



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, February 24, 2023 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

February 24, 2023

1. Approval of meeting record of [January 27, 2023](#)

Public Hearing & Action

2. Renovation work at [1526 K Street](#) (*State Building Division; UDR23016*)

Discuss & Advise

3. Staff report & 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.*

NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23016
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	1526 K Street
HEARING DATE	February 24, 2023
ADDITIONAL MEETINGS	N/A
APPLICANT	Michelle Potts, State Building Division, michelle.potts@nebraska.gov
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

The State Building Division (SBD) of the Department of Administrative Services (DAS) is proposing a series of renovations for the State-owned site at 1526 K Street. More specifically, the applicant has provided the following summary of work to be completed:

Roof Screen Wall - Reroof and replace the mechanical screen wall material. The color and character of the screening design is intended to maintain the design intent of the existing conditions in height, spacing, and color.

South Side – New ADA ramp, steps, railings, and landings at main entrance to the building. There is a need to provide a longer ramp than exists today to meet required rise/slope tolerances for ADA. This will involve demolishing the existing steps, walls, and landings, pushing the new steps closer to K Street and providing new stem walls at either end of the steps. The design intent for the new stem walls is to remove the existing granite clad walls, which are only found on this façade, and at one location on the east, and come back with colored concrete walls with reveals that align with the overall character of existing concrete walls found on the other primary facades of the building (east/north/west). This intent is two-fold: to align the facades in a consistent design language, and to control costs. The improvements to this entrance approach will also remove the existing fragmented slate entrance landing, which currently creates an uneven and non-ADA-compliant walking surface, with a new concrete landing and steps. The new railings will maintain the overall intent of the existing design while meeting current standards.

East Side – Replace the existing walk and steps with new concrete walk and steps to improve accessibility and egress safety. Repair damaged limestone and concrete on exterior plaza wall. Replace existing non-ADA compliant concrete aggregate plaza surface with flat concrete surface. Replace existing plaza guardrail. Clean existing stone and concrete plaza walls.

North Side – Replace the existing three damaged concrete egress stairs with new steel stairs and railings to improve accessibility and egress safety. Two of these stairs are internal to area wells, the third, central stair currently blocks functional access to the main north entrance. The intent is to provide a new stair north of the existing wall that has perforated metal screening to provide central plaza access from the north parking lot. Repair damaged limestone and concrete on exterior plaza wall. Replace existing non-ADA compliant concrete aggregate plaza surface with flat concrete surface. Replace existing plaza guardrail. Clean existing stone and concrete plaza walls.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2023/02-February/1526 K Street renovations staff report.docx>

West Side – Replace the existing walk, steps, and egress ramp with new concrete walk, steps, and ramp to improve accessibility and egress safety. Repair damaged limestone and concrete on exterior plaza wall. Replace existing non-ADA compliant concrete aggregate plaza surface with flat concrete surface. Replace existing plaza guardrail. Clean existing stone and concrete plaza walls.

Egress Lighting – New required egress lighting will be provided on all sides of the building to illuminate the path of egress. At locations where the path extends beyond the building, light bollards will be provided.

Compatibility with the Design Standards

For a renovation project of this nature that largely aims to preserve the original design intent while making necessary improvements, the focus should be on the following:

- Where reasonable, complete repair and replacement work that aligns with the original design as it relates to materials, finishes and forms.
- Where deviation from the original design is necessary, appropriately consider how the improvements will fit within the larger context of the Capitol Environs. In this case, special consideration should be given to both Capitol Square and Centennial Mall.
- In all cases, select high-quality, durable material that will stand the test of time.

What follows are some of the more relevant standards and guidelines for reference:

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.

Guideline 18.6:

<https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2023/02-February/1526 K Street renovations staff report.docx>

Retaining walls, seating walls, planters, and other vertical landscape features should be constructed of durable materials, preferably masonry; neutral or natural colors; horizontal lines; no exposed form lines or form-tie holes.

Design Standard 22: Centennial Mall Landscape

Centennial Mall is the District's most formal landscaped mall, providing a varied, safe, and attractive pedestrian environment, with opportunities for interaction and enjoyment, within a design framework that offers continuous views of the most prominent facade of the Capitol. The redesign and rebuilding, rededicated as "Nebraska's Centennial Mall" in 2016, establishes:

- strong, well-defined edges;
- continuous, accessible walkways lined with pedestrian-scale lighting;
- open center accented with plazas and water features.

This overall design should be maintained and any proposed changes should be evaluated against whether they enhance this design.

Guideline 22.5:

Privately-installed furniture adjacent to the Mall should be reviewed by the Commission for overall compatibility, durability, and high quality.

Design Standard 28: Lighting

The original historic lighting on Capitol Square shall be preserved and replicated if necessary by duplicate fixtures and poles. Other lighting on the Malls should be designed to enhance visual continuity, pedestrian security, and vehicular safety. On all the Malls, a single system of uniform street lights should provide both vehicular and pedestrian lighting, rather than separate systems. It is desirable that the lights along the Malls be visually consistent with the original Capitol Square lights, although replicating those lights for all the Malls is not a goal of the Commission. Lights should be spaced at each intersection and midblock, so the poles will establish a uniform rhythm. Street lights and street trees should be carefully selected and placed to minimize conflicts between lighting and trees. All wiring shall be underground.

Special lighting may be allowed for unique mall features, either to enhance their significance as focal points or for safety reasons. Use light sources that illuminate without spotlighting.

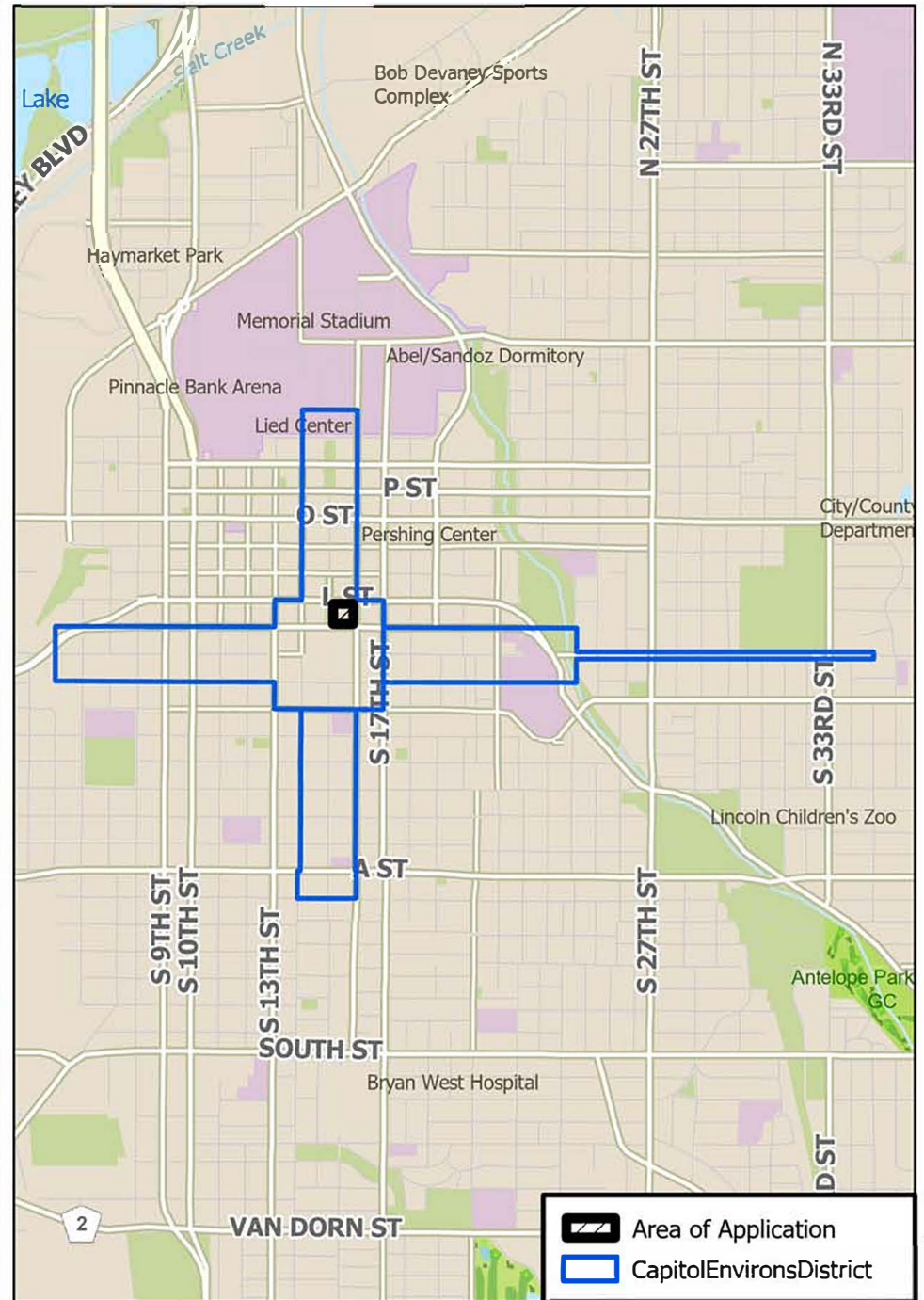
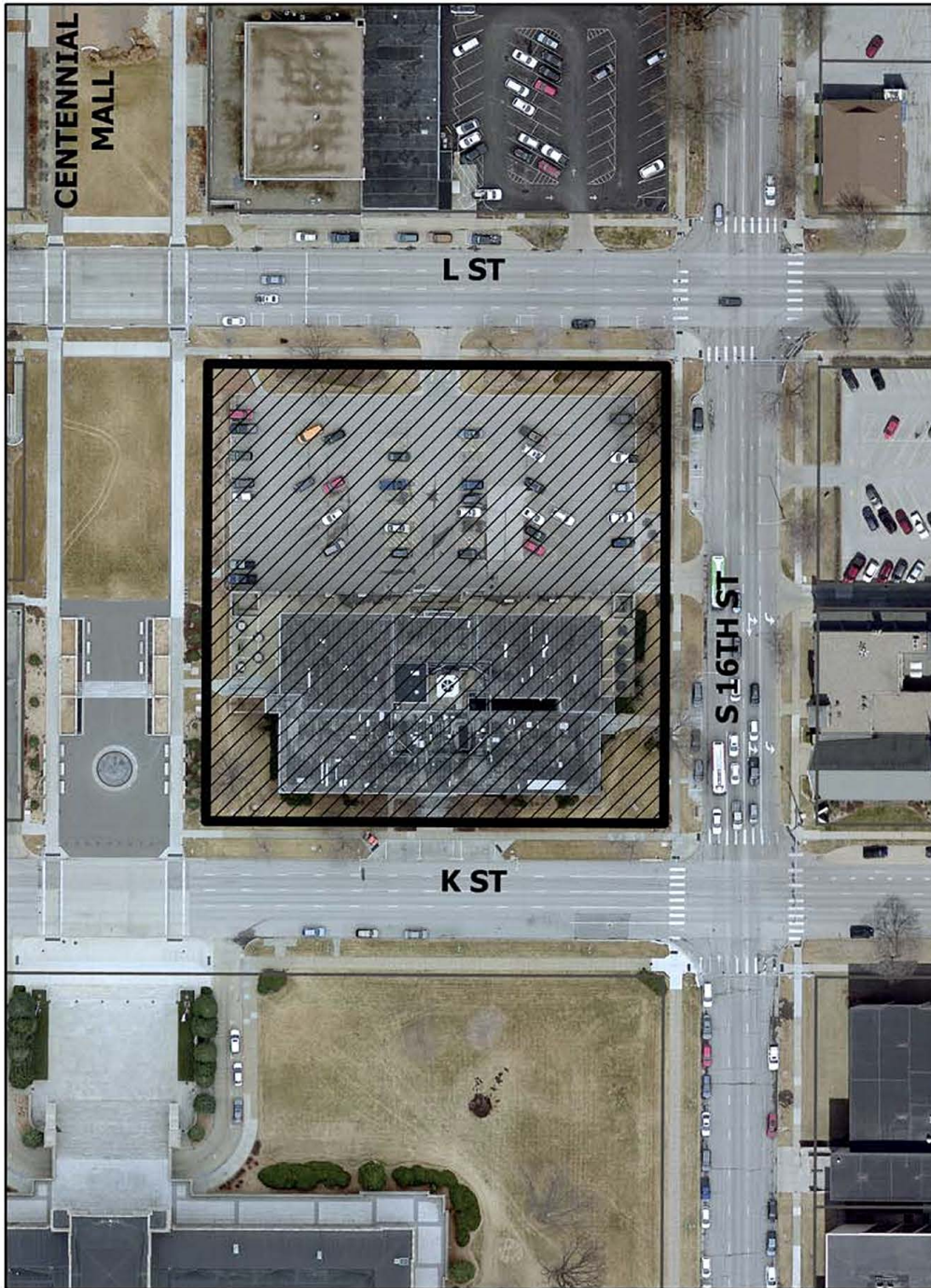
Recommendations

While the proposed work does include some changes in materials and finishes, there appears to be a good faith effort to use high-quality, durable materials that fit within the context of their surroundings. Further, the improvements should serve to make the 1526 K Street site safer and more accessible to employees and visitors alike.

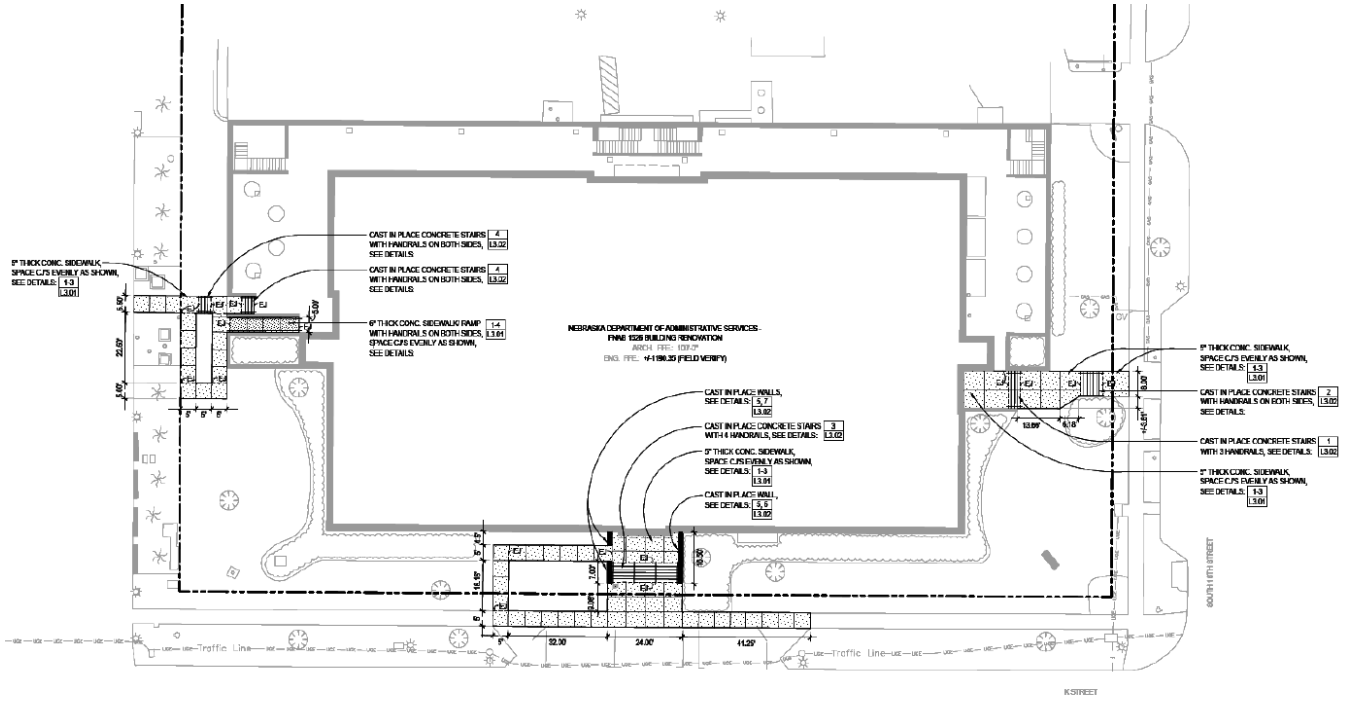
Recommended finding: The proposed renovation work generally complies with the Capitol Environs Design Standards.

Recommended action: Approval of a Certificate of Appropriateness for the proposed renovation work at 1526 K Street.

ATTACHMENT A - Location Map



ATTACHMENT B – Site Plan



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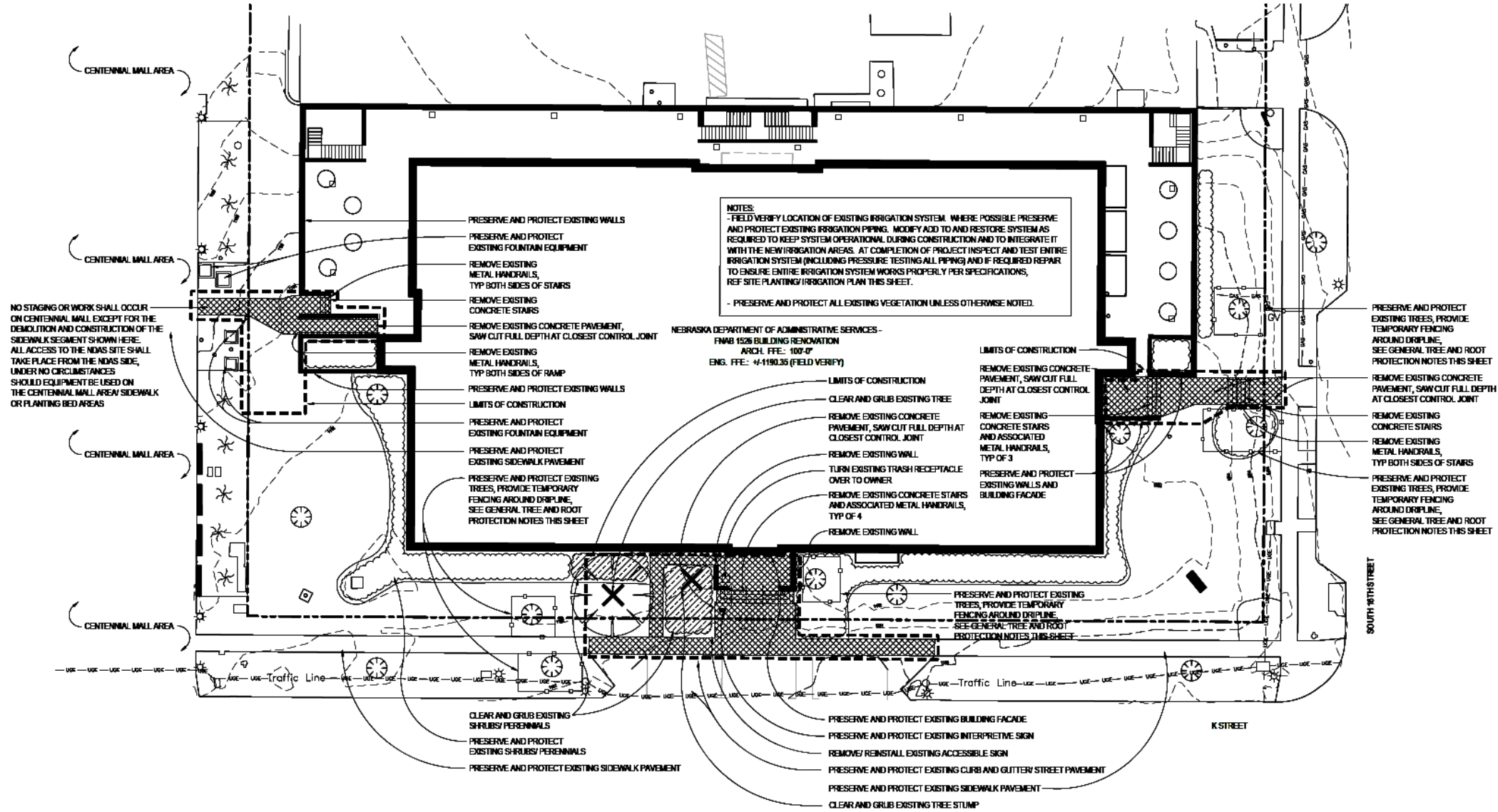
NDAS FNAB 1526 Exterior Renovations
Capitol Environs Review

February 24th, 2023

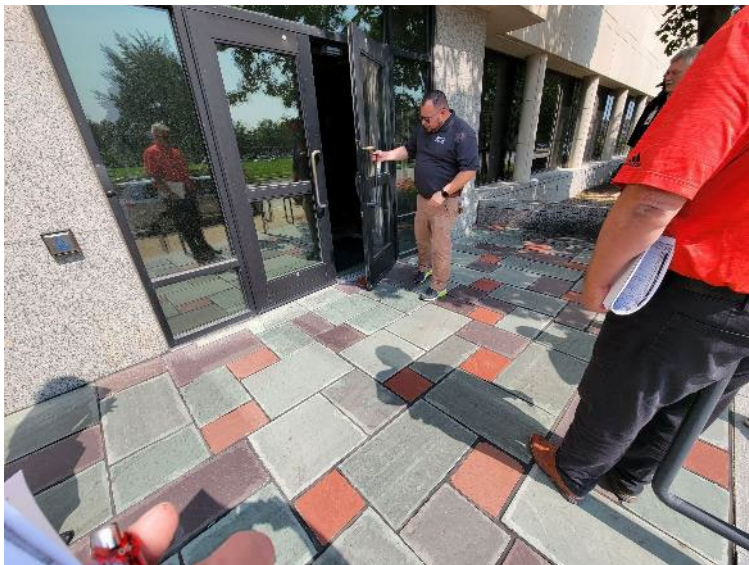
Aerial Site Plan/Location Plan



Site Plan – Site Demo



South Stair/Entrance Existing Conditions



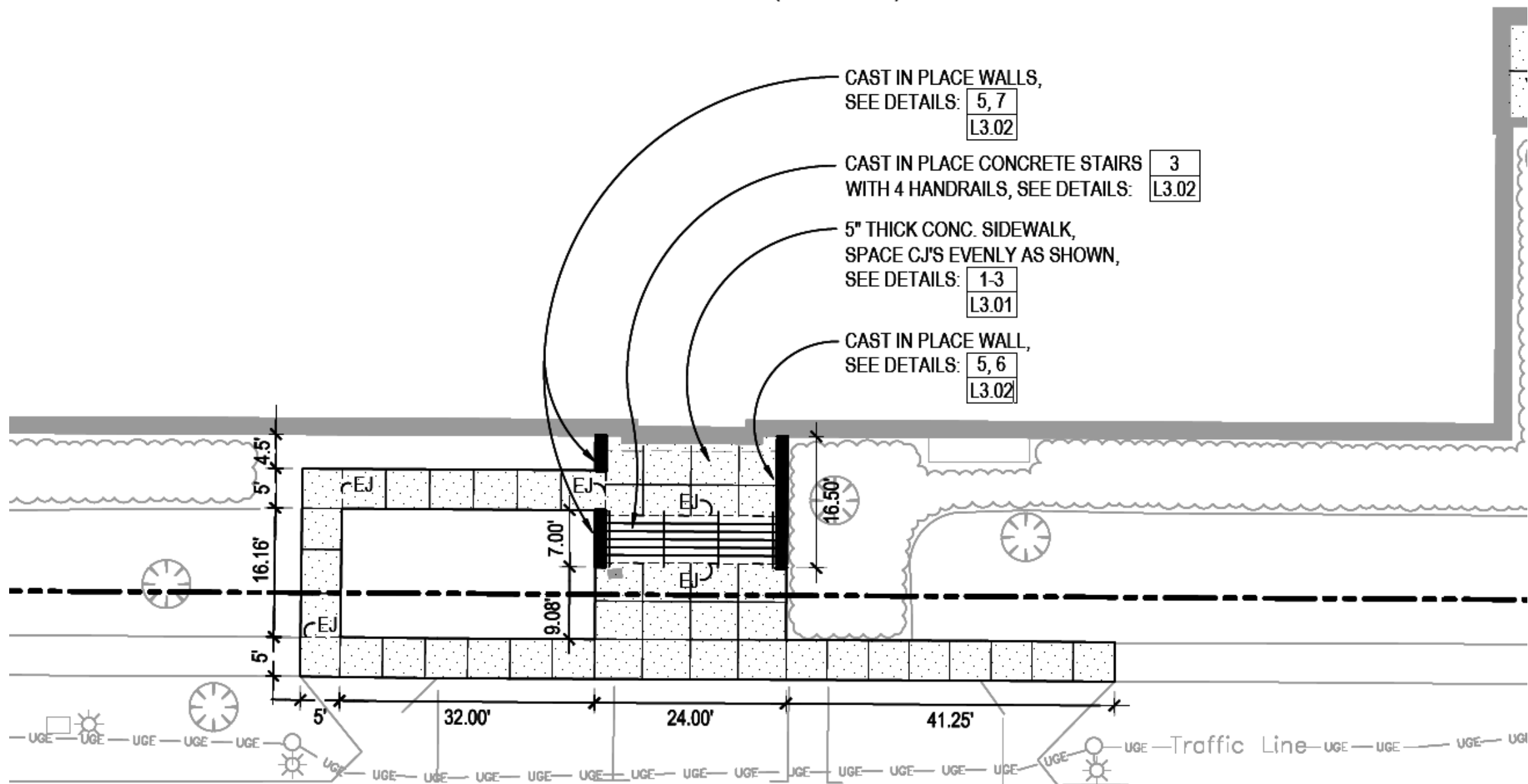
Uneven steps and walking surface, damaged stone at wall/landing/steps, no structural stoop at entrance, non-ADA-compliant joints/gaps

South Stair/Entrance Existing Conditions



Non-ADA-compliant ramp slope/length, insufficient egress lighting

Site – Proposed South Entry Improvements – New Stair, Landing, Ramp, Walls



Site – Proposed South Entry CIP Walls – Site/Environs Precedent

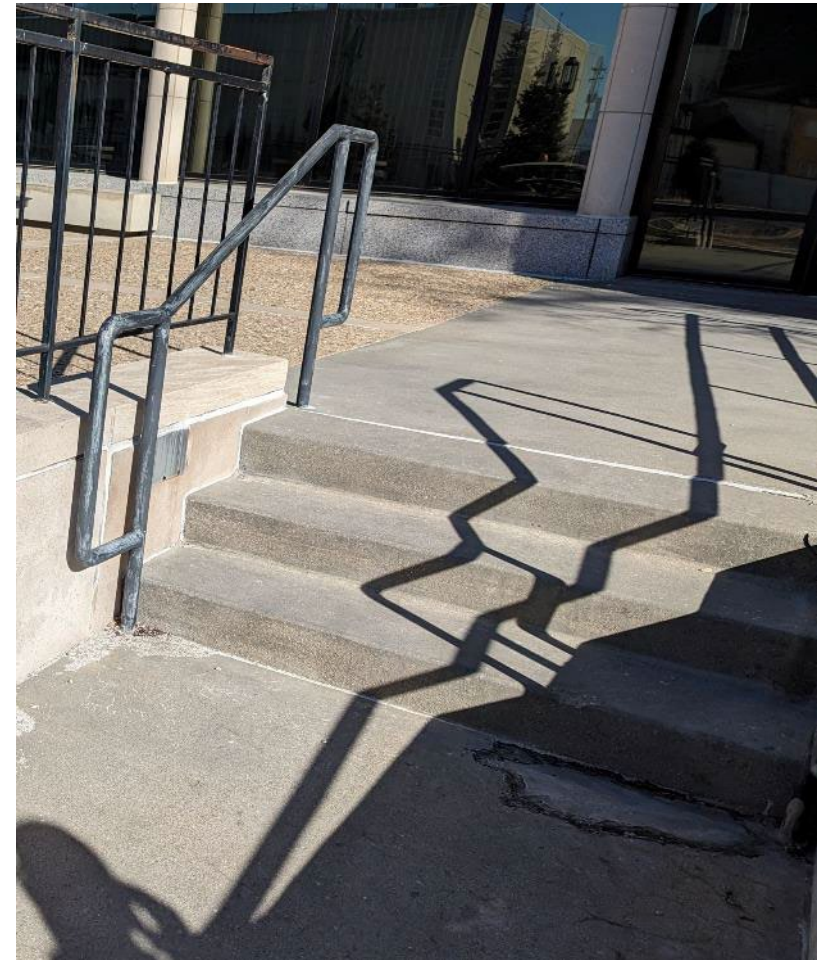
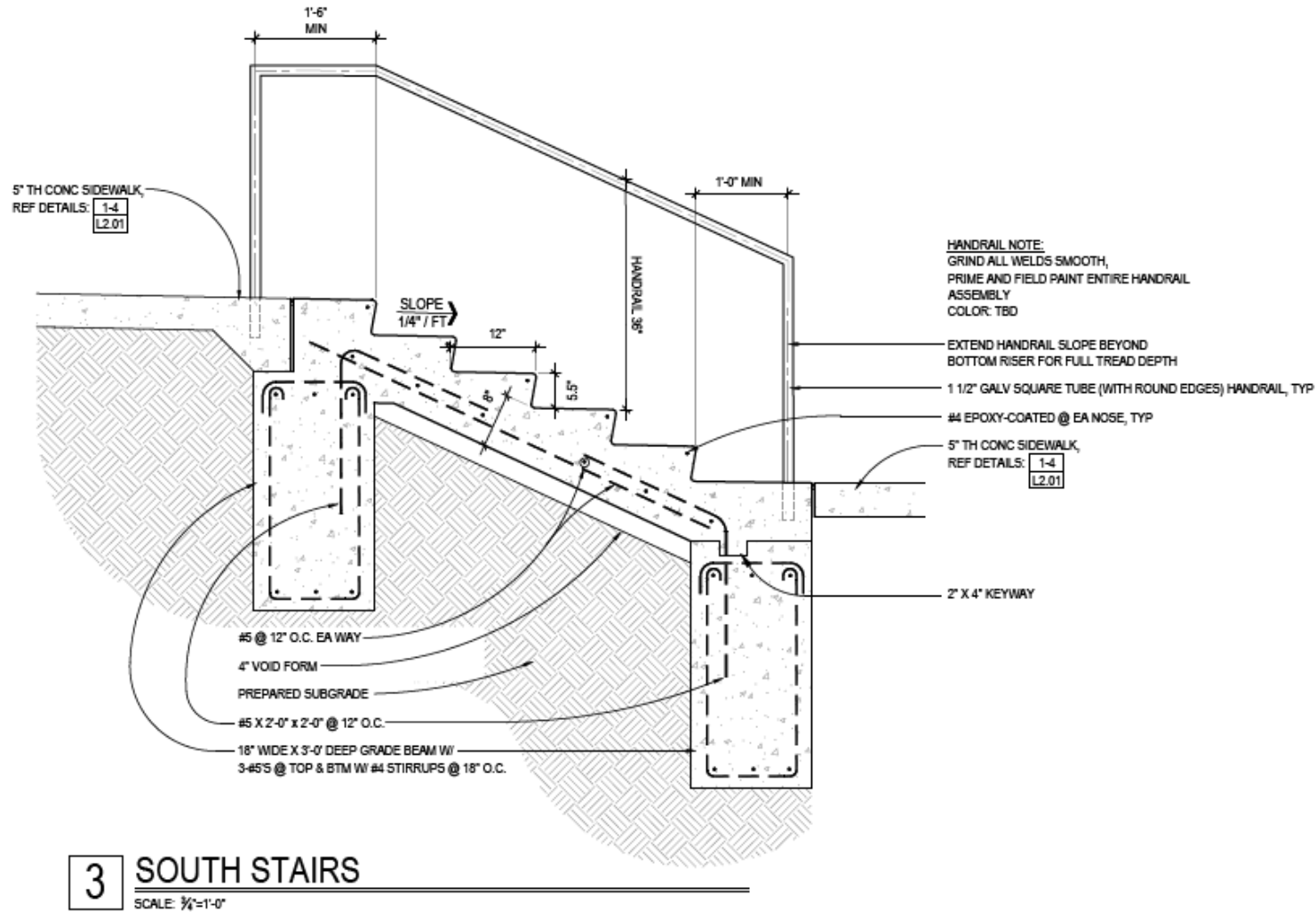
Existing cast-in-place concrete walls with reveals along Centennial Mall adjacent to project



Existing cast-in-place concrete walls with reveals on project



Site – Proposed South Entry CIP Stairs



Existing precedent for cast-in-place concrete stairs on project – west/centennial mall facing

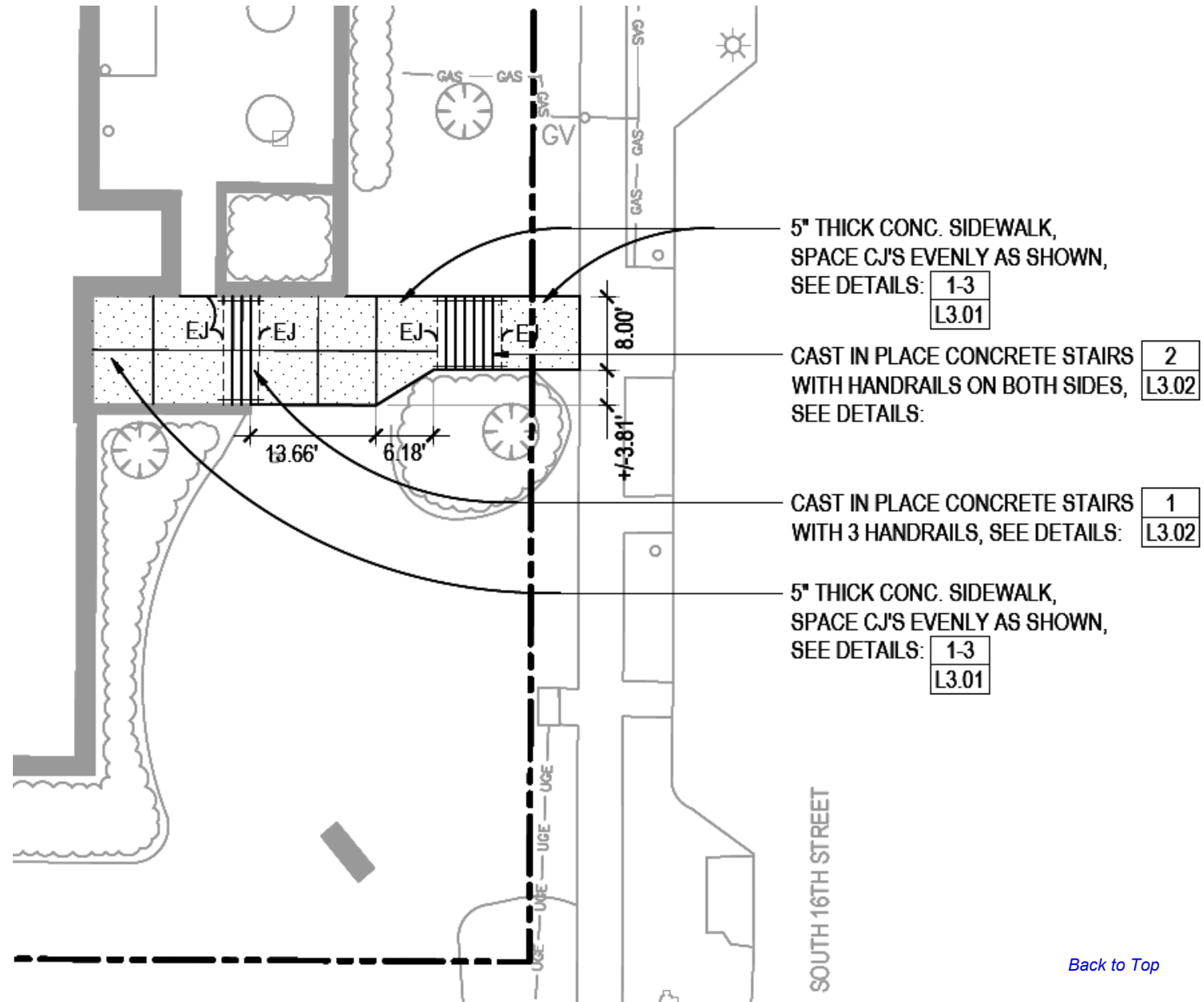
Site – East Entry – Existing Conditions



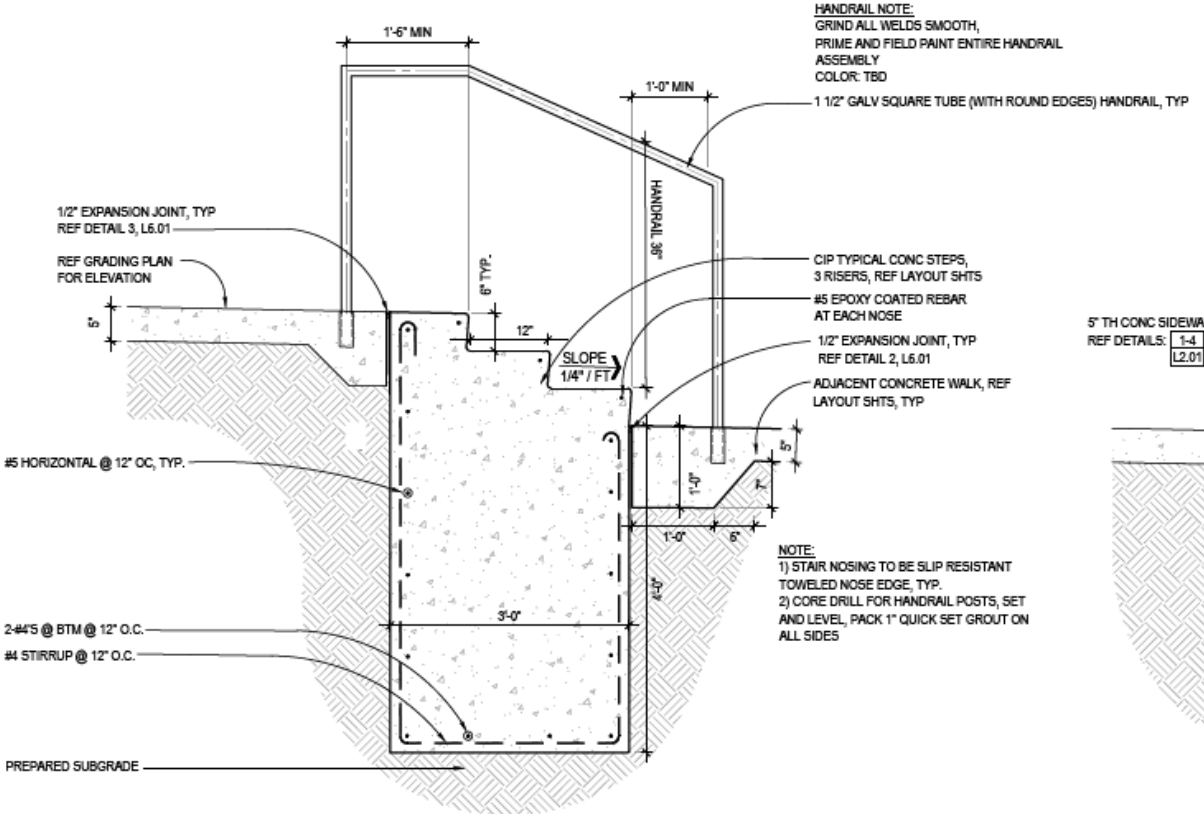
Damaged Granite Walkway & Non-ADA-Compliant Aggregate Surface



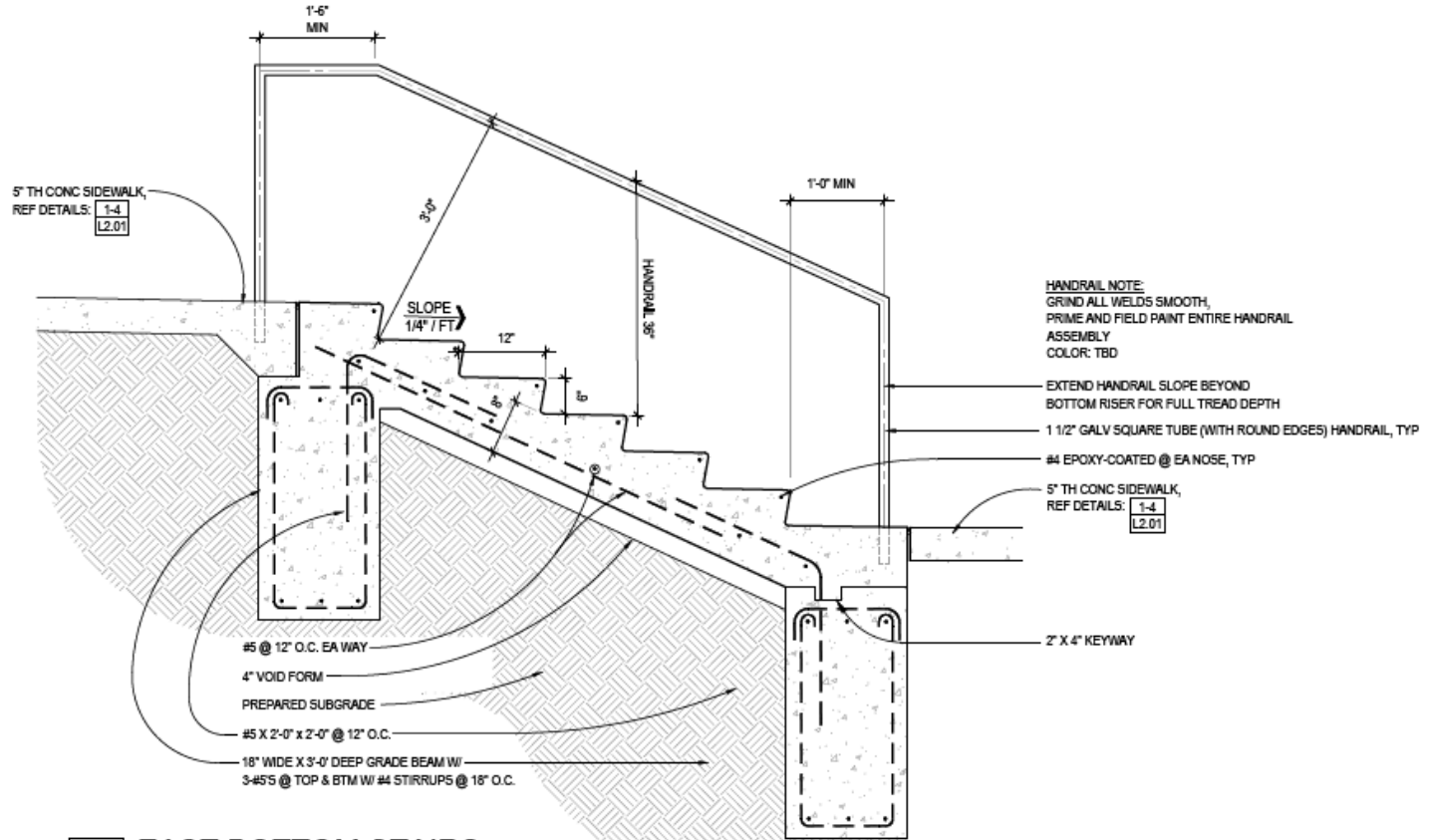
Site – Proposed East Entry CIP Stairs/Walk Improvements



Site – Proposed East Entry CIP Stairs/Walk Improvements

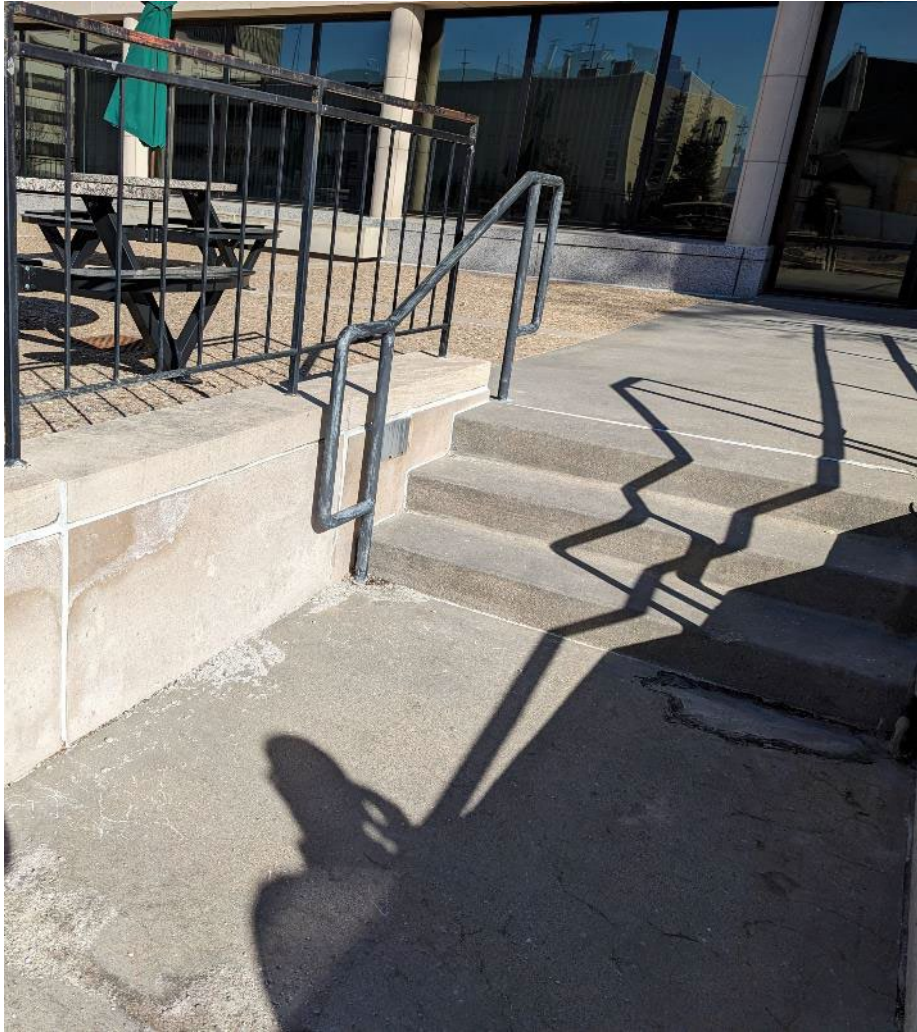


1 EAST TOP STAIRS
SCALE: 3/8"=1'-0"



2 EAST BOTTOM STAIRS
SCALE: 3/8"=1'-0"

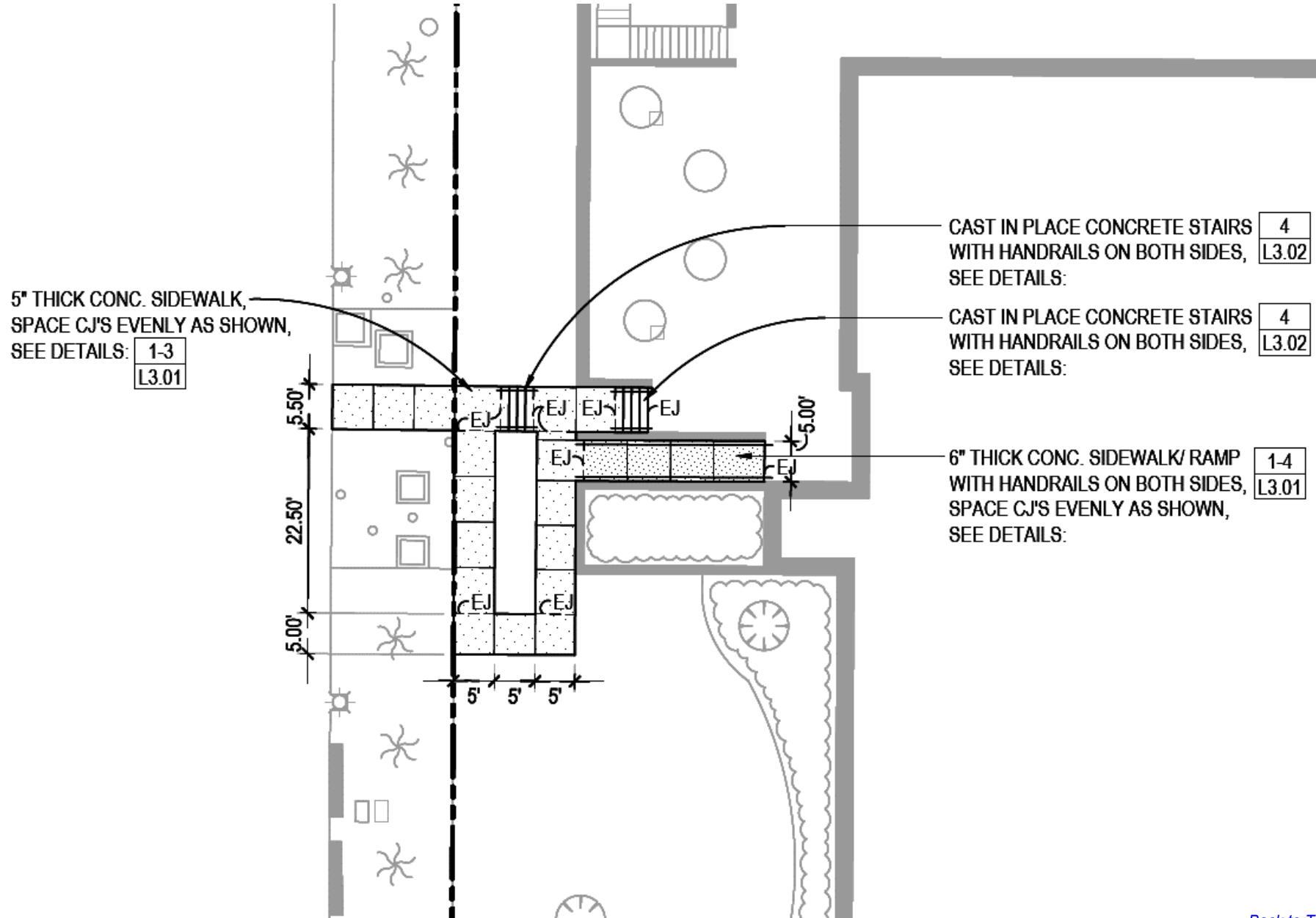
Site – West Entry – Existing Conditions



Damaged Concrete Walkway and Walls

Damaged Limestone Wall and Non-ADA-Compliant Ramp

Site – Proposed West Entry CIP Stairs/Walk



North Plaza Improvements – Existing Conditions



Deteriorating non-ADA-compliant plaza surface, non-compliant railing, joints and sealant



North Plaza Improvements – Existing Conditions – North-Central Egress Stair



Existing deteriorating north-central egress stair with spalling concrete, exposed rebar, and moisture damage. Current stair configuration blocks view to main north entrance and limits mobility. Head clearance does not meet ADA.

North Plaza Improvements – Existing Conditions – North-Central Egress Stair



Existing deteriorating north-central egress stair with spalling concrete, exposed rebar, and moisture damage. Current stair configuration blocks view to main north entrance and limits mobility. Head clearance does not meet ADA.

North Plaza Improvements – Existing Conditions – Corner Egress Stairs



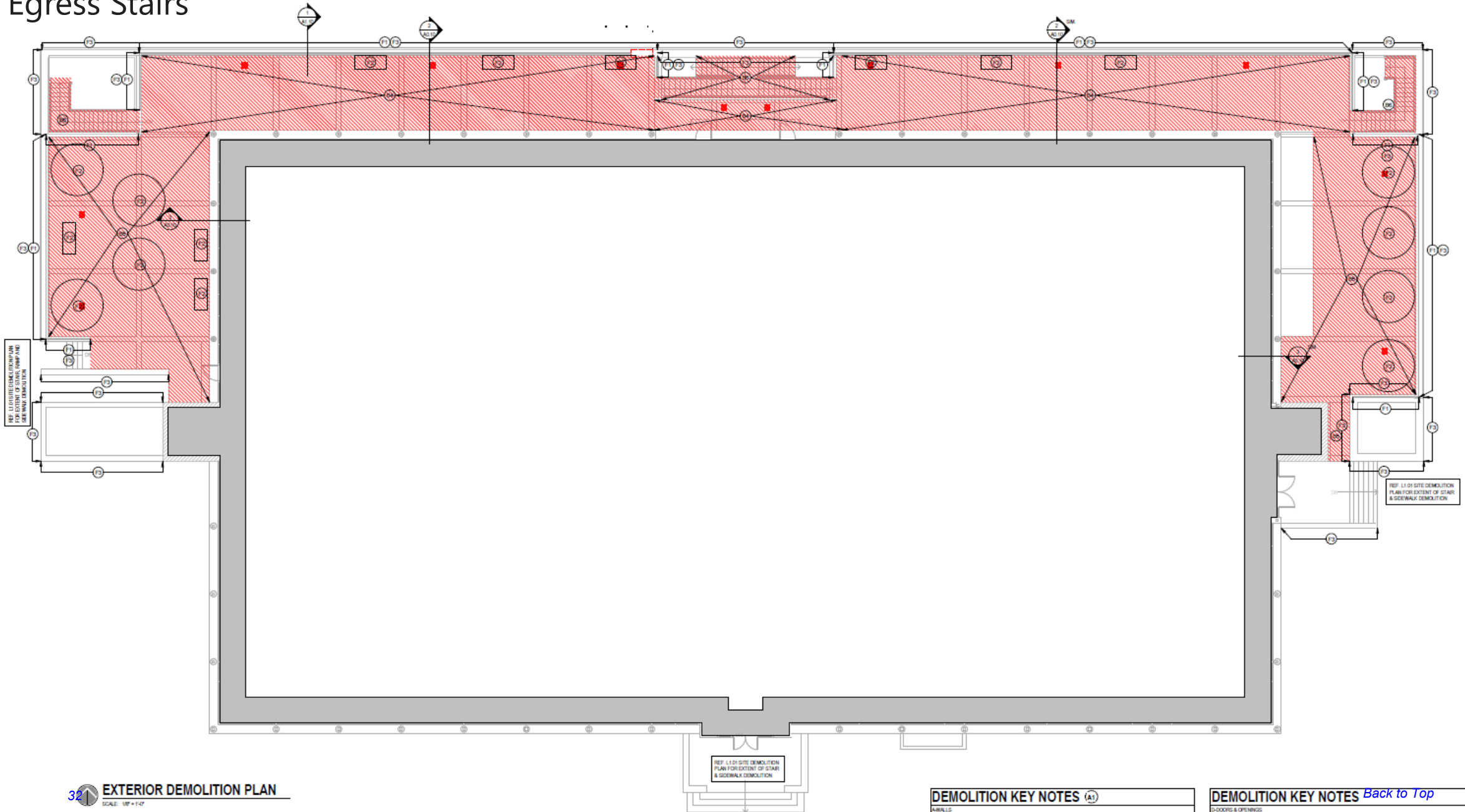
Existing deteriorating east and west egress stairs with spalling concrete, exposed rebar, and moisture damage.

North Plaza Improvements – Existing Conditions – Wall Degredation



Existing deteriorating limestone panels, joints, and sealant. Existing Stone and Concrete requires cleaning, patching, repair, and replacement.

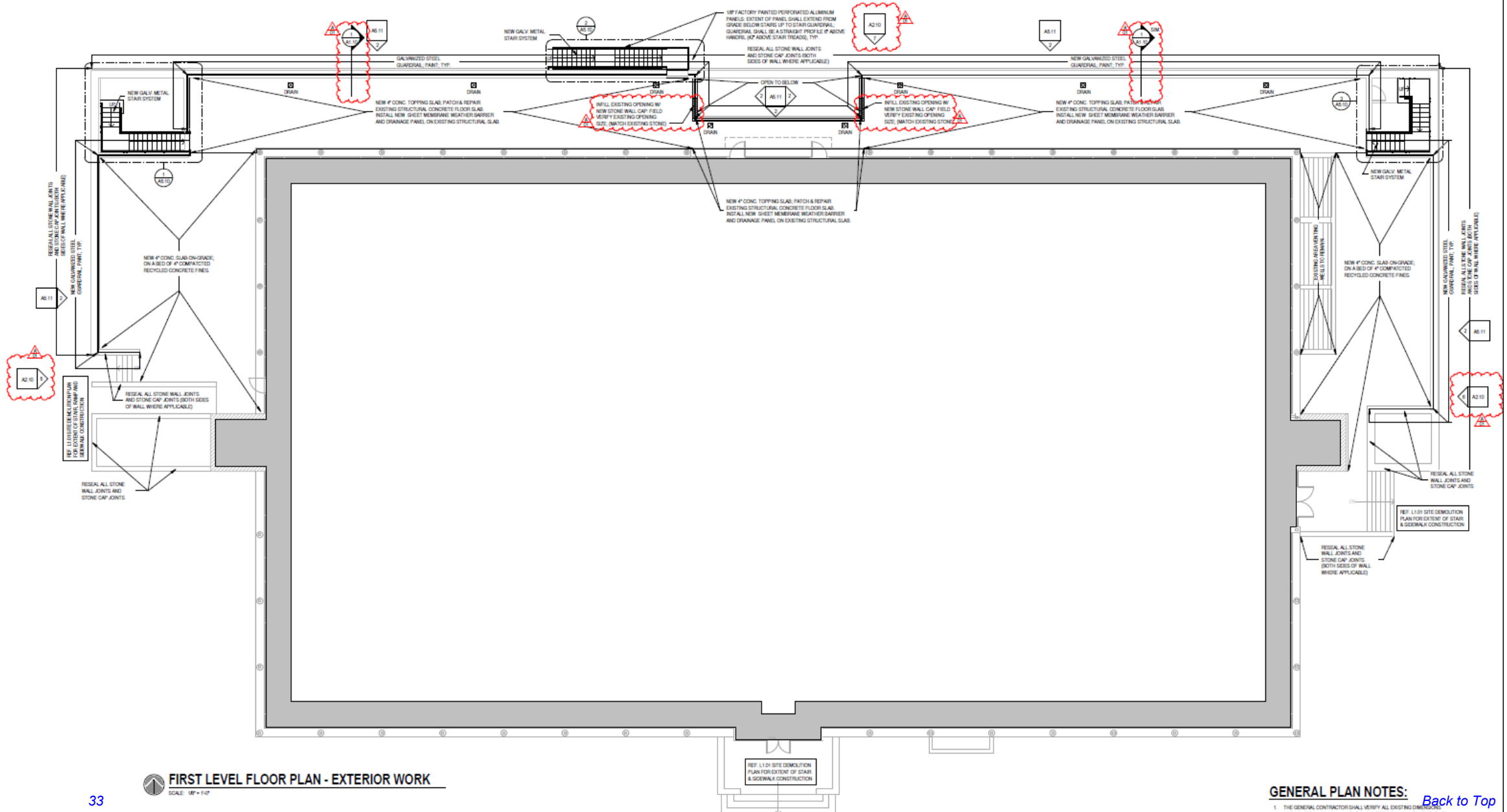
North Plaza Improvements – Proposed Demolition of Existing Plaza Walking Surface, Railing, & Egress Stairs



DEMOLITION KEY NOTES (A1)	
AWALLS	
A1	REMOVE EXISTING GYP. BOARD & STUD FRAMED WALL PARTITION IN ITS ENTIRETY FROM FLOOR TO TOP OF WALL TO THE EXISTING CURB, INCLUDING BUT NOT LIMITED TO GYP. BOARD, TRIM, FRAMING, PLASTER, ETC.

DEMOLITION KEY NOTES Back to Top	
DOORS & OPENINGS	
D1	REMOVE EXISTING DOOR IN ITS ENTIRETY TO THE ROUGH OPENING, INCLUDING BUT NOT LIMITED TO DOOR, CASE, DOOR FRAME, SILL, PLANTING, FRAMING & FINISH HARDWARE AND ALL SUB. AND FINISH PARTS AND

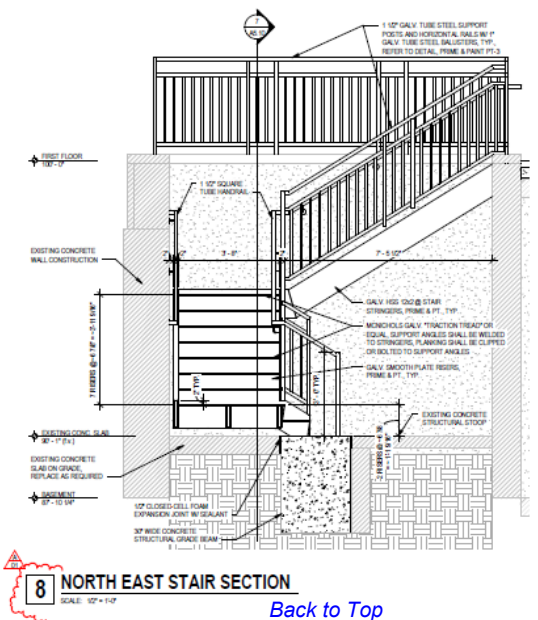
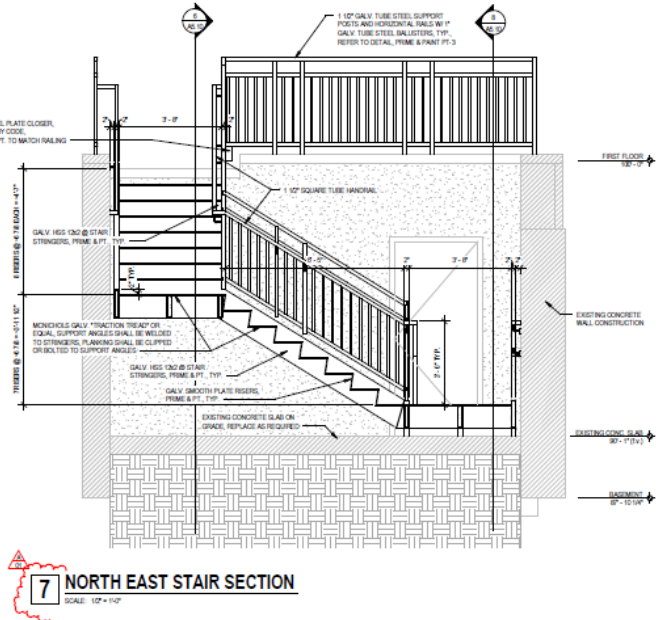
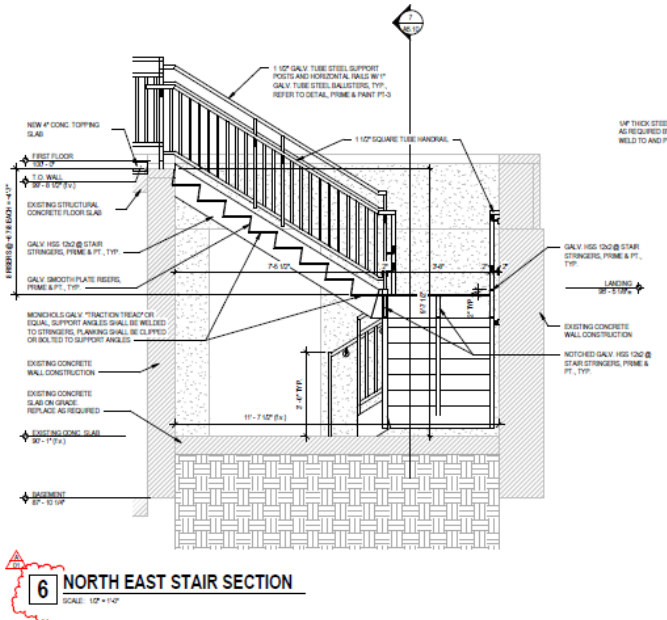
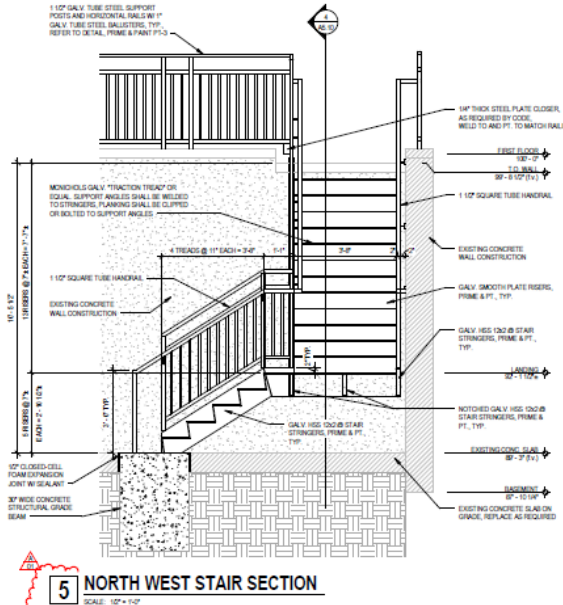
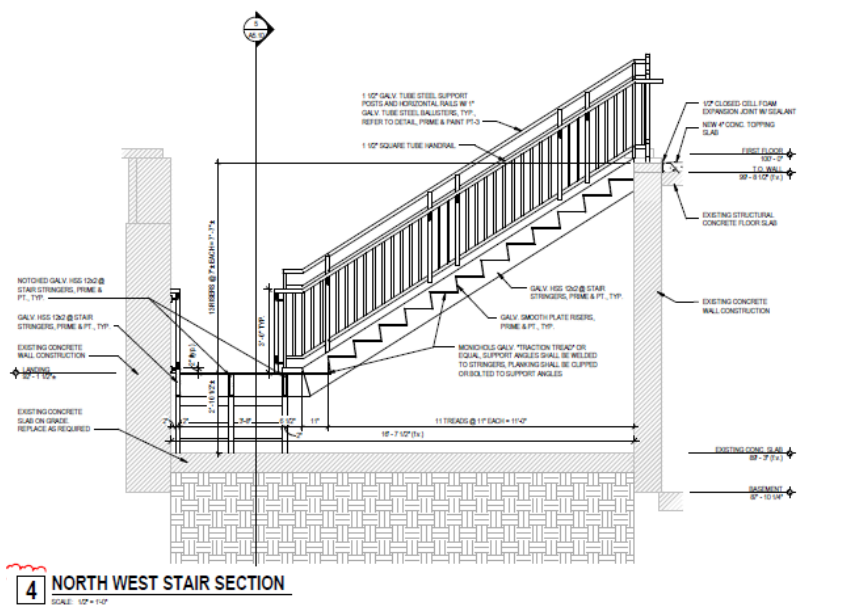
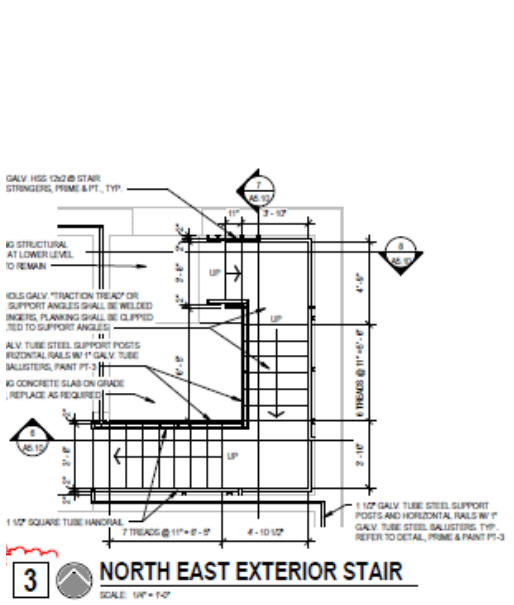
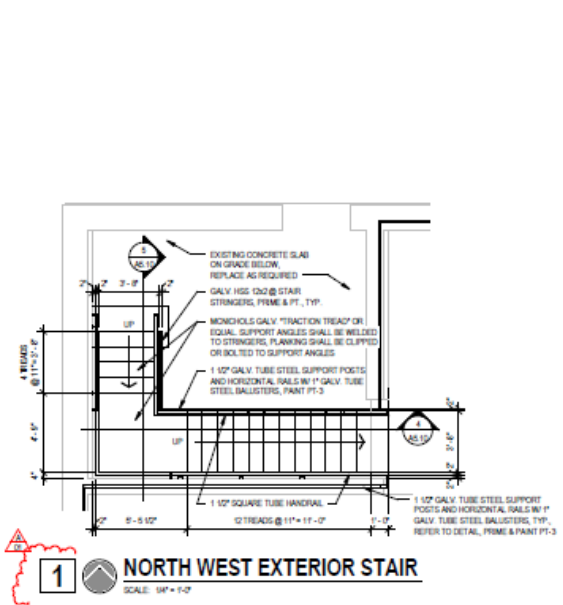
North Plaza Improvements – Proposed Improvements to Plaza Walking Surface, Railing, & Egress Stairs



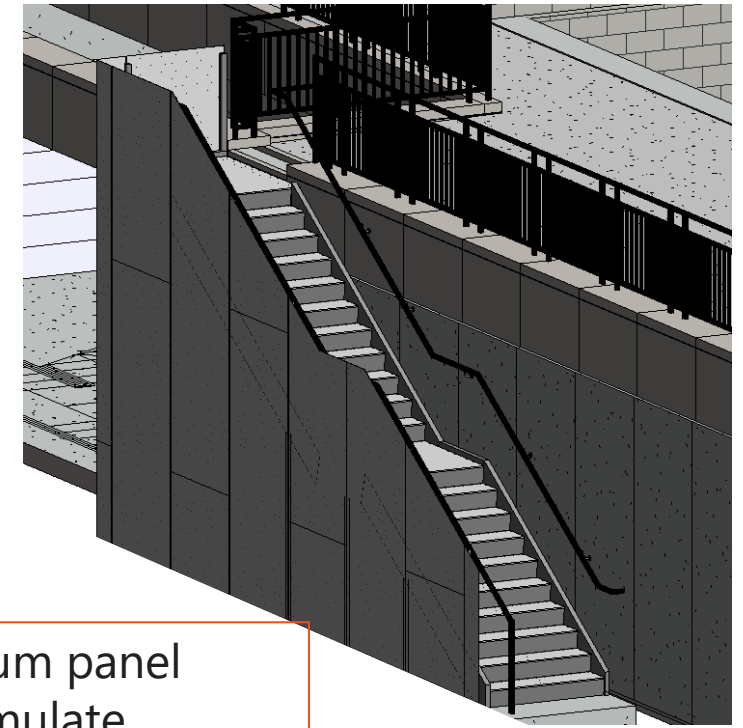
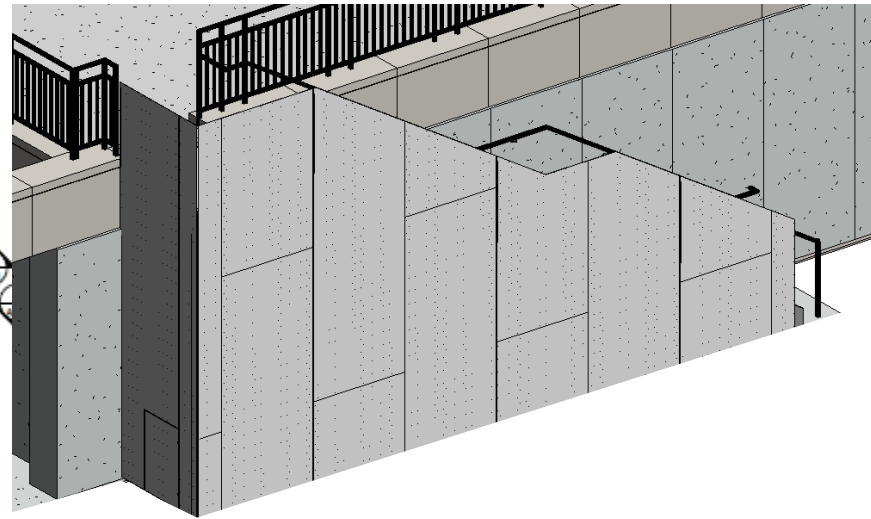
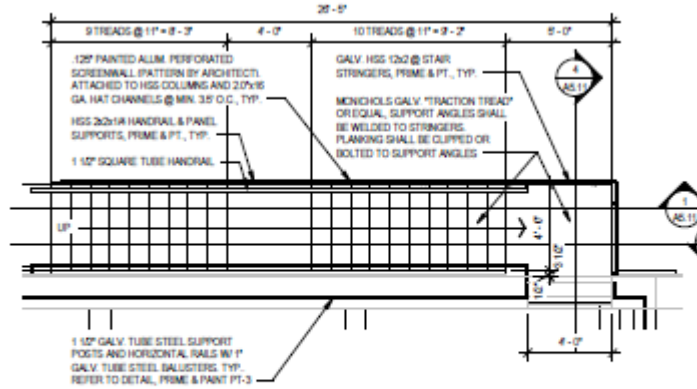
FIRST LEVEL FLOOR PLAN - EXTERIOR WORK
SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES: [Back to Top](#)
1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO

North Plaza Improvements – Proposed East & West Steel Egress Stairs

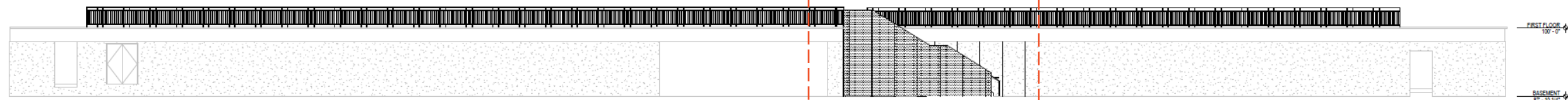


North Plaza Improvements – Proposed Central Steel Egress Stair w/ Perforated Metal Screen Wall/ Guardrail



2 NORTH EXTERIOR STAIR
SCALE: 1/4" = 1'-0"

New North-Central steel egress stair with perforated prefinished aluminum panel screen wall to enclose underside of stair for security. Panel jointing to emulate existing concrete wall joint spacing. Aluminum Panels Prefinished in Kynar dark bronze coating to match new railing and existing building frames and hardware color.

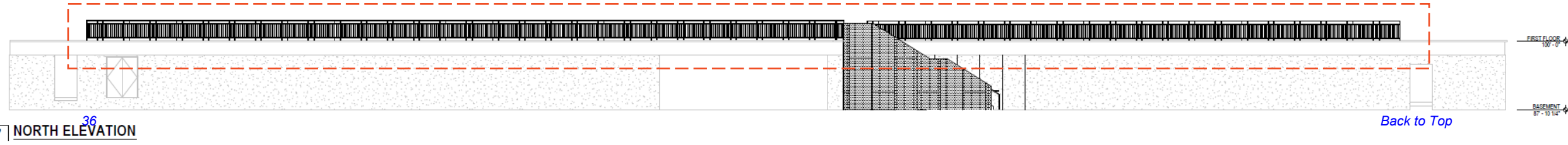
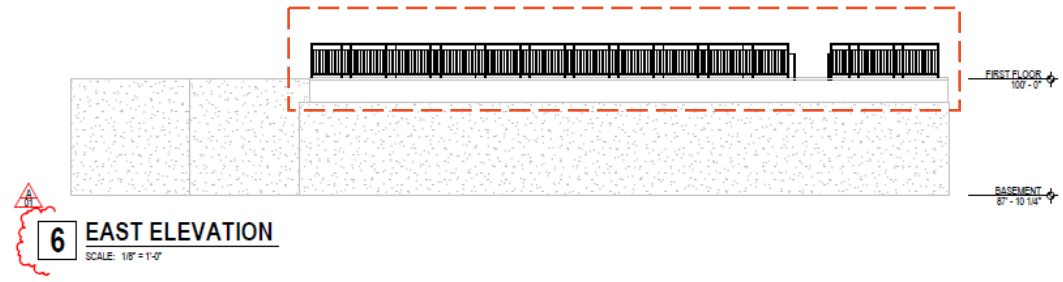
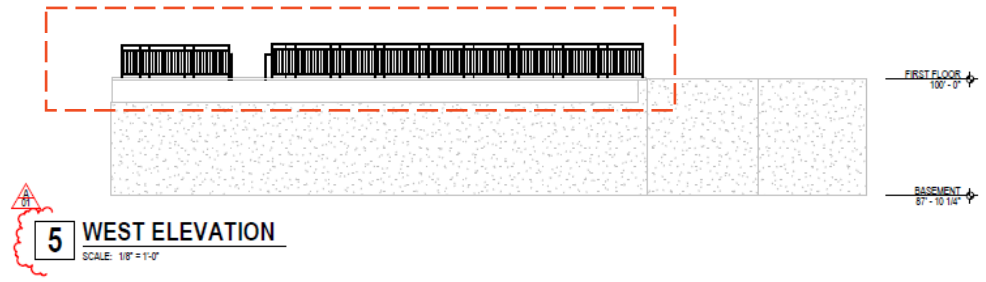
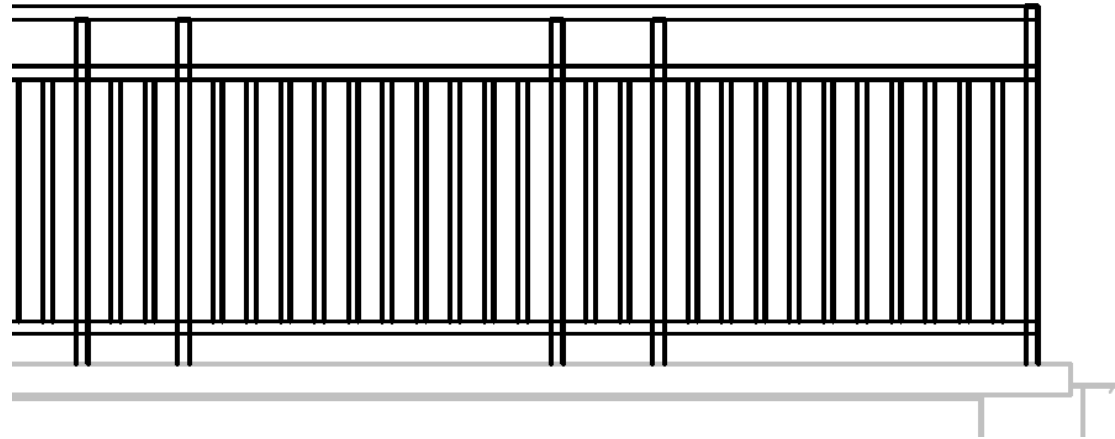


7 NORTH ELEVATION

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North Plaza Improvements – Proposed Guardrail Improvements

Proposed replacement handrails/guardrails will match the character and design intent of the original while meeting current ADA and structural codes/requirements. The railings are intended to be finished in a dark bronze color to match existing glazing frames and building elements.



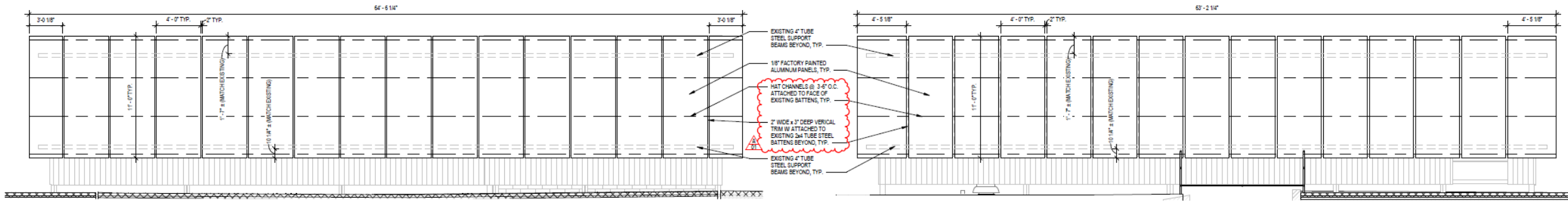
Roof Screen Wall – Existing Conditions



The existing screen wall has delaminated over time and seen additional physical damage and deterioration.



Roof Screen Wall – Proposed Design

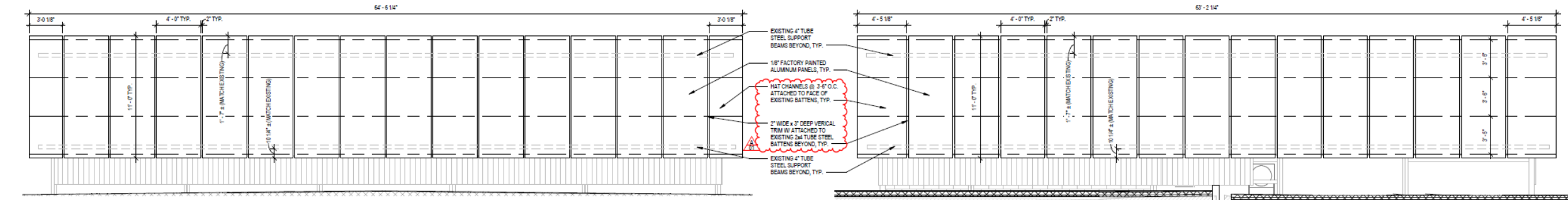


1 MECHANICAL SCREEN ELEVATIONS (NORTH)

SCALE: 1/4" = 1'-0"

2 MECHANICAL SCREEN ELEVATIONS (EAST)

SCALE: 1/4" = 1'-0"



3 MECHANICAL SCREEN ELEVATIONS (SOUTH)

SCALE: 1/4" = 1'-0"

4 MECHANICAL SCREEN ELEVATIONS (WEST)

SCALE: 1/4" = 1'-0"

The proposed screen wall will align with the design intent of the original and will feature the same height and joint spacing. The new panels will be prefinished aluminum panels with a 20-year Kynar finish aligning with the current panel color.

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