



# NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, February 25th, 2022**. The meeting will convene at **8:30 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1<sup>st</sup> Floor of the County/City Building, 555 S. 10<sup>th</sup> Street (10<sup>th</sup> & "K" Streets), Lincoln, Nebraska.

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

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## AGENDA

February 25, 2022

1. Approval of meeting record of [December 17, 2021](#)
2. Introduction of new Commissioner Andrea Gebhart
3. Election of vice-chair

### Public Hearing & Action

4. New construction work at [220 Centennial Mall S](#) (*White Lotus Group; UDR22001*)

### Discussion

5. [YWCA](#) presentation and discussion
6. Pershing mural update
7. [2021 Annual Report](#)
8. Staff updates & [miscellaneous](#)

### 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 February 25, 2022  
Date: February 18, 2022

#### **Item 4: New construction work at 220 Centennial Mall S**

White Lotus Group is proposing an affordable housing project on the block currently occupied by Pershing Auditorium. As a reminder, the Urban Development Department of the City of Lincoln applied for and received a Certificate of Appropriateness for demolition of Pershing on September 24, 2021. This project represents the first of multiple phases that will be required in the redevelopment of the block. The proposal includes the construction of a new building consisting of approximately 90 affordable housing units and some ground floor commercial fronting S 16<sup>th</sup> Street. (Note: Although the material submitted by the applicant shows some streetscape work along the S 16<sup>th</sup> Street side, this application is only for construction of the building. All streetscape and open space improvements will be reviewed by this Commission at a later date.)

The primary factor in the review of this proposal is the project's location in relation to Centennial Mall. Though this phase of the development is aligned along S 16<sup>th</sup> Street, it is part of a larger project that will front Centennial Mall. Thus, it is expected that the proposal meet the high standards set forth for new construction along the Mall. Design Standard 9 and its associated guidelines (copied below) provide the clearest direction for this phase of the project.

#### **Design Standard 9: Facades**

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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 9.5**

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 9.10:**

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.

The applicant is proposing that brick masonry serve as the primary building material for the façade of the building. The first floor exterior will consist of a lighter architectural face brick that complements the limestone so prevalent in the District, while the upper floors will use a full-size modular brick with a medium grey tone. Brick is an acceptable primary façade material and one that this Commission recommended in previous discussions with the applicant. The colors being proposed also appear to be generally acceptable, although it is well within the Commission's authority to recommend alternative color choices in order to ensure that the project is compatible with others in the District and along Centennial Mall. Secondary materials include cementitious accent panels and aluminum systems being used for framed storefront systems, window cladding and louvers.

The building is being proposed to sit along 16<sup>th</sup> Street property line, and will go right up to but not exceed the 57' height limit. It may require mechanical equipment along the rooftop that exceeds 57', but that is allowed via the highlighted language from the Municipal Code that follows:

## Chapter 27.56 CAPITOL ENVIRONS DISTRICT

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

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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***

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- 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.

The equipment being shown is properly set back from the face of the building and falls below the allowable height for such equipment. It is being screened by an aluminum screening system. The Commission should review and provide feedback to the applicant regarding the material and effectiveness of this screen.

Overall, the proposed project appears to meet the intent of the Design Standards, and the applicant has been responsive to feedback provided by this Commission.

*Recommended Finding:*                      *The proposed new construction project at 220 Centennial Mall S generally complies with the Capitol Environs Design Standards.*

*Recommended Action:*                      *Approval of a Certificate of Appropriateness for new construction at 220 Centennial Mall S.*

### **Item 5: YWCA Presentation and Discussion**

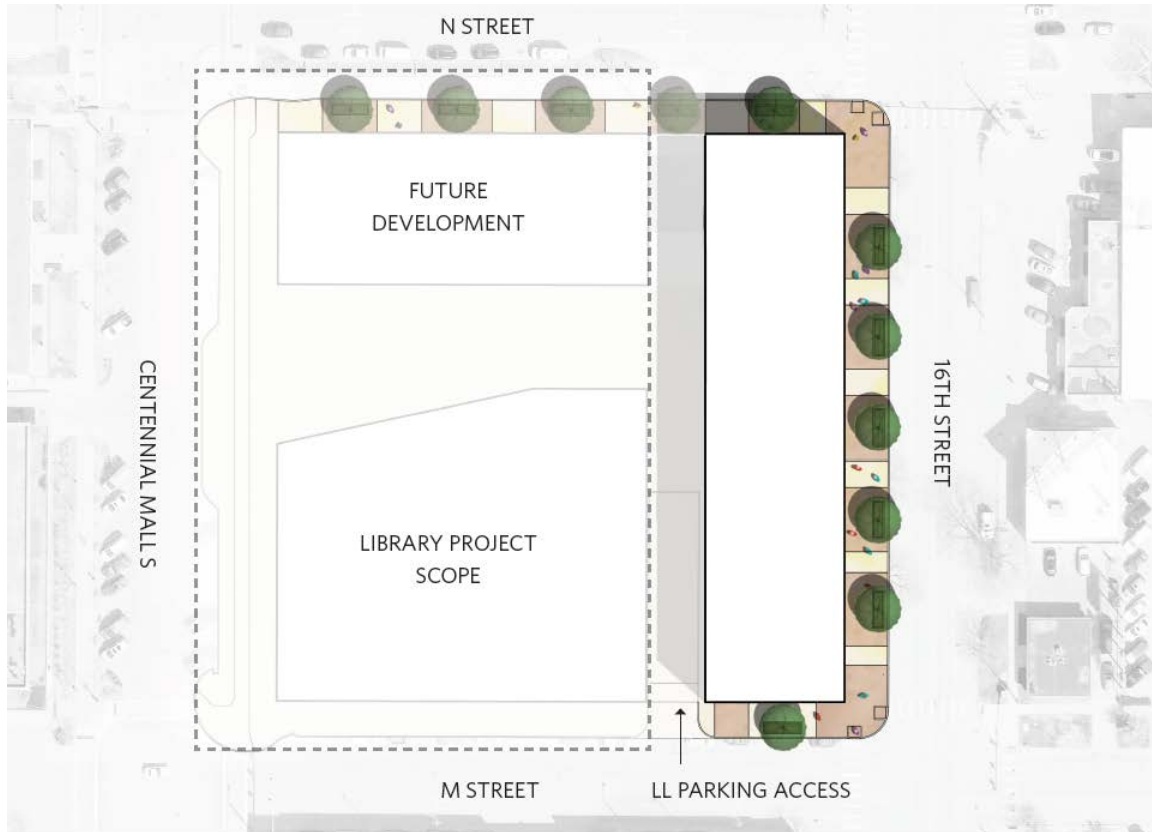
WRK has plans to redevelop the old YWCA site at 1432 N Street. They will be giving a presentation on their plans for this site, and will be looking for feedback from the Commission prior to applying for a Certificate of Appropriateness in March.

### **Item 6: Pershing Mural Update**

Representatives from a local group of private citizens interested in saving the Pershing mural will be updating the Commission on their efforts.

**Item 7: NCEC Annual Report for 2021**

Planning staff presented the first draft of the 2021 Annual Report at the November joint meeting with the Capitol Commission. Since then, the draft has been updated to reflect the November and December NCEC meetings. The Commission is being asked to approve this updated draft.



*The site plan above shows the proposed location for the first phase of redevelopment on the Pershing block, as well as its relationship to future redevelopment efforts.*



*The Pershing block perspective above illustrates the east façade of the building that will front S 16<sup>th</sup> St., showing ground floor commercial or mixed use space and upper floor residential.*

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2022/02-February/2022februarymemo.docx>

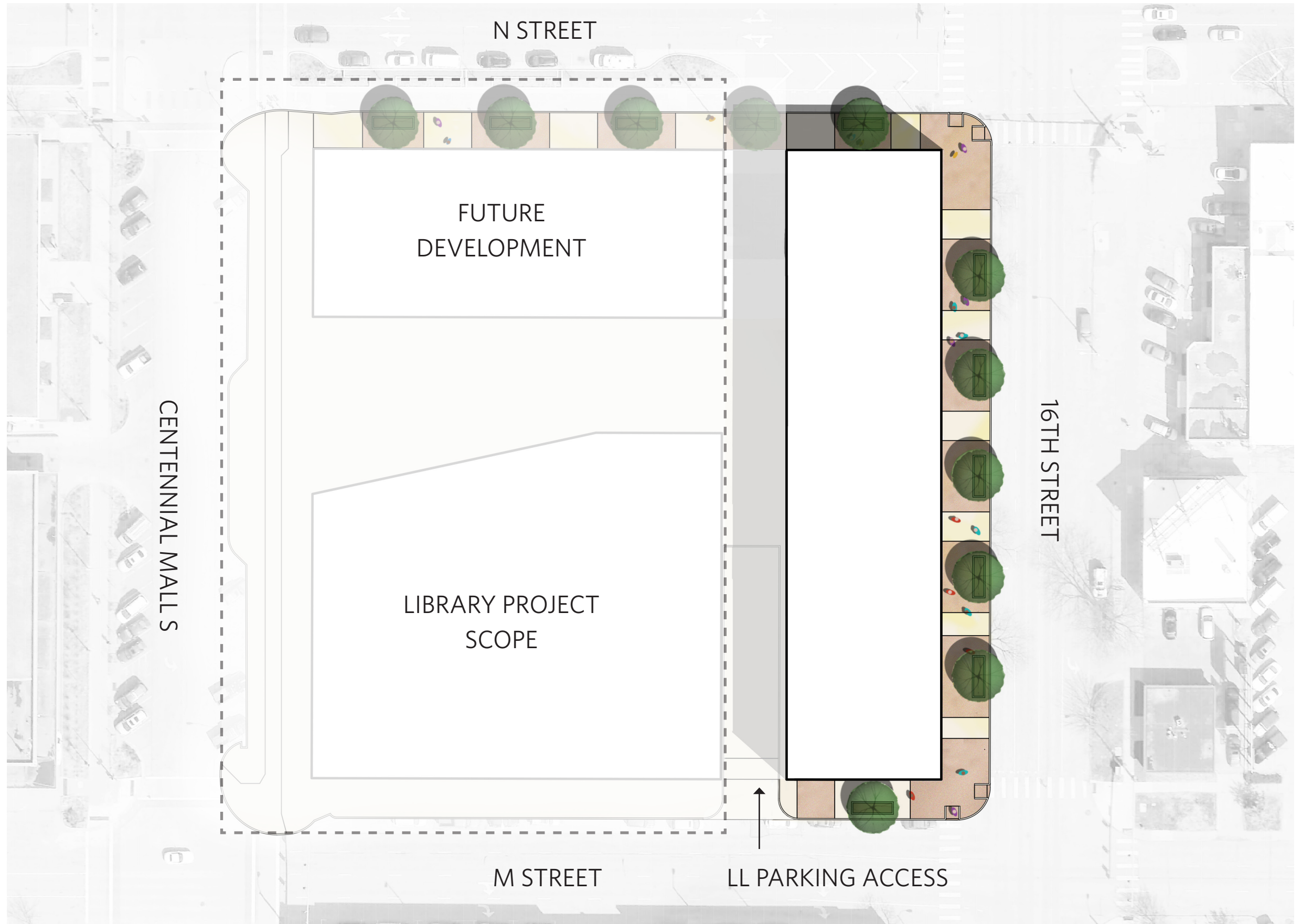


# PERSHING PROJECT

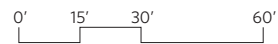
CAPITOL ENVIRONS - PROJECT REVIEW

02.25.2022





Note: Streetscape improvement design to be developed and reviewed with the downtown Lincoln Urban Design Committee at a later project stage.



**SITE PLAN**



NORTH ELEVATION

_____	T.O. PARAPET	157' - 0"
_____	FIFTH LEVEL	145' - 0"
_____	FOURTH LEVEL	134' - 0"
_____	THIRD LEVEL	124' - 0"
_____	SECOND LEVEL	114' - 0"
_____	GROUND LEVEL	100' - 0"
_____	LOWER LEVEL	85' - 0"



EAST ELEVATION

_____	T.O. PARAPET	157' - 0"
_____	FIFTH LEVEL	145' - 0"
_____	FOURTH LEVEL	134' - 0"
_____	THIRD LEVEL	124' - 0"
_____	SECOND LEVEL	114' - 0"
_____	GROUND LEVEL	100' - 0"
_____	LOWER LEVEL	85' - 0"



**Material Legend**

- A. Light Brick Podium
- B. Medium Brick Facade
- C. Cementitious Panel System Accent
- D. Aluminum Framed Storefront System
- E. Aluminum Clad Wood Window Systems
- F. Aluminum Louvers
- G. Aluminum Mechanical Screening



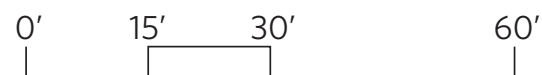
SOUTH ELEVATION

- \_\_\_\_\_ T.O. PARAPET 157' - 0"
- \_\_\_\_\_ FIFTH LEVEL 145' - 0"
- \_\_\_\_\_ FOURTH LEVEL 134' - 0"
- \_\_\_\_\_ THIRD LEVEL 124' - 0"
- \_\_\_\_\_ SECOND LEVEL 114' - 0"
- \_\_\_\_\_ GROUND LEVEL 100' - 0"
- \_\_\_\_\_ LOWER LEVEL 85' - 0"



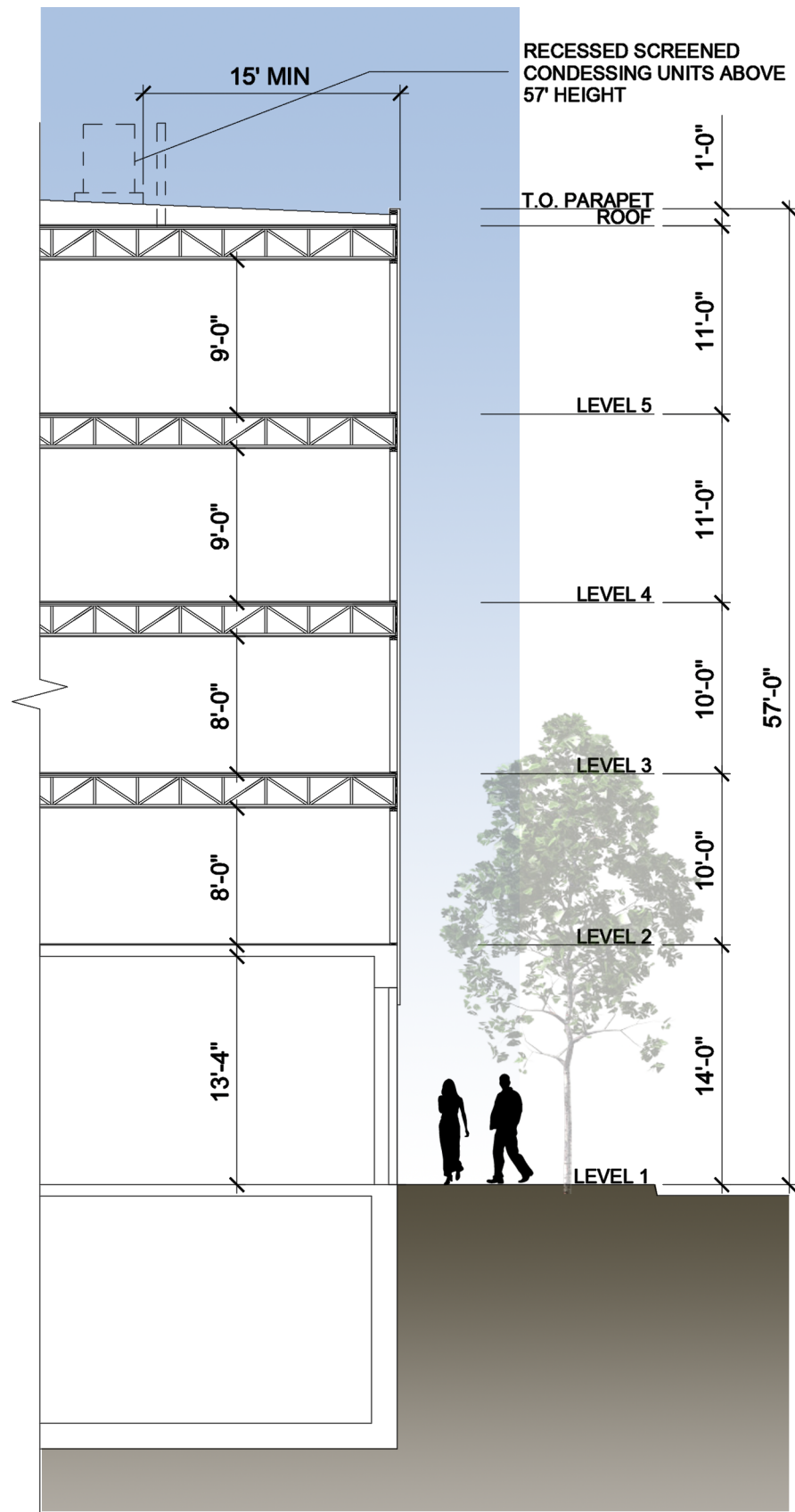
WEST ELEVATION

- \_\_\_\_\_ T.O. PARAPET 157' - 0"
- \_\_\_\_\_ FIFTH LEVEL 145' - 0"
- \_\_\_\_\_ FOURTH LEVEL 134' - 0"
- \_\_\_\_\_ THIRD LEVEL 124' - 0"
- \_\_\_\_\_ SECOND LEVEL 114' - 0"
- \_\_\_\_\_ GROUND LEVEL 100' - 0"
- \_\_\_\_\_ LOWER LEVEL 85' - 0"

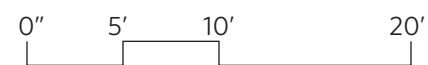


**Material Legend**

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- F. Aluminum Louvers
- G. Aluminum Mechanical Screening



**SECTION - N STREET, 16TH STREET**



## **Primary Material Basis of Design**

### **A. Light Colored Face Brick Podium**

Description: Architectural face brick over either a CIP concrete or steel framed podium. A lighter, warm-colored brick will be selected that works with the limestone textures within the Capitol Environs District.

Location: Ground Level exterior facade material.

Color: Glazed Grey - VC2 - Endicott Brick

Finish: Velour - Norman



## **Primary Material Basis of Design**

### **B. Medium Gray Face Brick**

Description: Full-size modular face brick over exterior wood framing. The medium gray color will be complementary to the lighter/warmer toned podium base.

Location: Housing Levels of Project (2-5).

Color: Charcoal Face Brick by Yankee Hill Brick

Finish: Velour - Modular



## **Accent Material Basis of Design**

### **C. Fiber Reinforced Cementitious Panel**

Description: Durable, factory-finished panelized rain-screen facade cladding for the residential portions of the project. System to be designed with concealed fasteners, integral reveals, with warm tones referencing a wood finish.

Location: Housing Levels of Project (2-5), Facade Recess Locations

Color: Clay

BOD: Novenary Dimension Series by Nichiha Fiber Cement



## **Glazing Material Basis of Design**

### **D. Aluminum Framed Storefront**

Description: 70% PVDF finished aluminum storefront framing systems at the ground level mixed-use and retail zones and vertically glazed sections (Storefront system structurally broken at each floor slab).

Location: Ground Level and Vertical Glazing Areas

Color: Black/Dark Bronze Frames

BOD: Tubelite 14000 Series Framing



### **E. Factory-Finished Aluminum Clad Wood Windows**

Description: Durable, aluminum-clad single-hung and fixed wood windows located at the housing portion of the project. Exterior factory-finished aluminum facing material will require minimal maintenance.

Location: Housing Levels of Project (2-5)

Color: Factory-Finish, Black

BOD: Pella Proline 450 Aluminum Clad Wood Windows



### **F. Aluminum Louvers**

Description: Aluminum exterior louvers designed for residential VTAC units. Factory-finished products will be integrated into the facade to match adjacent materials.

Location: Housing Levels of Project (2-5)

Color: Match Material B.

BOD: Airolite K6772 Narrow Profile Louver



## **Primary Material Basis of Design - Alternate**

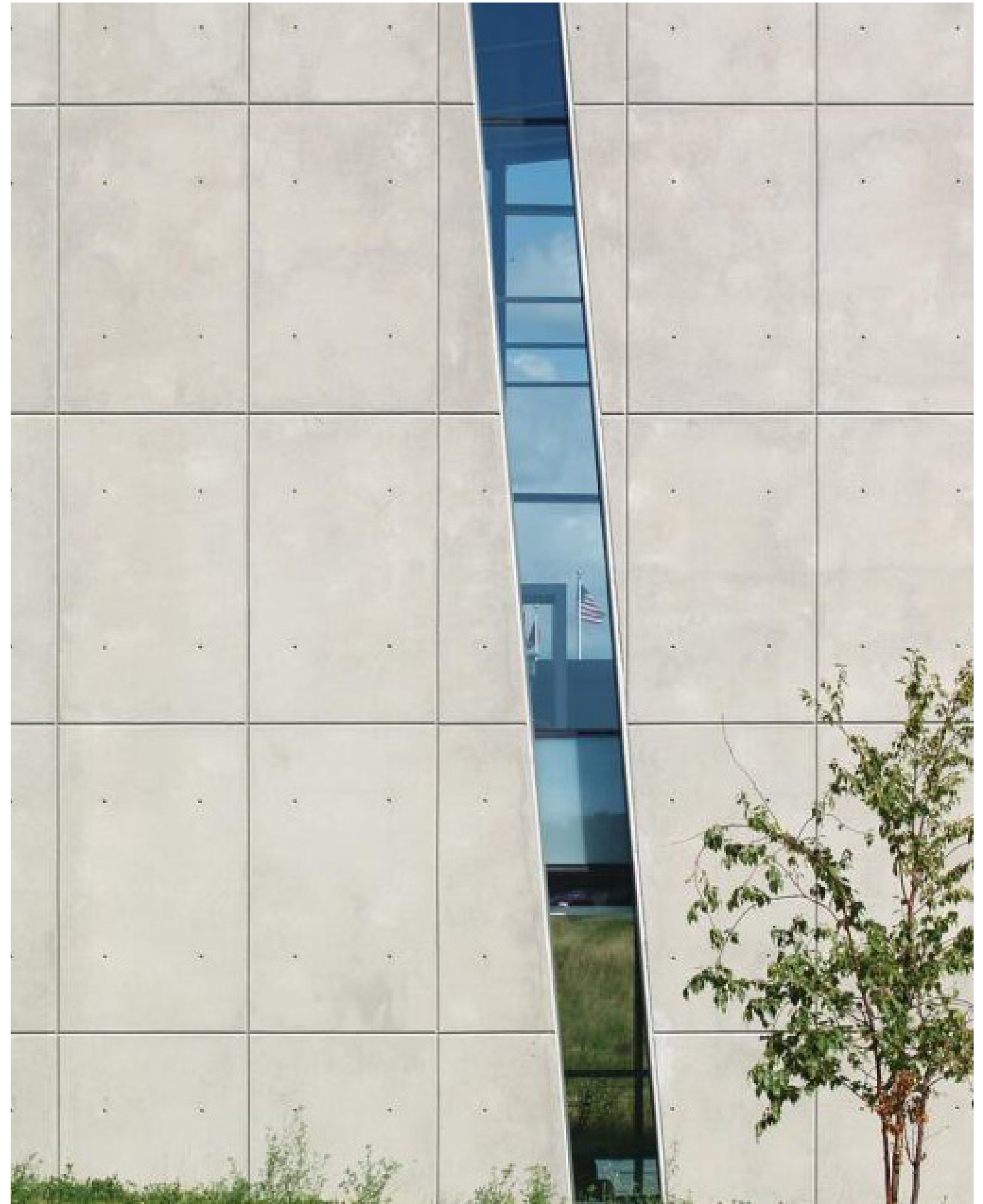
### **A. Architectural Cast-In-Place Concrete**

Description: Architecturally finished Cast-in-Place concrete that simulates a limestone appearance/finish. The color of the concrete can be controlled to be lighter/warmer in appearance through pre-selection of aggregate blends or with optional color-add mixtures. Use if CIP podium structure is implemented.

Location: Ground Level exterior facade material.

Color: PCI 127; Buff/Tan White Concrete

Finish: Acid-Etched





A



B



C



D



E

## Material Precedents

- A. Sky Park Apartments
- B. St. Mary's Catholic Church
- C. Parkhaus Apartments
- D. Bennett Martin Public Library
- E. Pershing Auditorium

## CAPITOL ENVIRONS GRAY MATERIAL USE PRECEDENTS



**VIEW NORTHWEST CORNER**



**VIEW NORTHEAST CORNER**

# YWCA Project Discussion

# Overview

1. **Site Overview**
2. Development Efforts
3. Property Investment & Current Status
4. Project Overview
5. Downtown Masterplan & Capitol Environs

# Site Overview / Building

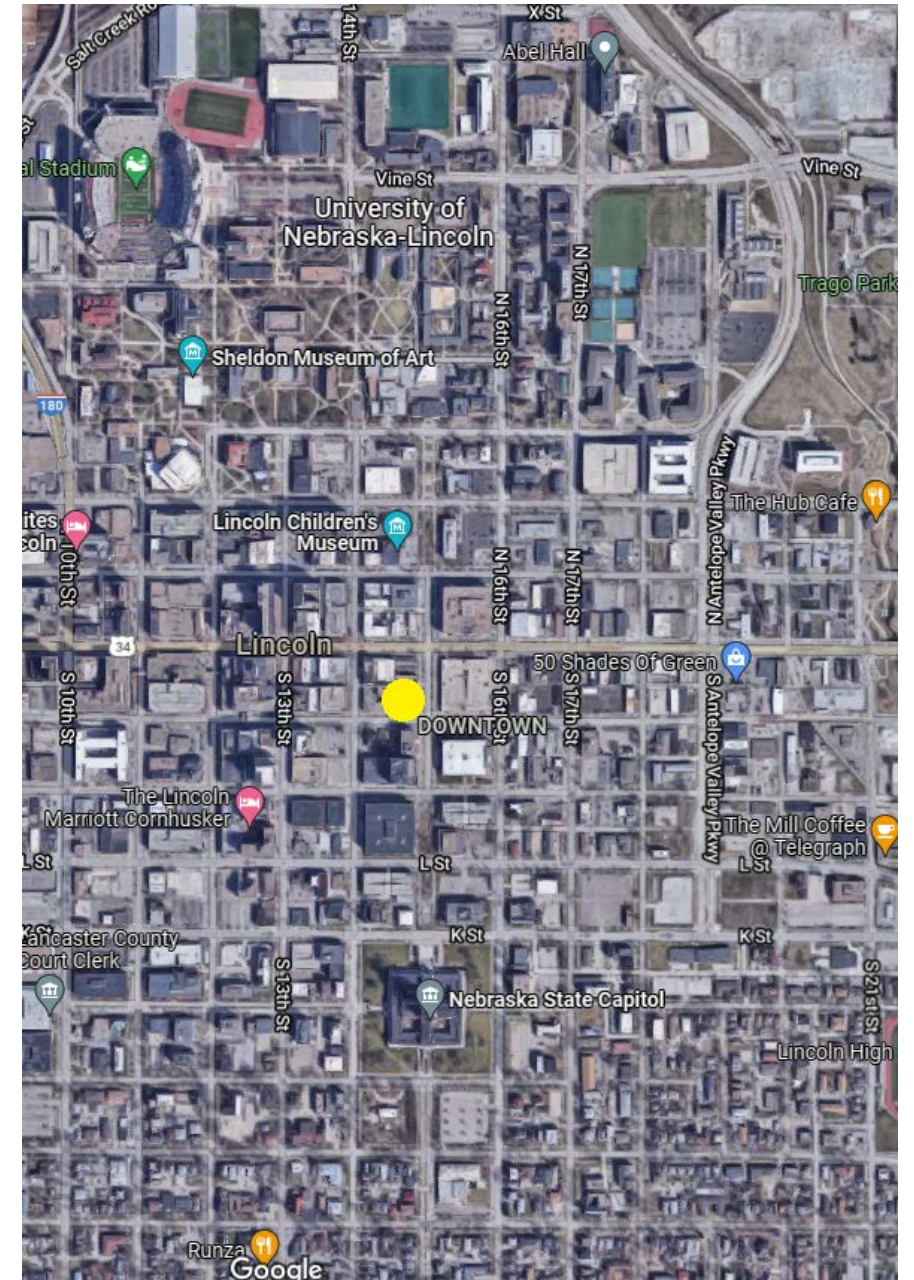
- Address: 1432 'N' Street
- Midpoint of Centennial Mall between Capitol & UNL's Campus
- 21,300 SF (.49 acres)
  
- Constructed in 1932
- Three-Story + Lower Level: Approx. 11,000 SF floorplates (37,000 SF total)
- H-Shaped Brick Construction with Limestone Trim
- Symmetrical main (south) façade with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



2/25/2022



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# Site Overview / Pre-Development Timeline

- Built to support the YWCA's growth and owned by the YWCA until distressed auction sale in 2009
- WRK presented the only bid which was high enough for the YWCA to settle its debt (\$575,000)
- At time of sale, maintenance & utility costs were unsustainable for the YWCA.



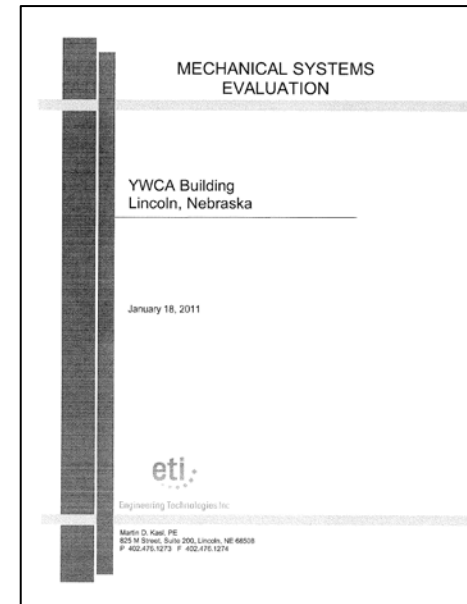
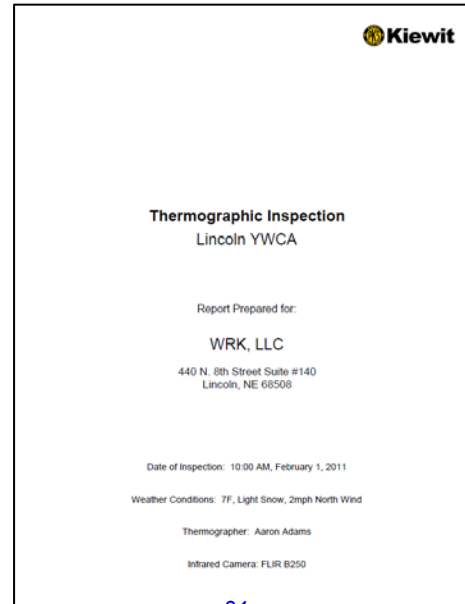
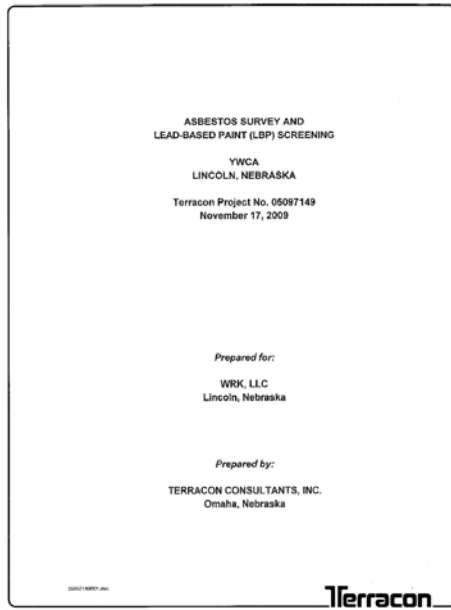
# Site Overview / Pre-Development Timeline

- Leased back to commercial/non-profit tenants over the next 5 years, including:
  - **YWCA:** Leased the property back until 2012.
    - During this time, WRK worked with the YWCA on their utility expenses and accommodated the YWCA as they needed to reduce their footprint in the building.
  - **Quiet Earth Yoga:** Signed a 2 year lease in 2011
  - **Bright Morning Star Childcare:** Leased the space in the building from 2009 until 2014



# Site Overview / Pre-Development Timeline

- Thermographic, Hazardous Substance, & Mechanical system inspections were performed between 2009-2011 in an effort to renovate the building.
- A budget with bids was prepared for these and other building improvements in 2011.
- Due to below market rents from then-current tenants, WRK required financing assistance to pursue the project.
  - In 2011, WRK applied for Energy Assistance Funds from the City of Lincoln and Dollar and Energy Savings Loans from the State of Nebraska, but the project was not able to move forward.
- In 2012, WRK granted a license for \$1 to the City of Lincoln for the adjacent Library to exhaust heating system air & gas onto the YWCA property

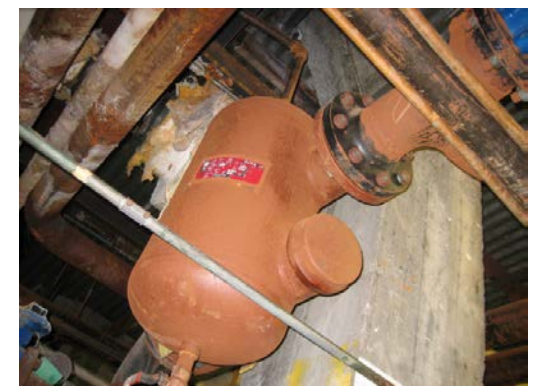
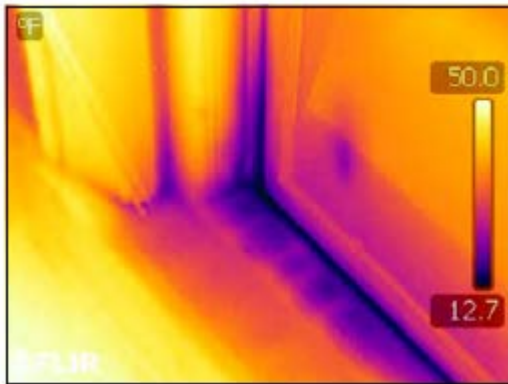


# Overview

1. Site Overview
2. **Development Efforts**
3. Property Investment & Current Status
4. Project Overview
5. Downtown Masterplan & Capitol Environs

# Development Efforts / Pre-Development Condition

- Asbestos & Lead Paint found throughout the building's interior. Asbestos found in roof.
- ADA Issues with Ingress/Egress & Mechanical/Electrical Systems
- Outdated Mechanical Systems
- Significant Thermal Envelope Issues
- Soil/Waste Piping in Poor Condition
- Elevator needs to be replaced
- Additional Code Compliance Issues
  - The building does not have an automatic fire sprinkler system
  - The facility ventilation system does not meet ASHRAE Indoor Air Quality guidelines
  - Emergency Lighting is inadequate and does not allow for safe egress from the facility
  - There are no boiler emergency shutdown switches located adjacent to boiler room doors
  - Exit signage is inadequate
  - Fire alarm notification system does not meet ADA guidelines



# Development Efforts / Relevant Team Experience

- State Capitol Restoration (1445 K St)
- Sawmill Building (440 N 8th St)
- AR720 Building (720 O St)
- Color Court Building (625 M St)
- Booth Fishery Building (301 S 9th St)
- McKelvie Building (210 N 14th St)
- Lind Building (1230 P St)
- Sky Park Manor Rehabilitation (1301 Lincoln Mall)
- LPD NE Team Station (4843 Huntington Ave)
- Badgerow Building (Sioux City, IA)
- Stuhr Museum of the Prairie Pioneer (Grand Island, NE)
- Gateway Arch Conservation (St. Louis, MI)
- Rail & Commerce Building (Omaha, NE)
- J.M. Pile Hall (Wayne, NE)
- Moon Block Building (Red Cloud, NE)
- cont'd..

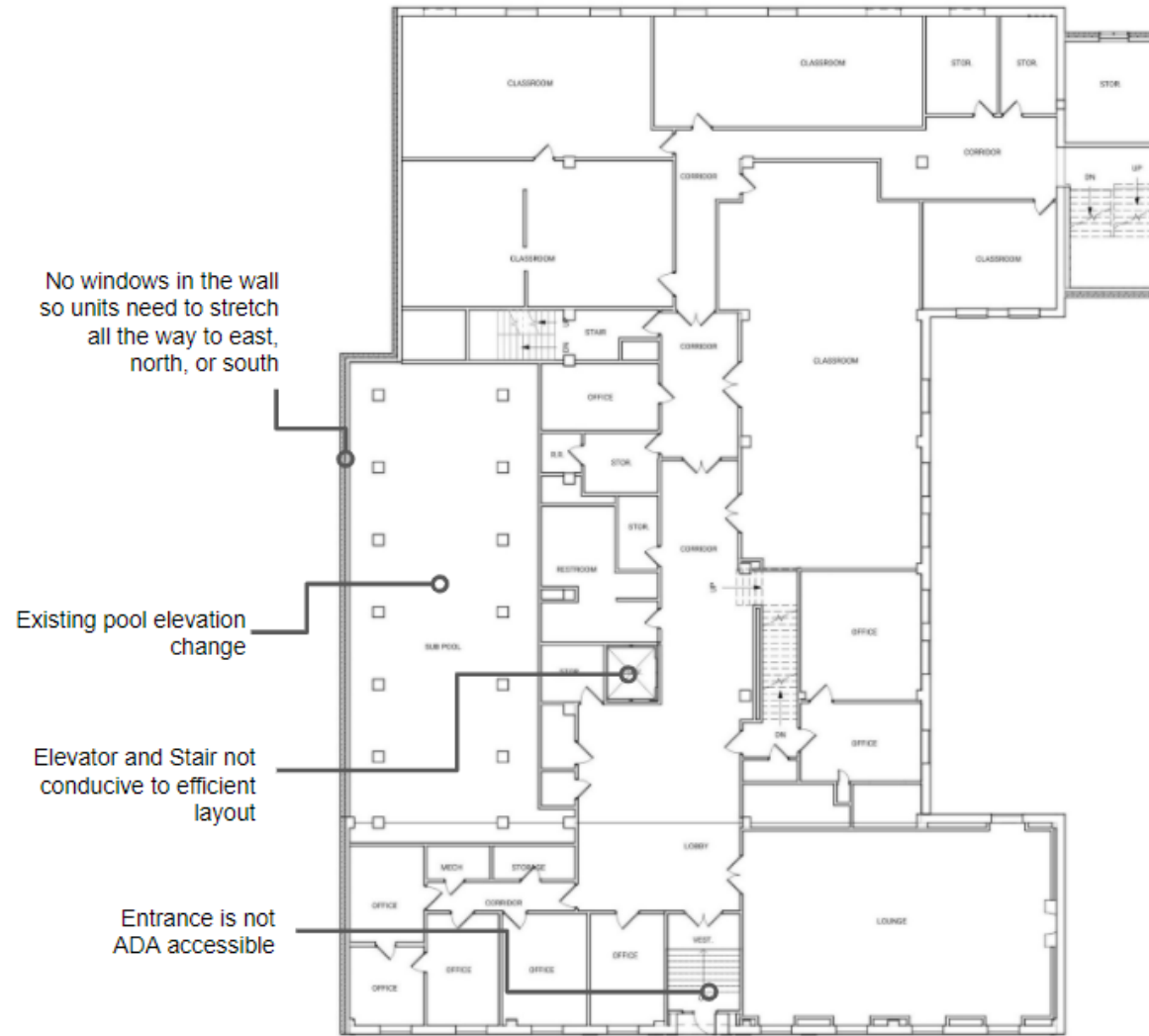


# Development Efforts / Adaptability Constraints

- Parking
  - Unable to accommodate near the required amounts on/near the site, even with new costly subgrade parking
- Building Shape/Site Orientation
  - Irregular 'H' Shape results in inefficient/difficult to layout floors
  - Lack of windows along west face further limits programming options & site attractiveness for users
- ADA
  - Ingress/Egress not ADA accessible
  
- Building Shape/Site Orientation
  - Irregular 'H' Shape, Circulation, and Orientation creates oddly-shaped & improperly-sized units
  - Lack of windows along west face, lining up floors, and existing interior improvements further complicate design
- Parking
  - Less intensive ratio than Office use but lack of nearby parking still requires need for on-site subgrade stalls



# Development Efforts / Adaptability Constraints



**Footprint does not equal workable perform**

# Development Efforts / Summary

- Type: Sales & Rentals
  - Size: Ranging from 300 SF Microunits to 3,700+ SF residences
  - Layout: Flats & Multi-Story Lofts
- 
- The required removal of vital project elements, including the subgrade parking, made the project infeasible.



# Overview

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# Property Investment & Current Status / Current Condition

## Condition of Improvement

The building has experienced large amounts of deferred maintenance throughout the years. The upper floor of the building, including the gymnasium area, has experienced substantial water damage associated with a leaky roof. Other portions of the improvement are also determined to include water damage, as staining and mold was observed during the inspection.

Large portions of the improvement include damaged and missing ceiling and wall areas. The HVAC and electrical of the building also appear to be insufficient for current building codes and standards. The improvement does not appear to be ADA compliant and would need to be modified for new tenancy. The building also includes original elevators and boiler, which would also need to be updated to conform to current standards and building codes.

The improvement being listed on the National Register of Historic Places is determined to add additional renovation costs based on the restrictions associated with this designation.

Based on the previous information, it is expected that the building would need to experience a complete renovation and remodel to be considered occupiable. **The shell structure of the subject improvements do not appear to be physically feasible for alternate use.**

**The cost of a complete renovation and remodel of the existing improvements does not appear to be financially feasible and therefore it is determined that demolition of the building is applicable to support the highest and best use of the property, which is determined to be commercial development land.**

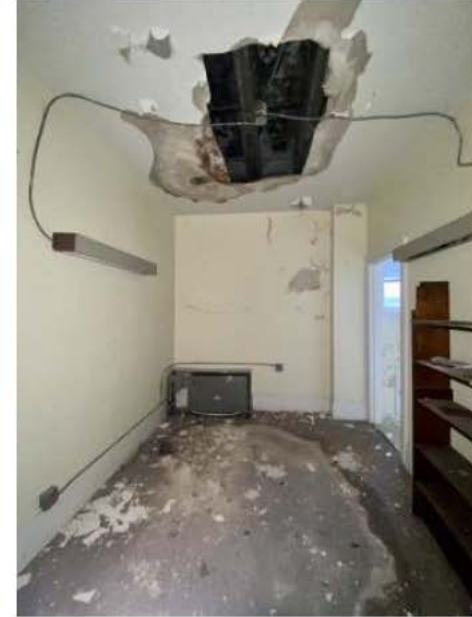
# Property Investment & Current Status / Current Condition



# Property Investment & Current Status / Current Condition



# Property Investment & Current Status / Current Condition



# Property Investment & Current Status / Current Condition



# Overview

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# Project Overview / Concept Development

- Create an economically feasible project to redevelop the property\*\*
- Keep/Restore to best of our ability, prioritizing the most architecturally significant aspects of the Building
- When required, deconstruct and reuse materials from remaining portion of Building where viable
- Be in accordance with the Downtown Masterplan & Capitol Environs
- Thoughtfully engage & further activate Centennial Mall
- Reinforce the west edge of Centennial Mall
- Enhance Centennial Mall's retail offerings
- Use Design Restraint to honor & emphasize, and not mimic, the historic Building's architecture
- Utilize timeless, durable materials
- Be parking self-sufficient
- Create a project that will help spur additional development in this area of Downtown

# Project Overview / Concept Development

- Nominated in January 1984 by Daniel Kidd, City Historic Preservation Officer
- [Right]: When Kidd describes the specific areas of the building's exterior, the Green Highlighted text (352 words) describes the south ('N' Street) portion of the building. The Yellow highlighted text (50 words) describes all other portions of the building.
- [Below]: Kidd describes the structure as a virtual "façade building", due to the amount of design attention placed on the south side relative to the rest of the building.

Significantly, the Lincoln YWCA Building captures the essence of the Georgian Revival: paramount among its visual qualities are formality and restraint -- hallmarks of the style. The brick structure may be regarded as a virtual "façade building", as most design attention is focused on that principal side. Stone trim on the facade has a two-dimensional treatment, an execution that may be interpreted as emphasizing the urbanity of the site, (i.e., abutting a sidewalk on the south). Also, the decidedly "applied" appearance of the stonework reveals that the architects responsible for the design did not feel so confined as to follow exactly the tenets of the English Renaissance; instead, they were free to render to the YWCA Building an American spirit.

## National Register of Historic Places Inventory – Nomination Form

Lincoln YWCA Building - January, 1984

### 7. Description (Building Exterior)

"Three-story, H-shaped building of brick construction with limestone trim: symmetrical main (south) facade with five bays and Georgian Revival detailing including water-table, entrance frontispiece, fluted pilasters, window lintels, inset panels, and blind balustrades; darker brickwork simulating quoins at corners, and diaperwork on side walls; new stairwell added at the northeast in 1971; notable Adamesque interior detailing; constructed in 1932, with replaced windows in 1982.

The nominated property contains a modified H-shaped, three-story structure of brick construction with limestone trim. Receiving cardinal design attention is the lateral section facing south toward "N" Street: the main facade has five bays arranged symmetrically and formally. A centered and transomed entrance is framed by a stone frontispiece composed of small Ionic pilasters flanking the opening and a broken pediment with a centered urn against a rectangular panel. Focal attention continues upward to the center of the second floor where there is an opening arrangement reminiscent of a Palladian window -- this opening being a tripartite window with a shallow, scalloped arch centered overhead.

An emphatic stone water-table spans the "N" Street facade, and a decorative wrought-iron balconet appears on each lower-floor window. Stonework above first-floor windows is in two treatments: the two windows flanking the entrance have splayed arches with a keystone and radiating voussoirs; other windows have flat stone arches with raised and swag-embellished panel in the center.

All windows of the second floor excepting the center one have a splayed arch with a keystone overhead, third-floor windows are of a lesser dimension and are without overhead treatment, excepting the center one, which has a stone surround.

Four fluted Corinthian pilasters of stone frame the central three bays of the main facade and span the common-bound brick wall between the water-table and a stone entablature. Above the latter element is a brick parapet that has six small inset panels aligned vertically with outer main facade fenestration, in the parapet's center is a raised stone section with three blind balustrade divisions aligned with central fenestration. Darker bricks at the corners simulate quoins.

The southern lateral section's west end abuts another building, but the east side is fully exposed. This exterior portion is unfenestrated, yet is given visual attraction in the form of darker brickwork simulating quoins at the corners and darker masonry imitating diaperwork in the center. The main (south) facade's brick parapet is continued on the east, but the stone entablature is not.

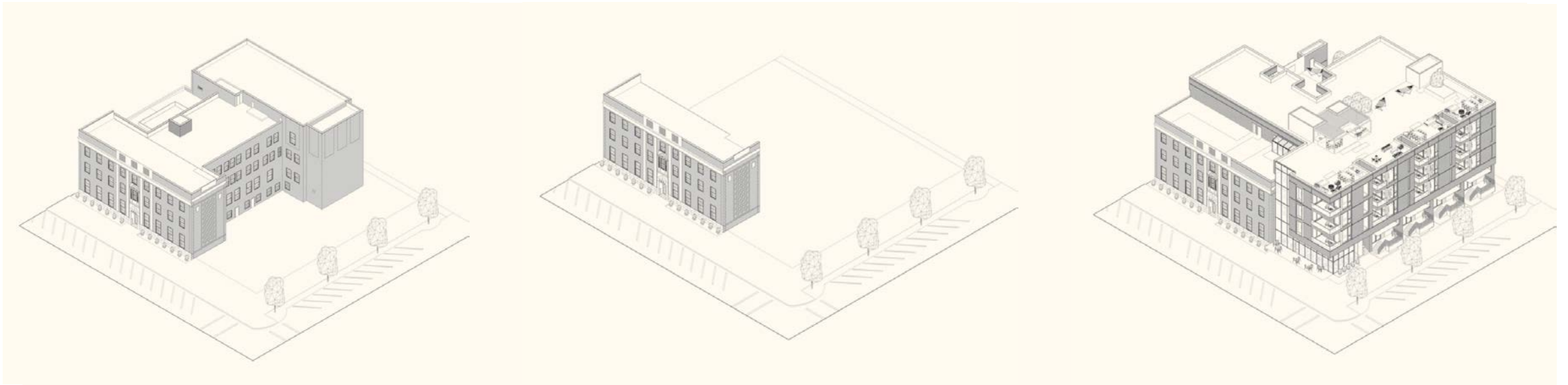
The stem contains regular fenestration in the form of multi-paned windows lacking the south wall's stone ornamentation. Three sections of darker brick diaperwork are on the exterior wall of the northern lateral portion's third floor, but this brickwork is now concealed by a three-story fire escape stairtower added in 1971. An almost entire city lot owned by the YWCA to the building's immediate east has been leased to the City of Lincoln, which has landscaped the area with grass, plantings and contemporary outdoor park furniture.



# Project Overview / Design

- Prioritize & frame the South Historical Façade, which will be restored as part of project
- By building on empty lot to the east, the deconstructed portion will be covered from street views
- Engage Mall with Primary ADA entrance, Corner Retail, & Walk-Up Units
- Maximize Density & Floorplan Efficiency while Maintaining Unit Desirability

Current -----> Proposed



# Project Overview / Design



# Project Overview / Design

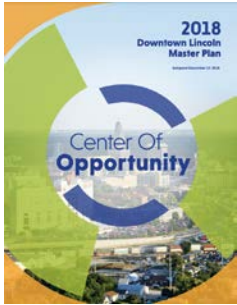
- 30+ residential condo units planned
  - Primarily 2 BR / 2 Ba
  - 4 walk up units along Centennial Mall
  - ADA Accessible Unit
- Approx. 1,000 SF Corner Retail Space
- 50 on-site parking stalls (lower level/first floor)



# Overview

1. Site Overview
2. Development Efforts
3. Property Investment & Current Status
4. Project Overview
5. **Downtown Masterplan & Capitol Environs**

# 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



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

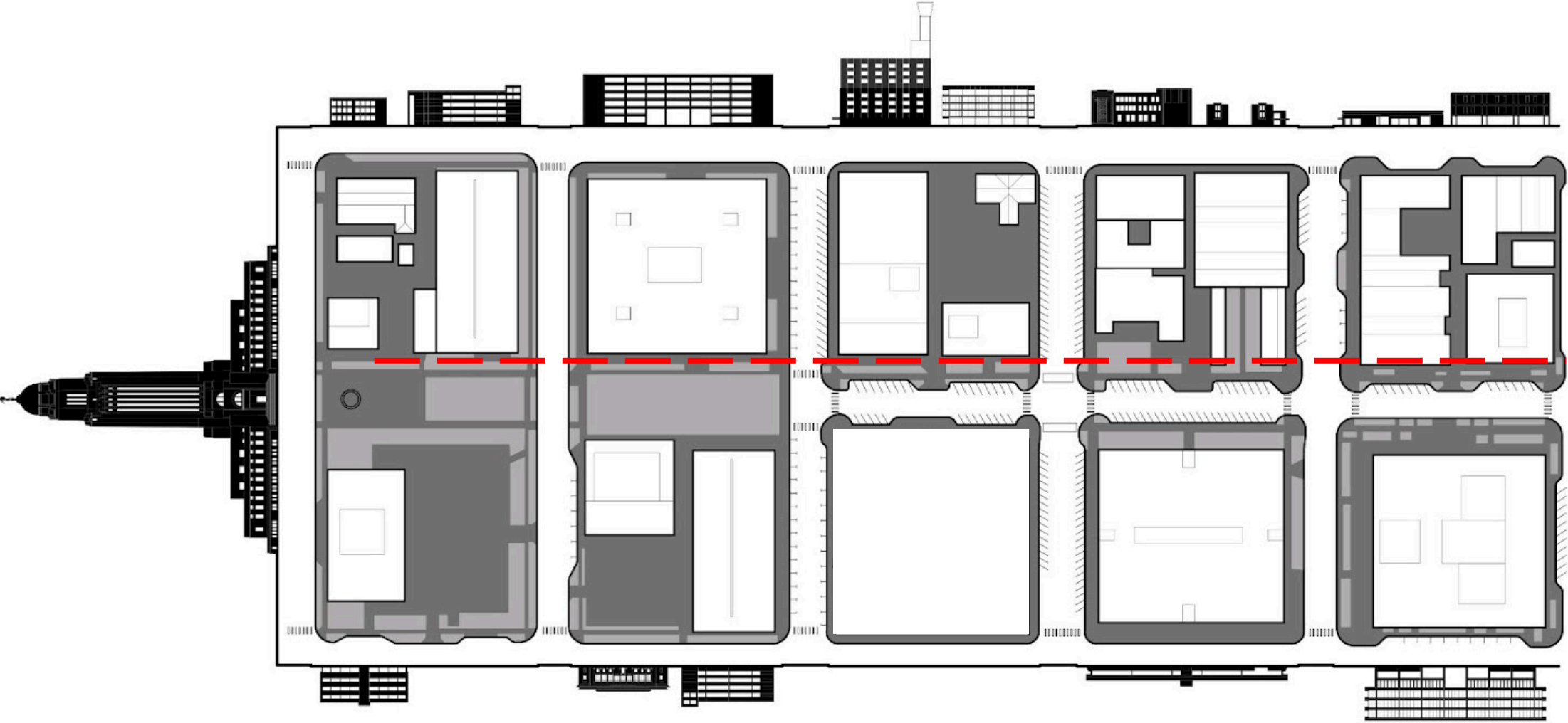
1. Full-service grocery store (83%)
2. Parks and playgrounds (43%)
3. Additional parking (43%)

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.**

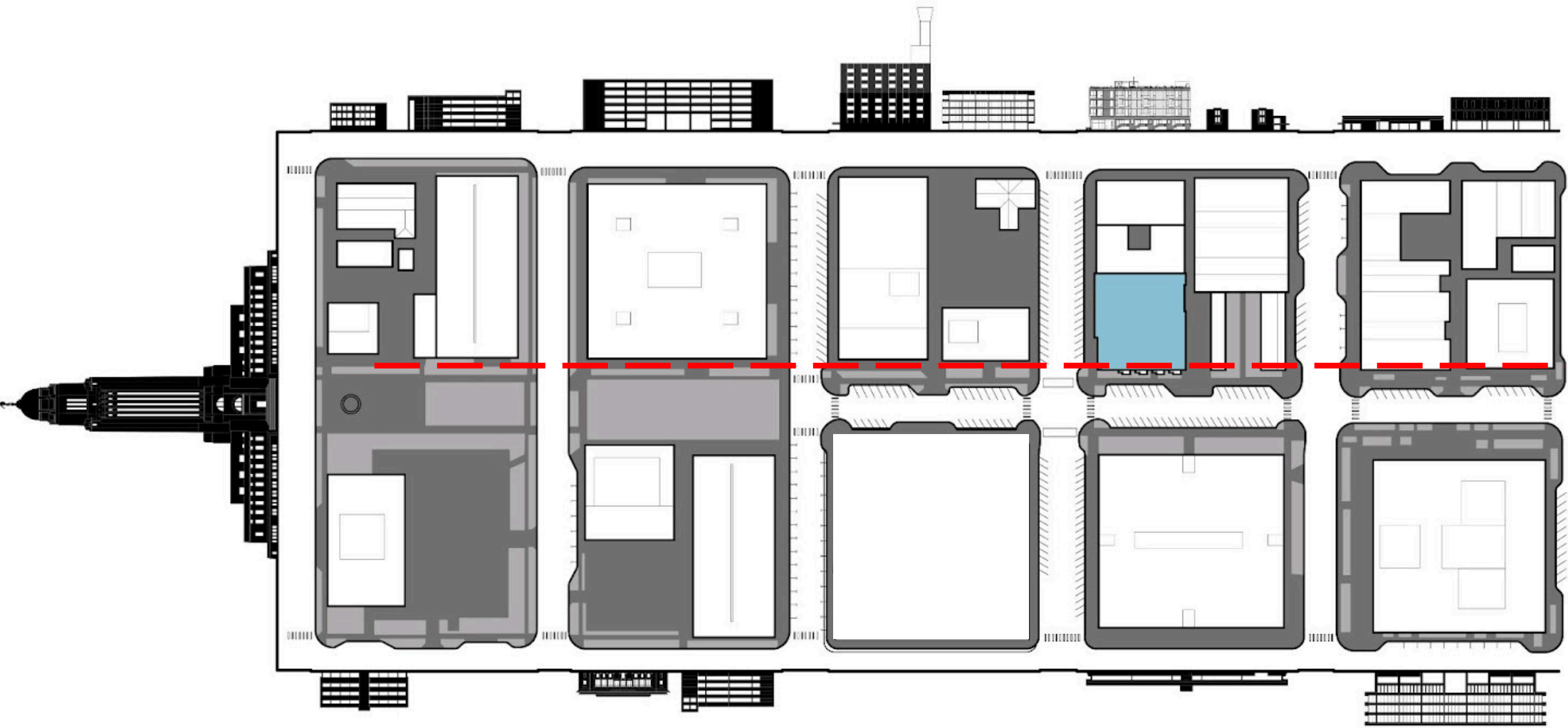
Respondents chose the following **five actions as very important steps** for achieving their vision for Downtown:

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



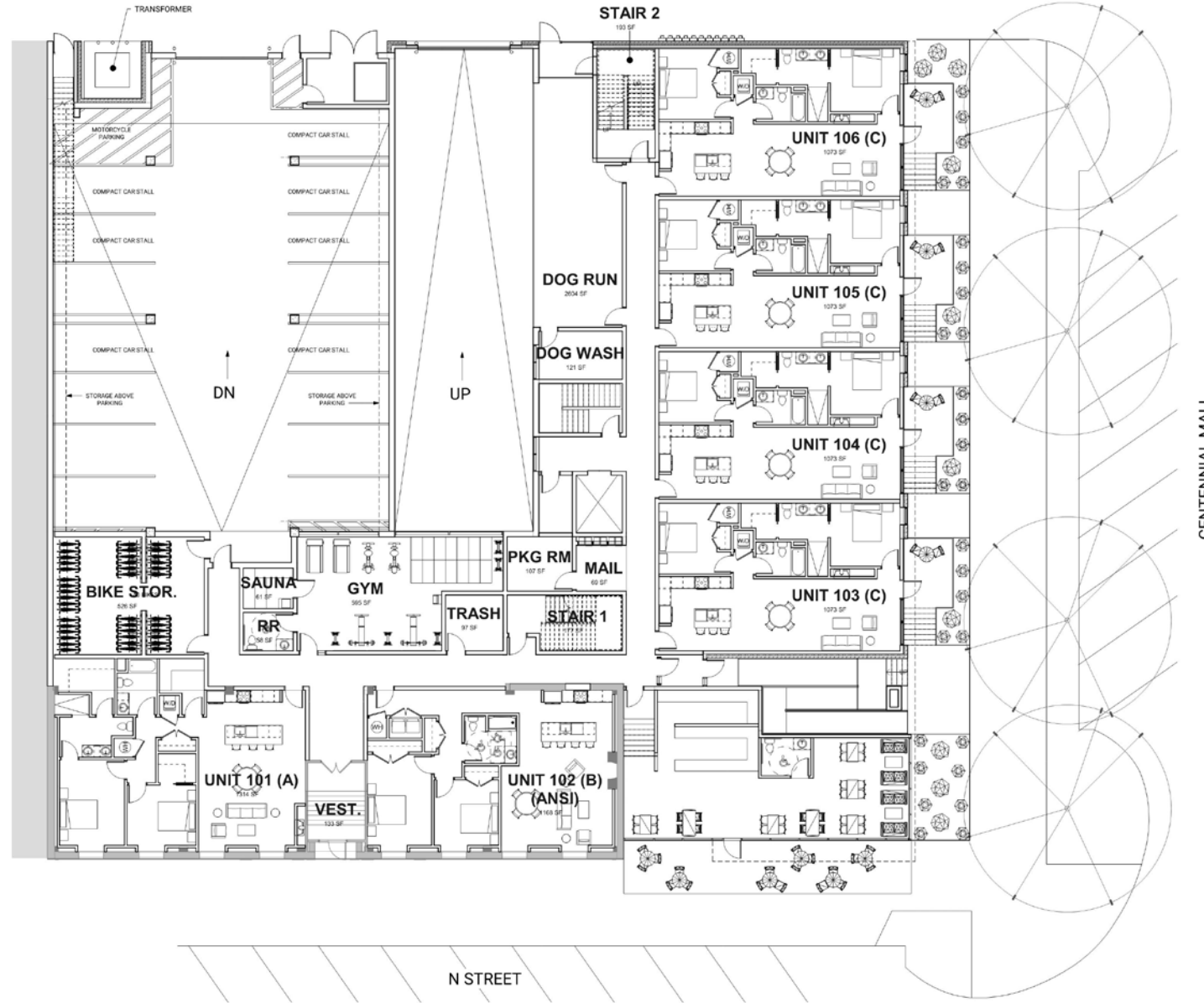
# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



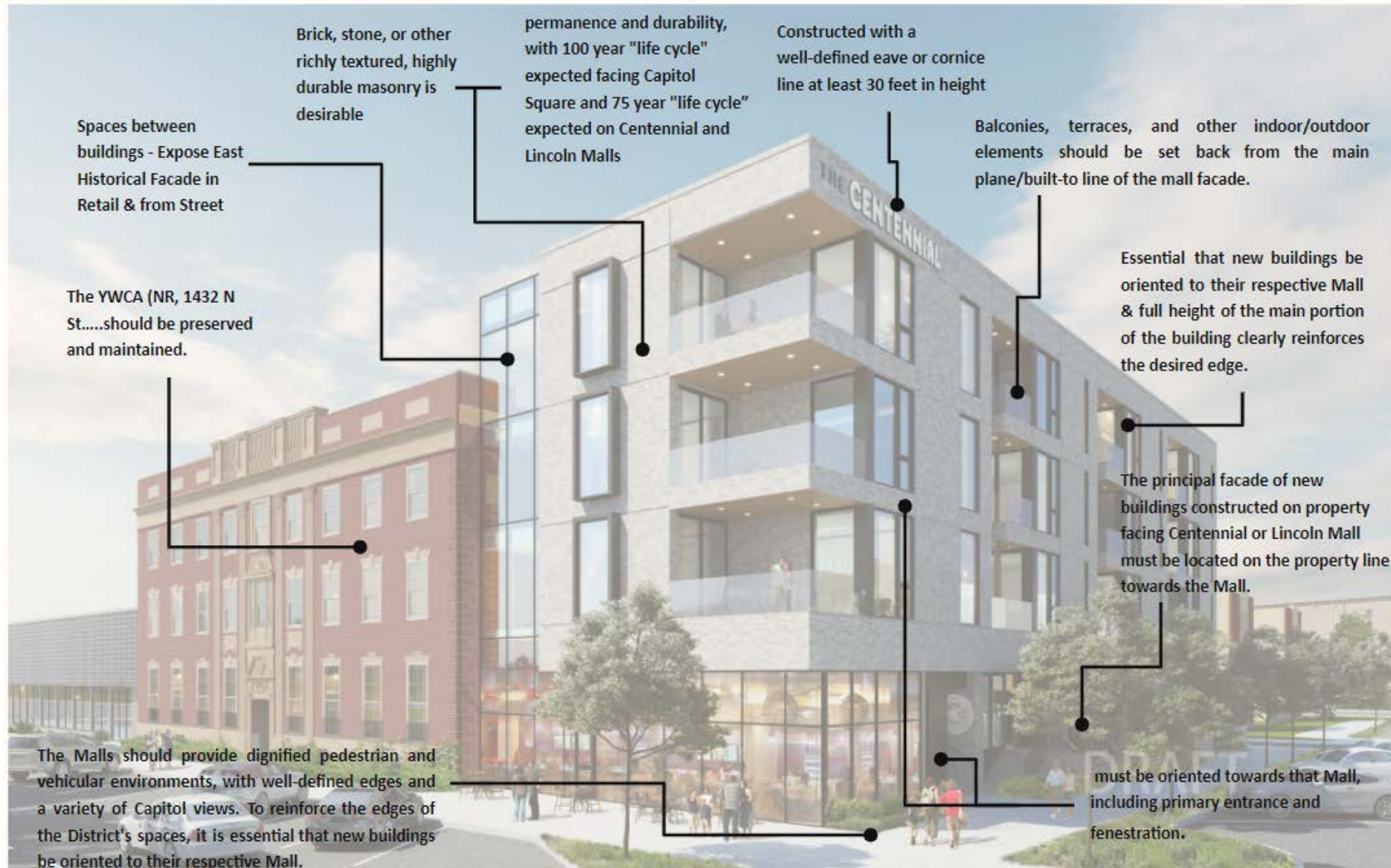
# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



# Downtown Masterplan & Capitol Environs / Compliance & Enhancement



# 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

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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.





DRAFT

# Nebraska Capitol Environs Commission

2021 Annual Report





# NEBRASKA CAPITOL ENVIRONS COMMISSION

## COMMISSION MEMBERS

Kile Johnson, Chair  
Mary Campbell, Vice-Chair  
Karen Nalow  
Heidi Cuca  
Delonte Johnson  
Ann Post  
David Quade

## EX OFFICIO MEMBERS

David Cary, Lincoln/Lancaster County Planning Department  
Lynn Johnson, Lincoln Parks and Recreation  
Michelle Potts, State Building Division, Nebraska Department of Administrative Services  
Bob Ripley, Office of the Nebraska Capitol Commission

## PLANNING DEPARTMENT STAFF

Collin Christopher  
Teresa McKinstry

## APPROVED

The Nebraska Capitol Environs Commission approved this Annual Report on TBD.

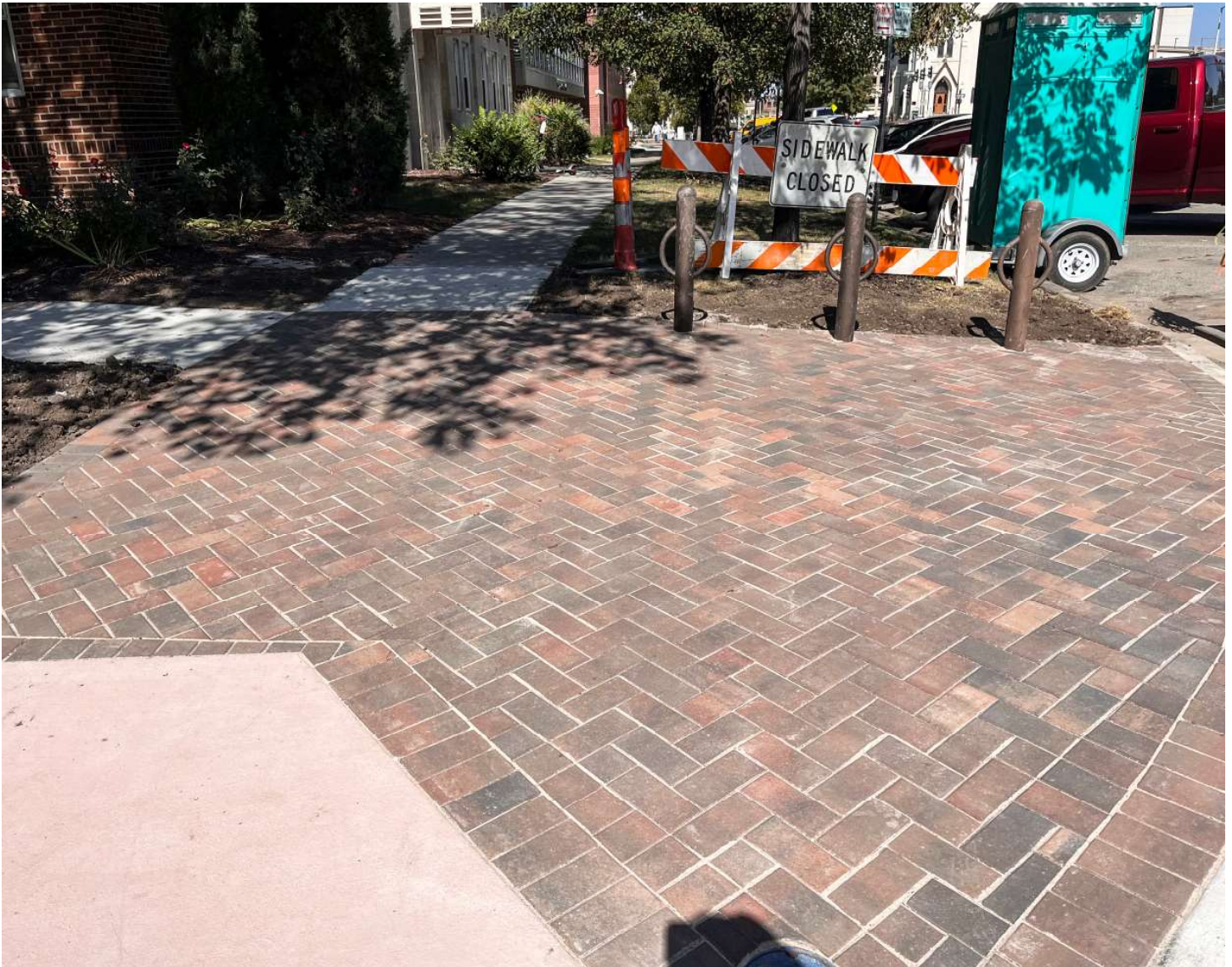


## Project Reviews

The Commission reviewed a number of interesting projects in the Capitol Environs District in 2021:

**Residential Street Rehab Project** - Kicking off the new year in January, the Commission reviewed and approved a residential street rehab project being proposed by the City's Transportation and Utilities Department for Lincoln Mall, 14th Street, and Goodhue Boulevard. The project had previously been reviewed by the Commission in June of 2020, at which time they directed LTU to revise their plans to preserve the decorative paving at the pedestrian nodes along Lincoln Mall. The revised plans presented in January did just that, and construction commenced in August and wrapped up in October.

**Dr. Susan La Flesche Picotte Sculpture** - In February and March, the Commission approved a plaque and portrait sculpture of Dr. Susan La Flesche Picotte to be located on the east side of the L to M block of Centennial Mall. Dr. La Flesche Picotte was a member of the Omaha Tribe, and the first Native American woman in America to become a doctor. She raised funds to build a hospital in Walt Hill, NE to provide medical services to Native Americans and other Nebraskans. The sculpture was funded through a private donation, and created by sculptor Benjamin Victor. Victor is also responsible for the "Standing Bear, Chief of the Ponca" sculpture on Centennial Mall. On October 11th, Lincoln celebrated Indigenous Peoples' Day with the unveiling of the sculpture.



*As part of the residential street rehab project along Lincoln Mall, contractors restored the decorative paving nodes at each intersection back to their original design, per the direction of the Commission. The result is perfect example of how the Commission's oversight can positively impact the built environment within the Capitol Environs.*



On October 11th, the Dr. Susan La Flesche Picotte sculpture was unveiled as part of the celebration of Indigenous Peoples' Day. The sculpture was created by Ben Victor, who is also the artist responsible for the Chief Standing Bear piece on Centennial Mall. The natural limestone pedestal that the sculpture stands on is meant to mimic a stone outcrop.

**1526 K Street Plaque** - March also saw the approval of a new pedestal and plaque in front of the DAS building at 1526 K Street. The building, which the State of Nebraska purchased from Assurity in 2007, is the home of “The Protecting Hand” sculpture. Located on the building’s south façade above its entrance, the sculpture by artist Lawrence Tenney Stevens was completed and dedicated in 1955. The new plaque honoring the sculpture reads as follows:

*The Protecting Hand sculpture, created by artist Lawrence Tenney Stevens, was dedicated on October 6, 1955 on the façade of the late Woodmen Accident and Life Company building located at 1526 K Street. The sculpture weighs in at roughly 200 tons and was sculpted out of the same Indiana limestone used to construct the Nebraska State Capitol. The artwork was sculpted to represent support of the family circle by nestling six family members into one palm.*

*In 2007 the building was purchased by the State of Nebraska and was later dedicated as the First Nebraska Administrative Building, to honor the First*

*Nebraska Infantry Regiment that fought heroically in the Civil War. This plaque was dedicated in 2021 with the support from Assurity Life Insurance.*

**2 Landmark Centre** - In March and April, the Commission approved NEBCO’s plans to demolish and redevelop a portion of the block bounded by Lincoln Mall, H Street, 11th Street and 12th Street. The plan for redevelopment is to construct an office building similar to NEBCO’s two Landmark buildings on the north side of Lincoln Mall.

**South of Downtown PUD** - The Commission also provided an advisory review in April and May of the South of Downtown PUD and the associated O-1 text amendment. The PUD and the text amendment aim to provide added land use flexibility in the South of Downtown area, and the Commission had a great discussion that helped propel both efforts toward approval by the City Council.

**McPhee Elementary Sign** - A new sign in front of McPhee Elementary was approved by the Commission in May.



**1320 Lincoln Mall** - In August, the Commission approved exterior improvements at 1320 Lincoln Mall being proposed as part of a larger renovation of the office building.

**1843 K Street Outdoor Play Area** - Also in August, the Commission approved an outdoor play area at 1843 K Street designed to include art easels, musical instruments, seating, sandbox, child building materials, and plantings conducive to children’s learning in an outdoor environment.

**Pershing Center Demolition** - In September, the City’s Urban Development Department requested and received a certificate of appropriateness for the demolition of the Pershing Center on Centennial Mall. Plans for redevelopment of the block include a private development component consisting of affordable housing, a wellness center, and retail. It is anticipated that the Commission will be reviewing schematic designs for this portion of the block in early 2022.

Redevelopment plans also anticipate the construction of a new central library on the block, which will likely come forward for review in the summer of 2022.

**501 S 14th Street** - Wrapping up the year, the Commission granted the State Building Division a Certificate of Exception on Grounds of Hardship in December to place a radio antenna on the rooftop of the State-owned building at 501 S 14th Street. The Commission expressed concerns about the

rooftop equipment that exists at this location and its impact on views to the Capitol, and thus chose to attach an expiration date of July 1, 2026 to the Certificate in order to hasten the equipment’s eventual removal.

## Text Amendments

2021 also included another update to the Capitol Environs Design Standards. This change dates back to August of 2020, when the Commission approved a Law Enforcement Memorial in front of the Hall of Justice. While the Commission fully supported the proposal, they expressed a desire to have more definitive standards for monuments and memorials along Lincoln and Centennial Malls. Over the course of several meetings in 2021, the Commission discussed and ultimately recommended approval of the added standards. Those standards were sent to and approved by the City Council in September.

## Looking Ahead

Looking ahead, the redevelopment picture for the Pershing block should start to come into focus in 2022, and the Commission will be asked to play a major role in pushing this catalyst project forward. Beyond Pershing, there are a handful of other significant redevelopment projects in the Capitol Environs District that are in the early planning stages. Each could serve to bring additional reinvestment and activity to the District.



*Lincoln Mall saw examples of both public and private reinvestment in 2021, including the proposed rehab of the office building at 1320 Lincoln Mall.*



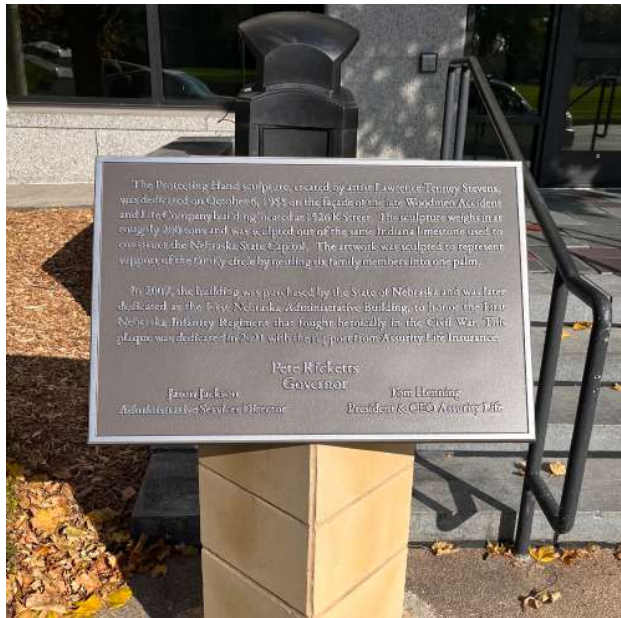
**Construction Underway at 2 Landmark Centre on Lincoln Mall**



**Law Enforcement Memorial in Front of Hall of Justice (Approved in August 2020)**



**1526 K Street Plaque for "The Protecting Hand" Sculpture**





# NEBRASKA CAPITOL ENVIRONS COMMISSION

## 2021 ANNUAL REPORT

**NEBRASKA CAPITOL ENVIRONS DISTRICT  
CERTIFICATE OF EXCEPTION ON GROUNDS OF HARDSHIP**

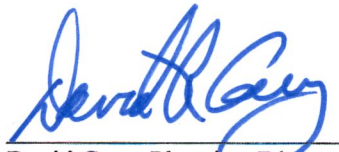
TO: Michelle Potts, Director of the State Building Division      DATE: January 4, 2021

CC: NCEC agenda packet      FROM: David Cary, Planning Department Director  
Kile Johnson, NCEC Chair

RE: Certificate of Exception on Grounds of Hardship for the placement of a radio antenna on the roof of 501 S 14<sup>th</sup> Street

On December 17<sup>th</sup>, 2021, the Nebraska Capitol Environs Commission (NCEC) approved the placement of a radio antenna on the rooftop of the state-owned building at 501 S 14<sup>th</sup> Street by issuing a Certificate of Exception on the Grounds of Hardship. Per the Commission's action, the certificate is set to expire July 1, 2026. The intent of this expiration date is to give the State a reasonable period of time to bring the rooftop of this building into conformance with the Capitol Environs Design Standards. If the State is able to move forward with removal or screening of rooftop equipment prior to this expiration date, it is expected that these plans will be presented to the Commission for their approval prior to construction.

If no action has been taken by July 1, 2026, the State shall be required to reappear before the Commission to present their plans for complying with all Capitol Environs Design Standards as it relates to the rooftop equipment at 501 S 14<sup>th</sup> Street.

 1/4/22  
\_\_\_\_\_  
David Cary, Planning Director      (date)

 1-4-22  
\_\_\_\_\_  
Kile Johnson, NCEC Chair      (date)