



# NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, February 23, 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

February 23, 2024

1. Approval of meeting records from [January 26, 2024](#)
2. Introduction of new commissioner Eileen Bergt

### Discuss & Advise

3. [Right-of-way work](#) at the intersection of S 14<sup>th</sup> Street and Lincoln Mall
4. Adoption of [2023 Annual Report](#)
5. 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/2024/022324.docx>

## MEETING RECORD

*Advanced public notice of the Nebraska Capitol Environs Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, January 17, 2024.*

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Friday, January 26, 2023, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Delonte Johnson, Kile Johnson, Ann Post and David Quade; Heidi Cuca and Andrea Gebhart absent).

**OTHERS IN ATTENDANCE:** Collin Christopher, Paul Barnes and Teresa McKinstry of the Planning Department; Matt Hansen with the Nebraska Capitol Commission; Travis Barrett, Tim Gergen and Josh Sundine with Clark & Enersen; William DeRoin with HDR, Inc.; Drew Sova with White Lotus Group; Kelsey Moline with Clark & Enersen appeared remotely; Bob Ripley; and other interested citizens.

**STATED PURPOSE OF MEETING:** Nebraska Capitol Environs Commission Meeting

Chair K. Johnson called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

K. Johnson then called for the approval of the minutes of the regular meeting held November 28, 2023 and December 22, 2023. Motion for approval made by D. Johnson, seconded by Quade and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca and Gebhart absent.

**ELECTION OF VICE-CHAIR:** **January 26, 2024**

D. Johnson nominated Quade for Vice-Chair, seconded by Post and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca and Gebhart absent.

**DEMOLITION, SITE AND ADJACENT STREETScape WORK, AND NEW CONSTRUCTION AT 401 SOUTH 14<sup>TH</sup> STREET AND 1335 'L' STREET**  
**PUBLIC HEARING:**

**January 26, 2024**

Members present: D. Johnson, K. Johnson, Post and Quade; Cuca and Gebhart absent.

Collin Christopher stated that the intent of this project is to demolish two existing buildings – the Woman’s Club building and the existing League of Nebraska Municipalities building – and to replace them with a new building that will serve as the new home of the League. The Woman’s Club is a local landmark and its demolition must be approved by the Historic Preservation Commission (HPC). The applicant went to HPC in December of last year, at which time the commissioners asked for some additional information. That include wanting to understand the structural integrity of both buildings. They also wanted to see some scenarios developed in order to understand if there was a project that could be viable that included demolishing one building and not the other. He also believed there was a concern that they didn’t want to approve demolition of an historic structure if the state of the Woman’s Club building was due to neglect on the part of the League. In January, the applicant came back to HPC with responses to each of those concerns. Ultimately, HPC approved demolition of the Woman’s Club, with the condition that there be a mitigation plan to memorialize the building and maybe more importantly, the Woman’s Club itself in a meaningful way. With that action taken, it is now the Nebraska Capitol Environs Commission’s responsibility to review the remainder of the proposal, including the demolition of the existing League building and the construction of the new building, along with any site and streetscape improvements associated with the project. The building being proposed is a two-story building with a light brick serving as the primary façade material. There will be parking lot south of the building to be fully screened on all sides. The L Street and S 14<sup>th</sup> Street sides of the project also include streetscape enhancements that work well within the context of the downtown environment. He wanted to note there were conversations at the last meeting of this group regarding a potential bump-out at the S 14<sup>th</sup> and L Streets intersection. That was a request from the City that falls in line with the Downtown Master Plan. Staff is very supportive of a bump-out in this location. However, it is not a standard requirement, and would have to be negotiated as part of a TIF-supported redevelopment agreement. If the bump-out ultimately gets added to the plans, staff would bring that proposal back for review.

Tim Gergen was initially concerned with the potential bump-out. They talked to Lincoln Transportation and Utilities (LTU) and they analyzed the street. LTU decided that traffic counts are not significant enough to warrant preservation of the rush hour lane that would be removed for the bump out. They have a concept which shows the bump-out. It has some cost implications that they will analyze next week. It may be done at a later time in coordination with a City project, but not this project due to cost.

K. Johnson noted it would allow for parking on the street throughout the day. Gergen noted that one spot would most likely be eliminated.

Travis Barrett showed the existing site. The Woman’s Club has been approved for demolition. The League of Nebraska Municipalities has occupied the west building for decades. They intend to develop the entire corner of this block.

Gergen showed the bump-out. It shadows the parking stalls on the street. The bump-out would proclaim the lane to be parking all the time on this block.

Kelsey Moline showed the hardscape perspective. They are proposing a band of concrete pavers similar to what has been done at Lied Place. She also pointed out the shaded landscape planting beds. There is a wider width to this segment of the streetscape. They are trying to introduce a little color. Along the east side on 14<sup>th</sup> Street, they are proposing matching the existing trees to preserve the rhythm of the street. They would also like to introduce a couple of shade trees close to the parking lot. They would be paving the surface parking lot and adding the curb to help organize the space with a landscape screen around most all sides. She showed the angled landscape curb. They are also proposing to match the self-watering planters in front of the building that Downtown Lincoln Association (DLA) likes to use.

Barrett went through the renderings and noted that very little has changed since December 2023. They are looking for a traditional civic government building. The design concept with windows is for punched openings.

Moline showed the north streetscape, which would include a variety of plant material.

Barrett noted the floorplan is a little over 15,000 square feet for the building. They would have a large meeting space on the first floor. It would be a nice gathering spot. The second floor will still be owned and managed by the League. There are opportunities for future growth in this building. They narrowed the building materials down to two brick options. One is Acme Ridgemar. The other option is a similar Summit Alaskan brick. The bottom sixteen inches is proposed to be a darker cast material. The window glass would be a dark glass element. He believes it would be similar in appearance to the County/City Building and the Hall of Justice windows. He pointed out they are not proposing any mechanical screening for the rooftop. The design would provide a 5'5" to 6' tall parapet on the roof. If the units get taller, they will raise the parapet. He showed the site lines. They will make sure the units on the roof are not visible from the street views. He showed the tall vertical element windows. Those were voted on by the executive board of the League of Nebraska Municipalities. They increased the amount of vertical glass. They will come back in a few months to show and get approval for a site sign. They are asking for approval of the building design and site plan today. If the bump-out does not happen, they will come back before the Commission.

Quade inquired if the masonry will be a couple of different bricks. Barrett replied they are proposing just one brick product.

Post likes the design changes she is seeing versus the preliminary materials that were shown previously.

Quade likes the separation from a landscape perspective. He thinks it helps to soften the edges and makes it inviting for pedestrian traffic. He also likes the consistency of the masonry. He believes the color complements the area. It helps tie in with the vertical elements. He likes the changes as well. The curtain wall is a nice change.

D. Johnson echoed those comments. He likes the proposal and the improvements.

Quade questioned the rooftop units. He agrees with the site lines from a pedestrian view. He wondered about being up in the Capitol building and looking down. Christopher responded that in terms of standards, the only place where Capitol Environs Commission gets into screening of rooftop equipment is a building directly across from Capitol Square. From a pedestrian level, screening is provided. There is the potential to see it from the Capitol building, but there is nothing in the standards about views from the Capitol building. Barrett felt this was a more permanent way to screen it. Quade believes it gives a little more presence to the building.

K. Johnson likes the building. He is concerned about the bump-out at the Capitol building, but not here. He thinks it improves the parking on the south side of 'L' Street. He inquired if the applicant had any idea what will happen on the corner lot to the west. Barrett replied that he had no information at this time.

K. Johnson asked if anyone from the Woman's Club appeared at the Historic Preservation Commission meeting. Barrett replied no. When they went in front of the Historic Preservation Commission, commissioner Jim McKee noted he was still in contact with one of their members. McKee has since connected them. McKee will be a great help in obtaining an oral history from an existing League member. They will have a website dedicated to the Woman's Club history, along with an interior display. They are working with Mrs. Nielsen who is an existing member of the Woman's Club. It will be beneficial. They will be able to memorialize the history. They will be back before Historic Preservation Commission in April or May 2024.

K. Johnson inquired who will maintain the landscape elements between the sidewalk and the street. Gergen answered that will be part of the Downtown Business Improvement District that DLA manages.

Bob Ripley had a couple of questions and comments. He thinks the building looks good. He applauds the overstory trees in the south parking lot. He believes that will be essential since the building sits at the north end of the site. It will soften the appearance of the parking lot. Having some green space is really good. He asked if the at-grade material would be a precast product. Barrett responded yes, they are proposing a precast material. They will work with the contractor on the exact product. Ripley commented that impermeability is a plus. Barrett noted there will be aluminum panel infill to match the windows. The precast element is just going to be the bottom 16 inches. If they can modify this to a burnished or sealed material, they will make that happen, so it doesn't degrade.

**ACTION:**

Post moved approval of a Certificate of Appropriateness for demolition of the building at 1335 'L' Street, and the proposed site work, streetscape work and new building construction, on properties currently addressed as 401 S. 14<sup>th</sup> Street and 1335 'L' Street, seconded by D. Johnson and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca and Gebhart absent.

**SITE AND ADJACENT STREETScape WORK AT 220 CENTENNIAL MALL SOUTH**

**PUBLIC HEARING:**

**January 26, 2024**

Members present: D. Johnson, K. Johnson, Post and Quade; Cuca and Gebhart absent.

Christopher stated that this is a project that the commission is very familiar with. This is the first phase of the Pershing block redevelopment. The project was originally approved in 2022. It came back last year with setback modifications, as well as minor façade changes. At this point, they are coming back with a refined streetscape plan for the first phase which would be primarily along 16<sup>th</sup> Street, but also bending the corners of 'M' and 'N' Streets. The big thing to notice in this proposal in terms of what exists today versus what is being proposed is that they have negotiated with the City to provide angled parking along 16<sup>th</sup> Street. Making angled parking work here was a bit of a challenge, but they were able to come to a solution that works for everyone. It creates a fairly tight streetscape when you consider that there is only eight feet of usable sidewalk, some of which will have vehicle overhang. It is not ideal, but the result of a lot of discussion and he believes it is the best solution available. The streetscape is basically a stripped down version of what is along Centennial Mall, following a lot of the same design concepts. On the whole, he believes it is a very good streetscape approach that fits into Centennial Mall and the larger downtown environment. The applicant is also bringing forward some rooftop and ground-level mechanical equipment screening.

K. Johnson inquired as to the requirements for rooftop screening. Christopher replied they are required to make sure the rooftop equipment is not visible from the street. He believes they are going above and beyond what the code asks for. The applicant has agreed to pursue this as part of TIF negotiations, but it is not specifically required in the design standards.

William DeRoin noted they were here about six months ago. The commission reviewed general building designs. The material palette is still going forward as presented. They are working on some streetscape concepts, and would like to show updated renderings.

Gergen stated that the angled parking along 16<sup>th</sup> Street represents about six months of work with the City. They did parking studies and had numerous talks with LTU. They wanted to keep the number of lanes on this street. They are proposing a four foot shift to the east. That will create additional room for angled parking. They don't anticipate more than one foot of overhang from the vehicle parking. They don't want a building right up against an eight-foot sidewalk, so they've shown narrow landscape beds and paver fields along the perimeter of the building that will allow for safe door swings. Along 'N' Street, there was previously a break in the cycle track median to account for the Pershing loading dock. They are now able to extend the median and add additional parking on 'N' Street that protects the cycle track. They can also add some additional landscaping. The landscaping will include some bioretention beds that capture stormwater. 'M' Street is a little more of a blank palette. That will be further studied by the City of Lincoln as part of a future streetscape project.

Post would like an explanation of where the applicant found the four feet to shift to the east. Gergen stated that the eastern most lane is sixteen-feet wide. Most lanes in the City are twelve feet in width. They are shifting it to the east and restriping.

Josh Sundine stated they are trying to match the conditions on Centennial Mall. They are trying to match building elements as well. Along the building perimeter where there is not glass, that is where they want to add some additional clay pavers. On 'N' street, they will be matching the conditions of the cycle track.

He showed some plant material. He believes it matches the material along Centennial Mall. They are all salt tolerant plantings.

DeRoin showed the renderings. He showed the view looking down the cycle track and the angled parking. He showed the view looking east which shows the west elevation. He pointed out the north leasing entry signage. He also pointed out the rooftop equipment screening. He noted there is a transformer on the site which will be landscaped with tall grass.

Post inquired if the applicant was concerned about safety with tall grass so close to a sidewalk. Sundine responded the grass will only be about two to three feet tall. He doesn't believe it would create a dangerous situation.

DeRoin continued with showing renderings of the site. He pointed out the offset of the clay paver material. There were some ongoing revisions regarding the rooftop screening. There are a series of condensing units. They are all screened with their own separate enclosure. He pointed out some site elements. He pointed out the elevator and trash chute. He mentioned on the northwest corner there will be some site stair features to get to the leasing office. They will do some building signage on the ramp with powder coated steel plate signage. He showed a louvered blade for screening of the utilities.

Quade wanted to talk about clay pavers versus concrete. Generally, clay is probably preferable in a pedestrian application. He encouraged the applicant to be cognizant of the pavers so they don't pop up. Gergen stated they will be using a concrete base. Quade pointed out the window head appears to be a darker color brick, then it turns to white. He presumes that brick returns to the windows. Deroin pointed out the fiber cement panel returns they are using for the trim piece. That aligns with the window sill above.

Quade continued that regarding the roof access, it looked like there might be an access point on the south side. He commented that the roof access hatches are further than ten feet away. He wondered about fall protection. He doesn't want to see code issues that could require a guard rail. He appreciates the screening of electrical.

Post was curious about the angled parking. It is her understanding this building will be affordable housing. She requested more information to clarify that. Drew Sova stated there was a lot of discussion regarding parking in the past six months. One tenant will be medical outpatient services. There will be some drop-offs and pick-ups. That was an important feature to the tenant. DeRoin added for clarification, there will be retail on the first floor with affordable housing on floors two through five. Gergen added that this was a safety issue for them to have angled parking. The City wanted to keep all lanes of traffic. They were able to compromise.

Post believes that angled parking is hugely important to tenants.

**ACTION:**

Quade moved approval of a Certificate of Appropriateness for the proposed streetscape, and rooftop and utility screening work for the first phase of development as proposed, seconded by D. Johnson and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca and Gebhart absent.

**STAFF REPORT & MISCELLANEOUS:****January 26, 2024**

- Christopher stated that the next meeting is February 23, 2024. The commission will be reviewing the annual report.
- Christopher stated that he hopes to have a new commissioner at the February 2024 meeting. The position that Karen Nalow held was meant to be filled by a landscape architect. Staff has been working with the Mayor's office on filling this position. Eileen Bergt has been nominated. She is Assistant Director of Landscape Services at University of Nebraska Lincoln (UNL). She is also involved in the Preservation Association of Lincoln (PAL).
- Christopher stated that a bill was introduced in the Nebraska State Legislature that he believes is intended to consolidate many of the State boards and commissions. Nebraska Capitol Environs Commission was noted in that bill. He believes the bill is proposing that termination of this commission would happen in the summer of 2025. From a local perspective, staff would oppose this bill as currently written. Staff has spoken with the City Attorney about what that would mean if a city board was terminated at a State level. If they terminate NCEC at the State level, he believes that means the Commission would stop having State representation, but the board would still continue in some form. He is sure there are many conversations happening regarding this topic.

K. Johnson pointed out that the proposed bill also notes that the Nebraska Capitol Commission would be abolished. Ripley believes it would be reorganized into something that would be unrecognizable. K. Johnson added that the bill was introduced at the request of the Governor.

There being no further business, the meeting was adjourned at 9:45 a.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/Minutes/2024/012624.docx>



## NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

|                     |   |
|---------------------|---|
| APPLICATION NUMBER  | -   |
| APPLICATION TYPE    | -   |
| ADDRESS/LOCATION    | Within the right-of-way at S 14 <sup>th</sup> and Lincoln Mall  |
| HEARING DATE        | February 23, 2024 (discussion only)   |
| ADDITIONAL MEETINGS | -   |
| APPLICANT           | Dan Carpenter, Lincoln Transportation & Utilities, <a href="mailto:dcarpenter@lincoln.ne.gov">dcarpenter@lincoln.ne.gov</a> |
| STAFF CONTACT       | Collin Christopher, 402-441-6370, <a href="mailto:cchristopher@lincoln.ne.gov">cchristopher@lincoln.ne.gov</a>              |

### RECOMMENDATION: DISCUSSION ONLY

#### Summary of Request

Lincoln Transportation and Utilities (LTU) is interested in installing temporary bump-outs at the intersection of S 14<sup>th</sup> Street and Lincoln Mall in order to address identified safety concerns. The temporary bump-outs would be defined by a series of candlestick posts, as shown in the attached mock-up images.

At the meeting, it is expected that LTU representatives will provide background safety-related information on the need for the proposed improvements. They will also detail why the proposed improvements are temporary, how they will evaluate and monitor the temporary improvements to determine their success, and whether permanent improvements are being considered for the future.

#### Compatibility with the Design Standards

The design standards emphasize the importance of high-quality, durable materials. However, temporary solutions like the one being proposed by LTU aren't specifically addressed and fall into a bit of a gray area. Given that fact, the following standard is as relevant as any in evaluating this proposal. While far from definitive, it does highlight the importance of this location within the context of the district.

#### Design Standard 2: Proximity

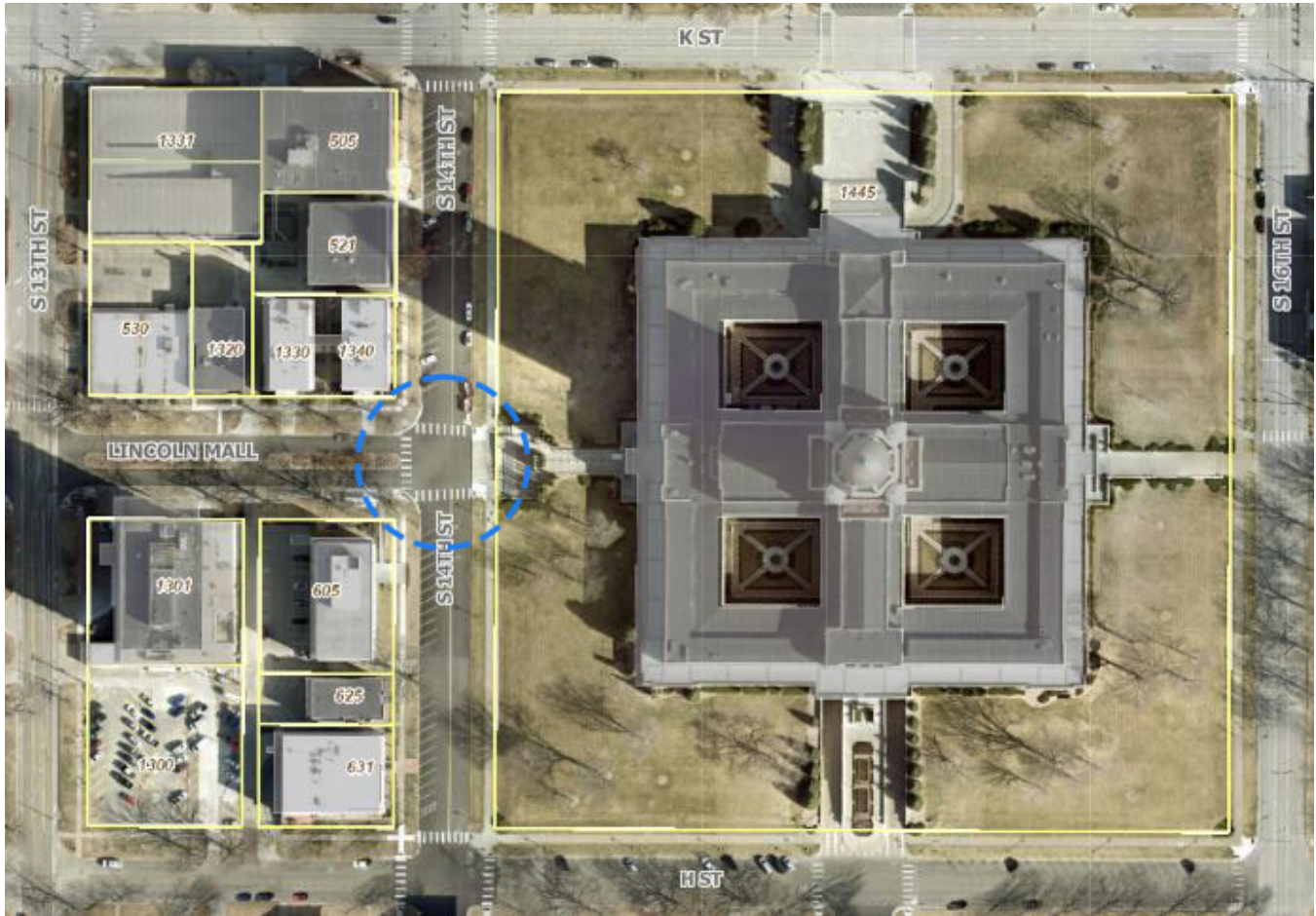
The nearer a property is to the Capitol, the greater responsibility it bears in the District. Buildings and other improvements facing Capitol Square shall meet very high standards for design, construction, and maintenance. Improvements facing the Capitol Malls shall also meet high standards. Other improvements within the District but not facing the Square or the Malls shall not intrude upon the Capitol's setting and shall contribute to the overall quality of the District.

#### Recommendations

This item is only up for discussion, so staff does not have a recommendation at this time. However, staff would advise the Commission to consider how these temporary improvements might impact the Capitol Environs District (positively or negatively), and offer feedback on how to properly address any negative impacts. The Commission should also consider the feedback of the State, and how this proposal might impact activity associated with the Capitol.


<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/02-February/S 14th and Lincoln Mall staff report.docx>

## ATTACHMENT A – Location Map



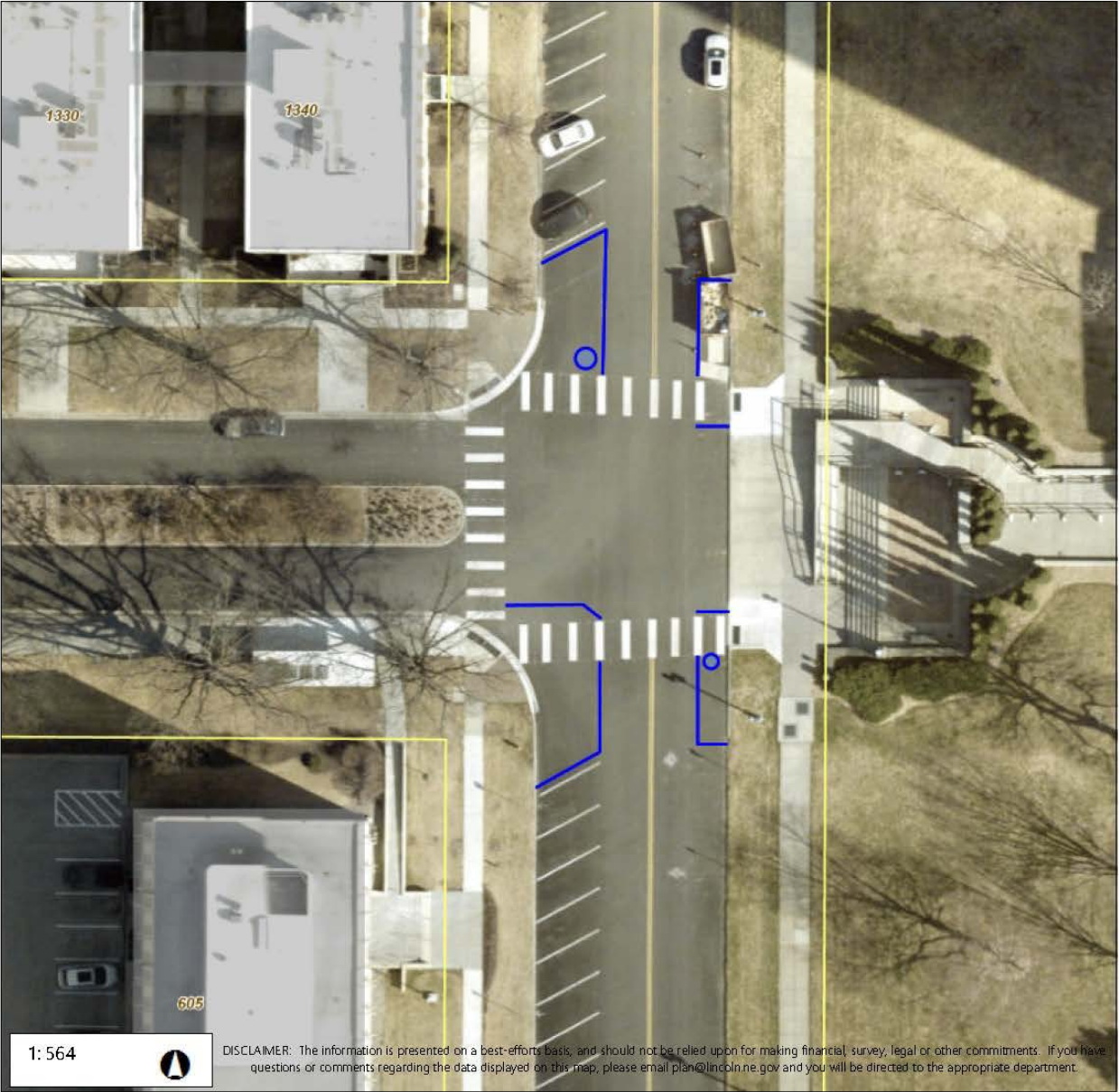
*The affected intersection is circled in blue.*

# ATTACHMENT B – Site Plan



Development Viewer  
CITY OF LINCOLN - LANCASTER COUNTY, NE

Lincoln / Lancaster County Planning

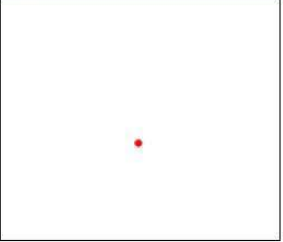


1: 564

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov) and you will be directed to the appropriate department.

Legend

- Address Labels
- Footprints2020



The blue lines represent the approximate locations of the proposed, temporary bump-outs.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/02-February/S 14th and Lincoln Mall staff report.docx>

## ATTACHMENT C – Mock-Up Photos



*The above photos illustrate how yellow candlestick posts would be used to define the edges of the temporary bumpouts on both sides of S 14<sup>th</sup> Street.*

<https://inlanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/02-February/S 14th and Lincoln Mall staff report.docx>



2023

NEC  
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Annual Report | Nebraska Capitol Environs Commission



Chief Standing Board  
Justice Administration

With the passing of the late Justice Administration Board member, the following inscription was placed on the monument in his honor. The inscription is a tribute to his life and the impact he had on the community. The inscription is as follows: [The text of the inscription is too small to read accurately.]



# 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

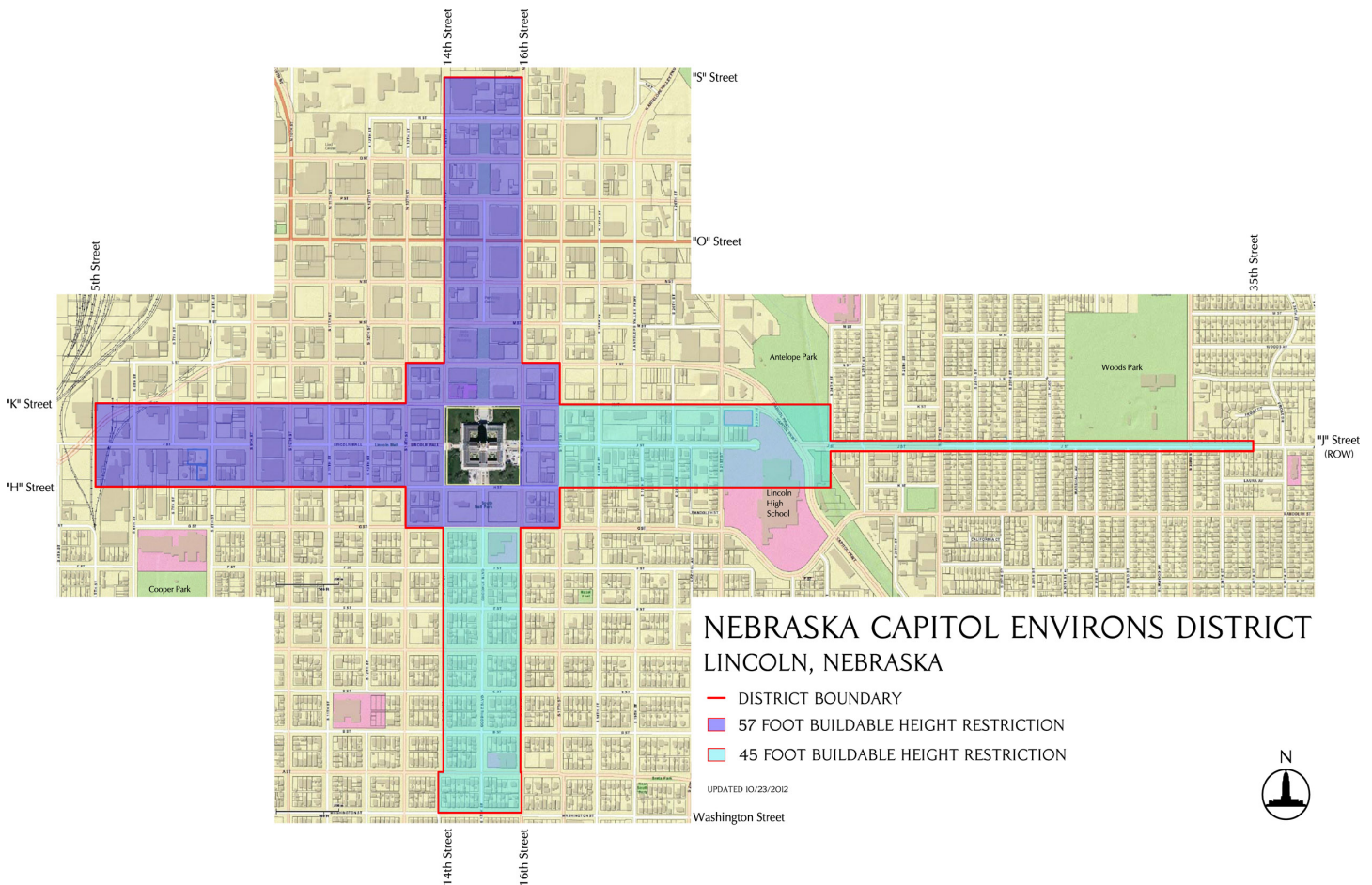
- David Cary, Lincoln-Lancaster County Planning Department
- Maggie Stuckey-Ross, Lincoln Parks and Recreation
- Brent Flachsbart, State Building Division, Nebraska Department of Administrative Services
- Brett Daugherty, Acting Capitol Administrator

## PLANNING DEPARTMENT STAFF

- Collin Christopher
- Teresa McKinstry
- Paul Barnes

## APPROVED

The Nebraska Capitol Environs Commission approved this 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 2023, Kile Johnson served as chair, Karen Nalow served as vice-chair, and Heidi Cuca, Delonte Johnson, Ann Post, David Quade, and Andrea Gebhart 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 (Brent Flachsbart - State Building Division Administrator), and the Office of the Nebraska Capitol Commission’s Capitol Administrator or their designee (Brett Daugherty). Staffing was provided by the Lincoln/Lancaster County Planning Department, including Collin Christopher, Teresa McKinstry and Paul Barnes.

Though the membership of the Commission has been very consistent in recent years, 2023 did see the departure of two long-serving members. In March, Bob Ripley retired from his position as Capitol Administrator, thus requiring him to give up his status



as an ex-officio member of the Commission. Mr. Ripley has been involved with the Commission since its inception in 1988 and his unrelenting advocacy for the preservation and enhancement of the Capitol Environs is unmatched.

In late October, Karen Nalow announced that she would be stepping down from the Commission to take a position with the City Parks and Recreation Department. Ms. Nalow was first appointed as a commissioner in March of 2011, making her one of the longest serving members in the history of the NCEC. Beyond that, her work at Clark & Enersen over the last two decades has been instrumental in shaping and enhancing the urban fabric of the Capitol environs.

Both Mr. Ripley and Ms. Nalow will be greatly missed in their official capacities with the Commission.

The Commission is required by Section 27.56.060 of the Lincoln Municipal Code to meet at least once per quarter. The Commission met eight times in 2023.

## Project Review Summary

In 2023, the Nebraska Capitol Environs Commission reviewed eight unique projects, with some receiving multiple reviews. Those projects consisted of three city/county projects, two state projects, one TIF project, and two private development projects.

# 8

## UNIQUE PROJECTS



# 3

CITY/COUNTY  
PROJECTS



# 2

STATE  
PROJECTS



# 1

TIF  
PROJECTS



# 2

PRIVATE  
DEVELOPMENT  
PROJECTS

## DAS Building

1526 K Street



In February, the Commission approved the State's plans for a series of renovations at the 1526 K Street property. This work included replacement of sidewalks, ramps, steps and railings, cleaning and repair of existing retaining walls, reroofing and replacement of the rooftop mechanical screen wall, and new egress lighting. Much of that work has since been completed.



## State Smoking Shelters

1526 K Street and 1501 M Street

In January, and then again in March, the Commission reviewed and approved the State's proposal to place smoking shelters on their properties at 1526 K Street and 1501 M Street. The 1526 K Street shelter would be located in the parking lot along the 16th Street, while the 1501 M Street shelter would sit adjacent to Centennial Mall. The State expects that the shelters would *"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."* Aesthetically, the shelters are designed to complement the look of Centennial Mall, including laser cut, native grass-themed panels.

## NCSA Building

440 S 13th Street



In April, the Commission approved plans to develop the vacant lot at 440 S 13th Street. This is a site that was demolished in 2020 and will soon be occupied by the Nebraska Council of School Administrators. The project includes a new two-story, 30' tall building clad with brick that will sit at the corner of the S 13th Street and K Street intersection, fronting both streets with no setbacks. The footprint for the building is estimated to be 72' x 72' in size. The existing parking lot will be resurfaced and restriped, bending around the building in an "L" shape and supporting 42 parking stalls.

In June, the applicant returned with a landscape plan that the Commission approved. In addition to providing the typical parking lot landscaping, the applicant agreed to restore some of the streetscape beds in the public right-of-way. The project is currently under construction.



## Pershing Block Redevelopment

### 220 Centennial Mall S

In July, the Commission approved a modified proposal from the developers of the Pershing Block for their first phase of development. The modifications from the previously approved proposal can be grouped into two categories:

- **Façade modifications** – The most noticeable façade change relates to the color palette for the façade. The original plans submitted in 2022 showed a light brick product on the lower level with a darker brick on the upper levels. The updated plans offer a reverse approach – light brick below and dark brick above. Beyond that, the window placement/transparency appears to have been modified in subtle ways that do not have a material effect on the quality of the facades.
- **Building setback modifications** – The 2022 plans were processed and reviewed by staff with the assumption that the building was being built to the M, N and 16th Street property lines, as is standard for new development in downtown Lincoln. The modified proposal shows a 3’ setback from S 16th Street, and a 4.5’ setback on the M and N Street sides.

Ultimately, the Commission was supportive of the façade modifications and understanding of the setback modifications, given the complexities of the development plans for this site. Shortly after this approval, demolition began on Pershing Auditorium in order to allow for redevelopment to begin.

## Community Action Barrier

1821/1843 K Street



The Commission also approved an update to Community Action's plans for a protective barrier along the K Street side of their building at 1821/1843 K Street in July. Community Action had previously received approval to locate a cable restraint system barrier in front of their building to protect the building and its users from vehicles failing to negotiate the turn off of Antelope Valley Parkway. In July, they submitted a landscape plan to help soften the look of the barrier system from the public right-of-way. Though the barrier is now in place, the landscaping has yet to be installed.

## Bike Racks on Lincoln Mall

1023 Lincoln Mall



July also saw the Commission approve placement of two new bike racks on Lincoln Mall, in front of Lincoln Literacy at 1023 Lincoln Mall. The bikes were proposed as part of a bike rack request program that the city initiated in 2023. Though the Commission had concerns about allowing bike parking to front the Mall, they ultimately decided to grant the request to help encourage additional activity. They also asked the city to explore bike rack standards in 2024 to ensure that future installations fit the urban fabric of Lincoln Mall.

# Lincoln/Lancaster Co. Civil Protective Custody Center

635 J Street



In August, the Commission approved façade and site improvements for the Lincoln/Lancaster County Civil Protective Custody Center at 635 J Street. The façade-related work is to include repair to the existing brick and stone, the addition of exterior tile, and new doors, windows, signage, and an entry canopy. Proposed site improvements include new sidewalks and stairs.



In September, the Commission reviewed a request by LES to locate new switchgear equipment in the vacated alley just east of the Dr. Susan La Flesche Picotte sculpture. While the Commission understood the energy needs created by added demand in the area, they worried about adding another utility box in an area already full of equipment. To address this concern, they asked LES to work with State and City staff to come up with a screening solution that would limit the visual impact of the utility equipment from Centennial Mall.

After on-site discussions with said staff, LES came back with a revised proposal in November that showed the addition of a double row of native grasses that would help offset the visual impact of the switchgear. That new proposal was approved by the Commission.

1515 F Street Infill Housing - In Progress



St. Mary's Catholic Church Renovation - Complete



2 Landmark Centre on Lincoln Mall - Complete

## Looking Forward

In 2024, the Commission will be asked to review a number of significant projects, including the streetscape designs for phase I of the Pershing block redevelopment and the portion of the Downtown Corridors streetscape project that intersects the Capitol Environs District. There are also a couple of redevelopment projects in the early planning stages that could make their way to the Commission in 2024. Beyond that, the Commission will continue to work with staff to look for ways to improve upon relevant design standards to ensure the preservation and enhancement of the Capitol Environs District.



# NEBRASKA CAPITOL ENVIRONS COMMISSION

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