

Boards & Commissions

Nebraska Capitol Environs Commission Agenda

NOTICE

Nebraska Capitol Environs Commission

Notice is hereby given that the **Nebraska Capitol Environs Commission** will hold a meeting on Thursday, June 26, 2014 at 8:00 a.m. in the **County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Room 214 on the 2nd Floor**. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

June 26, 2014

1. Approval of meeting records of [March 27, 2014](#), [April 24, 2014](#) and [May 22, 2014](#).

HEARING AND ACTION

2. Certificate of Appropriateness for work at [430 South 16th Street](#), First Christian Church.
3. Certificate of Appropriateness for inscribed plaques in the [Spirit of Nebraska Pathway](#), of Nebraska's Centennial Mall south and north between K and R Streets.
4. Review and recommendation on [P Street East Redevelopment Project](#), including portions of alleys and P Street and 16th Street rights of way in the Capitol Environs District.

DISCUSSION AND ACTION

5. Recommendation on P Street East Redevelopment Project.
6. Miscellaneous: staff report, etc.

STAFF REPORT

June 20, 2014

Proposal:

First Christian Church requests a Certificate of Appropriateness for work at 430 South 16th Street in the Capitol Environs District.

Discussion:

First Christian Church is a handsome, red-brick, Gothic Revival complex at the northeast corner of 16th & K Streets, diagonally across that intersection from the Capitol grounds.

The congregation proposes to enhance the landscape on the south side of the building, adjacent K Street, where there is currently a well-maintained area of turf with a few shrubs.

The proposal maintains turf along the sidewalk for most of the length of the building, while introducing a mix of shrubs, grasses, and a few accent trees behind the corner sign and along the building wall. At the south entrance, which is connected by a walkway to the east-west public sidewalk, the planting curves out to the public walk. East of the side entrance, a small area of decorative pavement would be introduced, with benches for seating, surrounded by a decorative metal fence.

The proximity of First Christian Church to the Capitol makes Design Standard 2 particularly relevant:

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.

First Christian is a handsome building on a well-maintained site. This proposal appears to further contribute to the enhancement of the Environs District.

Recommended finding:

The proposed improvements to the landscape of First Christian Church enhances the Capitol Environs District.

Recommended action:

Approval of a Certificate of Appropriateness .

M:\plan\UrbanDesignReview\NCEC\REPORTS\2014\05May\STAFF REPORT May1stChristian.wpd

PERENNIAL PLANT LIST

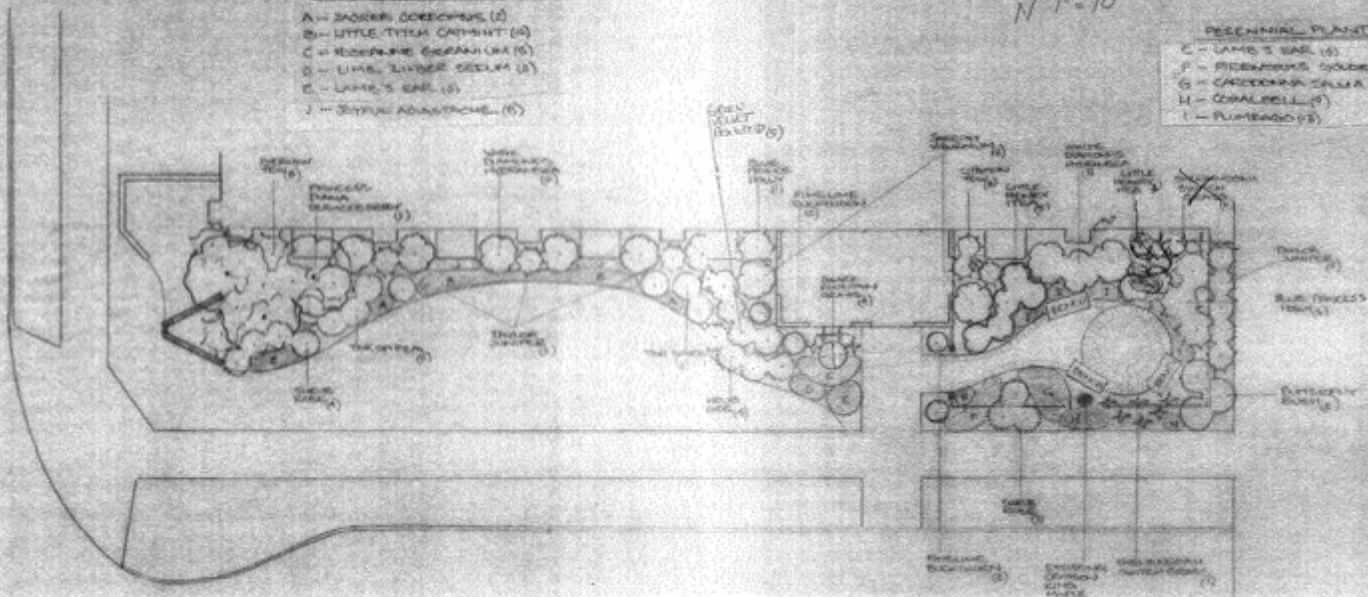
- A - ZACHER CORONILLA (2)
- B - LITTLE TITCH CATHART (10)
- C - REDDISH GERANIUM (5)
- D - LIME ZINGER SEDUM (5)
- E - LAMB'S EAR (10)
- J - JEFFERSON ADONIS (5)

↑
N 1" = 10'

FIRST CHRISTIAN CHURCH

PERENNIAL PLANT LIST

- E - LAMB'S EAR (10)
- F - REDDISH GERANIUM (5)
- G - CARDONIA SALVA (10)
- H - CORAL BELL (5)
- I - PLUMBAGO (10)



Centennial Mall Tiles-MAY (Carried over to June 26, 2014) meeting

\$1000 Individual Tribute Tiles

Name: Lincoln Rainbow Assembly #6
Hometown: Lincoln
Tribute: An active youth organization
Supporting Centennial Mall

Name: J Michael Jess
Hometown: David City
Tribute: Water Resources Steward

\$10,000 Leadership Tiles

\$25,000 Ag Legacy Tiles

Name: Jagels Farm and Ranch
Hometown: Davenport
Tribute: Homesteaded in 1883 generations have been forward thinking with conservation for crops and livestock. We raise corn, sorghum, soybeans, cattle, hogs, and own a trucking company. Faith, Family, and Agriculture are the cornerstone for our heritage.
Proposed:
Since homesteading in 1883, each generation has conserved the land while raising cattle, hogs, corn, sorghum, and soybeans. Our family also owns and operates a trucking company. Faith, family and farming are the cornerstones of our heritage.

Legacy Tiles & Nebraska Notable Tiles 18 x 36 Bronze

Name: The Joe R. Seacrest Family
Hometown: Lincoln and North Platte
Tribute: Proud to support the parks of the City of Lincoln and of the State of Nebraska

Name: TMCO, Inc.
Hometown: Lincoln
Tribute: Established 1974 by Roland Temme, Total Manufacturing Company specializes in total, concept-to-completion metal manufacturing services. Centennial Mall Founders Club.

Name: Lincoln Community Foundation
Hometown: Lincoln

Tribute: Founded in 1955 by a group of visionaries with a genuine love for Lincoln and a strong commitment to its constant improvement. This legacy endures through stewardship of charitable gifts that enrich the lives of those who live here now and in the future.

Proposed:

Founded in 1955 by a group of visionaries with a genuine love for Lincoln and a strong commitment to its constant improvement. This legacy endures through stewardship of charitable gifts that enrich the lives of *Lincoln residents* now and in the future.

Name: Chief Justice William C. Hastings

Hometown: Newman Grove

Tribute: Lancaster County District Judge and Chief Justice of the the Nebraska Supreme Court. Key advocate for establishing the Nebraska Court of Appeals. Committed to equal justice for all and promoting racial and gender fairness in the courts.

Proposed

Lancaster County District Judge & Chief Justice of the Nebraska Supreme Court, 1965-95. Advocated establishing Nebraska Court of Appeals. Committed to equal justice for all and to racial and gender fairness in the courts.

Name: Farmers Mutual Insurance Company of Nebraska

Location: Lincoln

Tribute: Founded in 1891 by local farmers to insure Nebraska farms. Farmers Mutual has grown to the largest insurer of farm property in Nebraska. Proudly serving the state's agricultural industry. A Nebraska company for Nebraskans.

Native American Recognition

Omaha Tribe of Nebraska (*U-Mo'n-Ho'n*, "Against the Current")

Influential farmers, hunters and fur traders on the upper Missouri. Originators of the *Hethuska* (warrior) society, whose dances became the foundation of all modern pow-wows. Tribal headquarters are located in Northeast Nebraska.

BRR Draft 2-25-14

Ponca Tribe of Nebraska (*Osni Ponka*, "Cold Ponca")

Forcibly relocated from their homeland near the mouth of the Niobrara River to Indian Territory in 1877, part of the tribe returned to Nebraska in 1879. Terminated by Congress in 1966,

~~they were the Ponca Tribe was subsequently restored in 1990 without a land base.~~
~~BRR Draft 2-25-14~~

Santee Sioux Tribe of Nebraska (“*Isanti Dakota*”)

Considered “guardians of the eastern frontier of the Great Sioux Nation,” this tribe migrated from the woodlands of Minnesota. Forcibly relocated throughout the Plains in the 1860s, they were resettled on a reservation in Northeast Nebraska in 1866.

~~BRR draft 2-25-14~~

Winnebago Tribe of Nebraska (*Ho Chunk*, “People of the Big Voice”)

The Winnebago^s originated in what is now Wisconsin. After many forced removals, many Ho-Chunks^s were relocated in 1865 to a reservation in Northeast Nebraska. The Ho-Chunks^s are well known for their long standing pow-wow honoring Chief Little Priest.

~~BRR draft 2-21-14~~

Red Cloud (*Ma píya Lúta*)

Born near North Platte, Nebraska in 1822, Red Cloud was a respected Oglala Lakota chief who fought against U.S. westward expansion. In later years he eased his people’s transition from the freedom of the plains to the confinement of reservation life.

~~NCIA Draft 2-21-14~~

Standing Bear (*Ma-Chu-Na-Zha*)

Standing Bear was a Ponca chief who was forcibly removed with his tribe from Nebraska to Oklahoma in 1877. He returned in 1879 and won a federal lawsuit in which a judge ruled for the first time Native Americans were “persons within the meaning of the law.”

~~J.S. Edits 2-26-14~~

Susette La Flesche Tibbles (*Inshata Theumba*)

Known as “Bright Eyes” to the Omaha tribe, Tibbles was a teacher, journalist and speaker. She acted as interpreter for Chief Standing Bear during the historic civil rights trial in 1879. She later toured the U.S and abroad as an advocate for Native rights.

~~NCIA Draft 2-21-14~~

REQUESTED

President Abraham Lincoln

President of the United States 1861-1865. Lincoln made extraordinary efforts to attain knowledge while working on a farm, splitting rails, and keeping store. Captain in the Black Hawk War, eight years in the Illinois legislature, and rode the circuit of courts. Honored by Cornhusker Bank
or

President Abraham Lincoln

Issued Emancipation Proclamation-1863. "With malice toward none; with charity for all; with firmness in the right, as God gives us to see the right, let us strive on to finish the work we are in; to bind up the nation's wounds..." Second Inaugural Address
Honored by Cornhusker Bank

Recommended

President Abraham Lincoln

Issued Emancipation Proclamation, 1863. "With malice toward none; with charity for all; with firmness in the right, as God gives us to see the right, let us strive on to finish the work we are in." 2nd Inaugural Address, 1865
Honored by Cornhusker Bank

and

REQUESTED

President Abraham Lincoln

Memorialized as part of Nebraska State Capitol construction by Daniel Chester French and Henry Bacon in 1912.
Nebraska's capital city was named for President Lincoln as the result of a political ruse during capital relocation battles in 1864.

Recommended

President Abraham Lincoln

Nebraska's capital city is his namesake.
Memorialized on the Capitol grounds in 1912 with statue by Daniel Chester French and plaza by Henry Bacon, co-designers of Lincoln Memorial in Washington DC in 1915.

From the Nebraska Corn Board

Requested

The History of Corn

Corn has been grown in Nebraska for hundreds of years. Native Americans and early pioneers left a legacy that lives today in the demand for Nebraska's GOLD. Corn farmer's innovation has lead the way for the livestock, biofuels & value-added industries.

Recommended

The History of Corn

Corn has been grown in Nebraska for centuries. Native Americans and early pioneers left a legacy that lives on in Nebraska's homegrown GOLD. Corn farmers' innovations foster the livestock, biofuels & value-added industries.

Requested

Corn for the Future

The corn farmers of Nebraska look to the future with vision and investment in the many possibilities for new uses for corn. Corn is a sustainable crop used for feed, fuel, food & fiber and has a major role in our state's economy and feeding a growing world.

Recommended

Corn for the Future

Nebraska's corn farmers look to the future with vision, Investing in abundant new uses for corn. Corn is a sustainable crop used for feed, fuel, food & fiber, with major roles in our economy and in feeding the world.

Requested

Cornhusker Bank

Cornhusker Bank, chartered in Davey, Nebraska in 1903, moved to Lincoln in 1960. Cornhusker Bank is Lincoln's oldest locally owned community bank, dedicated to responsible stewardship of customers' financial resources and demonstrating "Commitment to Your Success".

Requested (four consecutive plaques, with related inscriptions)

Farmers Mutual

Farmers Mutual has grown with the state of Nebraska. In 1926, 35 years after its founding, the company expanded its coverage of farms to include town dwellings as the urban population begins to grow. Automobile coverage was introduced in 1963.

Requested

Farmers Mutual

Farmers Mutual lead the development of Nebraska's rural fire prevention program. In 1945, the Company wrote a bill to allow Farmers Mutual to lend up to 20% of their surplus to volunteer fire districts at low interest rates to buy modern fire equipment.

Recommended

Farmers Mutual

Farmers Mutual led the development of Nebraska's rural fire prevention program. In 1945, the Company wrote a bill to allow Farmers Mutual to lend up to 20% of its surplus to volunteer fire districts at low interest rates to buy modern fire equipment.

Farmers Mutual

In 1945, there were only 53 fire trucks in the entire state to respond to a rural fire. Seven years later there were 170. This reduced fire insurance rates 30% during that time. We continue to financially support rural fire districts today.

Requested

Farmers Mutual

Strength, stability, service. These are our core values. With an AM Best rating of A or better for 92 consecutive years, and 123 years of service to the insurance needs of Nebraska's residents, we are proud to be a Nebraska Company for Nebraskan's.

Recommended

Farmers Mutual

Strength, stability, and service are our core values. With 123 years of service to the insurance needs of our state, and ratings of excellent or better for 92 consecutive years, we are proud to be a Nebraska Company for Nebraskans.

Nebraska Press Association

Nebraska Press Association Inc.

Established 1873

Serving Newspapers

Village of Petersburg

Village of Petersburg

Founded 1887

A Family Friendly Community

STAFF REPORT

June 20, 2014

Proposal:

Nebraska State Historical Society (NSHS) requests a Certificate of Appropriateness for work at 131 Centennial Mall North, the Museum of Nebraska History, in the Capitol Environs District.

Discussion:

NSHS is preparing a renovation and remodeling of the Museum of Nebraska History on Centennial Mall at P Street. Impacts on the exterior of the building will be minimal, with changes to the east entrance the most visible.



The east storefront glazing will be replaced and the entrance will be moved from the northeast corner to the center of the east facade.



The
roof
top

mechanical penthouse (currently empty) will be reused, with a 12 foot expansion to the west. This change will have little or no visibility from adjacent streets and sidewalks. If visible from a few vantage points, it does not appear to have any adverse impact or lessen any Capitol vistas.

The members of the Commission in attendance May 22, 2014 received the report and voiced appreciation for the proposal.

Recommended finding: The proposed renovation and repair of the Museum of Nebraska History will enhance Centennial Mall and the Capitol Environs District.

Recommended action: Approval of a Certificate of Appropriateness.

AA. P STREET EAST REDEVELOPMENT PROJECT

Revitalization Project Description

The P Street East Redevelopment Project area, located between Centennial Mall and 17th Street along P Street in Downtown Lincoln, and includes the West 100 feet and North 55 feet of the East 50 feet of Lot 53 in S.W. Little's Subdivision of the West half of the Southwest Quarter of Section 24, Township 10 North, Range 6 East, of the 6th P.M, Lancaster County, Nebraska, and adjacent east west alley and rights-of-way of P, 16th and 17th Streets, as shown on Exhibit IV-184 attached and incorporated by this reference.

The goals of this project are to improve the connection between Downtown Lincoln and Antelope Valley along the P Street corridor and to strengthen Downtown as the entertainment center of the City by enhancing the outdoor space adjacent to the commercial redevelopment of an existing underutilized and deteriorating commercial building into a brewery with restaurant and viewing room. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln, especially along the P Street corridor. The Project will assist in the mitigation of blighted and substandard conditions in the Redevelopment Area and Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector commercial development in this redevelopment area. Publicly funded redevelopment may include street and streetscape enhancements, and public improvements consistent with the Community Development Law in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- improving and enhancing the P Street corridor;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities; and,
- enhancing the corridor's pedestrian-friendly, street-level orientation.

Statutory Elements

Currently, there are no plans for the City to acquire, relocate or demolish the real property. Should any of these occur, the City will follow policy outlined in the Plan. Neither land coverage nor building density will be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

There are no residential units in the proposed project boundaries. The existing land use in the project area is commercial (see Exhibit IV-186). The resulting land use will remain commercial (see Exhibit IV-187). The improvements to the streetscape south of the building will support the higher and better commercial use of the building, allowing for an extension of the building's use for outdoor dining and improve the walkability of the district.

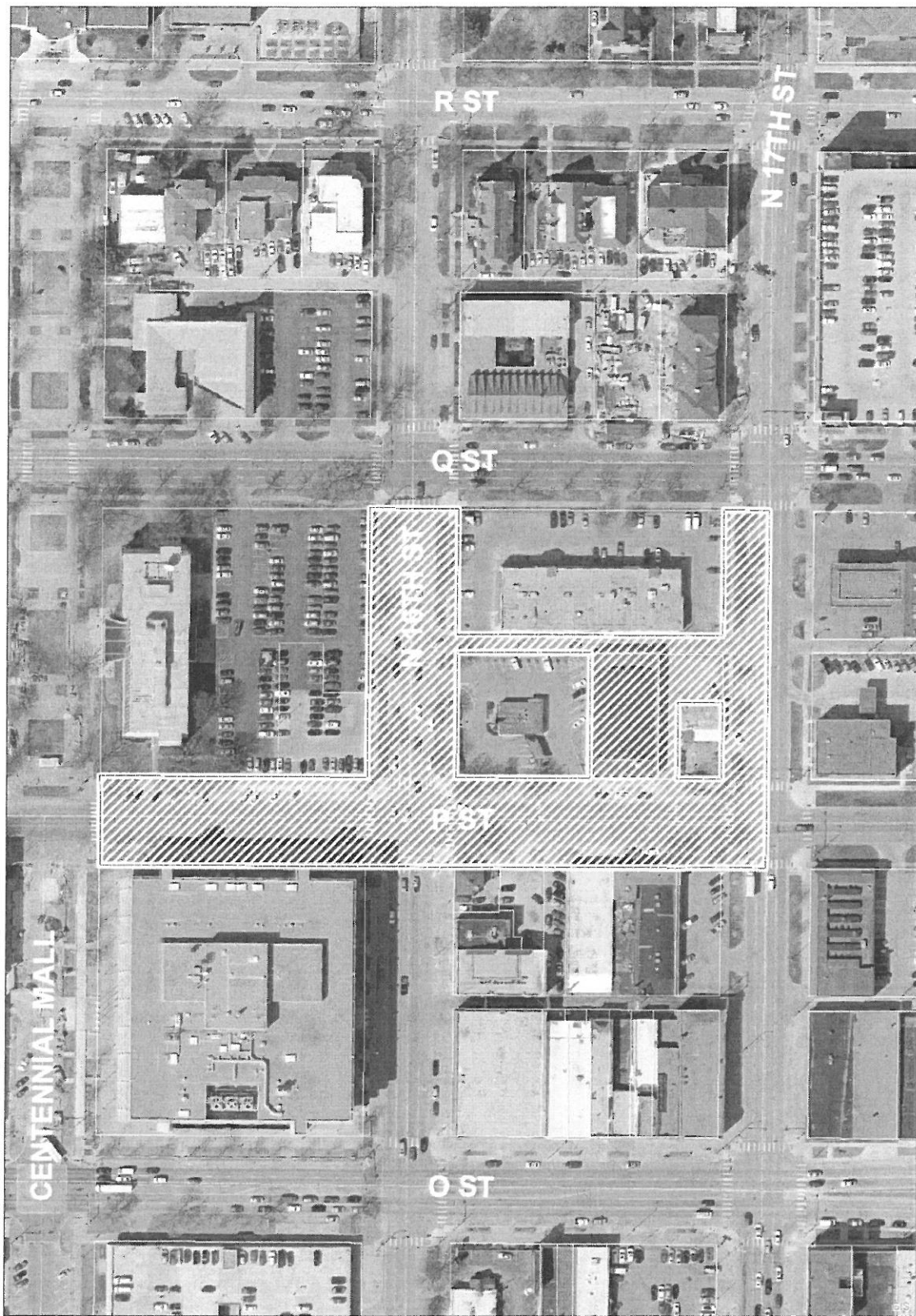
Parking in the adjacent area includes mostly private, University, and on-street parking. The building has an adjacent parking lot.

The area is located within the Downtown Business District B-4 business zone that allows for a wide range of uses including the commercial development that is being proposed. A portion of right-of-way in the area is adjacent to Public zoning. Zoning will remain unchanged as a result of this project.

Proposed Costs and Financing

The estimated total cost to implement the public improvements related to the private redevelopment is approximately \$170,000.00. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the estimated \$1.3 million private investment within the project area.

Public investment may assist in the design and construction of street and streetscape enhancements, and other eligible public improvements and enhancements under the Community Development Law.

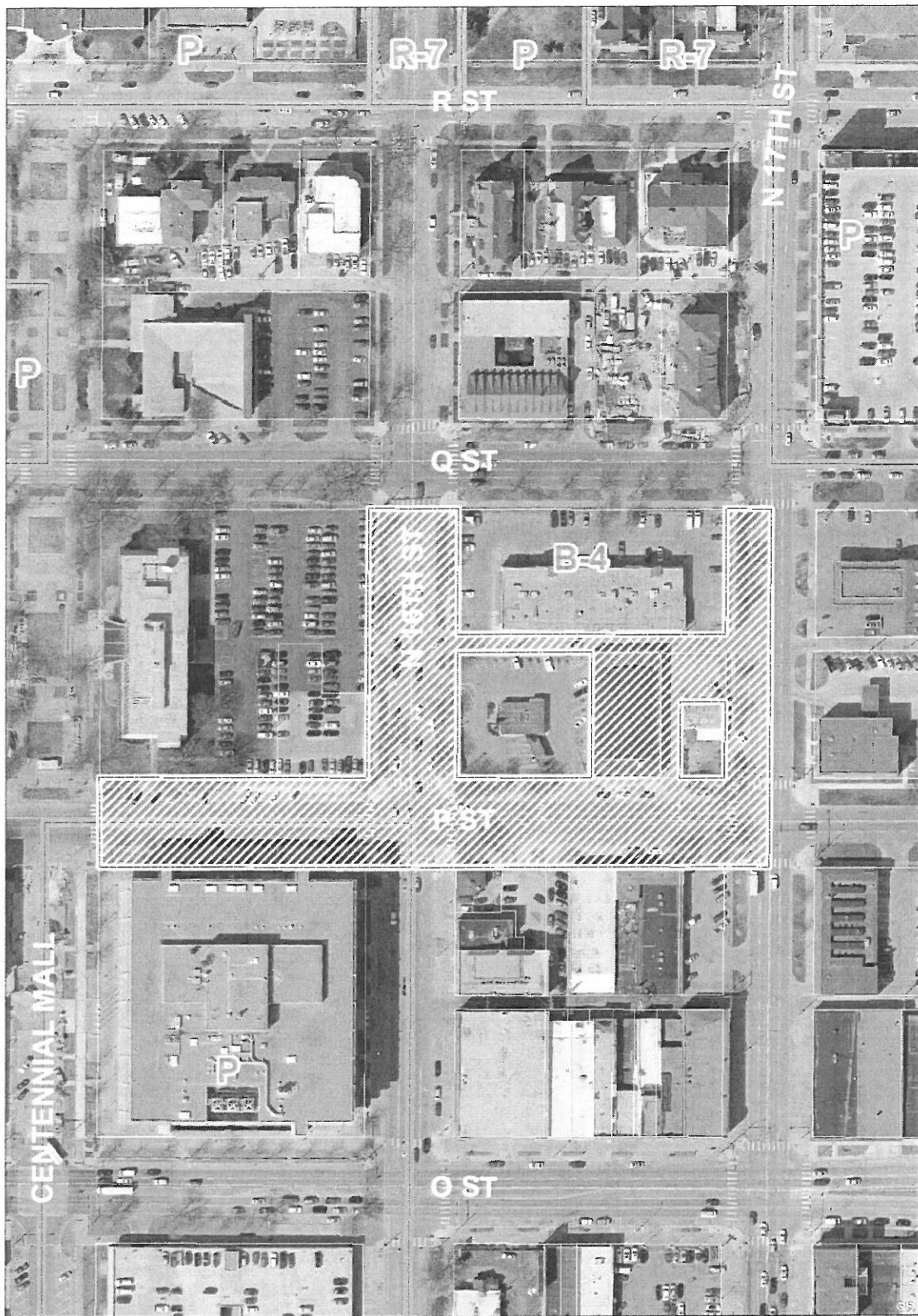


P Street East: Project Area Overview

Exhibit IV-184

 P Street East





P Street East: Zoning

Exhibit IV-185

P Street East
 Zoning





P Street East: Current Land Use Exhibit IV-186





P Street East: Future Land Use **Exhibit IV-187**

P Street East	Commercial NEC	Public & Semi-Public NEC	Parking Garage
Group Quarters	Light Industrial	Religious Institutions	
Commercial w/Residential Units Above	Educational Institutions	Parking Lot	

