

To: **Nebraska Capitol Environs Commission**  
From: Collin Christopher  
Re: Agenda for April 22, 2022  
Date: March 15, 2022

**Item 2: Demolition and new construction work at 1432 N Street**

*Update: The public hearing for this item was continued from March to April. As such, the original staff memo is provided below. At that March meeting, the Commission asked the applicant to explore alternatives that would remove or recess the four porches/patios along Centennial Mall so that they did not encroach into the right-of-way. The applicant's revised proposal shows a reduction from four walk-up units on Centennial Mall to three, with each unit including a porch space that is now recessed so that it does not extend into the public right-of-way. Planning staff is of the opinion that this revised plan fully complies with the Design Standards, and recommends approval of a Certificate of Appropriateness for Demolition and New Construction without conditions.*

**Staff Memo for 1432 N Street from March 25, 2022**

The owners of the old YWCA building are requesting a certificate for both demolition and new construction at 1432 N Street. Their plan, as previously presented to the Commission, is to preserve and build around a portion of the existing building fronting N Street. The demolished portions will be replaced by a four-story building (not to exceed 57' in height) that extends out to and fronts Centennial Mall. The project will consist of 30+ condos, a retail space at the corner of Centennial Mall and N Street, and approximately 50 lower-level parking stalls.

The primary façade material is expected to be a brick or stone material with a neutral color that blends with the environs of Centennial Mall. Large windows and recessed balconies provide added transparency and visual interest to the façade.

Along the Centennial Mall side, four walk-up units are being proposed that would extend into the right-of-way. While the walk-ups and their associated patios would not impact the pedestrian pathway in this location, they would cut into the existing landscaping and blur the line between public and private use of Centennial Mall.

In February of 2022, the Historic Preservation Commission (HPC) was asked to provide an advisory review of the project to the Capitol Environs Commission. HPC voted 5-0 to approve the project. The minutes from that meeting are included in Commissioners' agenda packets for reference.

The relevant design standards and municipal code requirements for this project are provided below, followed by staff's analysis of how this project complies with the standards.

**Design Standard 9: Facades**

---

New buildings in the District should be designed to enhance the setting of the Capitol and their immediate surroundings. When those surroundings have a high degree of cohesiveness, new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features. In areas that lack cohesion, designs should be proposed that offer themes and patterns that can be further expanded in future development.

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.

#### **Guideline 9.1:**

Proposals for new buildings should strengthen interrelationships among buildings within a specific setting, while encouraging variations. Features that contribute to compatibility among buildings include similarities in:

- alignment and setback;
- spaces between buildings;
- silhouette, including height and roof pitch;
- building base--relationship of building to ground or site;
- materials and material scale;
- mass and scale;
- building shade and shadow pattern from massing;
- permanence and durability, with 100 year "life cycle" expected facing Capitol Square and 75 year "life cycle" expected on Centennial and Lincoln Malls;
- entrance position, scale, and features;
- color, finish, and texture;
- size, type, and proportion of openings;
- ornamentation and detail, particularly at street level and in the residential areas;
- landscape design and features;
- cornice heights.

#### **Guideline 9.4**

The Commission encourages the use of walls, gates, building bases, or landscape features to integrate architectural mass and the street environment.

#### **Guideline 9.5**

Metal is not a suitable primary material for building exteriors in the District.

#### **Guideline 9.6:**

Non-concrete stucco-like materials are discouraged from use on Capitol Square or Centennial and Lincoln Malls, especially on ground floors.

#### **Guideline 9.7:**

Wood is not a suitable primary material for building exteriors on Capitol Square or Centennial and Lincoln Malls.

#### **Guideline 9.9:**

Roof drainage for buildings on Capitol Square shall not be positioned beyond the facade line facing the Capitol.

### **Guideline 9.10:**

On Centennial and Lincoln Malls, balconies, terraces, and other indoor/outdoor elements should be set back from the main plane/built-to line of the mall facade.

## **Design Standard 10: Walls and Fences**

---

Those properties facing Capitol Square or one of the Malls that are not currently developed with buildings, or where existing buildings are set back further than the "build-to" line, interrupt the "edge" of the space they help define. It is desirable to improve these properties by installing permanent, high-quality decorative fences, walls, or hedges at the defined "built-to" line, with due consideration for security and screening (especially of parking lots).

### **Guideline 10.1:**

Fences along the edges of the Malls should be six (6) feet in height.

### **Guideline 10.2:**

Fences need not be solid to define the Mall edge, but should be continuous. Wrought iron fences with brick piers are very suitable "edge definers" on Capitol Square and along the Malls.

## **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's 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.

### **Guideline 12.1:**

For new buildings constructed on property in the Capitol Environs District **not** facing Capitol Square but fronting one of the Malls, new buildings must be constructed with a well-defined eave or cornice line at least 30 feet in height on Centennial or Lincoln Mall and at least 20 feet in height on Goodhue Boulevard, J Street/West, and J Street/East.

### **Guideline 12.2:**

The principal elevation of new buildings constructed on property that fronts on a Mall but does not front on Capitol Square must be oriented towards that Mall, including primary entrance and fenestration.

### **Guideline 12.3:**

The principal facade of new buildings constructed on property facing Centennial or Lincoln Mall must be located on the property line towards the Mall. This guideline does not preclude use of courtyards or recessed entries as features when the full height of the main portion of the building clearly reinforces the desired edge. When the edge is strongly reinforced by a wall or landscape feature, a front yard may be considered.

## **Design Standard 13: Buildings on and North of Centennial Mall**

---

Centennial Mall should be maintained and improved as an area of private and governmental offices and services, providing important links between the Capitol, the downtown core, and the UNL City Campus. The

Campus portion of the District, bounded by R and S Streets and North 14<sup>th</sup> and 16<sup>th</sup> Streets, should be developed and maintained with high-quality buildings within the District’s height limits.

**Guideline 13.1:**

The Scottish Rite Temple (NR, 332 Centennial Mall South), the YWCA (NR, 1432 N St.) and the Nebraska State Historical Society Headquarters (NR, 1500 R St.) are the premier historic structures on Centennial Mall and are listed on the National Register (NR) of Historic Places; they should be preserved and maintained.

**Chapter 27.56 CAPITOL ENVIRONS DISTRICT**

---

***27.56.030 Height of Buildings in Capitol Environs Area.***

---

Notwithstanding the zoning on the property or the other rules and regulations of this title, there shall be established the following maximum heights for buildings and structures located in the shaded area on the Capitol Environs District Height Regulations Map.

- a. No building located within this district shall exceed the building height limit as shown on the Capitol Environs District Height Regulations Map, or the maximum building height permitted in the underlying zoning district, whichever is less.
- b. Any of the appurtenances listed in Section 27.72.110(b) of this title may not exceed twenty feet in height above the maximum permitted in subsection (a) hereof. In addition, all of said appurtenances must be set back a minimum of fifteen feet from all faces of a building when said faces are adjacent to a street. (Ord. 20416 §2; December 19, 2016: prior Ord. 12935 §3; June 9, 1980: Ord. 12571 §279; May 8, 1979).

***27.72.110 Exceptions to the Height Requirements***

---

- b. **Necessary Mechanical Appurtenances.** All necessary mechanical appurtenances located on top of a building, and Solar Energy Conversion Systems and Wind Energy Conversion Systems located on top of a building, are exempt from the height regulations contained in this title as follows:
  - 1. No such appurtenances, nor any Solar Energy Conversion System or Wind Energy Conversion System located on top of a building, may exceed twenty feet in height above the maximum permitted in the district in which they are located;
  - 2. All of said appurtenances, and any Solar Energy Conversion System or Wind Energy Conversion System located on top of a building, must be set back a minimum of fifteen feet from all faces of a building when said faces are adjacent to a street.

Overall, the proposed project falls in line with the Capitol Environs Design Standards – as wells as the Municipal Code requirements for rooftops – and will add great value to Centennial Mall and the larger Capitol Environs District. The one concern, which has been previously raised by the Commission, is the proposal to include four walk-up units along the Centennial Mall side whose patios extend into the public right-of-way of the Mall. While use of public right-of-way for a private use would require a separate agreement with the City, it could potentially be accommodated. The more important questions to be considered by the Commission are the following:

- 1) Do the proposed walk-up units conflict with the intent of the Capitol Environs Design Standards?**
- 2) Do the proposed walk-up units negatively impact the design intent of Centennial Mall?**

In regards to the first question, the proposed walk-ups would appear to be in some conflict with Guideline 9.10, which has been copied again below:

### Guideline 9.10:

On Centennial and Lincoln Malls, balconies, terraces, and other indoor/outdoor elements should be set back from the main plane/built-to line of the mall facade.

While this guideline is not definitive, it does encourage indoor/outdoor elements to be set back from the built-to line of the Mall. Though the upper floor balconies do comply with this guideline, the first floor porches do not. On the other hand, the first floor would be the one level where a deviation from the guideline might be appropriate if it was determined that the indoor/outdoor elements do not interfere or conflict with the Centennial Mall experience or views to the Capitol.

Though it does not appear that views to the Capitol are compromised by these patio features, their impact on Centennial Mall (Question #2) is a little more subjective. Physically, the primary pedestrian walk will remain intact and the landscaping between the walk and the property line will only be moderately reduced. Maybe more importantly though, the relationship between the building and Centennial Mall will be defined – at least in part – by the existence of the patios.

To some extent, the patios are not substantially different than a sidewalk café that might be allowed in this area, such as the Pickleman’s sidewalk café at the northwest corner of Centennial Mall and O Street. Both are using a public space for a private use. The difference of course, is that a sidewalk café associated with a restaurant or coffee shop is exceedingly more accessible to the general public than a patio for a private residence. On the other hand, the space that these patios would occupy is currently just landscaped and not especially accessible as it is. So, a case could be made that a design that effectively incorporates thoughtful landscaping into the spaces between the walk-ups and the primary pedestrian pathway could be considered an acceptable solution. Part of that landscape solution should be to preserve any of the overstory trees in the right-of-way that can realistically be preserved, and to potentially plant or relocate additional trees to offset those that must be removed.

One other item to consider is the color and material finish of the patios. They are shown in the provided imagery as being a beige color that deviates from the façade color. It may be more appropriate to try to adjust the color and material finish of the vertical walls of the porches to better match or complement the façade treatments.

In the end, staff is of the opinion that this project will greatly benefit Centennial Mall and preserve an important piece of downtown Lincoln’s architectural history. And though the walk-up units do not fall in line with the strictest interpretation of the design standards, it is well within this Commission’s authority to either approve the proposal as is or attach conditions to the approval that both the Commission and Developer can agree to.

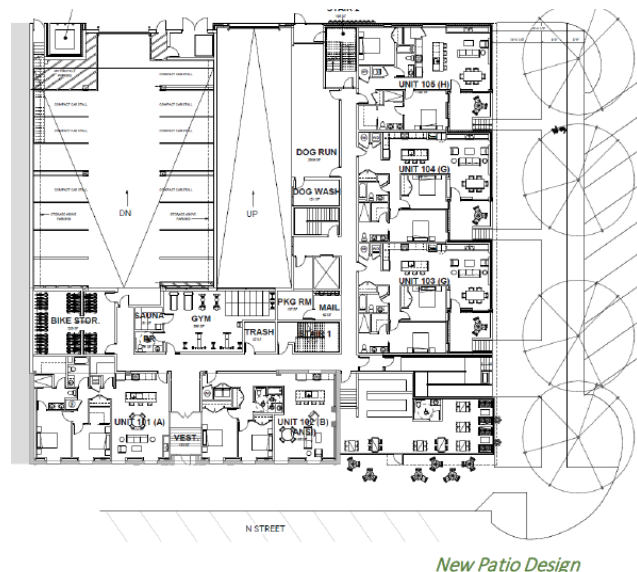
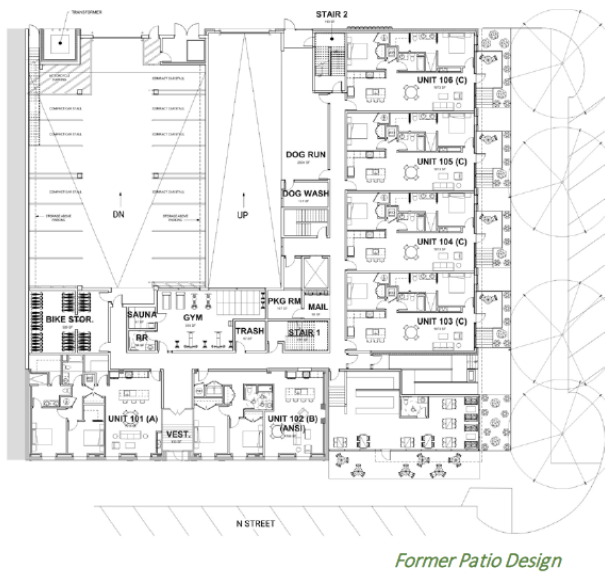
Under Section 3 (Review Practices) of the Capital Environs Design Standards, it is expressly stated that, ***“The Commission may approve projects which are not in strict conformance with this document, based on findings that the applicant has developed a design solution which meets the spirit and intent of the Capitol Environs Ordinance. Those areas within the District which do not face Capitol Square or one of the Malls have less impact on the Capitol. In evaluating specific projects in light of this document, the spirit of the Design Standards carries more weight than the letter of the Guidelines.”***

*Recommended Finding:* The proposed plans for demolition and new construction at 1432 N Street generally comply with the Capitol Environs Design Standards, except for the extension of the proposed porches into the Centennial Mall right-of-way. While said porches do not meet the standards in the strictest sense, specific conditions that preserve and enhance the landscaping around the porches should serve to appropriately mitigate any negative impacts the porches might present.

*Recommended Action:* Approval of a Certificate of Appropriateness for demolition and new construction at 1432 N Street, with conditions agreed to by the applicant and the Capitol Environs Commission related to the construction of porches extending into the Centennial Mall right-of-way.



The perspective above, looking northwest from the intersection of Centennial Mall S and N Street, illustrates the developer’s proposal to preserve the south façade and incorporate a portion of the existing YWCA building into a new four-story building that will include condos and a corner retail space.



The graphic above shows the original patio design on the left and the new proposal on the right. While the original design encroached about eight feet into the right-of-way, the new design is recessed and does not include any encroachment.

### Item 3: 521 South 14<sup>th</sup> Street

The State Building Division is requesting a certificate to add new signage and a sculpture and plaque along the east side of what is currently known as The Executive Building at 521 S 14<sup>th</sup> Street. The new signage would serve to rename the building the Chief Standing Bear Justice Administration Building. The sculpture, which will sit just north of the east entrance, will be a bust of Chief Standing Bear. It will sit on a pad of concrete and decorative paving and be surrounded by two plaques that will read as follows:

*From his birth on the banks of the Niobrara River in Nebraska until his death in 1908, Chief Standing Bear spent his life in a constant struggle to gain equality and justice for our nation's Native Americans. Chief Standing Bear and the Ponca Tribe were forced in 1877 by federal treaty to leave their homeland in Nebraska for Indian Territory in what is now Oklahoma. The hardship of travel, illness, and the conditions of Indian Territory caused many members of the tribe to perish, including Chief Standing Bear's son. Determined to bury his son in his homeland, Chief Standing Bear led thirty members of his tribe back to their home in Nebraska, where he was arrested by federal authorities. At his trial, Standing Bear advocated for the dignity and personhood of all Native Americans, and won his release. In July of 2022 the State of Nebraska unveiled the Standing Bear sculpture, created by artist Benjamin Victor, to commemorate the dedication of the Chief Standing Bear Justice Administration Building. It was the hope of all present that the sculpture and building will serve as an enduring reminder to future generations of Chief Standing Bear's legacy to the cause of justice.*

Reviewing the Capitol Environs Design Standards, limited guidance is provided relative to new signage:

### **Design Standard 6: Signs**

---

Signs addressing Capitol Square or one of the Malls shall be reviewed by the Commission for overall compatibility, durability, and high quality.

In regard to the Chief Standing Bear bust, it could be considered either a monument or a piece of public art per the Design Standards. Below is the guidance provided for both:

### **Design Standard 3: Memorials and Monuments**

---

Installation of monuments and memorials shall be based on the symbolic program established at the Capitol. Capitol Square is considered a complete and finished design, and therefore no memorials shall be added to the Capitol grounds. The Capitol itself is a memorial and has integral memorial spaces (the Nebraska Hall of Fame and Memorial Hall). Memorials may be considered for addition to the Malls, within their overall design guidelines, assigning memorials of statewide or national significance to Centennial Mall, and individual memorials to the other malls.

#### **Guideline 3.1:**

Addition of memorials and monuments facing Capitol Square (not on the Capitol grounds) and on the Malls will be evaluated within the same guidelines as other improvements such as buildings and landscape features, stressing compatibility with setting, high-quality design, and appropriate materials.

### **Design Standard 4: Public Art**

---

Public art can enliven an urban environment, enrich pedestrian experience, and stimulate interaction between artist and viewer. In the District, public art, like all other improvements, is subordinate to the overall purpose of enhancing the Capitol. The Commission encourages the addition of public art to the District, while applying the same standards of fitness to place and quality of materials required of other improvements.

#### **Guideline 4.1:**

Proposals for placement of public art in the District should consider and describe the relationship of proposed works to their immediate surroundings and to the Capitol.

#### **Guideline 4.2:**

*Two types of public art which may be appropriate in the District are:*

- *monumental works, of national or international significance;*
- *pedestrian-scale works.*

#### **Guideline 4.3:**

Mall master plans may identify specific locations for public art, and works may be commissioned or purchased to strengthen the context of these locations.

**Guideline 4.4:**

Poorly maintained public art is detrimental to the District. Works should not be installed (whether acquired by gift or purchase) unless accompanied by an endowment for long-term maintenance.

**Guideline 4.5:**

Temporary installations of public art which are not part of a Mall’s master plan may be appropriate within the Capitol Environs District if located so as not to face a Mall or Capitol Square.

In considering both the new signage and the Chief Standing Bear bust, the primary considerations appear to be the selection of high-quality, durable materials and designs that fit their surroundings. Long-term maintenance is also a factor, especially for the bust and plaques. Though City staff does not have any major concerns about this proposal beyond long-term maintenance considerations, its location along the perimeter of Capitol Square means that the interaction/relationship with the Capitol is an important one to weigh. The opinion of the Capitol Administrator should be appropriately considered prior to any action.

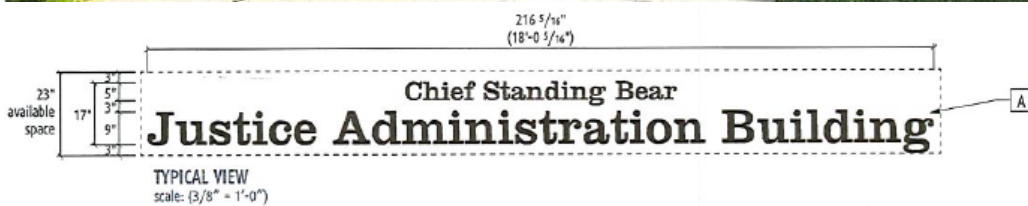
*Recommended Finding: The proposed placement of new signage and a Chief Standing Bear sculptural bust generally comply with the Capitol Environs Design Standards.*

*Recommended Action: Approval of a Certificate of Appropriateness for placement of new signage and a sculptural bust on the east side of 521 S 14th Street.*



Copyright Benjamin Victor Studios. All rights reserved.

*The above rendering shows the proposed Chief Standing Bear bust to be located just north of the east entrance at 521 S 14<sup>th</sup> Street.*



*New signage on the east façade at 521 S 14<sup>th</sup> Street will serve to rename The Executive Building to the Chief Standing Bear Justice Administration Building.*

**Item 4: Text amendment to Section 27.56.140 of the Lincoln Municipal Code**

Per the suggestion of Bob Ripley and Matt Hansen from the Office of the Nebraska Capitol Commission, City staff is recommending a text amendment to the Lincoln Municipal Code meant to address the appeal process for government entities wishing to appeal a decision of the Capitol Environs Commission. As this section is currently written, appeals by government units are heard by the Nebraska Department of Administrative Services. The draft amendment proposes that the State’s Capitol Commission become the appeals body for Capitol Environs decisions. As Mr. Ripley stated in bringing this amendment forward, “The Nebraska Capitol Commission is chaired by the Governor and Commission membership represents all three branches of State government...since 2004, this body has acted as the State’s official owner/policymaker for the Capitol, which was not the case when the original language was written into the Lincoln Municipal Code in the mid-late 1980s.”

As a reminder, the Nebraska Capitol Commission consists of the following membership:

- Governor
- Speaker of the Legislature
- Chief Justice of the Supreme Court
- Historical Society Director
- Dean of UNL College of Architecture
- Three (3) citizens, representing each of the Congressional Districts

Text amendments to the Lincoln Municipal Code and Design Standards must be reviewed by the Planning Commission and then approved by the City Council. Before those steps can take place, the Capitol Environs Commission must first hold a public hearing and recommend approval of any amendments impacting the procedures or reviews of the Commission.

The revised language is copied below:

## **LINCOLN MUNICIPAL CODE**

---

### **TITLE 27 ZONING**

---

#### **Chapter 27.56 CAPITOL ENVIRONS DISTRICT**

---

##### **27.56.140 Appeal.**

---

Any council member, the Mayor, or any person aggrieved by any order, approval, disapproval, or other decision issued by the Nebraska Capitol Environs Commission or the Planning Director may appeal such order, approval, disapproval, or other decision to the City Council by filing a written appeal with the City Clerk within fourteen days of the date of such decision, except that governmental units may opt to appeal actions of the Nebraska Capitol Environs Commission or the Planning Director to the ~~Nebraska Department of Administrative Services~~ **Capitol Commission** by so indicating at the time of filing the appeal with the City Clerk and by giving notice of such intent to the ~~Building Division of the Nebraska Department of Administrative Services~~ **Office of the Nebraska Capitol Commission**. Such appeal shall fully state the order, approval, disapproval, or other decision appealed from, the date thereof, and the facts of the matter. (Ord. [20108](#) §4; November 17, 2014: prior Ord. [16698](#) §5; November 14, 1994).

*Recommended Finding:*        *The proposed text amendment to the Lincoln Municipal Code improves the appeal process for government entities wishing to appeal a decision by the Capital Environs Commission by redirecting appeals to the Capitol Commission.*

*Recommended Action:*       *Recommendation of approval for the proposed text amendment to the Lincoln Municipal Code.*

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2022/04-April/2022aprilmemo.docx>

# YWCA Project Discussion

4/22/2022



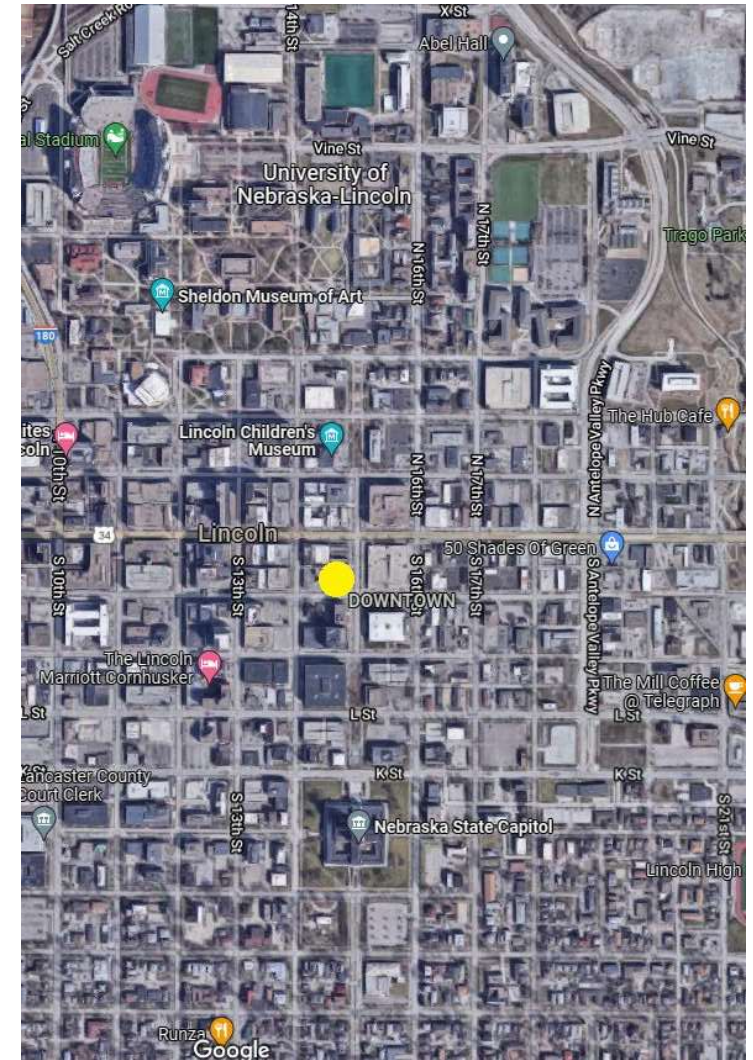
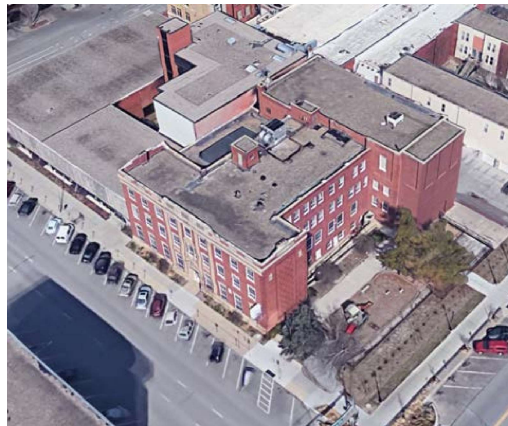
**BVH**ARCHITECTURE

# Site Overview / Current

- Site
  - Address: 1432 'N' Street
  - Midpoint of Centennial Mall between Capitol & UNL's Campus
  - 21,300 SF (.49 acres)
- Building
  - Constructed in 1932
  - Three-Story + Lower Level: Approx. 11,000 SF floorplates (37,000 SF total)
  - H-Shaped Brick Construction with Limestone Trim
  - Symmetrical main (south) façade with 9 bays & Georgian Revival Detailing



4/22/2022



2

# Project Overview / Design

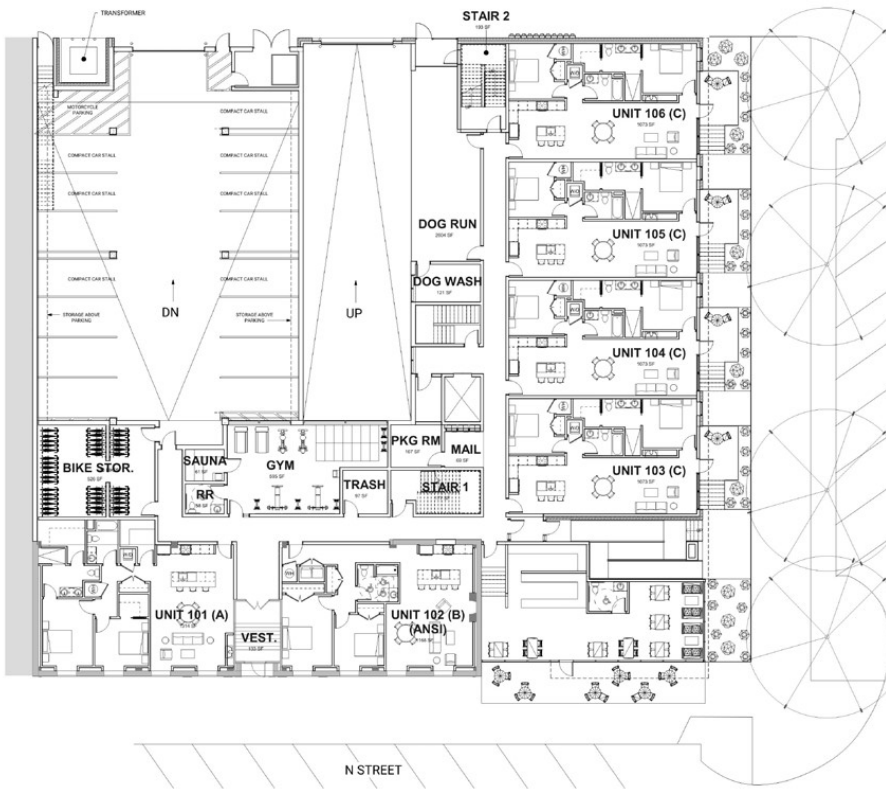


Former Draft Rendering – Old Patio Design

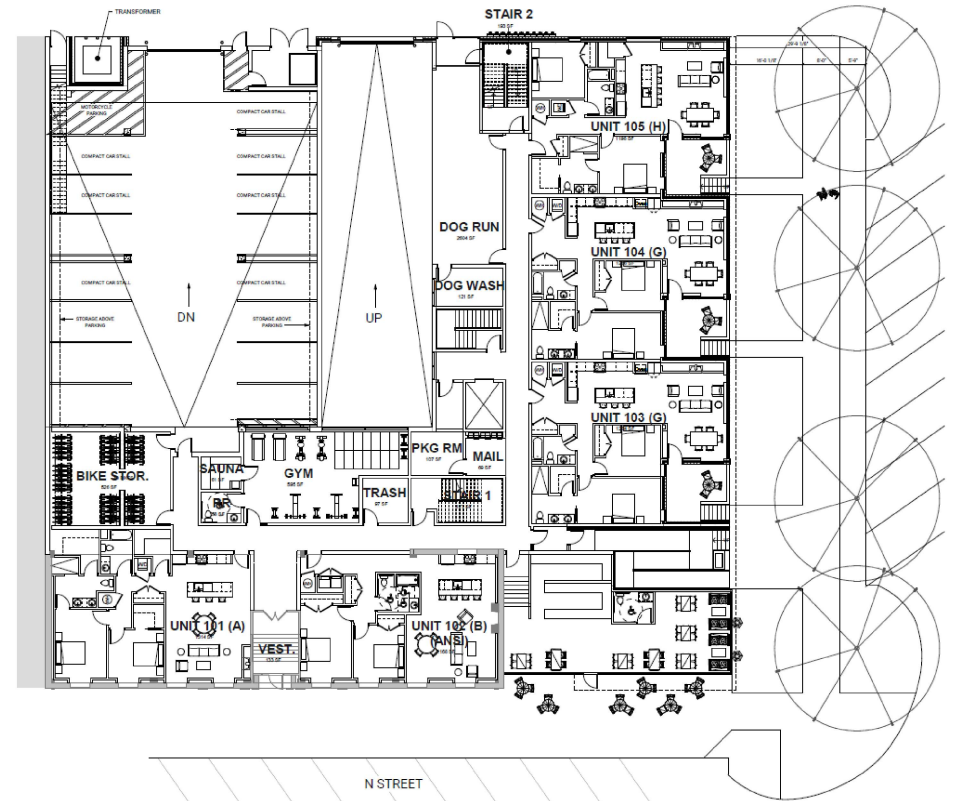
4/22/2022

# Project Overview / Patio Alterations

First Level



*Former Patio Design*

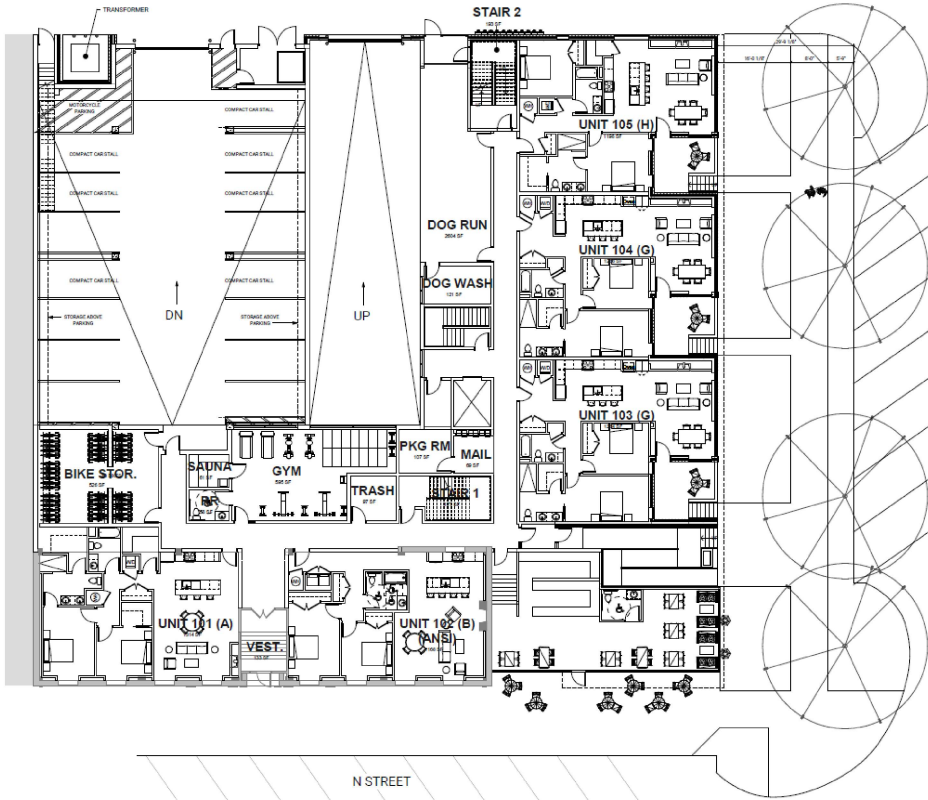


*New Patio Design*

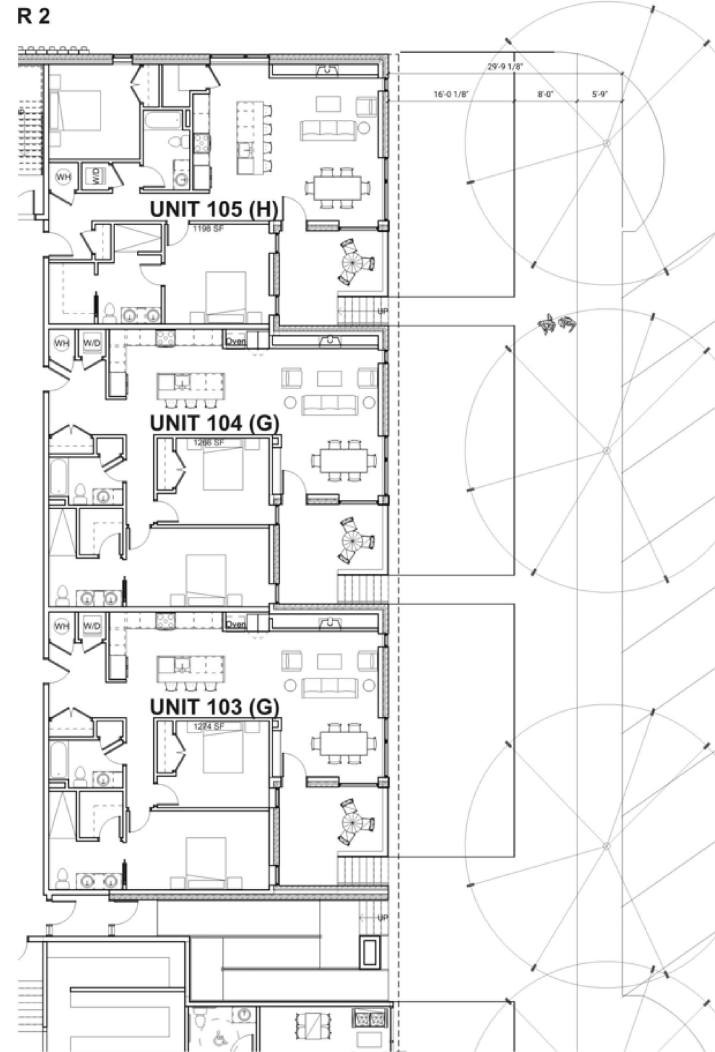
4/22/2022

4

# Project Overview / New Patio Design



*First Floor Plan*

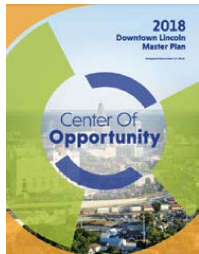


*Zoomed In View*

4/22/2022

5

# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



Overall, development forecasting finds the nonstudent residential segment to be a strong investment opportunity driven by demographic and lifestyle trends that are poised to converge in Downtown Lincoln. Development of approximately 900 to 1,900 non-student-oriented units is achievable over the next ten years. Based on results of the community survey, the **most desired unit types include ownership condominiums** and townhouse

Redevelop **underutilized** and vacant sites **69%**

### ACTIVITY CONCENTRATED IN SMALL AREAS:

Housing development activity is concentrated in Haymarket (including South Haymarket) and along the P Street corridor. **Very little redevelopment activity is happening south of O and east of 9th, a very large proportion of Downtown. The concentration of housing development in small areas is what makes the Telegraph District on the southeastern edge of Downtown an important project – drawing activity to the opposite side of Downtown.** Additionally, City Centre is an important project to bridge the 9th-to-10th Street divide between Haymarket and the core of Downtown.

### Community Survey

As part of the Downtown Plan, an online survey was available from March 2018 through July 2018 to collect broad stakeholder and community input about their experience and desires for Downtown Lincoln as well as priorities and improvements to over the next 5 to 10 years. The following presents the survey's key findings and results. Over 1,700 responses were recorded.

#### KEY FINDINGS:

The largest age group among respondents was 25-34 (32%). 39% of survey respondents are Downtown visitors, and 34% are Downtown employees. Respondents represent a broad income distribution, and 56% of survey respondents identify as women.

14% of respondents visit Downtown daily, or live Downtown, while 47% visit once a week or more. When visiting Downtown, 67% of respondents walk, while 26% drive.

Outside of work, respondents primarily visit Downtown for:

- Restaurants and bars (83%)
- Concerts and movies (57%)
- UNL sporting events (31%)

When given one choice from a list of 16 options, the top three elements that were selected as most important for improving the overall Downtown experience are:

1. Redevelop underused and vacant sites, such as Pershing Center, Post Office, etc. (17%)
2. More neighborhood retail and services, such as grocery, daycare, doctors' offices, veterinarian, etc. (12%)
3. More events and entertainment options to draw people on weekends and evenings. (10%)
4. A new, modern headquarter library (8%)
5. Improve the parking experience. (8%)

### IMPORTANT DOWNTOWN ELEMENTS

Redevelop Unused Sites **17%**

More Neighborhood Retail **12%**

More Event Options **10%**



New amenities that would make Downtown Lincoln a more attractive neighborhood to live in include:

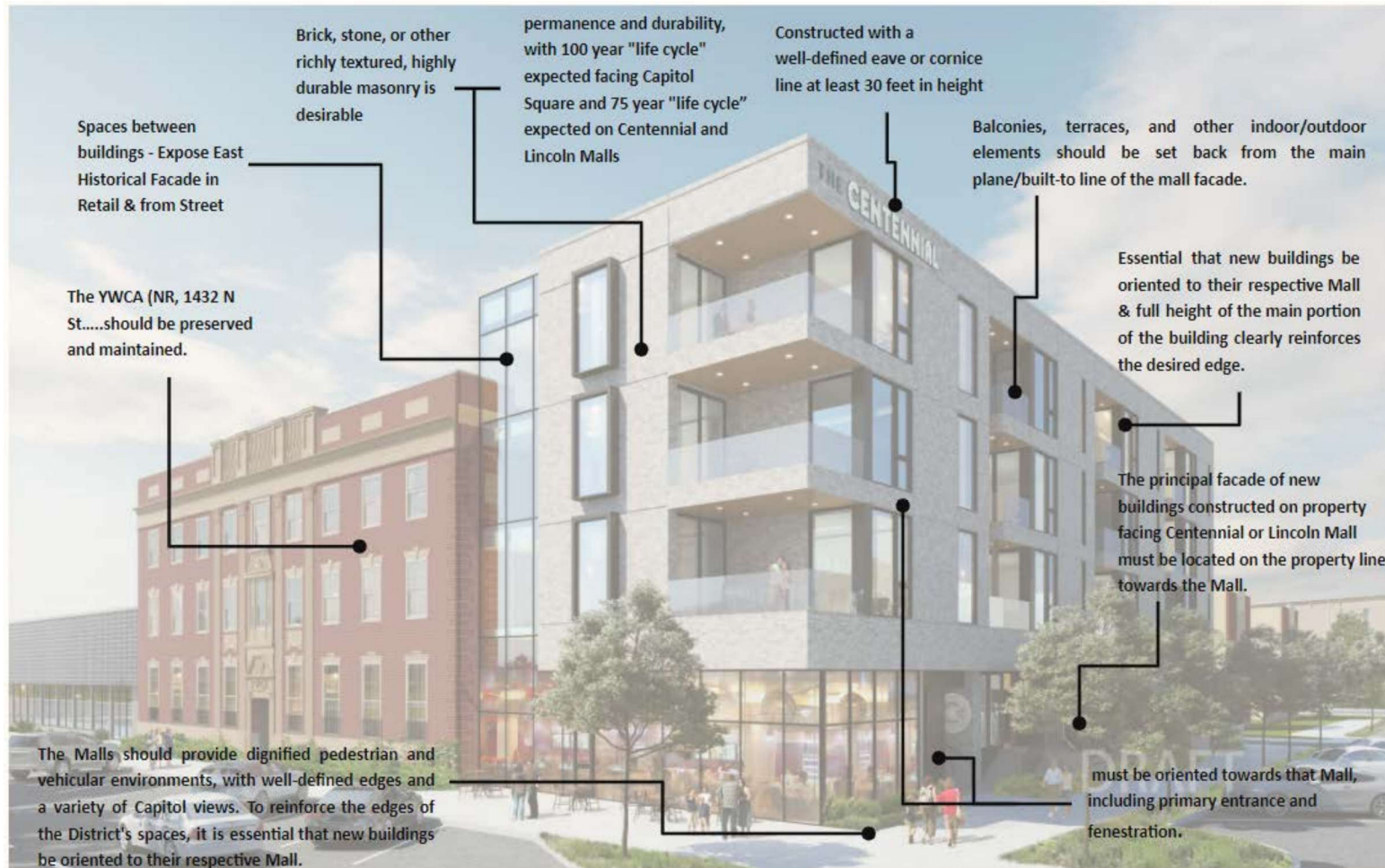
1. Full-service grocery store (83%)
2. Parks and playgrounds (43%)
3. Additional parking (43%)

The five most common words used to describe respondents' vision for Downtown Lincoln in the next ten years were: **vibrant, accessible, safe, walkable, and parking.**

Respondents chose the following **five actions** as **very important steps** for achieving their vision for Downtown:

1. Redevelop underused and vacant sites, such as Pershing Center, Post Office, etc. (69%)
2. Make Downtown more walkable (56%)
3. More events and entertainment options to draw people on weekends and evenings (48%)
4. Improve the safety of Downtown, including better lighting, shorter crosswalks, etc. (48%)
5. More neighborhood retail and services, such as grocery, daycare, doctors' offices, veterinarian, etc. (47%)

# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

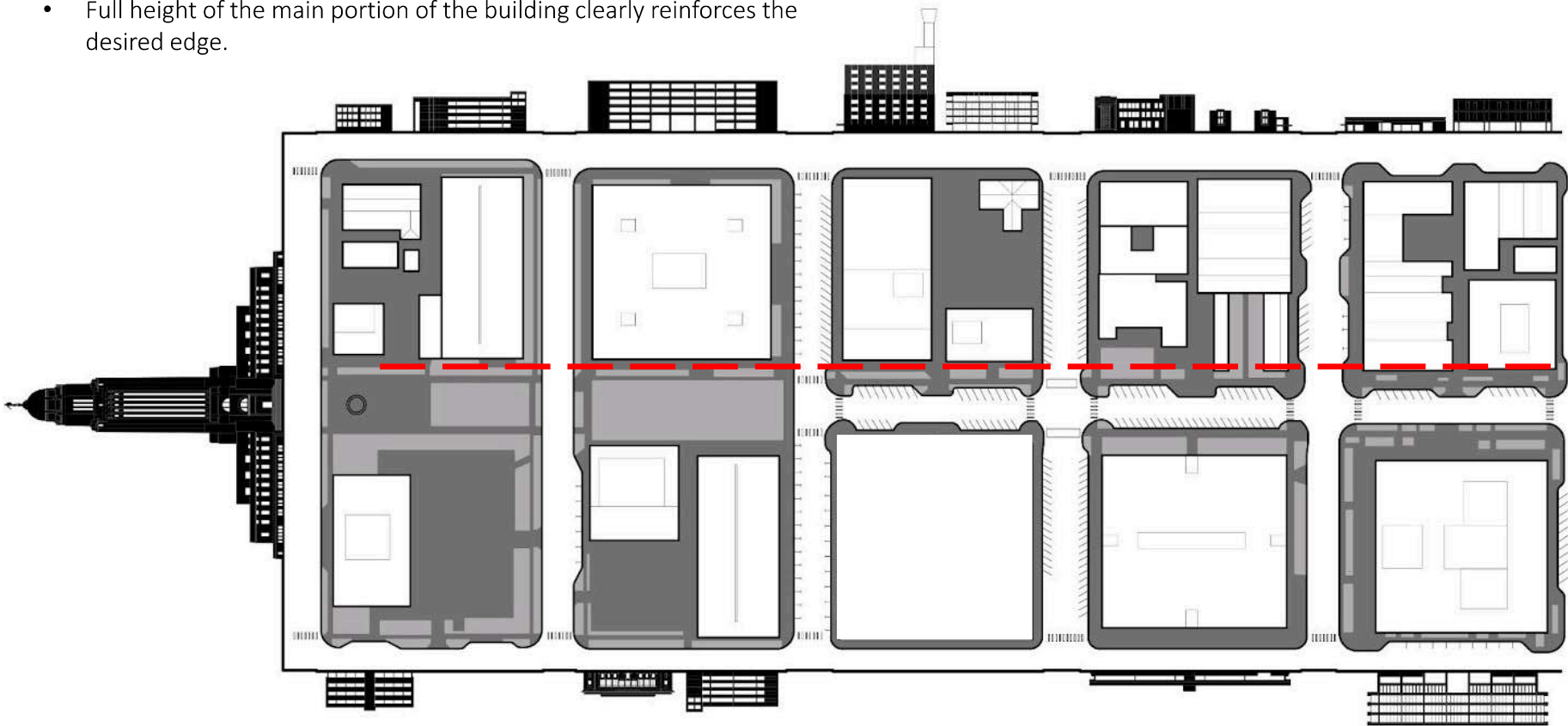


4/22/2022

7

# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

- Full height of the main portion of the building clearly reinforces the desired edge.

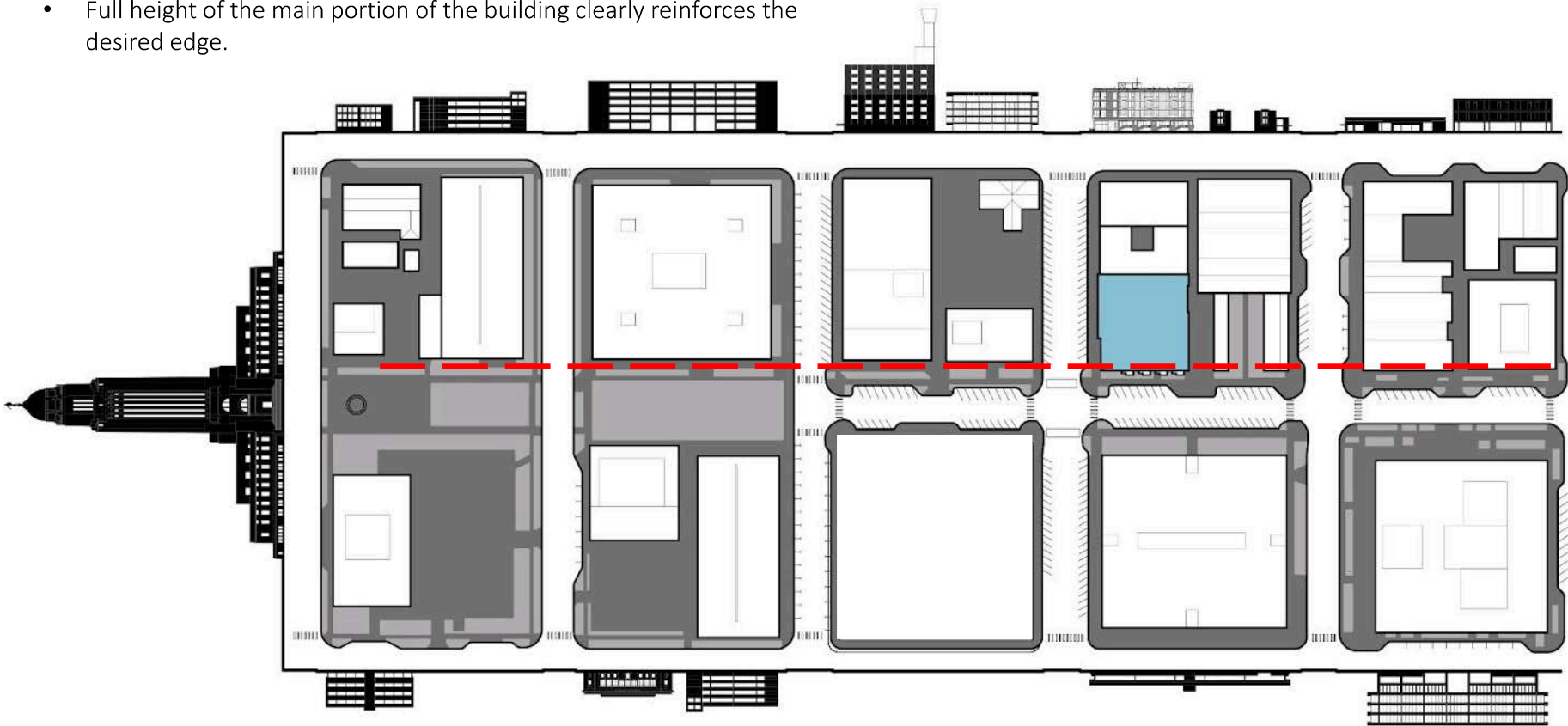


4/22/2022

8

# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

- Full height of the main portion of the building clearly reinforces the desired edge.



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



*East Elevation – Does not show newly updated Patios*

4/22/2022

10

# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features

**Brick, stone,** or other richly textured, highly durable masonry is desirable

Colors should be drawn from a **muted palette** of warm, earth tones or shades of white



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

## Guideline 9.1:

Proposals for new buildings should strengthen interrelationships among buildings within a specific setting, while encouraging variations. Features that contribute to compatibility among buildings include similarities in:

- alignment and setback;
- spaces between buildings;
- silhouette, including height and roof pitch;
- building base--relationship of building to ground or site;
- materials and material scale;
- mass and scale;
- building shade and shadow pattern from massing;
- permanence and durability, with 100 year "life cycle" expected facing Capitol Square and 75 year "life cycle" expected on Centennial and Lincoln Malls;
- entrance position, scale, and features;
- color, finish, and texture;
- size, type, and proportion of openings;
- ornamentation and detail, particularly at street level and in the residential areas;
- landscape design and features;
- cornice heights.



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

## Guideline 9.4

The Commission encourages the use of walls, gates, building bases, or landscape features to integrate architectural mass and the street environment.

## Guideline 9.5

**Metal** is not a suitable primary material for building exteriors in the District.

## Guideline 9.6:

**Non-concrete stucco-like materials are discouraged** from use on Capitol Square or Centennial and Lincoln Malls, especially on ground floors.

## Guideline 9.7:

Wood is not a suitable primary material for building exteriors on Capitol Square or Centennial and Lincoln Malls.

## Guideline 9.9:

Roof drainage for buildings on Capitol Square shall not be positioned beyond the facade line facing the Capitol.



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

## Guideline 9.9:

Roof drainage for buildings on Capitol Square shall not be positioned beyond the facade line facing the Capitol.

## Guideline 9.10:

On Centennial and Lincoln Malls, **balconies, terraces,** and other indoor/outdoor elements should be **set back from the main plane**/built-to line of the mall facade.

## Design Standard 10: Walls and Fences

Those properties facing Capitol Square or one of the Malls that are not currently developed with buildings, or where existing buildings are set back further than the "build-to" line, interrupt the "edge" of the space they help define. It is desirable to improve these properties by installing permanent, high-quality decorative fences, walls, or hedges at the defined "built-to" line, with due consideration for security and screen

## Guideline 10.1:

Fences along the edges of the Malls should be six (6) feet in height.



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

## Guideline 10.2:

Fences need not be solid to define the Mall edge, but should be continuous

## 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's 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.

## Guideline 12.1:

For new buildings constructed on property in the Capitol Environs District **not** facing Capitol Square but fronting one of the Malls, new buildings must be **constructed with a well-defined eave or cornice line at least 30 feet in height** on Centennial or Lincoln Mall and at least 20 feet in height on Goodhue Boulevard, J Street/West, and J Street/East.



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

## Guideline 12.2:

The **principal elevation** of new buildings constructed on property that fronts on a Mall but does not front on Capitol Square **must be oriented towards that Mall, including primary entrance and fenestration.**

## Guideline 12.3:

The **principal facade of new buildings** constructed on property facing Centennial or Lincoln Mall **must be located on the property line towards the Mall.** This guideline does not preclude use of courtyards or recessed entries as features when the **full height of the main portion of the building clearly reinforces the desired edge.** When the edge is strongly reinforced by a wall or landscape feature, a front yard may be considered.

## Design Standard 13: Buildings on and North of Centennial Mall

Centennial Mall should be maintained and improved as an area of private and governmental offices and services, providing important links between the Capitol, the downtown core, and the UNL City Campus. The Campus portion of the District, bounded by R and S Streets and North 14<sup>th</sup> and 16<sup>th</sup> Streets, should be developed and maintained with high-quality buildings within the District's height limits.



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement

## Design Standard 13: Buildings on and North of Centennial Mall

Centennial Mall should be maintained and improved as an area of private and governmental offices and services, providing important links between the Capitol, the downtown core, and the UNL City Campus. The Campus portion of the District, bounded by R and S Streets and North 14<sup>th</sup> and 16<sup>th</sup> Streets, should be developed and maintained with high-quality buildings within the District's height limits.

### Guideline 13.1:

The Scottish Rite Temple (NR, 332 Centennial Mall South), **the YWCA** (NR, 1432 N St.. and the Nebraska State Historical Society Headquarters (NR, 1500 R St.) are the premier historic structures on Centennial Mall and are listed on the National Register (NR) of Historic Places; they **should be preserved** and maintained.



Questions?

ONE HUNDRED SEVENTH LEGISLATURE  
SECOND SESSION

**LEGISLATIVE RESOLUTION 271**

Introduced by Brewer, 43; Pansing Brooks, 28.

WHEREAS, Nebraskans value the history of this state and the men and women who have shaped our history; and

WHEREAS, Nebraskans appreciate and respect the sacrifices of our military servicemen and servicewomen, as well as the families that support them; and

WHEREAS, Nebraska is working to become the most military and veteran-friendly state in the nation; and

WHEREAS, Nebraska has a proud military history predating the Civil War; and

WHEREAS, The First Regiment Nebraska Volunteer Infantry proudly fought on behalf of the Union during the Civil War; and

WHEREAS, The state should do all it can to honor past and present military members; and

WHEREAS, from his birth on the banks of the Niobrara River in Nebraska until his death in 1908, Chief Standing Bear spent his life striving to gain equality and justice for Native American people; and

WHEREAS, following the Treaty of 1868, Chief Standing Bear and the Ponca Tribe were forced by the federal government to leave their homeland in Nebraska for Indian Territory in present-day Oklahoma; and

WHEREAS, the hardships of travel, illness, and the conditions of Indian Territory caused many members of the Ponca Tribe to perish, including Chief Standing Bear's son; and

WHEREAS, determined to bury his son in his homeland, Chief Standing Bear led thirty members of his tribe back to their home in Nebraska; and

WHEREAS, The United States Army detained Chief Standing Bear upon his return to Nebraska and supporters in Omaha then filed a writ of habeas corpus

on behalf of Chief Standing Bear and the Ponca Tribe; and

WHEREAS, Chief Standing Bear became the first Native American to be recognized as a person in a federal court decision issued at trial in Omaha; and

WHEREAS, it is appropriate to honor Chief Standing Bear as one of the most important persons in Nebraska history, as a leader of the original Native American inhabitants of Nebraska, and for his influence in fighting for justice and equality under the law.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONE HUNDRED SEVENTH LEGISLATURE OF NEBRASKA, SECOND SESSION:

1. That the Legislature hereby names the building owned by this state and located at 1526 K Street, Lincoln, Nebraska, as the First Nebraska Administrative Building.

2. That the Legislature hereby names the building owned by this state and located at 521 South 14th Street, Lincoln, Nebraska, as Chief Standing Bear Justice Administration Building.

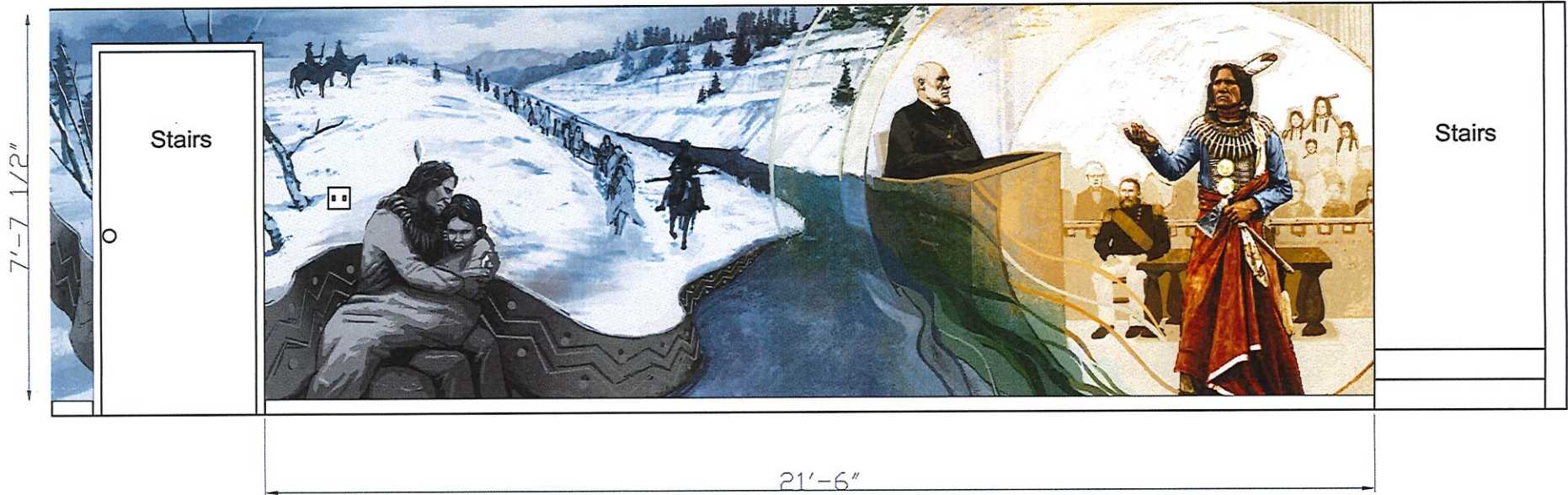


THE EXECUTIVE

521

EMERSONIAN BEAR  
MICHIGANIAN  
1827-1908

EXIT





**PRODUCTION  
DRAWING**

PRODUCT CODE: ASI LPS Series  
OVERALL SIZE: 17" x 216-5/16"

A 1/2" flat cut aluminum letters, Clarendon LT Std Roman, Inc.,  
painted 28-0001 Oxidized Brass, painted edges

**MOUNTING:** Stud Mounted to Exterior soffit

**PRODUCTION NOTES:**

**COLOR SCHEDULE**  
■ 28-0001 Oxidized Brass

Customers: State of Nebraska - State Building Division  
Location: Default Location  
Standard Sign Types  
Designer: tleedom SC/PM: ecc/krd  
Date: 2/1/22 Original Task: 115459  
PD Review by: xxx/xxx 00.00.00  
r1: 04.07.22 cma (118497- chose option)  
r2: 00.00.00  
r3: 00.00.00  
r4: 00.00.00  
ST\_S\_5\_LPS\_BldgLetters

**Client Approval:**

- Approved  Approved as noted
- Revise and resubmit

SIGN: \_\_\_\_\_ DATE: \_\_\_\_\_

**5.5**

DRAWING/SIGN TYPE

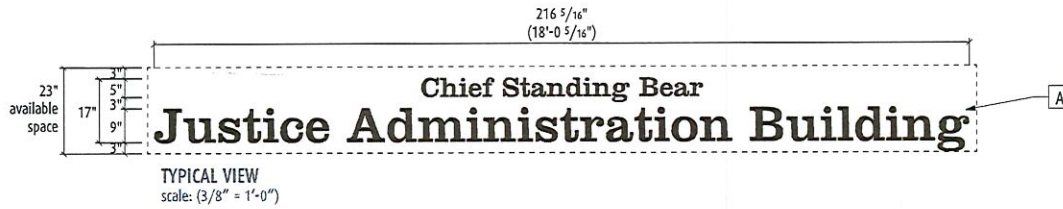


PHOTO RENDERING  
NTS



Denver, Colorado Chicago, Illinois Grinnell, Iowa Des Moines, Iowa Iowa City, Iowa Omaha, Nebraska

Legal Notice: This drawing is the property of ASI. This design concept is the exclusive property of ASI and is submitted under a confidential relationship for a specific purpose and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered, without express written permission from ASI. COLORS and GRABLE are shown for presentation purposes only.

## Plaque Language:

From his birth on the banks of the Niobrara River in Nebraska until his death in 1908, Chief Standing Bear spent his life in a constant struggle to gain equality and justice for our nation's Native Americans. Chief Standing Bear and the Ponca Tribe were forced in 1877 by federal treaty to leave their homeland in Nebraska for Indian Territory in what is now Oklahoma. The hardship of travel, illness, and the conditions of Indian Territory caused many members of the tribe to perish, including Chief Standing Bear's son. Determined to bury his son in his homeland, Chief Standing Bear led thirty members of his tribe back to their home in Nebraska, where he was arrested by federal authorities. At his trial, Standing Bear advocated for the dignity and personhood of all Native Americans, and won his release. In July of 2022 the State of Nebraska unveiled the Standing Bear sculpture, created by artist Benjamin Victor, to commemorate the dedication of the Chief Standing Bear Justice Administration Building. It was the hope of all present that the sculpture and building will serve as an enduring reminder to future generations of Chief Standing Bear's legacy to the cause of justice.

# LINCOLN MUNICIPAL CODE

---

## TITLE 27 ZONING

---

### Chapter 27.56 CAPITOL ENVIRONS DISTRICT

---

#### **27.56.140 Appeal.**

---

Any council member, the Mayor, or any person aggrieved by any order, approval, disapproval, or other decision issued by the Nebraska Capitol Environs Commission or the Planning Director may appeal such order, approval, disapproval, or other decision to the City Council by filing a written appeal with the City Clerk within fourteen days of the date of such decision, except that governmental units may opt to appeal actions of the Nebraska Capitol Environs Commission or the Planning Director to the ~~Nebraska Department of Administrative Services~~ **Capitol Commission** by so indicating at the time of filing the appeal with the City Clerk and by giving notice of such intent to the ~~Building Division of the Nebraska Department of Administrative Services~~ **Office of the Nebraska Capitol Commission**. Such appeal shall fully state the order, approval, disapproval, or other decision appealed from, the date thereof, and the facts of the matter. (Ord. [20108](#) §4; November 17, 2014; prior Ord. [16698](#) §5; November 14, 1994).