



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Thursday, December 19, 2019**. The meeting will convene at **8:00 a.m.** in **Conference Room 210** of the County/City Building, 555 S. 10th Street (10th & "K" Streets), Lincoln, Nebraska.

For more information, please contact the Lincoln/Lancaster County Planning Department at 402-441-7491.

AGENDA

December 19, 2019

1. Approval of meeting record of October 24, 2019.

Public Hearing & Action

2. Streetscape master plan for Haymarket South, including public ROW west of S. 9th Street in the vicinity of J Street, in the Capitol Environs District. (*City of Lincoln & The Clark Enersen Partners; UDR19084*)
3. Improvements to Nebraska State Dept. of Labor Building, 550 South 16th Street in the Capitol Environs District (*The Clark Enersen Partners; UDR19083*)

Discussion

4. Misc. & staff report

Accommodation Notice

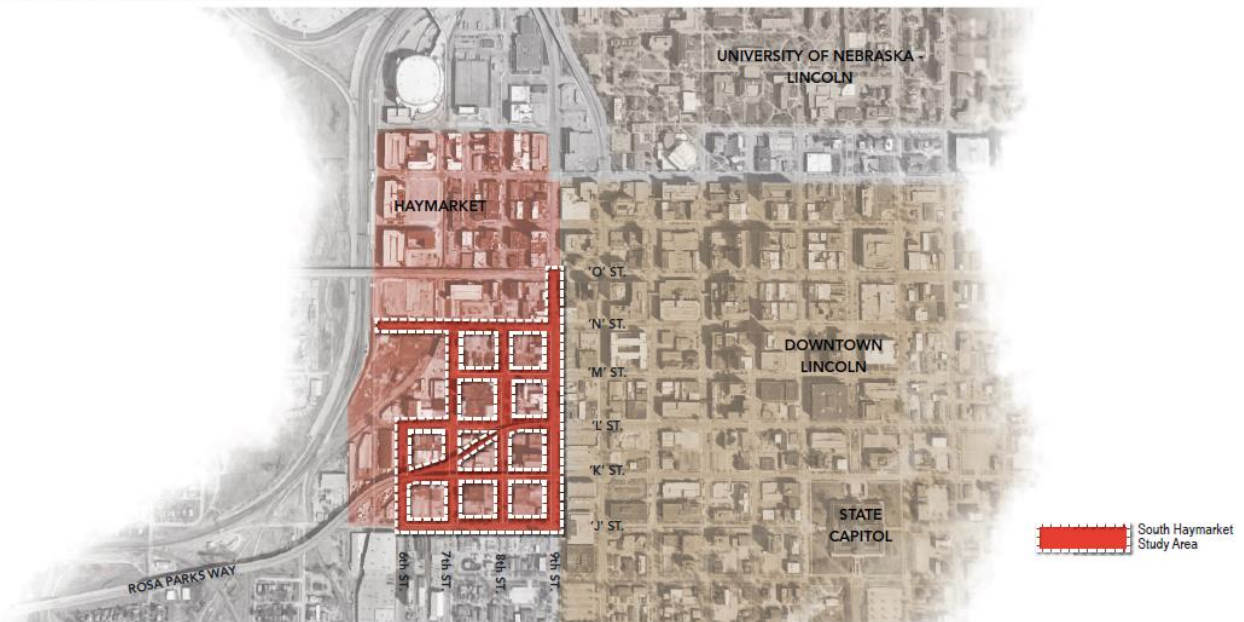
The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation 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.

To: **Nebraska Capitol Environs Commission**
From: Ed Zimmer
Re: Agenda of December 19, 2019
Date: December 13, 2019

Item 2: Streetscape Master Plan for South Haymarket including portions of the Environs District (J Street, etc.) west of South 9th Street

The City has engaged The Clark Enersen Partners to study and design streetscape improvements for the South Haymarket area bounded generally by N Street on the north, 9th Street on the east, J Street on the south, and 6th & 7th Streets on the west.

SOUTH HAYMARKET STUDY AREA



The southern portion of South Haymarket along K and J Streets is within the western boundaries of the Capitol Environs District and so is within the design review jurisdiction of NCEC.

The Design Standards for the Environs District specifically address a long-term goal of including residential uses in this area, supported by a redesigned public and private landscape.

Design Standard 24: J Street/West Landscape

The "South Haymarket Neighborhood Plan" approved by City Council in 2015 shall guide development of the public landscape of J Street/West. Because the view to the Capitol is limited by the siting of the County/City government campus, this western extension of Lincoln Mall should be less formal than its counterpart. Improvements along this Mall should reinforce a residential environment.

Guideline 24.1

J Street/West rehabilitation should include construction of a center island and realignment of the curb to allow for parallel on-street parking. New curbs should “bump out” at intersections to shorten the crosswalk distance and thus enhance the walkability of the residential neighborhood.

Guideline 24.2

Establish overstory trees within a minimum 8-foot wide “curb zone” along J Street/West. Require placement of one overstory tree on every corner and at every alley intersection (or on both sides of the street at midblock) along the Mall for continuity.

Guideline 24.3

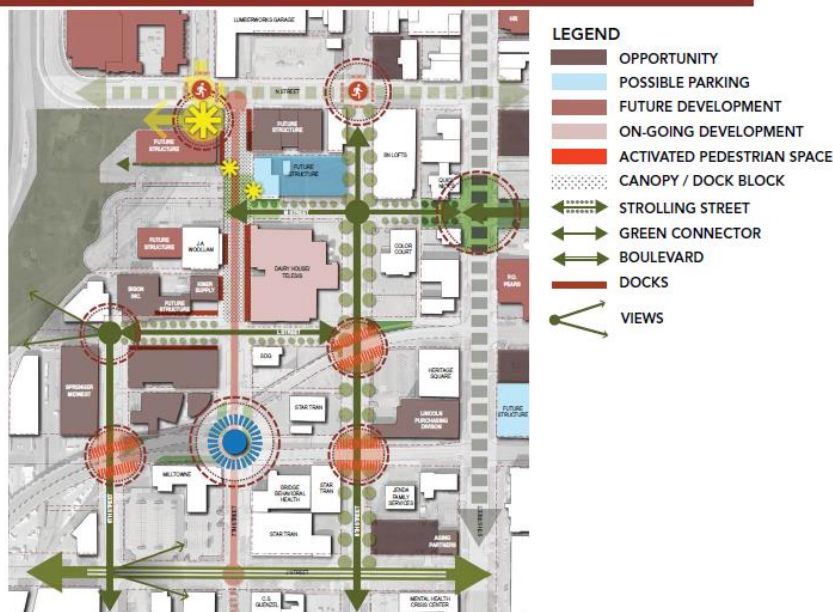
Plant all four corners of street intersections with the same species, but vary the species from one end of the Mall to the other. Variation can also occur at the midblock locations.

Guideline 24.4

Establish center islands with perennials, grasses, or shrubs in large masses for higher interest.

The consultants and city staff will explain the master plan concepts and focus on the suggestions for the Environs District.

MASTERPLAN CONCEPT



J STREET CROSS SECTION



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Item 3: State Department of Labor Building upgrades, 550 S. 16th Street



550 South 16th Street, built 1958

The State of Nebraska is undertaking improvements to the Department of Labor Building at 550 South 16th Street on Capitol Square. Plans include new windows, updates to the entrance canopies and ADA ramp, some

façade lighting, and mechanical upgrades including some options for the rooftop equipment.

As the Labor Dept. Building is on Capitol Square, the Commission's "Proximity" standard calls for very high expectations:

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 Commission's Standards on "Buildings on Capitol Square" and on "Facades" stresses high quality materials on Capitol Square in new buildings and renovations:

Design Standard 11: Buildings on Capitol Square

The portion of the District facing the Capitol shall be maintained and improved as an area of top-quality but generally unobtrusive office, residential, and church buildings, with very well-designed and maintained landscape and streetscape elements. The area shall combine construction of first-class new buildings with the preservation of historic landmarks and scrupulous maintenance of all improvements.

Guideline 11.5:

Mechanical units, cooling towers, chimneys, fire towers, stage towers or scenery lofts, noncommercial radio towers or satellite "dishes," or water towers may be permitted atop buildings in the District (in excess of the 57 foot limit) provided they are set back at least fifteen feet from any face of the building, and are screened with permanent materials compatible with the materials of the principal facades of the building. [Emphasis added.]

Design Standard 9: Facades

Brick, stone, or other richly textured, highly durable masonry is desirable for building exteriors on Capitol Square, Centennial Mall, and Lincoln Mall. Permanence should be an overriding characteristic in the choice of exterior materials. Colors should be drawn from a muted palette of warm, earth tones or shades of white, with the context of surrounding buildings as a guide.

In the rehabilitation of existing buildings, retention of high quality materials and use of new, durable, and high quality materials is also desirable. [Emphasis added.]

It is very welcome that the State is investing in another of its buildings on Capitol Square.