



# NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, September 27, 2024 at 8:30 a.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in **City Council Chambers** on the 1<sup>st</sup> Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

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## AGENDA

September 27, 2024

1. Approval of meeting record from [July 26, 2024](#)

### Discuss & Advise

2. [1445 E Street](#) – proposed zoning action
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.*

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/Agendas/2024/092724.docx>



LINCOLN  
Planning Department

## NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

|                     |  |
|---------------------|--|
| APPLICATION NUMBER  | Urban Design Record #24120   |
| APPLICATION TYPE    | Certificate of Appropriateness   |
| ADDRESS/LOCATION    | 1445 E Street  |
| HEARING DATE        | September 27, 2024   |
| ADDITIONAL MEETINGS | -  |
| APPLICANT           | Heather Loughman, Community Action, <a href="mailto:hloughman@communityactionatwork.org">hloughman@communityactionatwork.org</a> |
| STAFF CONTACT       | Collin Christopher, 402-441-6370, <a href="mailto:cchristopher@lincoln.ne.gov">cchristopher@lincoln.ne.gov</a>                   |

**RECOMMENDATION: ADVISORY ONLY**

### Summary of Request

Community Action has submitted a zoning application to the Lincoln-Lancaster County Planning Department to allow neighborhood support services at 1445 E Street. The property sits within the South of Downtown PUD and has an underlying zoning of R-7. The goal of this zoning action would be to allow Community Action to prepare and serve daily meals to neighborhood residents in need. Per their application letter, additional uses for the property may include “individualized case management, assistance with other basic needs (e.g. periodic diaper distributions), immunization clinics, and other services that would be beneficial to residents.”

More background will be provided at the September 27<sup>th</sup> meeting. Future improvements to the property that are under the purview of the Capitol Environs Commission will come back to the Commission for a Certificate of Appropriateness at a later date. For now though, the Commission’s role is to provide advice to the Planning Commission on the zoning action.

### Compatibility with the Design Standards

As the Commission is aware, the Capitol Environs Design Standards are more focused on the urban design qualities of the district, and less focused on the zoning or uses. Though the standards copied below do suggest that Goodhue Boulevard should be residential in nature, there is nothing that would indicate whether a residential building being used for neighborhood support services is appropriate or not.

#### Design Standard 16: Buildings on Goodhue Boulevard

**Goodhue Boulevard should be improved as an attractive residential area**, with public improvements that offer a variety of Capitol views while reinforcing a residential environment. The front yard setback and built-to line for new buildings on Goodhue Boulevard shall be eight (8) feet behind the property line fronting the mall. This reduction of the standard front yard in the underlying zoning districts is intended:

- to encourage a uniform "edge" to the mall's open space, consistent with existing landmark-quality buildings,
- to create more buildable lot area, encouraging quality redevelopment,

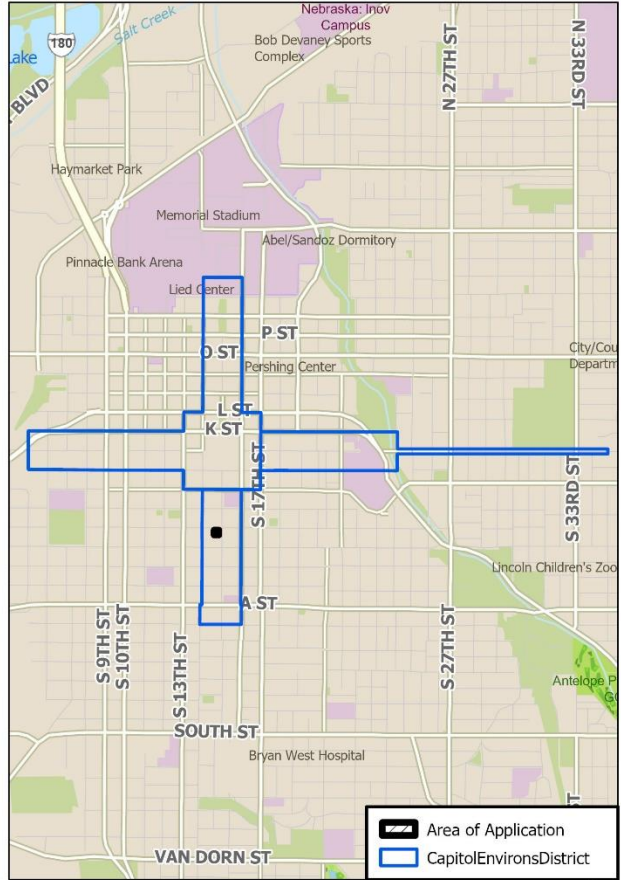
<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/09-September/1445 E Street Staff Report Item 2.docx>

- to narrow the very wide-open space created by the 120-foot right-of-way and the zoned 20-foot front yards, which would not reinforce a residential atmosphere for this portion of the District.

### **Recommendations/Action**

Though this zoning review is advisory, the Commission is being asked to vote on whether the proposed zoning action is in conformance with the “protection, enhancement, perpetuation, and use of the Capitol Environs District.” All recommendations, voting results, and meeting minutes will be forwarded to the Planning Commission for their consideration of the zoning action.

# ATTACHMENT A - Location Map



UDR24120 – 1445 E Street