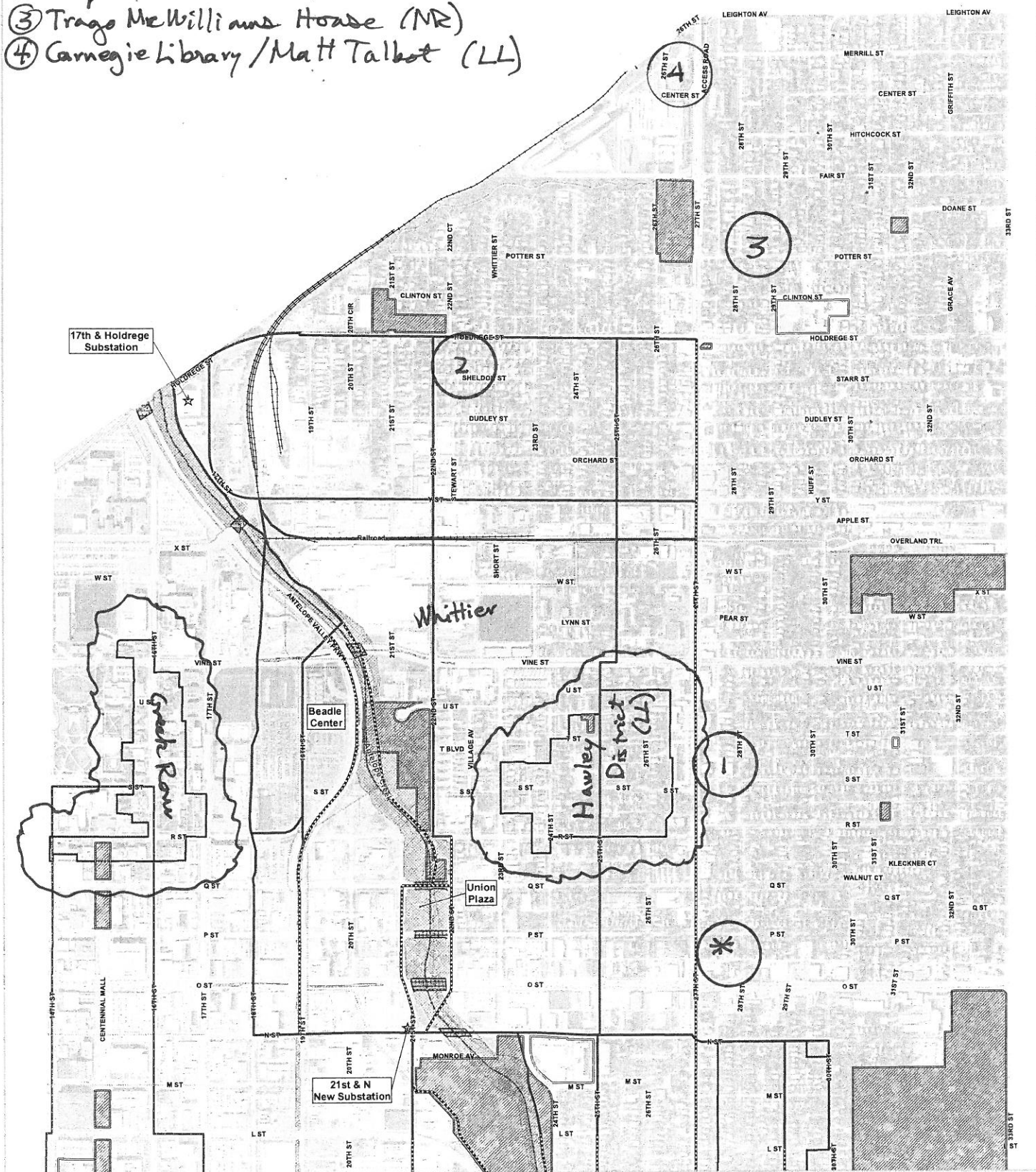


 Bridge
 Parking Lot
 Green Space / Landscaping
 Road



21st & N to 17th & Holdrege
Possible 115kV Transmission Line Routes

- ① East Lincoln Baptist (LL)
- ② Jasper Newton Bell House (NR)
- ③ Trago McWilliams House (NR)
- ④ Carnegie Library / Matt Talbot (LL)



* See middle map.

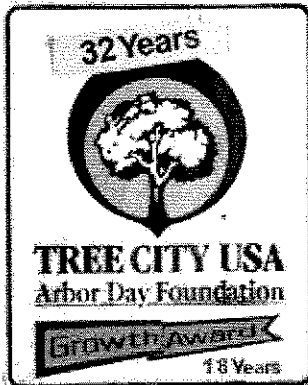
Ed Zimmer

From: Steve E. Schwab
Sent: Monday, April 05, 2010 1:39 PM
To: Ed Zimmer
Subject: RE: Near South Capitol Mall Focus Area - Proposed Street Planting

Categories: Red Category

Thanks ED.

Steve Schwab, City Forester
Lincoln Parks & Recreation Department
244 S 21st Street
Lincoln, NE 68510
(402)-441-7036 work
(402) 441- 7227 fax
(402) 432-0816 cell



From: Ed Zimmer
Sent: Monday, April 05, 2010 1:39 PM
To: Steve E. Schwab; Jon Carlson; Milo D. Mumgaard; 'William Carver'
Subject: RE: Near South Capitol Mall Focus Area - Proposed Street Planting

Thanks, Steve. I'll get you a response from the Environs Commission.

From: Steve E. Schwab
Sent: Monday, April 05, 2010 1:36 PM
To: Ed Zimmer; Jon Carlson; Milo D. Mumgaard; 'William Carver'
Subject: Near South Capitol Mall Focus Area - Proposed Street Planting

ED:

Please see attached list of addresses on Goodhue Blvd (in bold) that are part of this proposed street tree planting to be done this coming fall.

Would like you and the other members of Capitol Environs to please let me know your thoughts on tree species.

Goodhue Blvd has a mature streetscape of Pin Oaks from 'A' Street to 'G' Streets. Note were wires are that I have indicated a small stature tree (Flame Amur Maple).

Instead of planting Pin Oaks (not on approved street trees list), Red Oaks would be planted.

Steve Schwab, City Forester

Lincoln Parks & Recreation Department

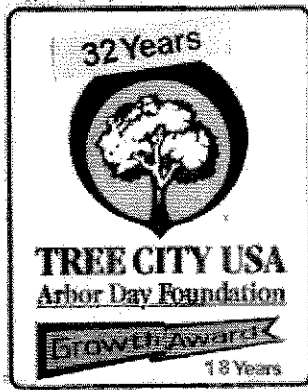
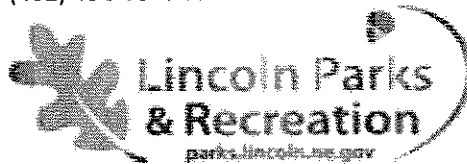
244 S 21st Street

Lincoln, NE 68510

(402)-441-7036 work

(402) 441- 7227 fax

(402) 432-0816 cell



ADDRESS	PLANT ON	SPECIES	VARIETY	BOC	WIRES	# TREES	COMMENT
1300 A Street		Oak	Swamp	Center		1	
1310 A Street		Oak	Swamp	Center		1	
1334 A Street		Oak	Swamp	Center		1	
1344 A Street							NO Room
1422 A Street		Oak	Swamp	Center		1	
1432 A Street							NO Room
1400 A Street	14th	Sugar Maple	Fall Fiesta	Inline		1	
1640 A Street		Oak	Swamp	Inline		1	Church South side
1640 A Street	16th	Maple	State Street	Center		1	Church west side
1712 A Street		Oak	Swamp	Center		1	
1310 B Street		Elm	Accolade	Center		1	
1315 B Street		Elm	Accolade	Center		1	
1325 B Street		Elm	Accolade	Center		1	
1335 B Street		Elm	Accolade	Center		1	
1336 B Street		Elm	Accolade	Center		1	
1342 B Street		Elm	Accolade	Center		1	
1410 B Street		Tuliptree	Emerald City	Inline		2	
1415 B Street		Tuliptree	Emerald City	Inline		1	
1416 B Street		Tuliptree	Emerald City	Inline		1	
1435 B Street		Tuliptree	Emerald City	Inline		1	
1441 B Street		Tuliptree	Emerald City	Inline		1	
1536 B Street		Locust	Skyline	Center		1	
1545 B Street		Locust	Skyline	Inline		1	
1619 B Street		Locust	Skyline	Center		1	
1626 B Street		Locust	Skyline	Center		1	
1701 B Street		Locust	Skyline	Center		2	
1730 B Street		Locust	Skyline	Center		1	
1745 B Street		Locust	Skyline	Center		1	
1528 C Street		Maple	State Street	Center		1	
1420 C Street		Maple	State Street	Center		1	
1406 C Street		Maple	State Street	Inline		2	
1345 C Street		Maple	State Street	Center		1	
1335 C Street		Maple	State Street	Center		1	
1332 C Street		Maple	State Street	Center		1	
1740 C Street		Maple	Burgundy Belle	Center		2	
1729 C Street		Maple	Burgundy Belle	Inline		1	

1712 C Street		Maple	Burgundy Belle	Inline		1
1701 C Street		Maple	Burgundy Belle	Center		2
1149 S 17th Street		Maple	Fall Fiesta	Center		1
1645 C Street	17th	Maple	Fall Fiesta	Center		1
1634 C Street		Maple	Fall Fiesta	Inline		1
1600 C Street	16th	Maple	Fall Fiesta	Inline		1
1545 C Street	16th	Locust	Skyline	Inline		1
1538 C Street		Maple	State Street	Center		1
1110 S 13th Street	D Street	Oak	Swamp	Center		1
1321 D Street		Oak	Swamp	Center		1
1327 D Street		Oak	Swamp	Center		2
1341 D Street		Oak	Swamp	Center		1
1435 D Street						NO Room
1443 D Street						NO Room
1122 S 14th Street		Maple	Flame Amur	Inline	Wires	1
1121 S 14th Street		Oak	Swamp	Center		1
1123 S 14th Street		Maple	Burgundy Belle	Center		2
1144 Goodhue	Goodhue/C	Oak	Red	Center		2
1116 Goodhue		Maple	Flame Amur	Inline	Wires	1
1511 D Street						NO Room
1221 Goodhue		Oak	Red	Center		1
1309 Goodhue		Oak	Red	Center		1
1333 Goodhue		Oak	Red	Center		1
1222 S 14th Street		Maple	Fall Fiesta	Center		2
1242 S 14th Street						NO Room
1308 S 14th Street						NO Room
1322 S 14th Street		Maple	State Street	Inline		1
1217 S 16th Street		Locust	Skyline	Center		1
1227 S 16th Street		Locust	Skyline	Center		1
1230 S 16th Street		Locust	Skyline	Center		1
1233 S 16th Street		Locust	Skyline	Center		1
1316 S 16th Street		Locust	Skyline	Center		1
1345 S 16th Street	Goodhue	Maple	Fall Fiesta	Center		2 Trinity Church
1345 S 16th Street	16	Locust	Skyline	Center		2 on 16th
1216 S 17th Street		Maple	Fall Fiesta	Center		1
1225 S 17th Street		Maple	Fall Fiesta	Center		1
1420 D Street		Oak	Swamp	Inline		1

1545 D Street	16th	Locust	Skyline	Inline	1	
1121 S 16th Street		Locust	Skyline	Inline	1	
1601 D Street						NO Room
1621 D Street		Oak	Swamp	Center	1	
1625 D Street		Oak	Swamp	Center	1	
1710 D Street		Oak	Swamp	Inline	1	
1745 D Street	18th	Maple	Burgundy Belle	Inline	1	
1345 S 18th Street	A Street	Oak	Swamp	Inline	1	
1336 S 18th Street	18th/A	Oak	Swamp	Inline	2	
1421 E Street		Maple	State Street	Inline	1	
1505 E Street		Elm	Accolade	Inline	1	
1509 E Street		Elm	Accolade	Inline	1	
1701 E Street	on E Street	Elm	Accolade	Inline	1	
1646 E Street		Elm	Accolade	Inline	1	
1640 E Street		Elm	Accolade	Inline	1	
1400 E Street						NO Room
13th & E Street	E Street	Linden	Greenspire	Center	1	Pinnacle Bank side
1341 F Street		Maple	Fall Fiesta	Center	1	
1515 F Street		Maple	Fall Fiesta	Center	1	
1519 F Street		Maple	Fall Fiesta	Center	1	
1617 F Street		Maple	Fall Fiesta	Inline	1	
1719 F Street		Oak	Swamp	Inline	1	
806 S 17th Street	G Street	Oak	Swamp	Inline	1	1st Presb Church
1626 F Street		Maple	Burgundy Belle	Inline	1	
1331 G Street		Locust	Skyline	Center	1	
1401 G Street	G/14th Streets	Locust	Skyline	Center	2	
1405 G Street		Locust	Skyline	Center	1	
1637 G Street		Locust	Skyline	Inline	1	
823 S 17th Street	17th Street	Maple	Fall Fiesta	Center	1	First Presb Church
1739 G Street		Oak	Swamp	Inline	3	
1331 G Street	14th Street	Maple	State Street	Inline	2	
925 S 14th Street		Elm	Accolade	Center	1	
945 S 14th Street	E Street	Linden	Greenspire	Center	1	
1345 E Street	14th Street	Elm	Accolade	Inline	1	
934 S 14th		Elm	Accolade	Center	1	
801 Goodhue		Oak	Red	Inline	2	
827 Goodhue		Oak	Red	Inline	1	

919 Goodhue		Oak	Red	Inline		1
925 Goodhue		Oak	Red	Inline		1
1025 Goodhue		Oak	Red	Inline		1
1027 Goodhue		Maple	Flame Amur	Inline	Wires	1
1007 S 16th Street		Locust	Skyline	Center		1
920 S 16th Street		Locust	Skyline	Inline		1
831 S 17th	F Street	Maple	Fall Fiesta	Inline		1
831 S 17th	17th Street	Maple	Fall Fiesta	Inline		1
904 S 17th Street	F Street	Oak	Swamp	Center		1
805 S 18th Street		Elm	Accolade	Inline		1
Hazel Abel Park						No Room
St Paul Church						No Room
TOTAL						128
FALL 2010 TREES NEBRASKA TOWNS Planting						