



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, December 23, 2022 at 8:30 a.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in **City Council Chambers** on the 1st Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

December 23, 2022

1. Approval of meeting record of [November 15, 2022](#)

Public Hearing & Action

2. [Residential street rehab work](#) by the City of Lincoln in the public right-of-way of G Street between S 13th and S 17th Streets, and J Street between S 16th and S 21st Streets in the Nebraska Capitol Environs District. (*Lincoln Transportation & Utilities; UDR22119*)
3. Design updates to approved site improvements at [1821/1843 K Street](#) (*Community Action; UDR22073 and UDR22133*)

Discuss & Advise

4. State of Nebraska shelter designs
5. Staff updates & miscellaneous, etc.

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 Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/Agendas/2022/122322.docx>

NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22119
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	G Street (S 13th and S 17th Streets), and J Street (S 16th and S 21st Streets) in the Nebraska Capitol Environs District
HEARING DATE	December 23, 2022
APPLICANT	Craig Aldridge, 402-416-5349, caldridge@lincoln.ne.gov
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL WITH CONDITIONS

Summary of Request

Lincoln Transportation and Utilities (LTU) has a residential street rehab project scheduled for construction in 2023 that includes the removal of original sandstone curbing. The curbs would be replaced with concrete curbs that more align with modern roadway construction materials and methods. The removal of these sandstone curbs in older Lincoln neighborhoods has become relatively common in recent years as streets receive improvements, and LTU has established a good relationship with the staff at the Capitol to ensure that as much of the curbing as possible be preserved and reused. It is city staff's understanding that Capitol staff is currently stockpiling the historic curb material with the goal of eventually using it to return the Capitol site to this type of curbing.

Attachments A and B at the end of this report detail the areas within the Capitol Environs District – G Street from S 16th to S 17th and J Street from S 17th to S 18th Streets – that will be impacted by the stone curb removal. At the November NCEC meeting, LTU staff provided an overview of the project and the plan for removing the stone curb in question.

Compatibility with the Design Standards

In truth, there is very little in the Capitol Environs Design Standards that would help guide a decision to allow the removal of the sandstone curbing. What guidance that does exist is provided below. While the ultimate preservation and restoration of sandstone curbs within the Capitol Environs District would be the ideal solution, staff is doubtful that this is realistic or feasible in the long-term without a greater emphasis on preservation from both the Design Standards and the funding of such efforts.

Design Standard 18: General Landscape of All Malls

The landscape of the Capitol Malls should enhance the Capitol setting and vistas:

- by providing canopy and definition at the mall edge, but leaving the centers of the malls more open, allowing on-axis views of the Capitol,
- by creating a sense of organization and unity through form, color, texture, and spacing that may be lacking in the adjacent architecture,

- by establishing a rhythm of visual and physical movement leading ultimately to the Capitol,
- by providing seasonal change and interest.

There is a delicate balance between a landscape that enhances and one that overwhelms—color and form changes should be in large sweeps and masses to avoid creating small, distracting focal points. The landscape should be bolder and more colorful closest to the Capitol.

Facing Capitol Square and the Malls, front yards shall not contain mechanical equipment, above-ground utilities, docks, or unscreened ramps. Architectural or planted screenings may be offered, with maintenance requirements.

Active use of the Malls should be encouraged by the selection and placement of landscape elements such as seating.

Guideline 18.5:

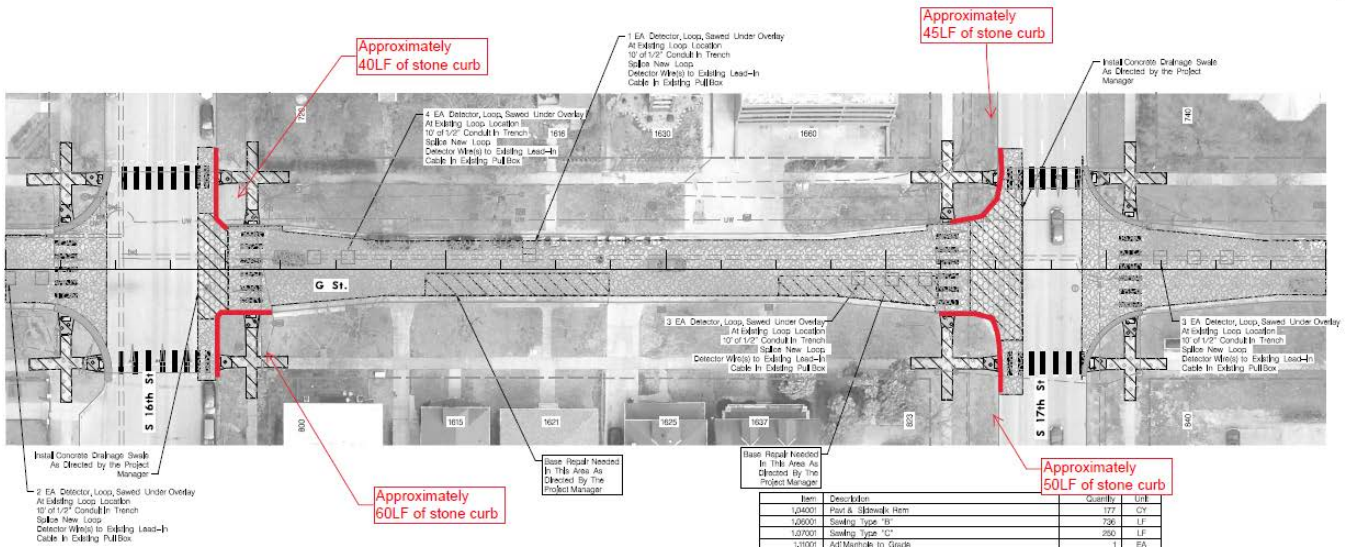
Use high quality pavement that is durable, neutral or natural color, able to be matched or replaced locally or regionally; nonslip but not too rough for high heels; textured or patterned subtly. Asphalt or asphalt pavers are not acceptable. Design paved areas to allow replacement or repair to occur in sections that maintain the established pavement pattern.

Recommended finding: The proposed improvements comply with the Capitol Environs Design Standards.

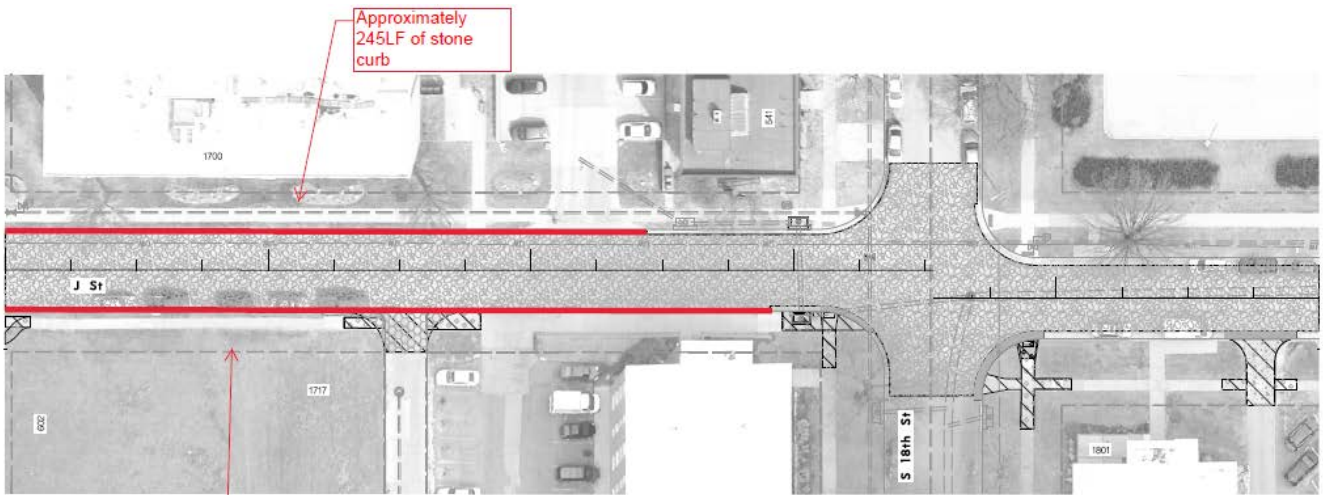
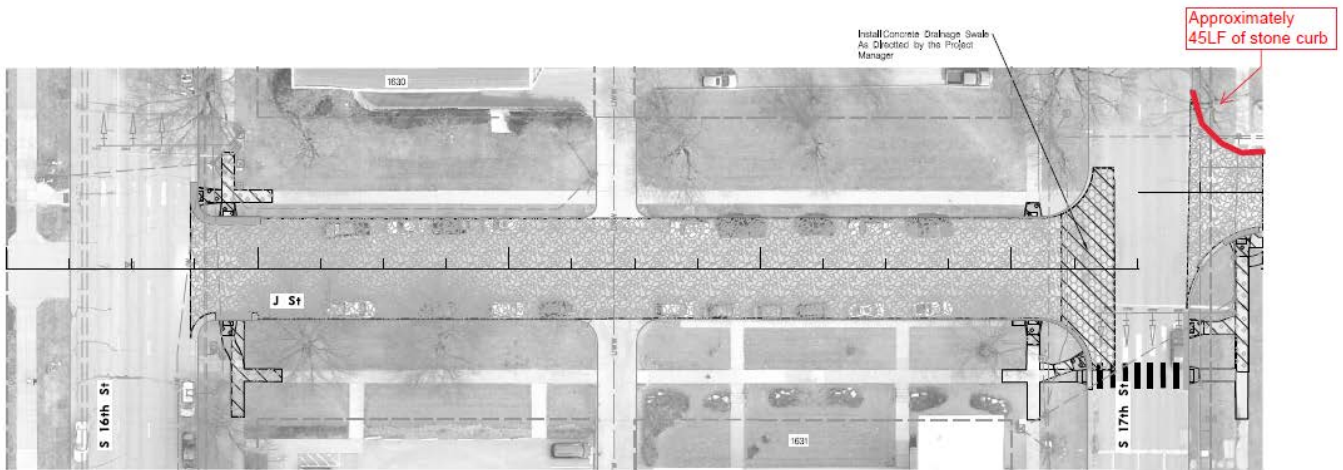
Recommended action: Approval of a Certificate of Appropriateness for the the removal of the sandstone curbs, and the construction of concrete curbs to replace them, with the following condition:

1. LTU staff shall work with staff from the Capitol to ensure the reuse of as much of the stone curb as possible. If Capitol staff declines to take the removed stone curb, LTU shall coordinate with the City's Planning Department to attempt to find a use for the material in a future streetscape or park project.

ATTACHMENT A G STREET STONE CURB REMOVAL FROM S 16TH – S 17TH STREETS



ATTACHMENT B J STREET STONE CURB REMOVAL FROM S 17TH – S 18TH STREETS



Item	Description	Quantity	Unit
1.04001	Plant & Stipwork Item	74	CY
1.06001	Sawing Type "B"	409	LF
1.07001	Sawing Type "C"	71	LF

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	PROJECT NO.	SHEET NO.
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Date: 10/10/2022	Drawn:	JWH
Horz. Scale: N.T.S.	Checked:	RML
	Approved:	CEA

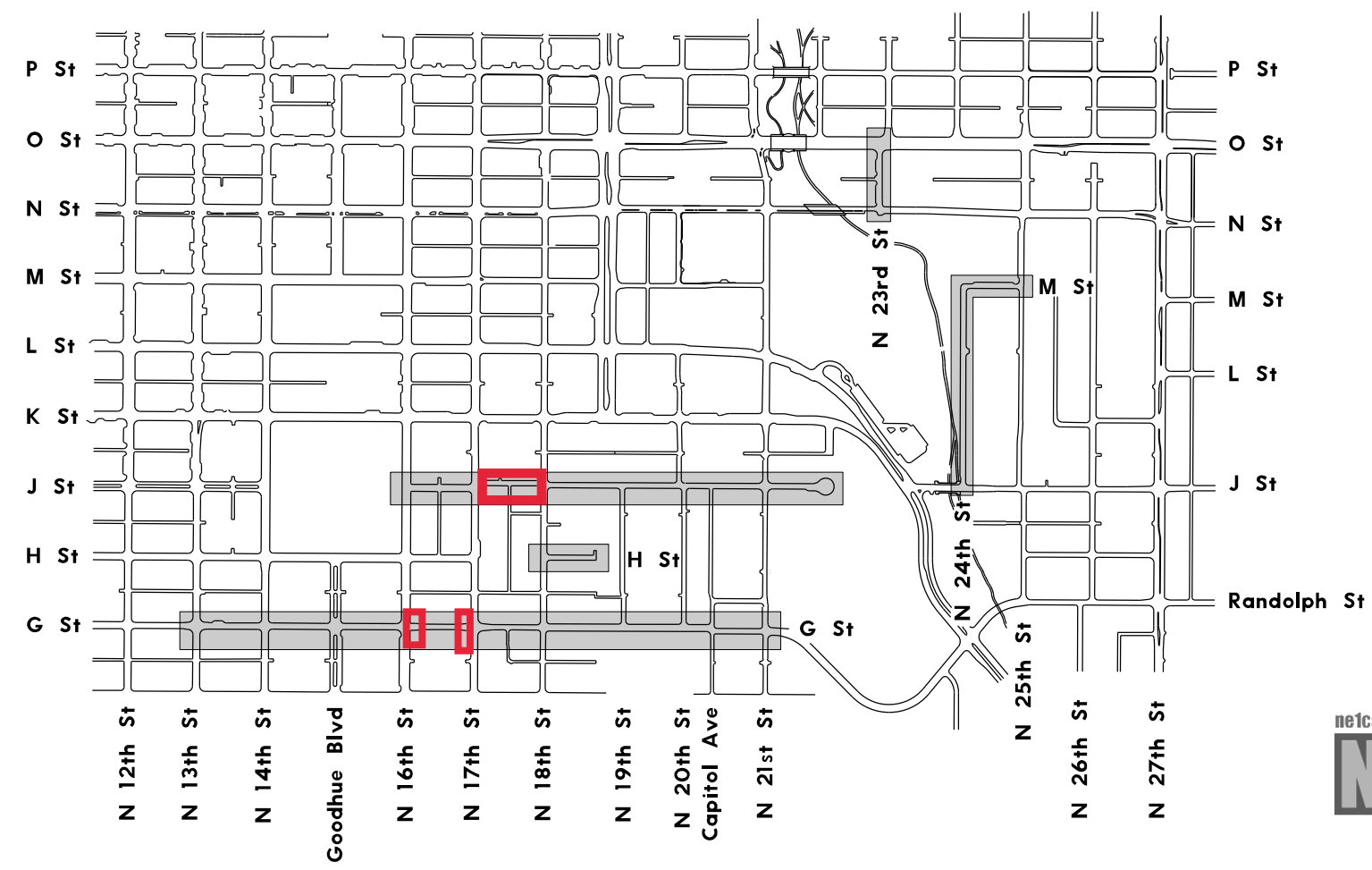
CITY OF LINCOLN, NE (2023)

RESIDENTIAL PAVEMENT REHABILITATION

CAPITOL VIEW NEIGHBORHOOD

PAVING C.I.P. #705651

SHT NO.	SHEET INDEX
1	COVER
2-3	TYPICAL SECTIONS
4	GENERAL NOTES AND SUMMARY OF QUANTITIES
5	HORIZONTAL CONTROL
6-21	CONSTRUCTION AND REMOVAL



775LF of stone curb to be removed and replaced with 24" Combined Curb and Gutter



PRIOR TO CONSTRUCTION:

CALL : 1-800-331-5666 OR 811 FOR LOCATION OF UNDERGROUND TELEPHONE, ELECTRIC, GAS MAINS, CABLEVISION AND CITY OF LINCOLN UTILITIES.

NOTE: EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO EXACTLY LOCATE AND PROTECT EACH EXISTING UTILITY BEFORE AND DURING ACTUAL CONSTRUCTION.



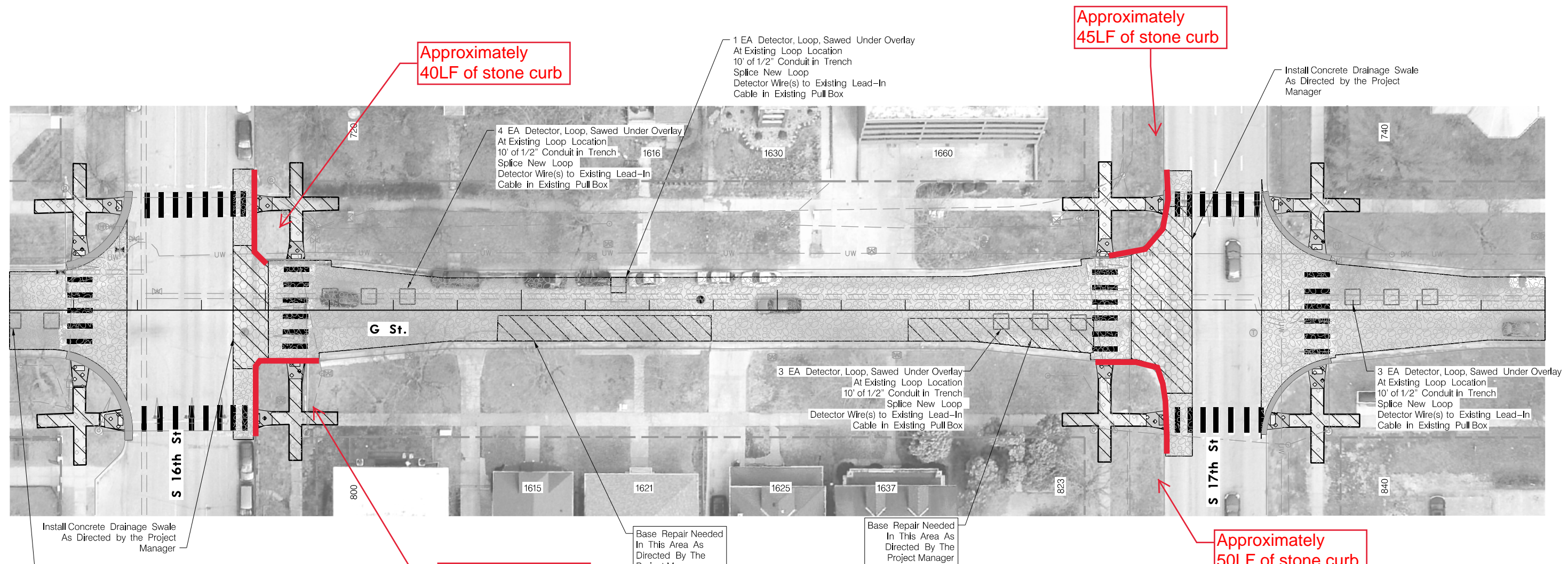
PROJECT CONTACTS

<p>Lincoln Transportation & Utilities Project Delivery: Design 949 West Bond, Suite 200. Lincoln, NE 68521 Attn: CRAIG ALDRIDGE 402-416-5349</p>	<p>Lincoln Transportation & Utilities Project Delivery: Design 949 West Bond, Suite 200. Lincoln, NE 68521 Attn: RYAN LEEPER 402-890-3126</p>	<p>Lincoln Transportation & Utilities Traffic Engineering 949 West Bond, Suite 200. Lincoln, NE 68521 ATTN: DANIEL CARPENTER 402-416-9925</p>	<p>Lincoln Transportation & Utilities Project Delivery: Construction 949 West Bond, Suite 200. Lincoln, NE 68521 ATTN: MARC ROSSO 513-207-3244</p>
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COVER



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Approximately
60LF of stone curb

Approximately
50LF of stone curb

Quantities Reflect 50% of
 Curb and Gutter Replacement
 Quantities for Concrete Drive
 Repair Based on Curb and
 Gutter Replacement As Directed
 by the Project Manager

** For Reference Only, Not a Bid Item
 Work to be Done by City Forces

Item	Description	Quantity	Unit
1.04001	Pavt & Sidewalk Rem	177	CY
1.06001	Sawing Type "B"	736	LF
1.07001	Sawing Type "C"	250	LF
1.11001	Adj Manhole to Grade	1	EA
1.13001	Adj Water Valve Box to Grade	3	EA
4.09304	Conc Sidewalk 4"	2539	SF
4.09309	Conc Sidewalk 9"	735	SF
4.09405	Conc Driveway 5"	200	SF
4.09601	Combined Curb Gutter	160	LF
4.09602	Conc Barrier Curb (9"x20")	195	LF
4.11001	Detectable Warning Panel	128	SF
5.07006	Concrete Base, 6" LB-3500	376	SY
6.04000	Surface Milling	1984	SY
6.06002	Asph Conc, Type 2	264	TN
** Molten	Thermoplastic Pav Mkg, 24"	530	LF
24.03205	Conduit, 1/2" Trenched	50	LF
24.10016	Detector, Loop, Sawed Under Overlay*	13	EA
50.00005	Combined Curb & Gutter, 36"	425	LF



CONSTRUCTION AND REMOVAL

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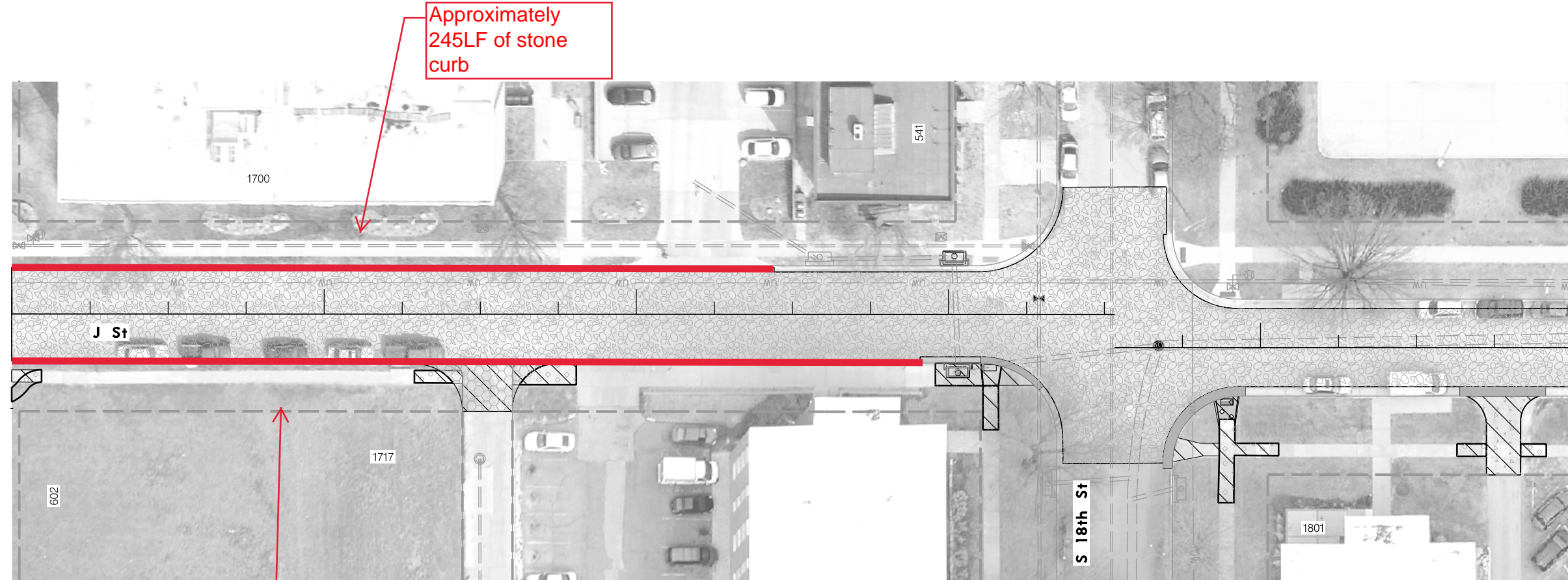
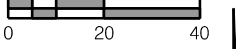
308+00

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PROJECT NO. 705651	SHEET NO. 14
Date: 10/10/2022	Drawn: JWH
Horz. Scale: 1:40	Checked: RML
	Approved: CEA

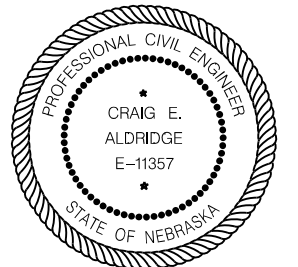
310+00



Approximately
290LF of stone
curb

Approximately
245LF of stone
curb

Item	Description	Quantity	Unit
1.04001	Pavt & Sidewalk Rem	74	CY
1.06001	Sawing Type "B"	409	LF
1.07001	Sawing Type "C"	71	LF
1.11001	Adj Manhole to Grade	1	EA
1.13001	Adj Water Valve Box to Grade	1	EA
4.09304	Conc Sidewalk 4"	946	SF
4.09309	Conc Sidewalk 9"	81	SF
4.09406	Conc Driveway, 6"	306	SF
4.09601	Combined Curb Gutter	31	LF
4.09602	Conc Barrier Curb, 9"x20"	280	LF
4.10006	PCC Alley Pavt, 6"	38	SY
4.11001	Detectable Warning Panel	24	SF
5.07006	Concrete Base, 6" LB-3500	185	SY
6.04000	Surface Milling	1854	SY
6.06002	Asph Conc, Type 2	278	TN
21.08006	Storm Drain Inlet Top Only, 72"	2	EA
21.13006	Remove Existing Inlet Top Only	2	EA
50.00005	36" Curb & Gutter	65	LF



CONSTRUCTION AND REMOVAL

NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #22073
APPLICATION TYPE	Certificate of Appropriateness (Received July 22, 2022)
ADDRESS/LOCATION	1821/1843 K Street
HEARING DATE	December 23, 2022
APPLICANT	Greg Newport, 402-430-5631, greg.newport@outlook.com
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

In July, Community Action applied for and received a Certificate of Appropriateness to allow them to add vehicle barriers north of their building at 1821/1843 K Street. Per their original application letter, the barriers are intended to prevent vehicles failing to make the turn eastward off of Antelope Valley Parkway from hitting the building. According to the applicant, such accidents have happened twice in the last year. The original plans showed ten (10) spherical traffic barriers made of solid concrete. They were to have a diameter of 48” with a spacing of 48”. The spherical barriers were to be “painted to simulate large marbles.”

The applicant has since changed the design of the traffic barrier system and is seeking an updated certificate. The new barrier system design eliminates the spherical barriers and replaces them with a cable restraint system that will be landscaped to offset any negative visual impacts.

Attachment A at the end of this report shows the original barrier design, Attachment B illustrates the revised design, Attachment C depicts a design detail for the cable system, and Attachment D offers a built example image of the proposed product.

Compatibility with the Design Standards

The barriers will front the K Street side and do not have a direct visual impact on the J Street landscape that is of most concern in the Capitol Environs District. As such, the Design Standards offered limited guidance for the original proposal beyond an expectation that the barriers consist of high-quality, durable materials.

The new design fits into much of the same scenario, where durability and quality are of primary concern. Because landscaping is now being introduced, the consideration of landscape maintenance and replacement is also of relevance, as highlighted in Design Standard 27.

Design Standard 27: Landscape Maintenance and Replacement

Landscape improvements, especially those on public property, should be designed and installed for economical maintenance and programmed replacement as needed.

Recommended finding: The proposed improvements comply with the Capitol Environs Design Standards.

Recommended action: Approval of a Certificate of Appropriateness for the proposed site work at 1821 K Street, under the condition that the applicant provide the Commission a landscape plan for review prior to planting.

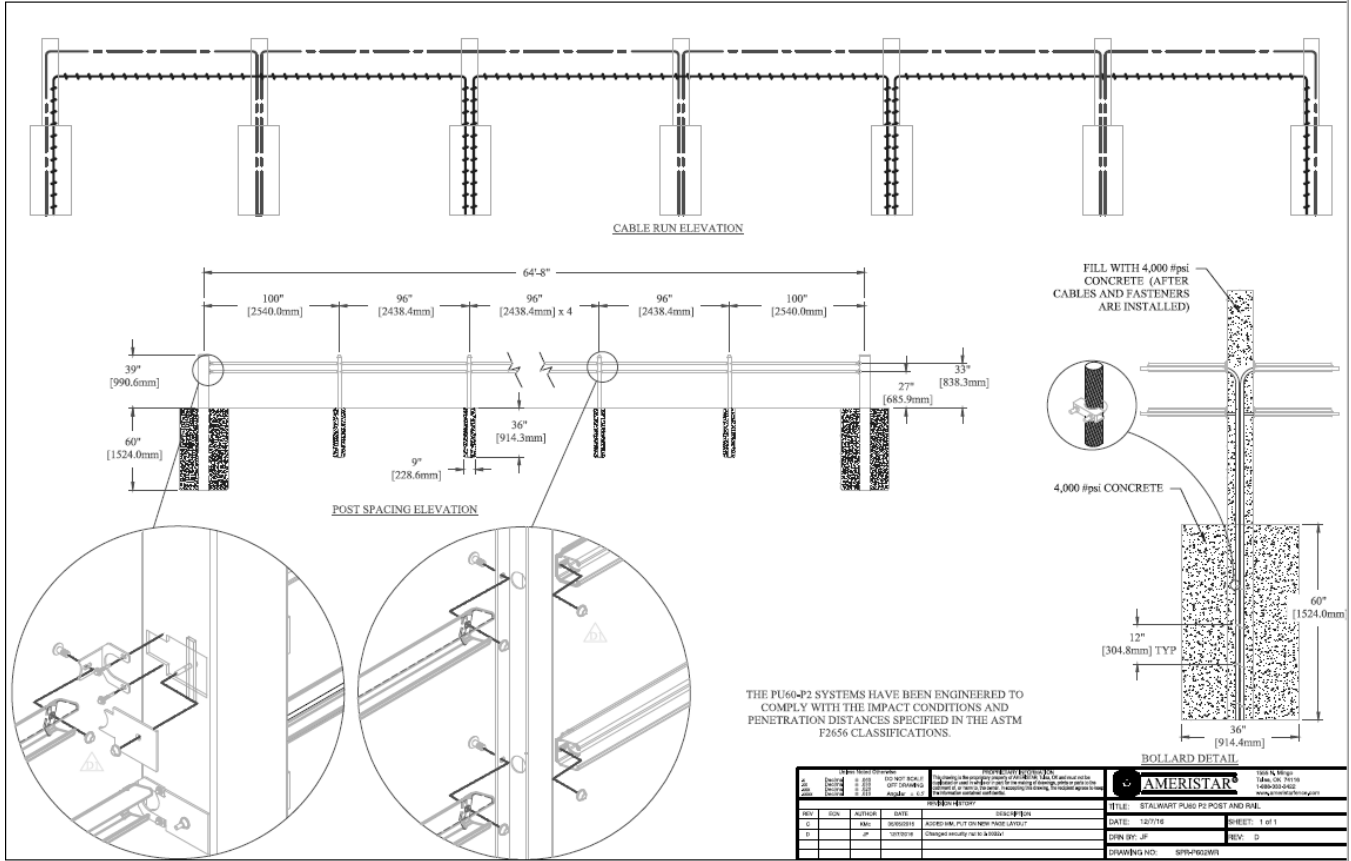
ATTACHMENT A
ORIGINAL TRAFFIC BARRIER ILLUSTRATION



ATTACHMENT B
REVISED TRAFFIC BARRIER ILLUSTRATION



ATTACHMENT C REVISED TRAFFIC BARRIER DESIGN DETAIL



**ATTACHMENT D
REVISED TRAFFIC BARRIER EXAMPLE IMAGE**

