



NEBRASKA CAPITOL ENVIRONS COMMISSION

The **Nebraska Capitol Environs Commission** will hold a public meeting on Thursday, August 22, 2019. The meeting will convene at 8:00 a.m. in **Room 214**, second 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 402-441-7491.

AGENDA

August 22, 2019

1. Approval of meeting record of July 25, 2019.

Discussion and Action

2. Certificate of appropriateness for work at 641-647 South 21st Street in the Capitol Environs District.

Discussion

3. Miscellaneous/staff report.

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 participating 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.

PLANNING DEPARTMENT MEMO

To: City Council
Cc: Tim Sieh, David Cary, Steve Henrichsen, Rachel Jones
Re: Project AGATE and Capitol Environs Commission
From: Ed Zimmer
Date: August 13, 2019

The Nebraska Capitol Environs Commission (NCEC) met July 25, 2019 on an agenda which included consideration of and recommendations regarding "Project AGATE," the proposal for a data center south of Bluff Road and west of Highway 77.

An excerpt from NCEC's meeting record is attached, recommending approval of the proposal. The Commission's action also directed Planning staff to prepare a brief summary of members' design suggestions for integrating the Project AGATE development with the community's goals of protecting and enhancing premiere views to the Nebraska State Capitol, especially along entryways into Lincoln.

Members' suggestions included:

- In master planning the data center campus, develop opportunities to frame views to the Capitol tower from points on Highway 77 and from within the campus.
- Develop grading plans to protect wetlands and to utilize existing drainage patterns that allow views through the site to the Capitol tower.
- Locate buildings, install landscape materials, and remove trees so as to create a sequence of views to the Capitol tower for southbound travelers on Highway 77.
- To the extent possible, locate taller buildings and other necessary tall appurtenances or visual "clutter" west of the Capitol view corridor.

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To: **Nebraska Capitol Environs Commission**

From: Ed Zimmer

Re: Agenda of August 22, 2019

Date: August 16, 2019

Item 2: Duplex by NeighborWorks Lincoln at 641-647 S. 21st Street

NeighborWorks Lincoln, an agency focusing on affordable housing for “first-time homeowners” in Lincoln, is proposing the construction of a pair of matching duplex residences (4 dwelling units) on South 21st Street, opposite Lincoln High School’s Beechner Field. One of the duplexes would be built at the southern edge of the Capitol Environs District, the other is planned adjacent to the south, immediately outside the district.

The south duplex has been determined to meet Neighborhood Design Standards, completing the design review portion of the building permit process. The north duplex requires a Certificate of Appropriateness from the Capitol Environs Commission.

The District Design Guidelines speak generally about a hierarchy of sensitivity of sites in the District, with properties facing Capitol Square subject to the most stringent review, followed by sites facing the Mall (and by implication, J Street east of the Capitol), and finally, other sites in the district, such as this South 21st St. site:

Design Standard 2: Proximity

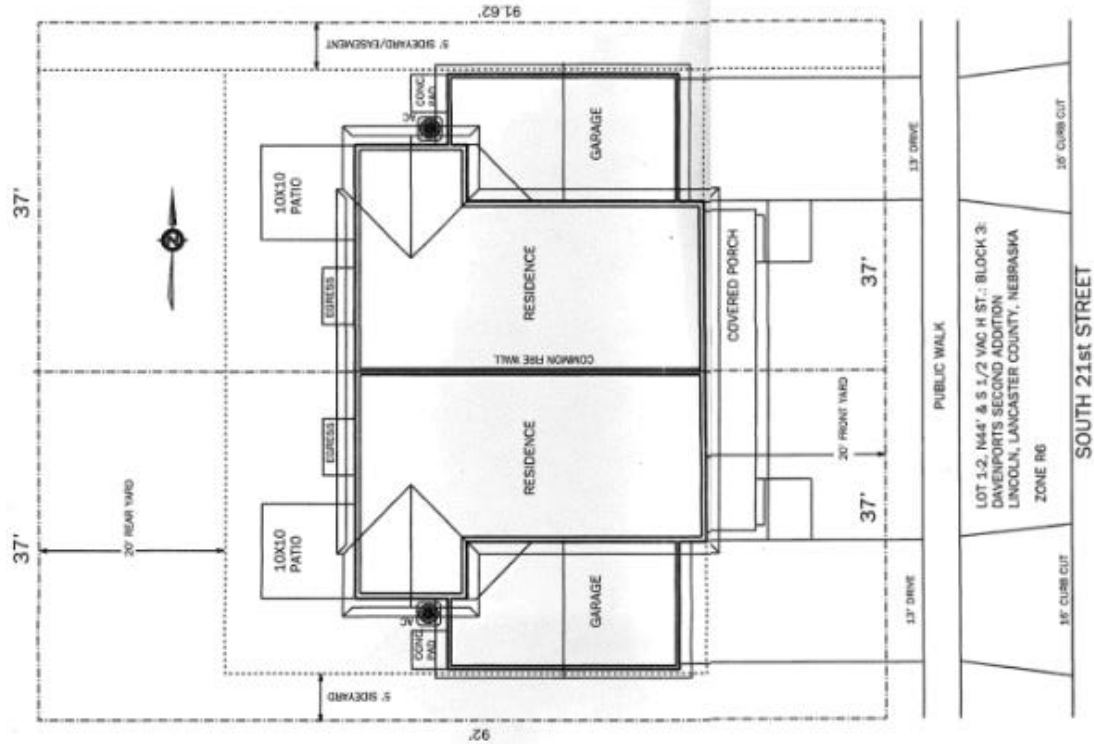
The nearer a property is to the Capitol, the greater responsibility it bears in the District. Buildings and other improvements facing Capitol Square shall meet very high standards for design, construction, and maintenance. Improvements facing the Capitol Malls shall also meet high standards. Other improvements within the District but not facing the Square or the Malls shall not intrude upon the Capitol's setting and shall contribute to the overall quality of the District.

The Guidelines also address the area east of the Capitol as follows:

Design Standard 17: Buildings on J Street/East

J Street east of 16th Street (“J Street/East”) should be maintained and redeveloped as an area of quality, affordable residences convenient to downtown, with enhanced pedestrian/bicyclist facilities joining existing trails into the Capitol area.

The site plan and east (21st Street) elevation for the proposed duplex is on the following page. The duplex has a shared front porch, front entrances to the mirror-image units facing the street, and single stall garages north & south, recessed from the front façade and front porch. The second parking stall for each unit is permitted in this zoning district to be provided in the driveway, in front of the garage.



Recommended finding: The proposed duplex meets the Capitol Environs Design Standards by contributing to the overall quality of the District and by providing quality, affordable new housing in the District.

Recommended action: Approval of a certificate of appropriateness as requested.

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