



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, July 24, 2020**. The meeting will convene at **8:00 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1st Floor 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

July 24, 2020

1. Approval of meeting record of June 26, 2020

Public Hearing & Action

– No Public Hearing & Action Items –

Discussion

2. J Street Zoning Update (CZ20022)
3. Addition of a Fourth Ex-Officio Member to the Nebraska Capitol Environs Commission
4. 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 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: Collin Christopher
Re: Agenda for July 24, 2020
Date: July 16, 2020

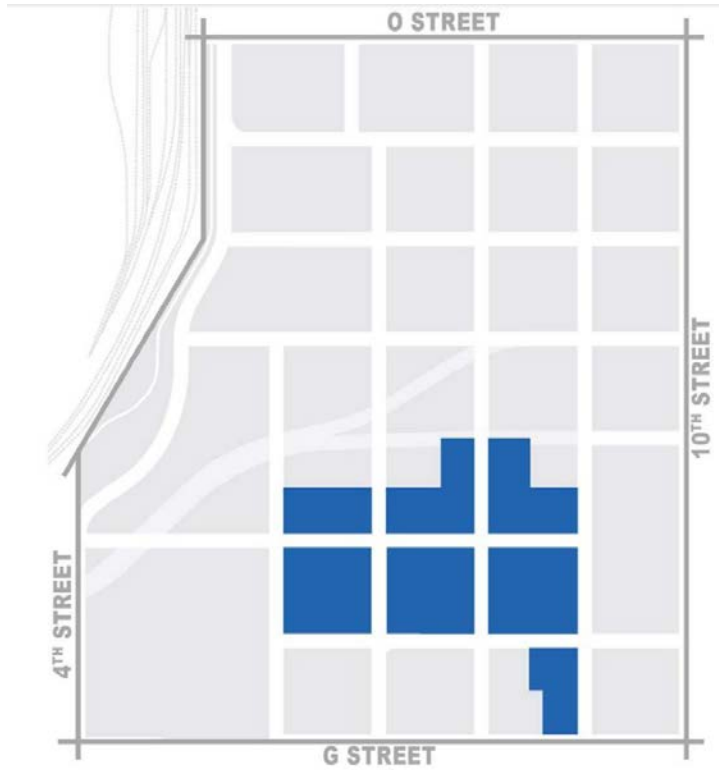
Item 2: J Street Zoning Update (CZ20022)

CZ20022 is a Planning Department initiated proposal to change the zoning designations for properties along J Street in the vicinity of S. 6th Street and S. 8th Street from P Public or I-1 Industrial to O-1 Office District. The affected properties are city owned, and their rezoning to O-1 Office is consistent with the South Haymarket Neighborhood Plan. This application is associated with **CPC20011 635 J Street**, which is intended to identify the site of the City's former Police Garage on J Street City as surplus. This surplus designation will allow the site to be sold for future use or redevelopment. But to be clear, this rezoning is not attached to a specific redevelopment solution, and thus, no action is required by the Commission. However, it does lay the groundwork for future redevelopment in the Capitol Environs District. Thus, staff determined that it was appropriate to have the Commission review the rezoning proposal in an advisory capacity.

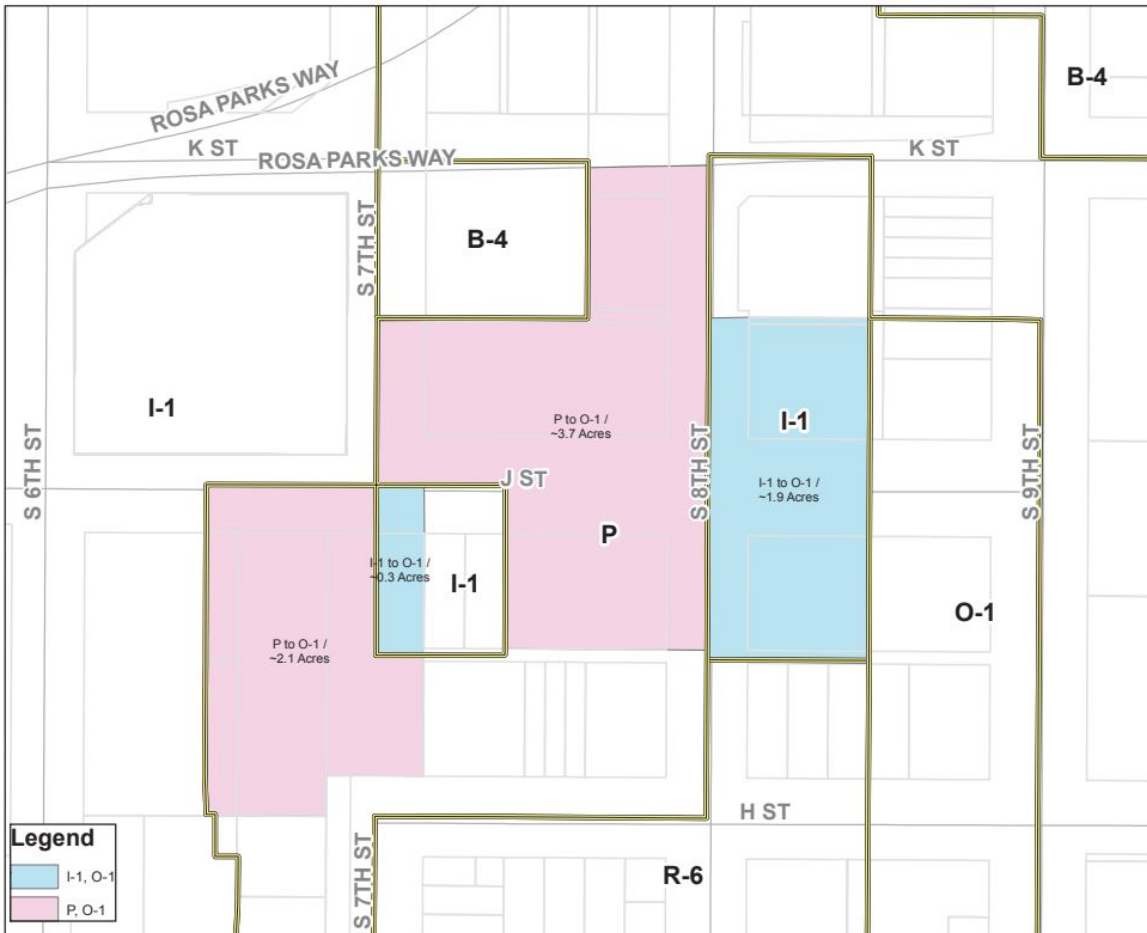
The South Haymarket Neighborhood Plan states the following regarding development along J Street:

“Medium-density residential uses, such as multi-story row houses, should be built on the J Street frontage between 9th Street and 6th Street. The residential units should be placed close to the J Street right-of-way to facilitate enclosure of the block and create an ‘outdoor living room’ along J Street. Office uses may also be appropriate, but they should not be the dominant land use along the J Street Boulevard. If office buildings have frontage along the J Street Boulevard, residential units should be incorporated in the buildings to maintain a consistency of residential uses along the Boulevard and within the South Haymarket Neighborhood. New surface parking lots along the frontage of J Street are inconsistent with the long-term goals of the Nebraska Capitol Environs Commission, and existing surface parking lots are encouraged to redevelop with buildings to maintain a consistent street wall along the J Street Boulevard.

In order to facilitate this recommendation, the plan proposed that the area be rezoned to O-1, as highlighted by the area in blue in the map below:



The image below shows the proposed zoning changes associated with CZ20022 in pink and blue. The entirety of the area being rezoned falls within the blue zone identified on the previous map for O-1 Office.



J Street is located in the southern half of the South Haymarket Neighborhood and is within the Capitol Environs District. The Neighborhood Plan notes that redevelopment should respect the intent of the Capitol Environs District, including the building height maximum of 57 feet. Taking advantage of J Street’s wide right-of-way, the Plan also recommends that a boulevard with a landscaped median be constructed in coordination with redevelopment. The recent master planning effort for the South Haymarket streetscape envisions what that boulevard might look like, as shown in the image below:



The Capitol Environs Design Standards do offer guidance for this portion of J Street. The guidelines reinforce the South Haymarket Neighborhood Plan’s recommendation that J Street be redeveloped over time as medium-density residential, with a particular interest in rowhouses. Though the Design Standards make no mention of offices uses, it should be understood that O-1 Office allows for the desired medium-density residential development, while also accommodating a larger mix of uses than the residential zoning districts. At the same time, it is not nearly as accommodating as downtown’s B-4 district, which allows for a variety of commercial uses that O-1 does not. Also of note, O-1 Office is the same zoning district that the properties fronting Lincoln Mall fall under.

Design Standard 15: Buildings on J Street/West

J Street west of 9th Street (“J Street/West”) should develop, over time, into a medium-density residential area. The build-to line for new buildings on J Street/West shall be 60 feet from the J Street centerline. This reduction of the standard front yard in the underlying zoning districts is intended:

- to encourage a uniform "edge" to the Mall’s open space,
- to create more buildable lot area, encouraging quality redevelopment,
- *to narrow the very wide open space created by the 120 foot right-of-way and any zoned front yards, which would not reinforce a residential atmosphere for this portion of the District.*

Guideline 15.1:

The “South Haymarket Neighborhood Plan” illustrates rowhouses as desirable on J Street/West. Other medium-density housing forms can be considered by the Commission supportive of enhancing the residential character of this portion of the District.

Guideline 15.2:

For new buildings constructed on property fronting on J Street/West, pitched roofs of 6/12 pitch (or greater) are permitted.

Guideline 15.3:

All new construction along J Street/West should be oriented toward J Street and should contribute to an attractive residential character.

Guideline 15.4:

Where necessary, access features such as ramps or stairs are encouraged to be located in the right-of-way with access easements.

Guideline 15.5:

Relocation of the visible telecommunication equipment atop 575 S. 10th St., when feasible, is a goal of the Commission.

Recommended Finding: The proposed rezoning conforms with the South Haymarket Neighborhood Plan and the Capitol Environs Design Standards.

Recommended Action: This is not an action item and does not require a Certificate of Appropriateness. All guidance from the Commission will be taken into consideration by City staff.

Item 3: Addition of a Fourth Ex-Officio Member to the Nebraska Capitol Environs Commission

Earlier this year, the Planning Department received a letter from the Governor on behalf of the Nebraska Capitol Commission, requesting the addition of a fourth ex-officio (nonvoting) member to the Nebraska Capitol Environs Commission. Currently, the three ex-officio members include:

- City of Lincoln Planning Director or their designee
- City of Lincoln Parks and Recreation Director or their designee
- Nebraska Department of Administrative Services Director or their designee

The fourth member being proposed is the Office of the Nebraska Capitol Commission’s Capitol Administrator or their designee. Per the Governor’s letter,

“With this change in language both the Capitol, its site and all other state-owned and managed property located with the Environs District, will be represented on this important joint city-state policy-making body.”

The Planning Department, as well as the Mayor’s Office, is supportive of this change. The proposed text amendment to the Lincoln Municipal Code required to make this addition reads as follows (Note: staff has used this proposed change as an opportunity to make references to ex-officio members gender-neutral.):

“The Nebraska Capitol Environs Commission membership shall be appointed by the Mayor with confirmation by the majority of the City Council and shall include five members with due consideration given to appointment of an architect, landscape architect, an urban planner, a real estate developer and a member of the public at large. The Nebraska Capitol Environs Commission membership shall also include two members to be appointed by the Governor of the State of Nebraska, at least one of whom shall be a resident of the City of Lincoln, Nebraska. The three ex officio (nonvoting) members of the commission shall be City of Lincoln Planning Director or ~~his~~their designee, the City of Lincoln Director of Parks and Recreation or ~~his~~their designee, ~~and~~ the Director of the Nebraska Department of Administrative services or