

**City of Lincoln
Planning**

Nebraska Capitol Environs Commission
Agenda

The Nebraska Capitol Environs Commission will hold a scheduled public meeting on Thursday, March 25, 2010. The meeting will convene at **8:00 a.m.** in **Room 106, 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 March 25, 2010

1. Approval of meeting notes of [December 17, 2009](#) and [February 25, 2010](#)

Hearing and Action

2. [The Clark Enersen Partners](#), on behalf of Lincoln Public Schools, request a certificate of appropriateness for a master plan for Beechner Athletic Complex, Lincoln High School, 21st and J Streets
3. [The Lincoln Building and Safety Department](#) requests a certificate of appropriateness for demolition of a dangerous building at 610 S. 17th Street ("The Juliet")
4. [Community Action](#) (formerly Lincoln Action Program) requests a certificate of appropriateness for work at 1448 E Street, "The Gathering Place"

Update and Discussion

5. Staff report/misc.: [2009 Annual Report](#), Centennial Mall redesign and legislation, etc.
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to: **Nebraska Capitol Environs Commission**
from: Ed Zimmer
re: Agenda of March 25, 2010
date: 03/19/2010

Item 2:

Lincoln Public Schools will present information to the Commission about plans for Beechner Athletic Complex at Lincoln High School. The Environs District extends 300 feet north and south of the J Street right-of-way, placing a portion of the athletic complex in the Commission's jurisdiction for design review.

I apologize that I overlooked one of the scheduled items for the December meeting—the second meeting on the west entrance improvements to the building at 500 South 16th Street for the Nebr. Dept. of Labor. Alan Ebner of The Clark Enersen Partners will present to the Commission based on the discussion at the November meeting.

The key design standards in this location are:

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. (emphasis added)

and

Design Standard 12: Reinforcing the Edges of the Malls

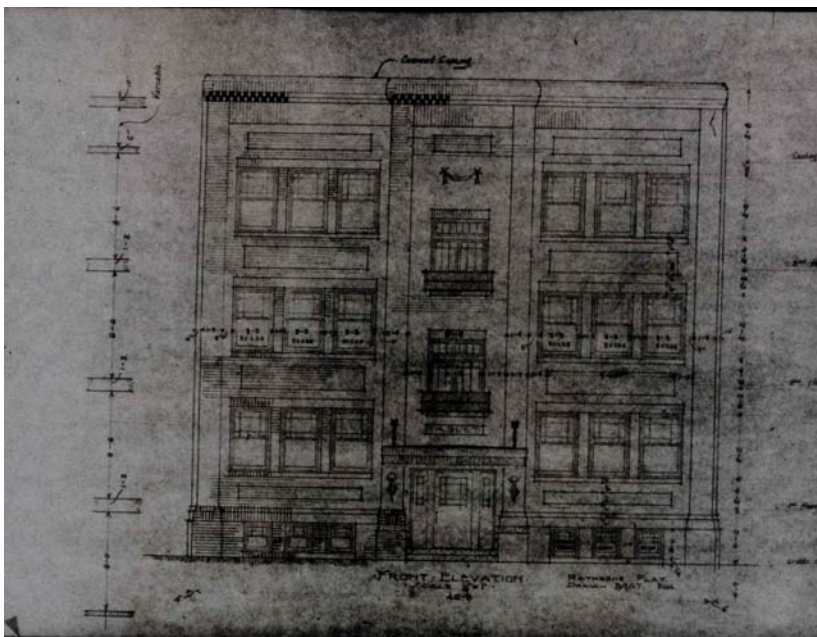
The Malls should provide dignified pedestrian and vehicular environments, with well-defined edges and a variety of Capitol views. To reinforce the edges of the District' spaces, it is essential that new buildings be oriented to their respective Mall, or to Capitol Square, and that new buildings have a consistent setback.

Item 3:

The City of Lincoln has notified the owners of “The Juliet” apartment building at 610 S. 17th St. that the building has been declared dangerous and that it must be immediately secured and repaired or it will be demolished.



The Juliet was built in 1917 for an estimated \$30,000 by Lincoln developer Harvey Rathbone. His drawings for the building were inscribed by O. A. Ellis. Oscar A. Ellis was identified as a draftsman in the office of Berlinghof and Davis in the 1917 Lincoln directory. That architectural partnership ended in mid-1917.



O. A. Ellis, draftsman, 1917

The specific design standard on demolition states:

Design Standard 7: Demolition

Any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design Standards. Applications for demolition and redevelopment shall be evaluated in light of the contribution of the site to the character of the District, and based on the assumption that landmarks designated by the City of Lincoln or identified in these Design Standards should be preserved.

In this instance the demolition request/requirement is originating with the City, not the property owner. Hence no redevelopment plans are available. The Environs District ordinance provides another possibility for addressing hazard buildings:

27.56.130 Hazardous Structures.

The Planning Director shall issue a certificate of "allowance on grounds of hazardous conditions"

for razing a structure or other work if the Department of Building and Safety has determined that failure to carry out said work poses an immediate hazard to human health and safety. However, no owner shall by deliberate acts or deliberate neglect allow a property in the Capitol Environs District to become hazardous to human health and safety with the intent of then obtaining such certificate. When a certificate of "allowance on grounds of hazardous conditions" is issued, a copy of that certificate shall be transmitted to the Nebraska Capitol Environs Commission at its next public meeting.

The City's inspectors have indicated to me that the structure has been badly damaged by a long period of neglect, especially to the roof, necessitating the dangerous building action.

Item 4: The owners of the "Gathering Place" at E Street and Goodhue Blvd. have received grant assistance for improvements to the building. I will meet with them next week prior to the Commission's meeting and have listed this item in case a discussion with the Commission is warranted.



NEBRASKA CAPITOL ENVIRONS COMMISSION

2009 ANNUAL REPORT

(DRAFT)

The Nebraska Capitol Environs Commission was established in 1988 to protect the Nebraska State Capitol by promoting the improvement of the Capitol's setting—its Environs. By Section 27.56.060 of the Lincoln Municipal Code, the Commission is required to meet at least quarterly. Four of the seven appointed citizen members constitute a quorum of the Commission, assisted by three non-voting, ex-officio members representing State and City government.

The Commission membership in 2009 remains unchanged from the end of 2008: Jeff Searcy (chair), Jim Hewitt, John Kay, Tom Laging, Cecil Steward, Larry Stoll, and Kim Todd. Ex-officio members are Lynn Johnson (director of Lincoln Parks & Recreation Dept.), Marvin Krout (director of Lincoln/Lancaster County Planning Dept.) and Bob Ripley (Office of the Capitol Commission).

Prior to the November 12th meeting, the Commission will have met in seven times in 2009, with quorums present at every meeting. The Commission anticipates meeting December 17th as well, to continue progress on the Centennial Mall design effort and other matters.

In February the Commission received a report on redevelopment efforts in the “South Capitol” area including the portion of the district around Goodhue Blvd. The Commission also supported and closely monitored LB450, to extend the Environs District protections west to Rosa Parks Way (which was adopted into law).

In March the Commission considered and supported amendments to the Lincoln Center Redevelopment Plan, making Tax Increment Financing (TIF) generated by projects along Lincoln Mall available to a wider portion of the Capitol Environs, especially Centennial Mall. These amendments were adopted by the City of Lincoln, allowing the City Parks & Recreation Department to solicit for and select a design team to begin work on a new Mall master plan.

The Commission received reports on this very welcome Centennial Mall project at each subsequent meeting of the year from the Parks Dept. and from design team representatives. Commissioner Tom Laging is a member of the design team with The Clark Enersen Partners and BVH Architects, continuing his career-long contributions to enhancing the Capitol Environs. Progress on the renewal of Centennial Mall is the most noteworthy Environs event of the year and perhaps of the decade.



Other significant projects are illustrated below:



NSEA Building, Sept. 2009



*Kaplan University, view from
northwest (K St. Facade),
November 2009*



*Kaplan University, view from south “J
Street Mall” summer 2009*



*Antelope
Creek bridge
at J Street,
November
2009*



*Lincoln High School
(opened 1915) and
renovated front yard,
November 2009*



Respectfully submitted
November 12, 2009

Ed Zimmer
Lincoln Planning Department

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