



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, January 27, 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

January 27, 2023

1. Approval of meeting record of [December 23, 2022](#)

Public Hearing & Action

2. Smoking shelter at [1501-1599 M Street](#). (*State Building Division; UDR23005*)
3. Smoking shelter at [1526 K Street](#) (*State Building Division; UDR23006*)

Discuss & Advise

4. Staff report & miscellaneous; [2022 Annual Report](#)

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 #23005
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	1501-1599 M Street
HEARING DATE	January 27, 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 requesting to place a smoking shelter on the west side of the state-owned parking garage at 1501-1599 M Street, which sits at the southeast corner of M Street and Centennial Mall. The shelter will be located entirely on State-owned land but will clearly be part of the environs of Centennial Mall. Per the material submitted by the applicant, the shelter will *“provide refuge from the elements, be maintenance friendly, constructed with resilient materials, have proper smoking receptacles, provide adequate ventilation for passively exhausting smoke from the interior side of the shelter, and have design qualities that support the City of Lincoln Capitol Environs Design Guidelines and Centennial Mall.”*

The shelter turns its back to the Mall, providing a visual barrier from the rest of Centennial. The structure is shown to have a powder coat finish with laser cut steel panels that appear to generally reflect the designed aesthetic of the Mall.

This is one of two smoking shelter locations being proposed in the Environs District by the State, but given that they are being proposed on separate sites, each location may be considered independent of the other by the Commission.

Compatibility with the Design Standards

The design standards for Centennial Mall set a high standard in order to ensure that improvements both within the right-of-way and outside of it complement the recent renovations to the Mall. Overall, the proposal appears to make a good faith effort to do just that. The material and finish of the shelter closely matches the family of site furnishings installed as part of the Mall renovations. Some of the more relevant standards and guidelines are provided below:

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,

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2023/01-January/1501-1599 M Street staff report.docx>

- 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.

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 22.4:

A consistent family of street furniture, such as benches, trash receptacles, bollards, planters, tables, and chairs, has been installed in the 2014-16 rebuilding of the Mall. It should be maintained and any new elements should be within this design program.

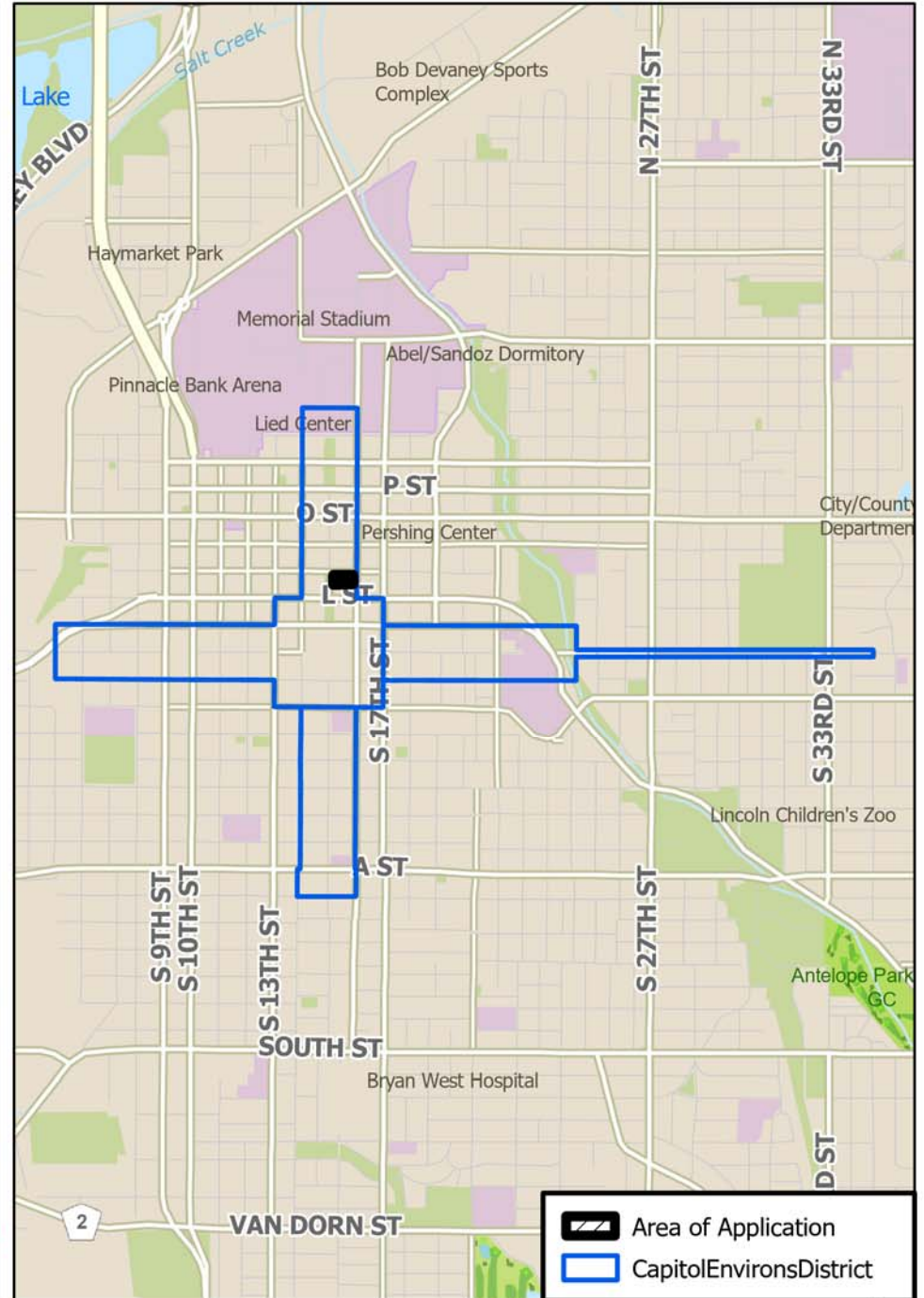
Guideline 22.5:

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

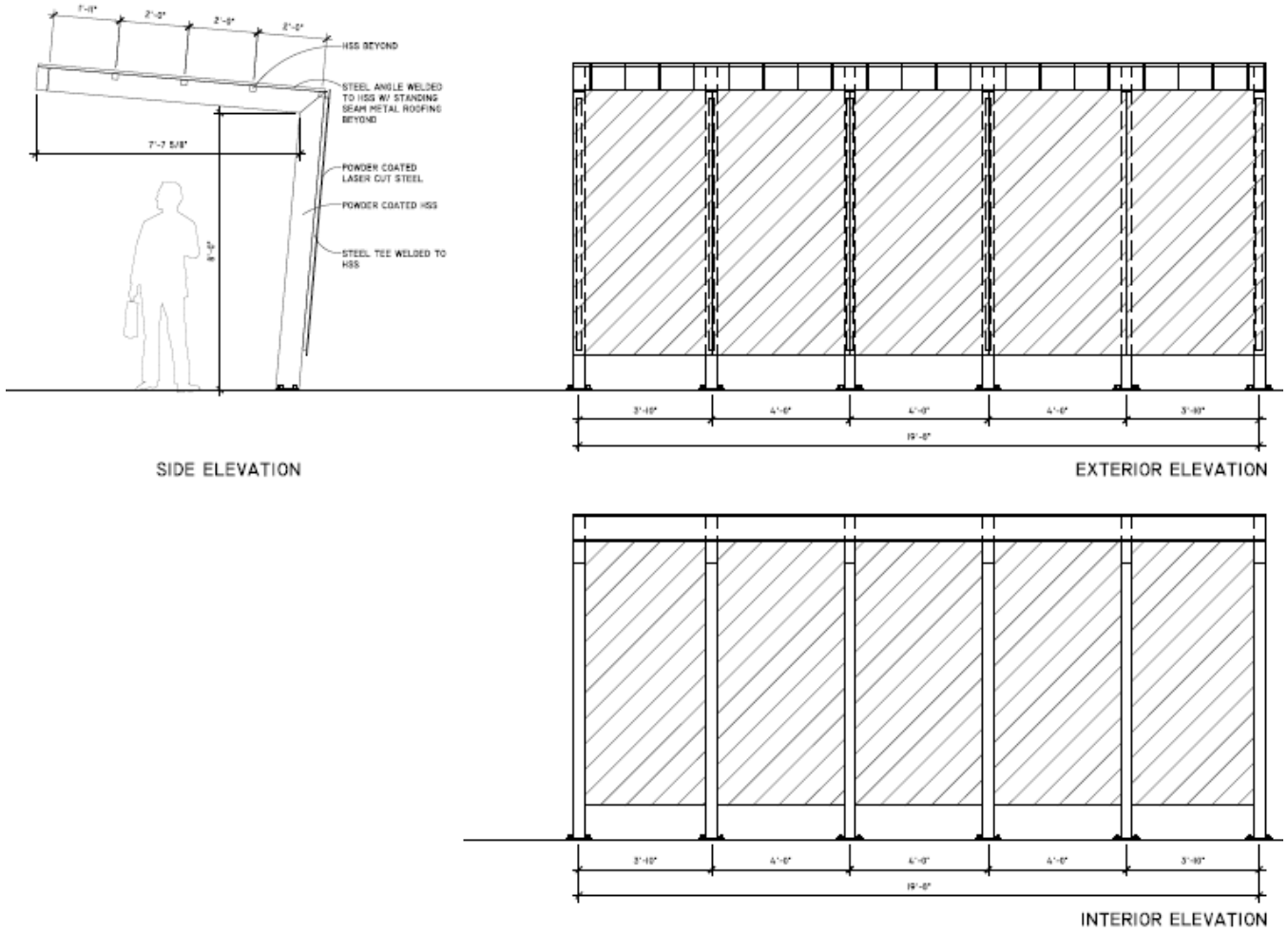
Recommended finding: The proposed shelter design complies with the Capitol Environs Design Standards.

Recommended action: Approval of a Certificate of Appropriateness for the proposed site work at 1501-1599 M Street.

ATTACHMENT A - Location Map



ATTACHMENT B – Elevations

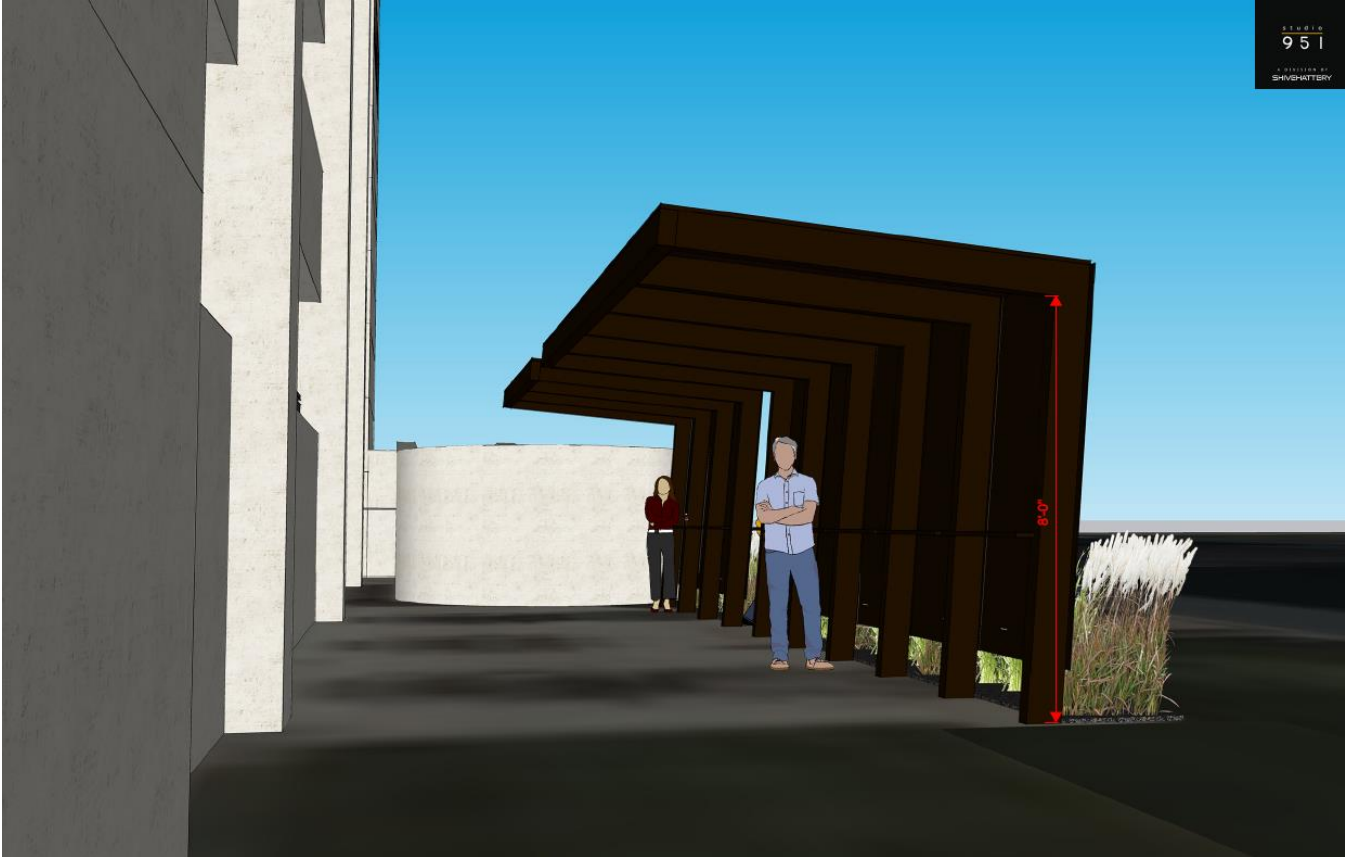


SIDE ELEVATION

EXTERIOR ELEVATION

INTERIOR ELEVATION

ATTACHMENT C – Illustrations



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NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #23006
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	1526 K Street
HEARING DATE	January 27, 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 requesting to place a smoking shelter along the 16th Streets side of the parking lot north of the State-owned building at 1526 K Street. The shelter will be located entirely on State-owned land but will clearly be part of the environs of both Capitol Square and Centennial Mall. That said, it will not directly face or abut either and will instead have its greatest visual impact on 16th Street. Per the material submitted by the applicant, the shelter will *“provide refuge from the elements, be maintenance friendly, constructed with resilient materials, have proper smoking receptacles, provide adequate ventilation for passively exhausting smoke from the interior side of the shelter, and have design qualities that support the City of Lincoln Capitol Environs Design Guidelines and Centennial Mall.”*

The shelter is oriented to turn its back on 16th Street, and again, is distanced far enough from Centennial Mall to avoid significant impact. The structure is shown to have a powder coat finish with laser cut steel panels that appear to generally reflect the designed aesthetic of the Mall.

This is one of two smoking shelter locations being proposed in the Environs District by the State, but given that they are being proposed on separate sites, each location may be considered independent of the other by the Commission.

Compatibility with the Design Standards

The standards for this shelter location are essentially the same as the other proposed shelter (UDR23005), even with its added separation from Centennial Mall. Overall, the proposal appears to make a good faith effort to incorporate a shelter design that fits within the context of the Environs. The material and finish of the shelter closely matches the family of site furnishings installed as part of the Centennial Mall renovations, which are as good of a guide as any for what is appropriate in this location. Some of the more relevant standards and guidelines are provided below:

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- 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,

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- 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,
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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.

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- 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 22.4:

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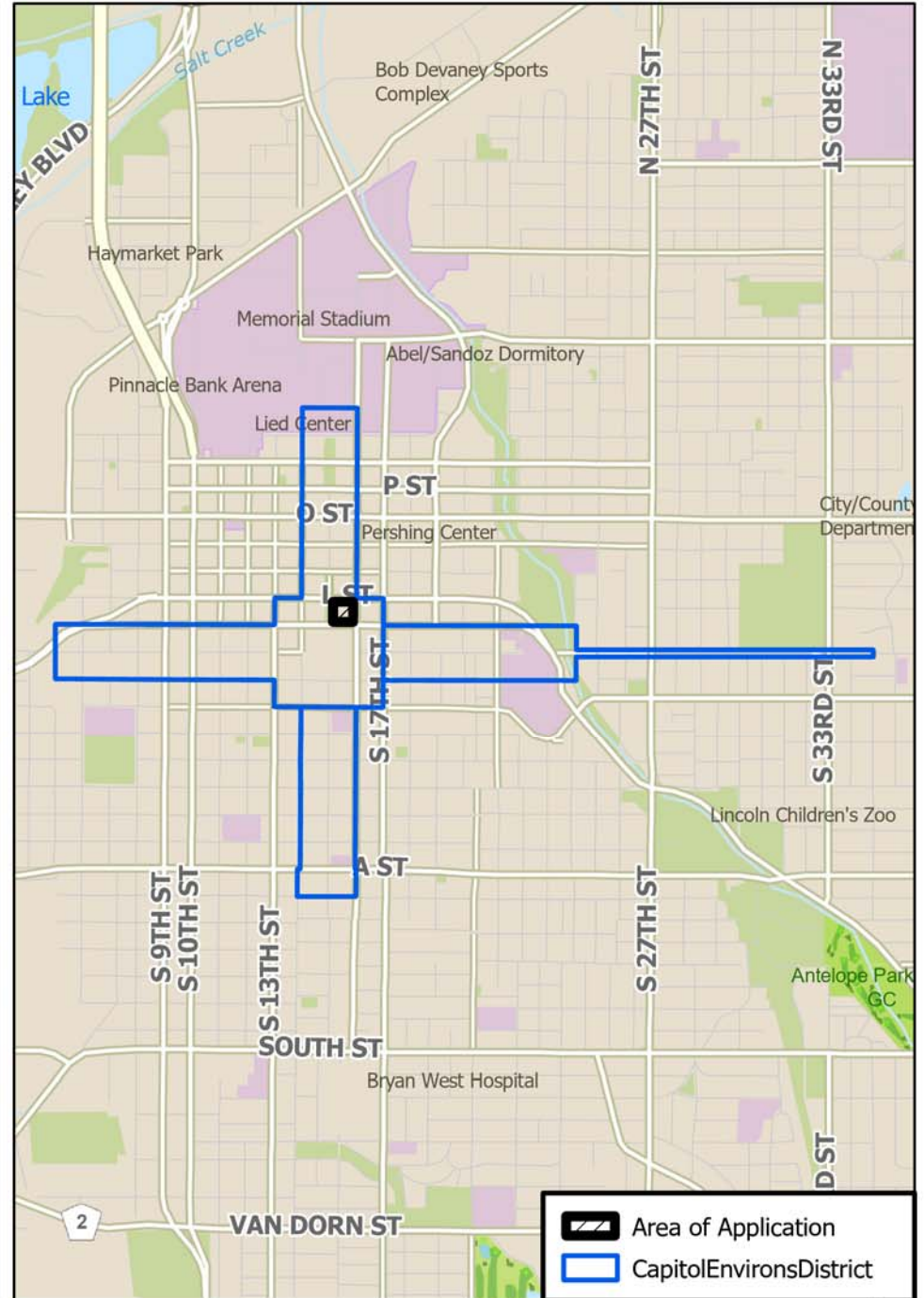
Guideline 22.5:

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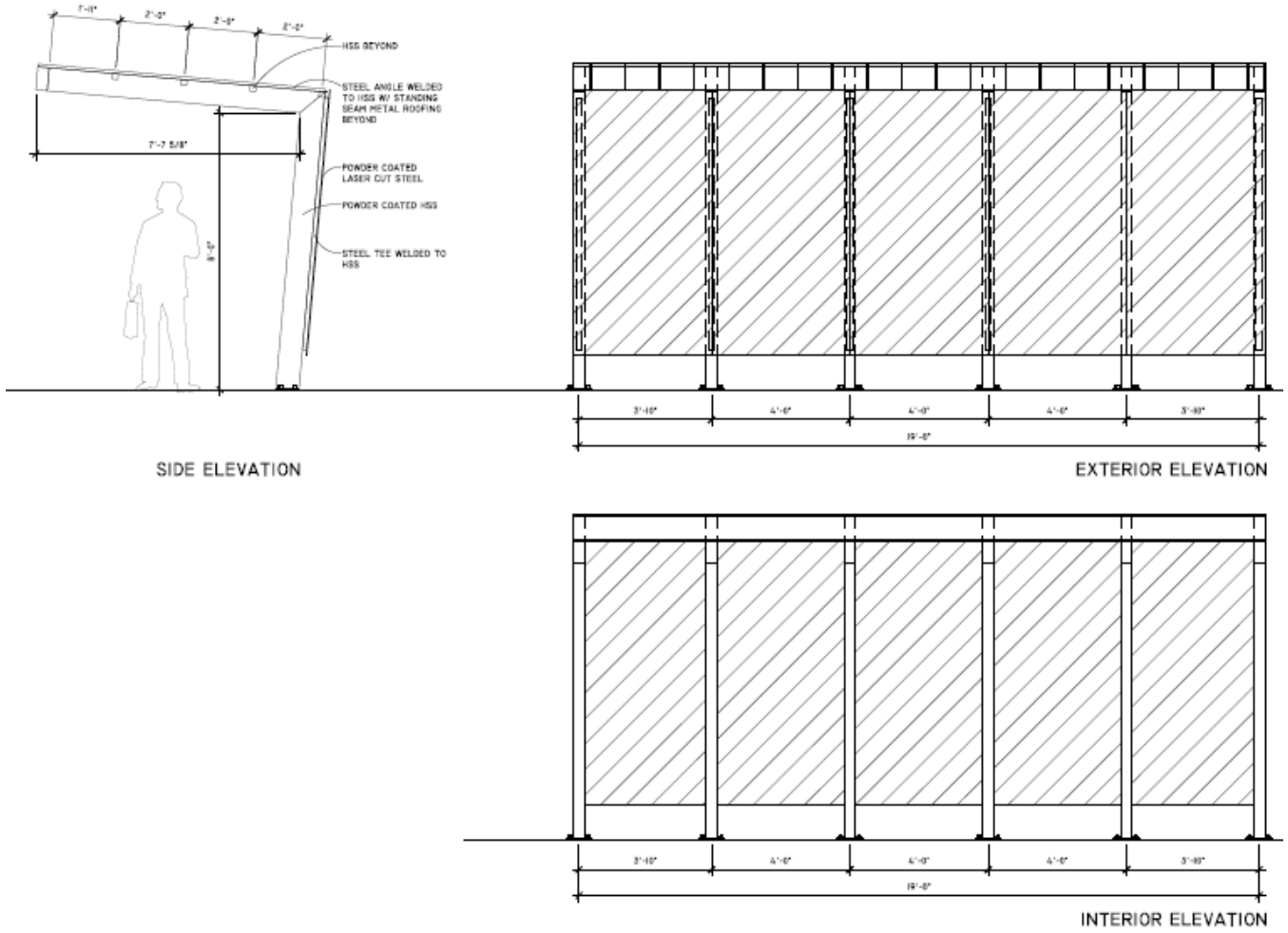
Recommended finding: The proposed shelter design complies with the Capitol Environs Design Standards.

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

ATTACHMENT A - Location Map



ATTACHMENT B – Elevations



ATTACHMENT C – Illustrations

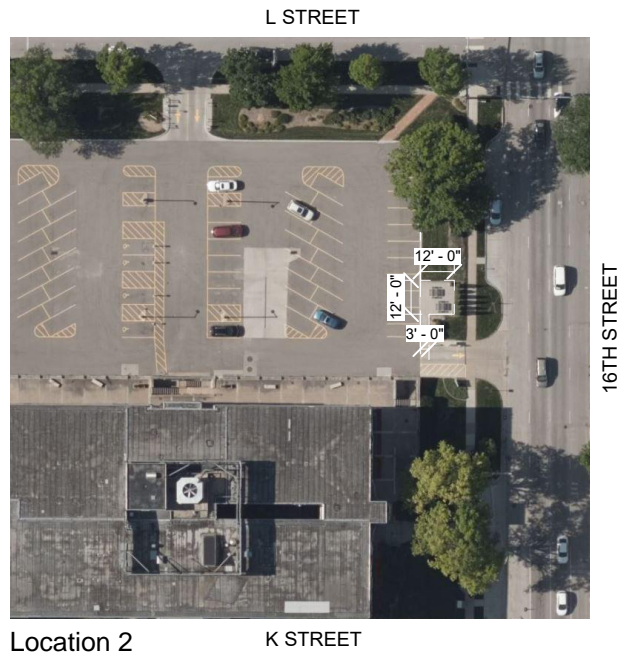


Nebraska Smoke Shelters Project
Summary and Locations

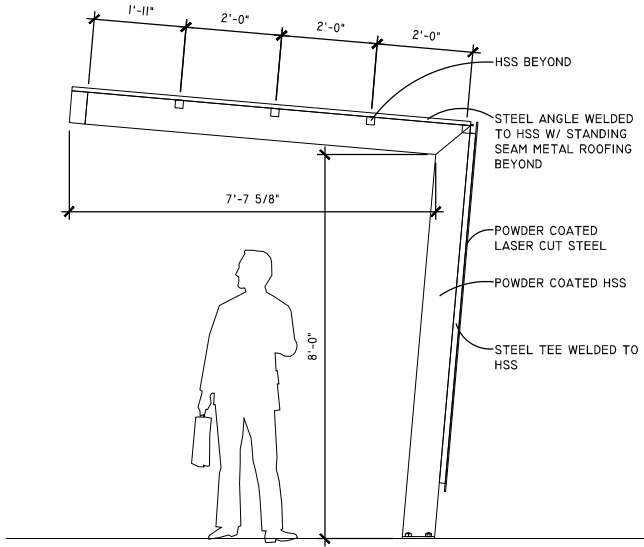
Free-standing Smoking Shelter for (2) locations in Lincoln; one structure located across from the current State Office Building on the State-owned land, west side of the parking garage (1599 M Street); and the second structure located in the parking lot on the north of the State Office Building (1526 K Street), west side of 16th Street. These (2) structures will provide refuge from the elements, be maintenance friendly, constructed with resilient materials, have the proper smoking receptacles, provide adequate ventilation for passively exhausting smoke from the interior side of the shelter, have design qualities that support the City of Lincoln Capitol Environs Design Guidelines and Centennial Mall.



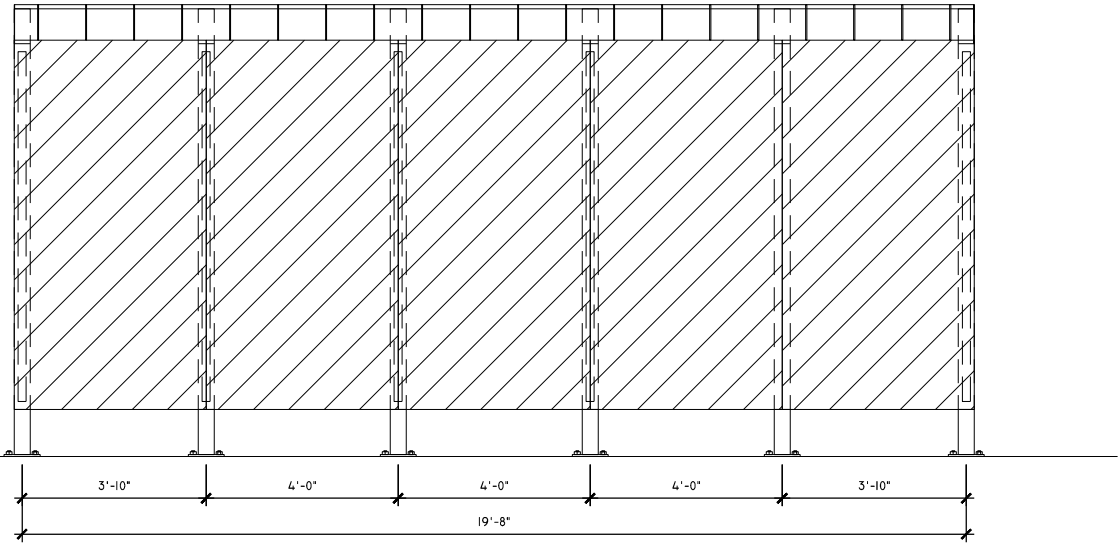
Location 1



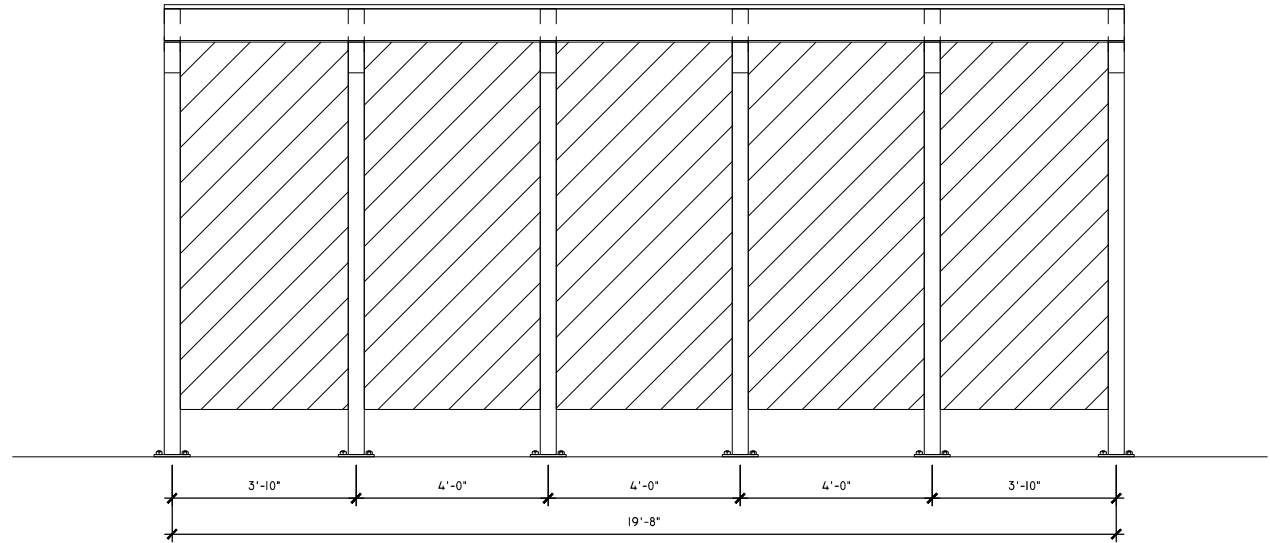
Location 2



SIDE ELEVATION



EXTERIOR ELEVATION



INTERIOR ELEVATION









*I shall always fight good and hard
even if I have to fight alone.*

Ansam La Fleche Scott, M.

DRAFT

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2022

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NEBRASKA CAPITOL ENVIRONS

COMMISSION MEMBERS

Kile Johnson, Chair
Karen Nalow, Vice-Chair
David Quade
Heidi Cuca
Delonte Johnson
Ann Post
Andrea Gebhart

EX OFFICIO MEMBERS

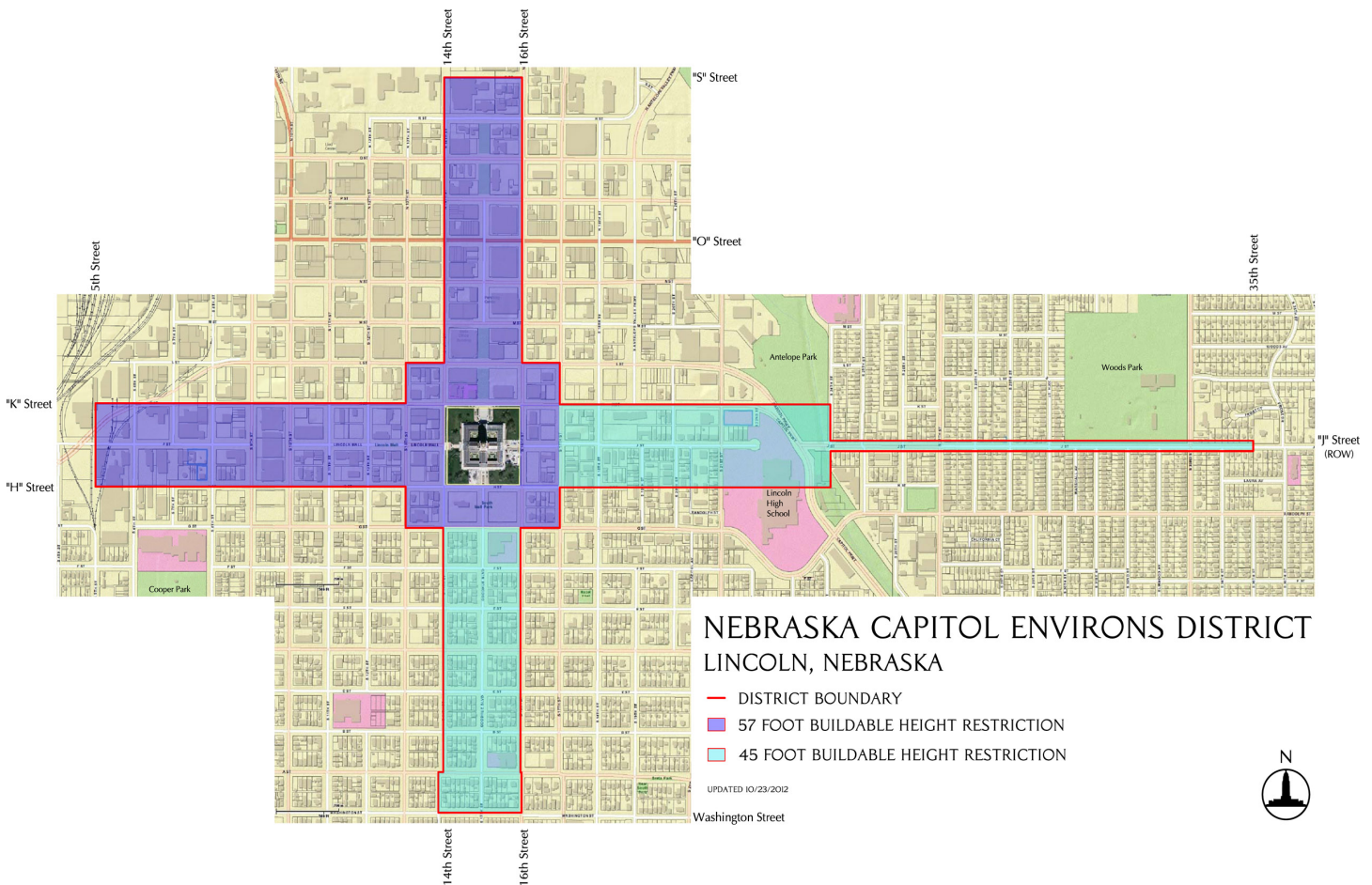
David Cary, Lincoln-Lancaster County Planning Department
Maggie Stuckey-Ross, Lincoln Parks and Recreation
Michelle Potts, State Building Division, Nebraska Department of Administrative Services
Bob Ripley, Office of the Nebraska Capitol Commission

PLANNING DEPARTMENT STAFF

Collin Christopher
Teresa McKinstry
Paul Barnes

APPROVED

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



The Nebraska State Capitol, designed by architect Bertram Grosvenor Goodhue in 1920 and built for the people of Nebraska between 1922 and 1932, is a National Historic Landmark and an aesthetic and historic treasure of our state. The purposes of the Nebraska Capitol Environs Commission (“the Commission”) are to maintain and enhance a dignified setting for the State Capitol, to encourage appropriate public and private improvements within the Capitol Environs District (“the District”), and to protect vistas to the Capitol which extend the impact and inspiration of the building throughout the city and the surrounding countryside.

Background

The Nebraska Capitol Environs Commission was established in 1988 to strengthen existing protections for the setting of Nebraska’s landmark State Capitol. The Commission’s voting membership of seven citizen volunteers includes five members appointed by the City of Lincoln and two appointed by the State of Nebraska.

In 2022, Andrea Gebhart joined the Commission following the expiration of Mary Campbell’s term in January. Kile Johnson served as chair, Karen Nalow replaced Mary as vice-chair, and Heidi Cuca, Delonte Johnson, Ann Post and David Quade continued as commissioners. The seven appointed citizen members were joined by four ex officio members – the Director of the Lincoln/Lancaster County Planning

Department or their designee (David Cary), the Director of Lincoln Parks and Recreation or their designee (Maggie Stuckey-Ross), the Director of Nebraska Department of Administrative Services or their designee (Michelle Potts - State Building Division Director), and the Office of the Nebraska Capitol Commission’s Capitol Administrator or their designee (Bob Ripley). Staffing was provided by the Lincoln/Lancaster County Planning Department, including Collin Christopher, Teresa McKinstry and Paul Barnes.

The Commission is required by Section 27.56.060 of the Lincoln Municipal Code to meet at least once per quarter. The Commission met six times in 2022.

Project Reviews

The Commission reviewed a number of interesting projects in the Capitol Environs District in 2022:

Pershing Block Redevelopment, Phase I - In February, the Commission reviewed and approved the first phase of redevelopment for the Pershing block. This phase includes the construction of a new building consisting of approximately 90 affordable housing units and some ground floor commercial fronting S 16th Street. Future phases may include a wellness center, a new downtown library, and

additional retail and office space. While demolition and first phase construction for the site have now been approved, funding hurdles will likely push that work to 2023.

In the meantime, a group of local public art advocates organized a successful fundraising campaign to remove, restore and relocate the mural on the west façade of the building. The mural was removed from the building in the summer of 2022 and is being stored in a safe location as advocates fundraise for its relocation to Wyuka Cemetery.



The first phase of improvements on the Pershing block, which was approved by the Commission in February, will provide a substantial addition to the city’s affordable housing stock. Because of its location within the Environs, special care was taken in the design review process to ensure that the facade of the building met the standards of the district.



Redevelopment plans for the old YWCA building will preserve the south facade of the building and build new condos and retail space around it. This thoughtful solution will save an important piece of downtown Lincoln history, while creating a product that could serve to further enhance the Centennial Mall environment.

YWCA Building - In March, a proposal to partially demolish and redevelop the old YWCA building at 1432 N Street was reviewed by the Commission. Though the developer had made efforts over the years to preserve the entire building, the proposal that eventually came in front of the Commission was to preserve and build around the south façade facing N Street. The demolished portions will then be replaced by a four-story building that extends out to and fronts Centennial Mall. The project will consist of 30+ condos, a retail space at the corner of Centennial Mall and N Street, and approximately 50 lower-level parking stalls.

The Commission was very supportive of the project and its potential to further activate Centennial Mall, but had concerns about a part of the proposal that called for four of the units along Centennial Mall to have porches extending out into the right-of-way of the Mall. In April, the developer came back to the Commission with a revised proposal that pulled the porches out of the right-of-way. The Commission was very appreciative of this modification and approved the project accordingly.

521 S 14th Street - April also saw the approval of a proposal from the State Building Division to add new signage and a sculpture and plaques along the east side of what was previously known as The Executive Building at 521 S 14th Street. The new signage serves to rename the building the Chief Standing Bear Justice Administration Building. The sculpture is a bust of Chief Standing Bear, which now sits just north of the east entrance on a concrete pad. It is surrounded by decorative paving and two plaques that include the following dedication:

From his birth on the banks of the Niobrara River in Nebraska until his death in 1908, Chief Standing Bear spent his life in a constant struggle to gain equality and justice for our nation's Native Americans. Chief Standing Bear and the Ponca Tribe were forced in 1877 by federal treaty to leave their homeland in Nebraska for Indian Territory

in what is now Oklahoma. The hardship of travel, illness, and the conditions of Indian Territory caused many members of the tribe to perish, including Chief Standing Bear's son. Determined to bury his son in his homeland, Chief Standing Bear led thirty members of his tribe back to their home in Nebraska, where he was arrested by federal authorities. At his trial, Standing Bear advocated for the dignity and personhood of all Native Americans, and won his release. In July of 2022 the State of Nebraska unveiled the Standing Bear sculpture, created by artist Benjamin Victor, to commemorate the dedication of the Chief Standing Bear Justice Administration Building. It was the hope of all present that the sculpture and building will serve as an enduring reminder to future generations of Chief Standing Bear's legacy to the cause of justice.



The addition of a Chief Standing Bear bust and the associated name change to the building greatly enhances the streetscape experience along S 14th Street, and much more importantly, appropriately honors an unforgettable figure in Nebraska's history.



The renovation work underway at St. Mary's Catholic Church will help to preserve one of the Capitol Environs District's most iconic pieces of architecture.

1821 K Street - In July (and again in December), the Commission approved a certificate of appropriateness for Community Action to locate a traffic barrier system in front of their building at 1821 K Street. There have been a number of accidents in this area in recent years, and the barrier system is intended to prevent vehicles failing to make the turn eastward off of Antelope Valley Parkway from hitting the building.

St. Mary's Catholic Church - In August, the Commission reviewed and approved plans to renovate St. Mary's Catholic Church at 1420 K Street. The renovation of this iconic building and its site will include the following improvements to the west façade:

- Existing site walls and landscaping to be removed and replaced. Initial removal will allow the building foundation to be repaired and waterproofed. When constructing the new site wall, it will need to be pulled back to the east so that it can be located entirely on private property.
- The west door, entry walk, and stairs are to be removed. The new site wall will then extend north without interruption, eliminating any direct pedestrian access to the former entry door.

- A statue base will be added in front of the removed entry door.

Interior work is to include new confessionals and improved security.

Downtown Corridors - In November, the Commission was asked to provide an advisory review of the Downtown Corridors streetscape project. Downtown Corridors is a city-led streetscape enhancement effort meant to improve the attractiveness, safety, connectivity and overall vibrancy of some of downtown's most important corridors. The November discussion focused primarily on the intersection of O Street and Centennial Mall, and the design team's desire to enhance visual links to the Mall from O Street.

Capitol View Street Rehab - In December, NCEC reviewed LTU's plans to rehab G and J Streets as part of their latest residential street rehab project. This project will include the removal of approximately 800 linear feet of original red sandstone curbing, which will be replaced with a more modern concrete curb and gutter. After the curbing is removed, it will be handed over to the State for a future restoration project. They are currently stockpiling the sandstone with the goal of eventually using it to return the four-block Capitol site to this original curb material.

Completed or In Progress

Many of the projects approved by the Commission over the last couple of years have been completed or are nearing completion. The next few pages offer a sampling of some of the progress being made to enhance the Capitol Environs.

LINCOLN MALL

Lincoln Mall has seen a significant amount of both public and private reinvestment in the last couple years, solidifying its importance within the Capitol Environs District and the greater downtown area.



Construction Underway at 2 Landmark Centre on Lincoln Mall



Completed rehab of the office building at 1320 Lincoln Mall



New bike lanes on Lincoln Mall



Completed renovation of the Sky Park Manor Apartments





Renovation underway at St. Mary's Catholic Church (1420 K Street)



Chief Standing Bear Justice Administration Building (521 S. 14th St.)



Progress on the 4-story, 4-unit apartment building at 1515 F Street



Outdoor Classroom at 1821 K Street



NEBRASKA CAPITOL ENVIRONS COMMISSION

2022 ANNUAL REPORT