



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, July 22nd, 2022**. The meeting will convene at **8:30 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1st Floor of the County/City Building, 555 S. 10th Street (10th & "K" Streets), Lincoln, Nebraska.

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

Masks are strongly encouraged for our public meetings in this building.

AGENDA

July 22, 2022

1. Approval of meeting record of [April 22, 2022](#)
2. Introduction of Maggie Stuckey-Ross, Parks Director
 - * [Staff Memo](#) from Collin Christopher

Public Hearing & Action

3. Site improvements at [1821/1843 K Street](#) (*Community Action; UDR22073*)
4. Site work at 1010 Lincoln Mall (*NEBCO; UDR22074*)

Discussion

5. 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 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.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for July 22, 2022
Date: July 14, 2022

Item 3: Site improvements at 1821/1843 K Street

Community Action is requesting a Certificate of Appropriateness to allow them to add vehicle barriers north of their building at 1821/1843 K Street. Per their 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 plans provided show ten (10) spherical traffic barriers made of solid concrete. They are to have a diameter of 48” with a spacing of 48”. The spherical barriers will be “painted to simulate large marbles.”

While the property is in the Capitol Environs District, the barriers 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 offer limited guidance for this proposal beyond an expectation that the barriers consist of high-quality, durable materials.

Recommended Finding: The proposed barriers will provide added safety for users of the Community Action building, and assuming the material finishes being proposed are deemed durable and appropriate for the Capitol Environs District, it would appear that they comply with the Capitol Environs Design Standards.

Recommended Action: Approval of a Certificate of Appropriateness for the addition of vehicle barriers north of the Community Action building at 1821/1843 K Street.



The perspective above shows the proposed traffic barriers to be placed north of the Community Action building at 1821/1843 K Street. The barrier colors shown on this illustration are just placeholders and do not represent the final color selection. Per the applicant, the intent is for the barriers to be “painted to simulate large marbles.”

Item 4: Site work at 1010 Lincoln Mall

NEBCO is proposing the removal of two benches adjacent to the SW corner of the building and another two benches adjacent to the SE corner. These benches sit partially on private property and partially in the public right-of-way. As the Commission is aware, the Capitol Environs Design Standards apply to both public and private property. So for the purposes of analyzing this proposal, the benches should be considered part of the Lincoln Mall streetscape.

It is expected that the applicant will provide more background information explaining their reasoning for removing the benches at the public hearing. The relevant design standards that impact this proposal are as follows:

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 18.2:

Provide seating in as many locations as appropriate. Benches should:

- be of high quality, refined materials,
- have backs,
- be readily available commercially or easily repaired in-house,
- be of neutral colors,
- be placed along edges to take advantage of shade and allow pedestrians to be close to circulation but not in it.

To provide seating opportunities for conversation, combine benches, trash cans, ash urns and small tables of similar construction and installation.

Guideline 23.4 (Lincoln Mall Landscape):

Change seating areas to relate in parallel to the Mall. Work with adjacent property owners to locate seating areas on the outside edges of the sidewalk. Enhance seating areas with ornamental and evergreen shrubs, planted less formally than the trees.

The Design Standards support seating along Lincoln Mall, and the removal of existing seating would appear to be a step in the opposite direction. However, staff would like the applicant to explain their position and allow the Commission to have an open discussion on the best solution. Again, more information will be provided by the applicant at the time of the public hearing.



The top image above shows the two benches being targeted for removal at the SE corner of 1010 Lincoln Mall, while the bottom image shows the two benches at the SW corner.

No.	Revision/Issue	Date



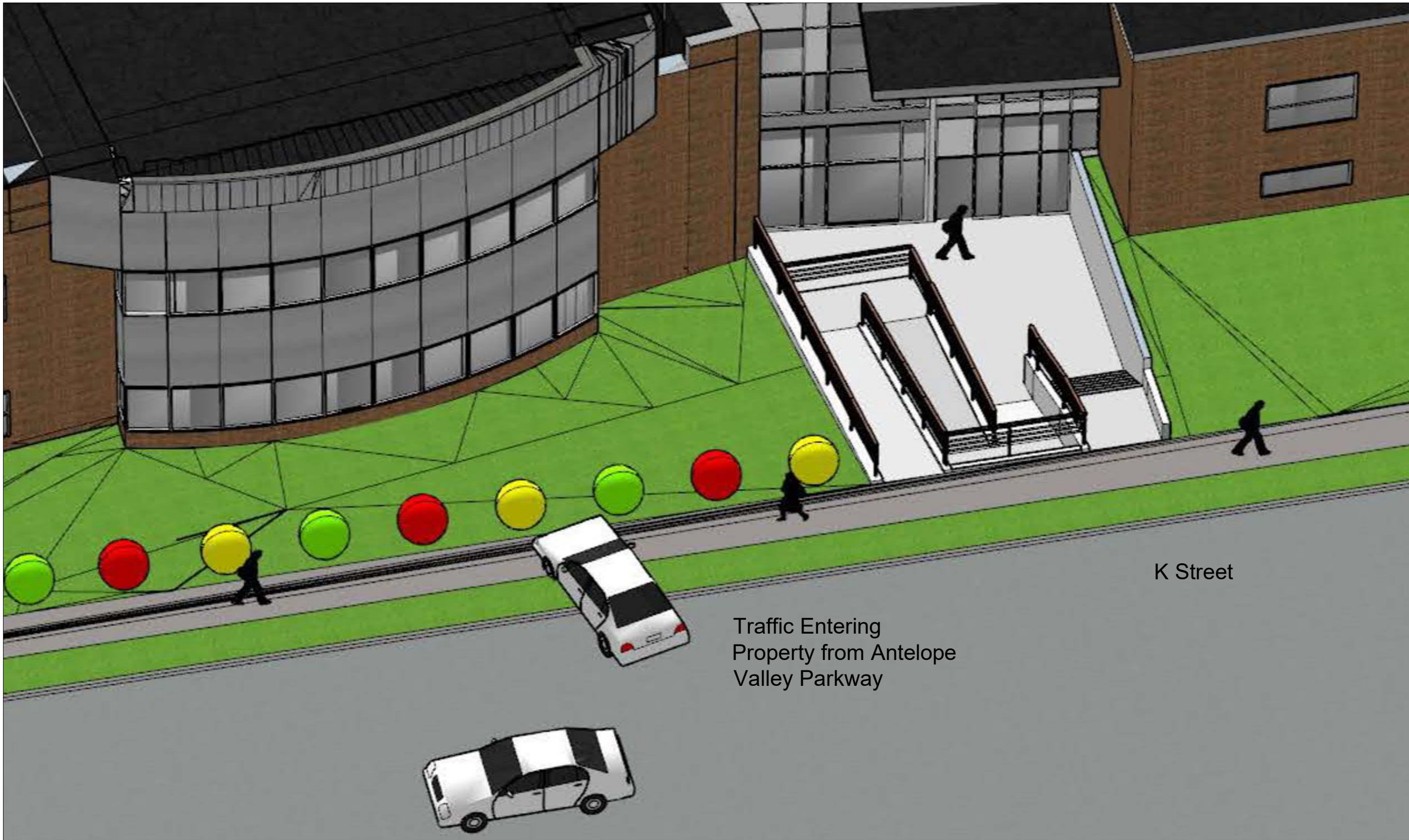
Early Head Start/Head Start
1821 / 1843 K Street

Traffic Barriers

Site Plan

 **Site Location Plan**

Project Traffic Barriers	Sheet
Date July, 2022	
Scale No Scale	



No.	Revision/Issue	Date

Early Head Start/Head Start
 1821 / 1843 K Street

Traffic Barriers

Model Plan View

○ Model Plan View

Project Traffic Barriers	Sheet
Date July, 2022	
Scale No Scale	



View From Northeast

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Early Head Start/Head Start
1821 / 1843 K Street

Traffic Barriers

View from Northeast

Project Traffic Barriers	Sheet
Date July, 2022	
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View from Northwest

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View From Northwest