



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, January 26, 2024 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 26, 2024

1. Approval of meeting records from [November 28, 2023](#) and [December 22, 2023](#)
2. Election of vice-chair

Public Hearing & Action

3. Demolition, site and adjacent streetscape work, and new construction at [401 South 14th Street and 1335 L Street](#) (*League of Nebraska Municipalities; UDR24007*)
4. Site and adjacent streetscape work at [220 Centennial Mall S](#) (*White Lotus Group; UDR24008*)

Discuss & Advise

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.*

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, November 20, 2023.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Tuesday, November 28, 2023, 10:45 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Matt Hansen with the Nebraska Capitol Commission; Michael Weskamp with Lincoln Electric System; 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 a motion approving the minutes of the regular meeting held September 22, 2023. Motion for approval made by Post, seconded by Gebhart and carried 5-0: Cuca, Gebhart, K. Johnson, Post and Quade voting 'yes'; D. Johnson absent.

LES SITE WORK AT 1501 'M' STREET AND 332 CENTENNIAL MALL:

PUBLIC HEARING:

November 28, 2023

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

Collin Christopher stated that at the last meeting in September, the Commissioners' direction was to explore alternative screening options for the new switchgear equipment being located on this site. An on-site meeting was held in October that included himself, J.J. Yost of Parks and Recreation, Karen Nalow, and representatives from the State of Nebraska and Lincoln Electric System (LES). They looked at two potential solutions, and also talked about the issue with the amount of utilities that run through the corridor. The first option was a landscape screen. He showed a plan and mock-up that included a double row of grasses from the sculpture to the utility box. He pointed out the approximately two foot strip of turf between the native grasses and the sidewalk. He stated this is based on a recommendation from the State on how they plow snow. There was also a second discussion regarding something more permanent. They decided it

didn't make sense to do anything that required footings, due to the utility issues. It would need to be a surface mounted screen affixed to the sidewalk. The group believed that presented maintenance issues. It is in the snow removal zone and more vulnerable to damage. Secondly, they thought that solution would be a general maintenance issue as the screen aged. It would have to be a powder coated fence option. It would be subject to wear and tear. The group believed it might do more to detract from Centennial Mall. Yost, Nalow and Christopher recommended to LES the pursue the landscape screen option shown in the imagery. It doesn't fully screen the new utility box, but he believes it goes a long way to screen some of the existing boxes and fits within the design aesthetic of the mall. Planning and Parks and Recreation staff are supportive of the proposal.

K. Johnson asked if there are any future plans for more electrical equipment in this area. It is crowded. Michael Weskamp stated they were realistic on what is available. This location is one of very few locations that would work for them. There are no future plans to add more equipment. This will start a distribution loop. K. Johnson wondered about the timeline. Weskamp stated it is expected for 2024-2025 construction. This is something we can do in advance of construction itself. Construction could possibly be in 2026 depending on what the builders are doing. The State and the Scottish Rite Temple will have plenty of notice before digging commences.

Bob Ripley stated that since the City appears to be driving this with regard to future development, he questioned why the City can't require utilities on site. If you put it in as a requirement for a project from the start, the developer will be required to deal with it. Weskamp agreed. Ripley believes this Commission has the ability to add a requirement for accommodation for utility needs. Weskamp noted this will allow for development of the Pershing block. They will need to do this no matter who the developer is. This isn't something that he can go back to the developer. This is something LES needs to do to be able to provide the service. This equipment is more for LES needs.

Gebhart was curious knowing that this is a utility corridor, she wondered if root structures will hinder this in any way. Christopher believes ornamental grasses are the easiest to plant here. Large shrubs or ornamental trees could be troublesome. Native grasses have deep root systems, but not the kind that typically would hinder utilities.

K. Johnson wondered if salt would affect the plantings. Christopher believes these grasses are all salt tolerant. He thinks they would do pretty well.

Ripley commented that as long as the alley location, which is tight already, is only being addressed as part of the greater grid of downtown, that is fine. Transformer regulations are very specific. To do less on the Pershing site would be very disingenuous. Library, retail and housing are all planned for the Pershing site. Weskamp agreed. He believes this is the best and most practical approach.

ACTION:

Quade moved approval of the screening solution as proposed, seconded by Post and carried 5-0: Cuca, K. Johnson, Gebhart, Post and Quade voting 'yes'; D. Johnson absent.

OTHER:

- Christopher stated that the December meeting of Nebraska Capitol Environs Commission will be December 22, 2023. He encouraged the commissioners to let staff know if this is a conflict for them.

Cuca stated she is not able to attend the December meeting due to a scheduling conflict.

- Christopher noted that the commission might see the landscape/streetscape plan for the first phase of the Pershing block come forward in December or January. There is a discussion regarding on-street parking solutions for the day care service on the site, and they appear close to a solution that Lincoln Transportation and Utilities (LTU) is supportive of.
- Christopher stated he is expecting a preliminary review of a new redevelopment project by the League of Nebraska Municipalities for a new building on their site.

There was a discussion regarding the new building. Christopher noted they need to go to the Historic Preservation Commission for approval to demolish the existing building.

Matt Hansen inquired if the Capitol Environs Commission would need to approve the demolition permit. Ripley believes precedent was set with the Farmers Mutual building.

Christopher noted the new text amendment that was just passed clarified design review purview for a project like this. He pointed out that the Women's Club is a historic landmark. This commission gives up purview to Historic Preservation Commission since the property is historic. But once demolition is approved and completed, the site is no longer considered historic, and so the NCEC then becomes responsible for approving any new construction or site work. If there was interest in doing a preliminary review of the demolition, he believes that is something that can be entertained.

Ripley asked if Christopher has seen preliminary plans. Christopher replied no. He knows they are planning to submit plans in a couple of weeks. It will be a Tax Increment Financing (TIF) project. He knows that Urban Development has seen the plans. He believes they are still working through those.

K. Johnson believes we didn't follow precedent with the NEBCO building. Christopher knows we didn't follow general guidelines and standards. That was in March 2020 during the Covid-19 lockdown. Staff hadn't completely figured out how to hold public meetings at that time. The second aspect was that staff had some faith in NEBCO that they would come back with the real proposal in the future, which they did. He doesn't believe that is a very good case for precedent. The way this is being done now is following code. He thinks they are a ways away from starting construction. He believes they want to go to Historic Preservation Commission in December to give them some assurance they can do the project. He pointed out there is always the option of holding a joint meeting with Nebraska Capitol Environs Commission and Historic Preservation Commission.

Post asked how those groups work together on a TIF project. Christopher stated that typically, the Urban Design Committee reviews TIF projects, except when a project is in the Capitol Environs District. They tried with the recent text amendment to clean up the language and make sure the applicant understands the process.

- Christopher stated that the City is still working on filling the vacant commissioner position. They are actively looking for a landscape architect.

Cuca asked if the new appointment is made by the Mayor. Christopher stated it is a Mayoral appointee. They are nominated by the Mayor and approved by City Council.

Ripley asked if the new appointment must be a landscape architect. Christopher noted the commissioner requirements are in the code. This could be filled by a real estate professional or a landscape architect. City staff has recommended the position be filled by a landscape architect.

- Christopher noted that Kile Johnson's term will expire in January 2024. He has agreed to another term. Delonte Johnson's term expires in January 2024 as well. He has also agreed to continue to serve.

There being no further business, the meeting was adjourned at 11:15 a.m.

MEETING NOTES

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, December 13, 2023.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, December 22, 2023, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Collin Christopher and Paul Barnes of the Planning Department; Matt Hansen with the Nebraska Capitol Commission; Travis Barrett, Tim Gergen and Todd Eppenbach with Clark & Enersen; Scott Lockard with Hampton Enterprises; Lynn Rex with the League of Nebraska Municipalities; 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 stated that the approval of the minutes of the regular meeting held November 28, 2023 will be postponed until the next meeting due to lack of a quorum.

PRELIMINARY PRESENTATION AND DISCUSSION ABOUT PROPOSED SITE WORK AND NEW CONSTRUCTION AT 1335 'L' STREET AND 401 SOUTH 14TH STREET

Collin Christopher stated that this is at the northeast corner of the block bound by 13th St., 14th St., 'K' St. and 'L' St. This is a block the commission is familiar with. In the spring, a new building for the Nebraska Council of School Administrators was approved at the southwest corner. This project has some unique characteristics. They are asking to demolish two buildings and replace them with one larger building. One of those buildings is a historic landmark. The direction from the code is for local landmarks in the Capitol Environs District to go through the Historic Preservation Commission (HPC). That commission had a hearing yesterday and did not hold a vote. They asked for additional information. It comes down to the language in the historic preservation section of the Lincoln Municipal Code. It identifies that the commission can issue a Certificate of Exception under certain conditions. They were asked for some specific information to justify that they are meeting those conditions. If the applicant was to appear before

the Historic Preservation Commission on January 18, 2024, the next Capitol Environs Commission is on January 26, 2024. He doesn't believe it would be appropriate for this commission to approve new construction when demolition hasn't been approved yet, so next month's public hearing will be contingent on HPC's approval. Another item is the second of these two buildings. The building the League is in now is not historic. The Historic Preservation Commission would provide the Certificate of Demolition for the Woman's Club, which is a historic building. The Capitol Environs Commission would provide the Certificate of Demolition for 1335 'L' Street, plus a Certificate of New Construction for the building that would go in place of the two buildings being demolished. In order to get demolition approval, they need to show what would be going in its place.

Travis Barrett introduced the team working on this site. He noted that the Woman's Club building has sat empty for about two decades now. The paint is peeling. There is black mold. These two buildings do not meet the Downtown Design Standards as they are today. They want a new building that will work with the space. They want a strong, civil looking building. They hope pedestrian traffic will pick up in this area.

Tim Gergen showed an image of the site. They are talking with Lincoln Transportation and Utilities (LTU) about creating a bump-out on 14th St. and 'L' St. They will replace all sidewalks, curbs and wheelchair ramps. They will install new landscaping. Barrett added that the south half of the property will be parking for League of Nebraska Municipalities employees.

K. Johnson questioned who is proposing the bump-out. Gergen stated that the Urban Development Dept. is proposing that. The street is set to be signed 'no parking' for the 4:00 p.m. - 6:00 p.m. rush hour traffic. If that is still needed, the bump-out can't be placed. Urban Development is suggesting the bump-out to them. They are talking to LTU about that. K. Johnson asked if there are any bump-outs on 14th St. Gergen is not aware of any. Barrett added they are currently working closely with Urban Development about the possibility of Tax Increment Financing (TIF). K. Johnson asked if the applicant wants a bump-out. Gergen replied they are open to it. They want to do what is best for the City. K. Johnson noted there was some suggestion that there should be a bump-out at 14th St. and Lincoln Mall, across from the Nebraska State Capitol. There was some concern about that location and worry this might be a precedent. Christopher added that the Urban Development suggestion is most likely coming from looking at the Downtown Master Plan.

Barrett showed a brief overview of the floor plans. There will be no mechanical screening on the rooftop. That is due to a taller parapet being installed. K. Johnson asked how high the parapet would be. Barrett responded it would be 6 feet above the roof line. He continued that they are looking at full replacement of sidewalks along this building. They are also looking at pavers to designate the entry, as well as some connection to the parallel parking stalls on the street. When they return in January, they will have a full planting plan. All the brick will be one color, but the pattern around the windows will change. There will be a black band of masonry product around the building at the base. They do not know what the plans are for the property to the west. They currently have about 18-20 feet from the building to the property line. They will be able to have a nice grassy corridor. In regards to materiality, they looked at products in the existing Capitol Environs District. They are working closely with Hampton Enterprises. They have landed on a masonry product. It will be a full brick building. They don't want something that will be high maintenance. It will probably be a blonde color.

K. Johnson asked about the questions posed by Historic Preservation Commission. Barrett stated that they wanted a full structural analysis of both buildings completed. The commission wondered if the needs of the League of Nebraska Municipalities were causing the Woman's Club to be demolished. The applicant's structural engineer and team went over last night to do an analysis. Full repairs to the Woman's Club building would be needed. There has been 6 feet of water in the basement. Regarding the League building, they found concrete slabs with duct tape to repair them. There is extensive slab damage on the 3rd floor, roof damage and damage to the basement.

Gebhart believes that the overall proposed building looks to match the standards. She asked if any thought was given to window coverings. Barrett stated that their standard is a roller shade. They will discuss that with the owner. This will be a drastic change compared to the amount of windows the League has currently.

D. Johnson likes the design and believes it is a huge improvement.

K. Johnson agreed. He thinks it will be a nice change to the neighborhood.

Barrett appreciates the comments. They have wrapped up schematic design. They will put together a package with more details and will return to the Nebraska Capitol Environs Commission regular meeting in January 2024.

Bob Ripley thanked the League and Clark & Enersen for coming in early and apprising this body of their intentions. He appreciates their willingness to share the information they have.

K. Johnson asked if Historic Preservation Commission has jurisdiction over the 1335 'L' St. building. Christopher replied they do not. They are trying to justify removal of the Woman's Club. That is tied into this site. Historic Preservation Commission was wondering if there was another alternative. He believes they would also like to understand if this building was intentionally allowed fall into disrepair, since this property was sold to the League 10 years ago.

Paul Barnes noted there needs to be a hardship for demolition, but it doesn't state what qualifies as a hardship. He believes the Historic Preservation Commission placed the onus on the applicant to demonstrate what that hardship is. He believes they were asking about rehabilitation before demolition.

Ripley offered he has been in the Woman's Club once in his lifetime. It was about 15 years ago, before they sold to the League of Nebraska Municipalities. He doesn't take the designation of a landmark lightly. When he had the opportunity to see the building 15 years ago, it was in very bad shape. The building is likely in much worse condition than what was shown in the pictures from the applicant. He doesn't believe that the League has been a poor steward. The building was in rough shape before they bought it.

K. Johnson inquired if Ripley supported demolition. Ripley will leave that to the Historic Preservation Commission, who will see the reports from the structural engineer. He can understand the premise of removing the building. We know who the applicant is. He has known members of their board and Executive

Director for many years. He believes they will do what they say. He believes they are a first class player and will follow through on what they propose to do. He reiterated that he believes it is not the League of Nebraska Municipalities who has been a poor steward of the building. It was in poor condition at least 10-15 years before the League purchased it. It has had perilously little work done on it in the past.

Christopher clarified that he doesn't believe that LTU can do the 14th Street intersection improvements without approval from this body.

K. Johnson asked if LTU would have to take it to the Nebraska Capitol Commission. Matt Hansen believes since it affects the site, they would like to see it. Christopher believes if technically not required, they would advise them to appear before the commission. Ripley noted the commission meets quarterly, not monthly.

STAFF REPORT AND MISCELLANEOUS:

- Christopher expects to have the streetscape plan for the Pershing block by the January 26, 2024 meeting of this group.
- Christopher stated that this commission is in need of a new member with the resignation of Karen Nalow. To the best of his knowledge, the City is still looking for her replacement.

There being no further business, the meeting was adjourned 9:05 a.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/Minutes/2023/122223.docx>

NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #24007
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	401 S 14 th Street and 1335 L Street
HEARING DATE	January 26, 2024
ADDITIONAL MEETINGS	December 22, 2023
APPLICANT	Lynn Rex, League of Nebraska Municipalities, lynnr@lonm.org
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

The League of Nebraska Municipalities (LoNM) is proposing to demolish the buildings at 401 S 14th Street and 1335 L Street in order to make way for a new, two-story office building at the northeast corner of the block bounded by S 13th, S 14th, K and L Streets. The project would also include a 25-stall parking lot south of the building, as well as streetscape improvements on L and S 14th Streets. The building at 401 S 14th Street, known as the Woman’s Club building, is a local landmark. As such, the Historic Preservation Commission (HPC) is responsible for approving its demolition. On January 18th, 2024, HPC approved demolition of the building, with the condition that the LoNM develop a mitigation plan for memorializing the Woman’s Club. That plan will need to come back to HPC for final review at a future date. The building at 1335 L Street, which serves as the current office building for the LoNM is not a landmark and thus requires NCEC approval for demolition. Likewise, any new construction on either property requires approval by NCEC.

The proposed two-story building is to be clad with a light brick with a considerable amount of glass window transparency. A dark cast stone will line the base of the building. A six-foot tall parapet wall will serve to screen the rooftop mechanical equipment. The proposed parking lot is well screened from the street, and the proposed streetscape improvements will serve to enhance the pedestrian experience along the block. One element of the streetscape that has been discussed but not yet included in the plans is a potential bumpout of the curb at the northeast corner of the block. This bumpout would serve to improve pedestrian connectivity across L and 14th Streets, as proposed in the 2018 Downtown Master Plan. Along the L Street side, the bumpout would essentially eliminate a lane of traffic during peak hours in the morning and afternoon, but under current conditions, Lincoln Transportation and Utilities (LTU) has no concerns about traffic impacts. That said, there is still some additional discussion and analysis that will need to take place before a bumpout is agreed to.

Ultimately, the LoNM is requesting a Certificate of Appropriateness to demolish the building at 1335 L Street, as well as complete site work, streetscape work, and new building construction on the properties currently addressed as 401 S 14th Street and 1335 L Street.

Compatibility with the Design Standards

Given the fact that the project faces neither Capitol Square nor one of the four “malls,” the requirements for conformance to the design standards are fairly straightforward. In addition to the Capitol Environs Design

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/01-January/LoNM staff report.docx>

Standards, the landscape standards for sites and parking lots will also apply. What follows is a summary of the relevant design standards and staff's analysis of the project's compatibility with said standards.

Chapter 3.85, Design Standard 9: Facades

New buildings in the District should be designed to enhance the setting of the Capitol and their immediate surroundings. When those surroundings have a high degree of cohesiveness, new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features. In areas that lack cohesion, designs should be proposed that offer themes and patterns that can be further expanded in future development.

Brick, stone, or other richly textured, highly durable masonry is desirable for building exteriors on Capitol Square, Centennial Mall, and Lincoln Mall. Permanence should be an overriding characteristic in the choice of exterior materials. Colors should be drawn from a muted palette of warm, earth tones or shades of white, with the context of surrounding buildings as a guide.

In the rehabilitation of existing buildings, retention of high-quality materials and use of new, durable, and high-quality materials is also desirable.

Guideline 9.1:

Proposals for new buildings should strengthen interrelationships among buildings within a specific setting, while encouraging variations. Features that contribute to compatibility among buildings include similarities in:

- alignment and setback;
- spaces between buildings;
- silhouette, including height and roof pitch;
- building base—relationship of building to ground or site;
- materials and material scale;
- mass and scale;
- building shade and shadow pattern from massing;
- permanence and durability, with 100 year "life cycle" expected facing Capitol Square and 75 year "life cycle" expected on Centennial and Lincoln Malls;
- entrance position, scale, and features;
- color, finish, and texture;
- size, type, and proportion of openings;
- ornamentation and detail, particularly at street level and in the residential areas;
- landscape design and features;
- cornice heights.

Compatibility per Staff Analysis: The proposed building appears to meet the façade requirements for this part of the district. The brick cladding and building transparency fit very well with the surrounding context of the area, offering a timeless aesthetic that should age nicely. From a site development perspective, the building holds the corner of the S 14th and L Streets intersection, with just enough of a setback to allow for footings to be constructed on private property.

Design Standard 21: Landscaping Street Frontages

The landscape zones between curb and sidewalk (“curb zone”), and between sidewalk and private property, should be used to provide visual continuity, interest, and physical separation between pedestrians and vehicles.

Compatibility per Staff Analysis: The proposed street frontage improvements along both L and St 14th Streets do effectively meet the intent of this standards.

Chapter 3.50, 7.13 Screening for Downtown Lincoln

A. Screen Location, Coverage, and Layout

1. Those properties located within the B-4 and O-1 Districts are subject to the following screening requirements:
 - a. Any on-site surface parking shall be paved and must be screened with plant materials, masonry walls, or masonry and metal (not chain-link) fences, or some combination thereof, to provide at least a 90% screen from grade to three feet above the grade.
 - b. Parking shall be set back six feet from the property line if only plant materials are used for screening or set back three feet if fence or wall are used.

Chapter 3.50, 7.14 Street Trees

A. Screen Location, Coverage, and Layout

1. As a requirement of the commercial building permitting process for new construction, street trees shall be required per the standards set forth in CHAPTER 2.35 DESIGN STANDARDS FOR STREET TREES.
2. CHAPTER 2.35 DESIGN STANDARDS FOR STREET TREES | Section 1. GENERAL REQUIREMENTS provides direction on where street trees may be located within the City right-of-way. If the required street trees cannot be located in the right-of-way because of these requirements, or due to other unavoidable circumstances of the built environment, a portion or all of the required street trees may be exempted from being planted. This determination shall be made by the Parks and Recreation Department during the building permit review process.

Compatibility per Staff Analysis: The parking in the rear is almost entirely hidden from view from the L Street side, and while it is visible from the S 14th Street side, the proposed landscape screening appears to effectively limit its impacts from the street, as well as from the alley and the adjacent property. Additionally, new street trees have been shown per the requirements of the design standards. It should be noted that the material provided by the applicant does not include a final landscape plan with specific species selection. Planning Department staff will work with Parks staff to ensure that all proposed plant species are acceptable prior to the issuance of a building permit.

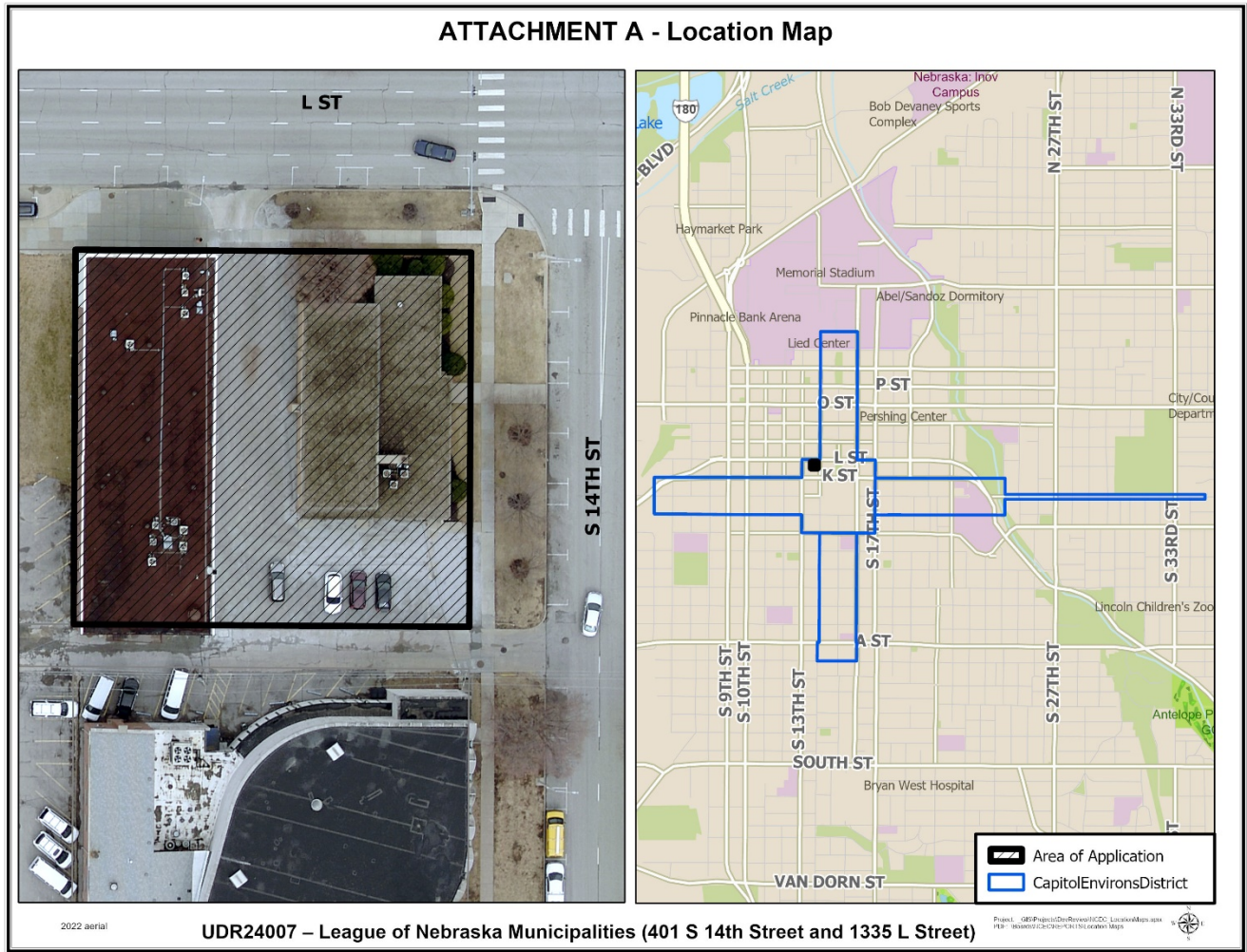
Recommendations

In general, the plans are in conformance with the design standards, but the Commission should offer any final guidance to the applicant as it relates to items such as material selection. It should be noted that HPC’s approval of the demolition of the Woman’s Club building included a condition that they memorialize the Woman’s Club in a meaningful way. Even if that memorialization takes the form of a plaque or some other kind of monumentation in the public right-of-way or on the façade of the new building, it is staff’s opinion that HPC should be the body that reviews that particular element of the design at a future date.

Recommended finding: The proposed demolition of the building at 1335 L Street, as well as the proposed site work, streetscape work, and new building construction on the properties currently addressed as 401 S 14th Street and 1335 L Street generally comply with the Capitol Environs Design Standards.

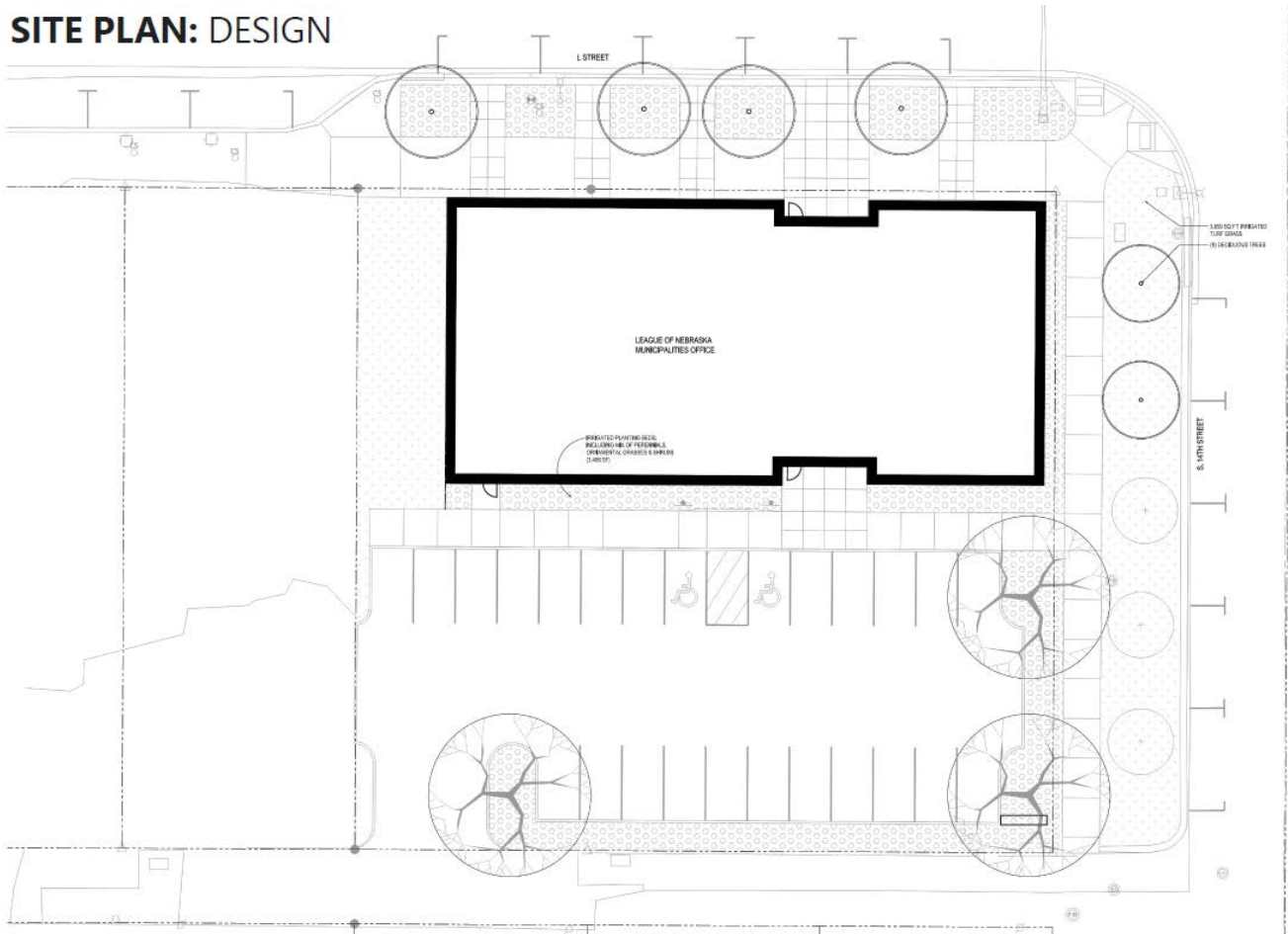
Recommended action: Approval of a Certificate of Appropriateness for demolition of the building at 1335 L Street, as well as the proposed site work, streetscape work, and new building construction on the properties currently addressed as 401 S 14th Street and 1335 L Street.

ATTACHMENT A – Location Map

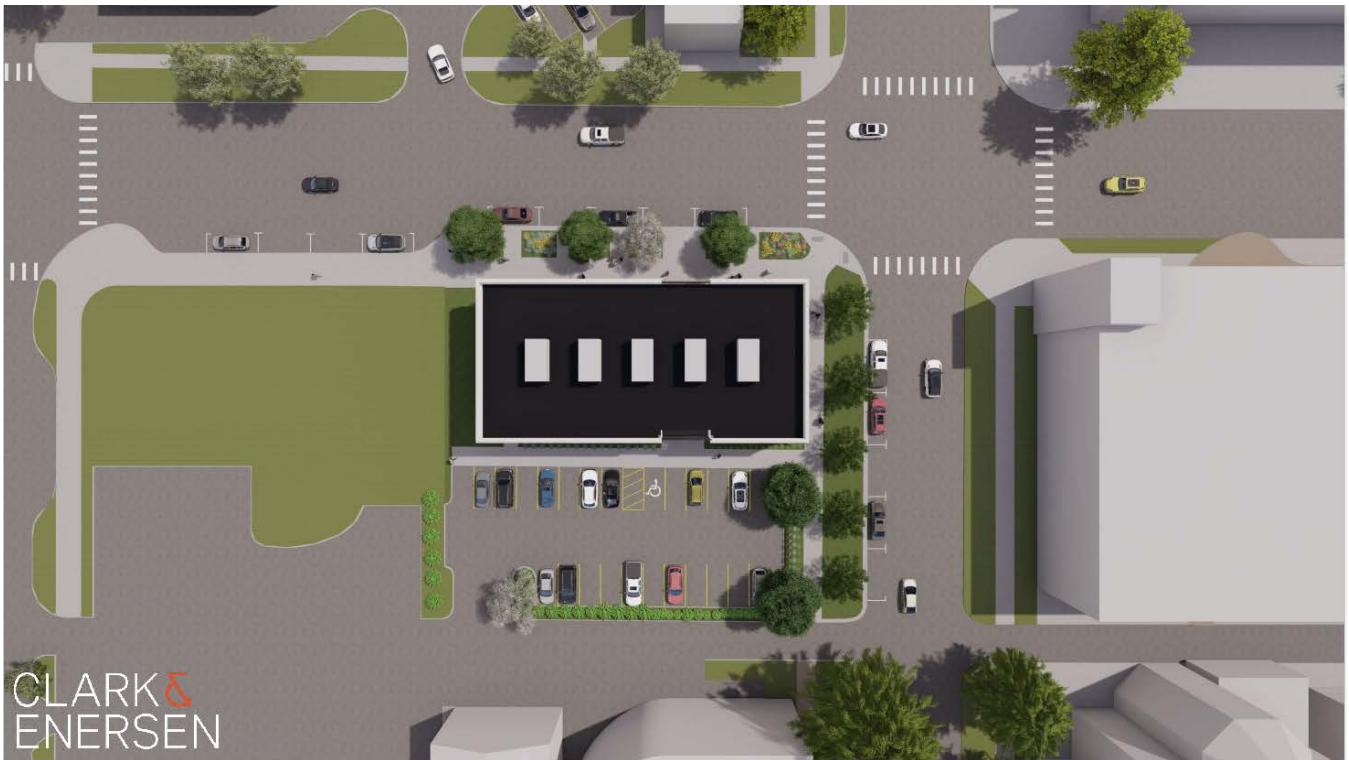


ATTACHMENT B – Site Plan

SITE PLAN: DESIGN



ATTACHMENT C – Renderings







DRAFT - Excerpt from **MEETING RECORD**

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 18, 2024, 1:30 p.m., Hearing Room 113, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee and Dan Worth; (Melissa Gengler and Greg Newport).

OTHERS IN ATTENDANCE Stephanie Rouse, Paul Barnes and Clara McCully of the Planning Department; Hallie Salem of Urban Development Department; Travis Barrett; Bob Ripley; Lynn Rex; and other interested citizens.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

CERTIFICATE UDR23135 FOR DEMOLITION OF THE WOMAN'S CLUB LOCAL LANDMARK AT 401 S. 14TH STREET

PUBLIC HEARING: **January 18, 2024**

Members present: Hove-Graul, Johnson, McCown, McKee and Worth; Gengler and Newport absent.

Rouse stated the applicant provided a more detailed analysis with an engineer opinion on the structural integrity of both the League of Municipalities and the Woman's Club buildings, as well as mitigation for a plaque. If they do nothing to the building they would leave. If they remain, the building would need a new roof and they would need to remove the lead and asbestos. If they replace the building, they would demolish and add a plaque. Staff review of additional material was challenging with the strict interpretation of hardship to support demolition. However, the building is in a state of disrepair.

Travis Barrett, applicant, stated he went to the Women's Club following the last meeting and began a structural analysis. Jeff Castle, Clark and Enersen structural engineer, found it in adequate condition. The roof is rotted and the metal structure is rusted. The basement walls are structurally fine, though there is some cracking. The condition of the finishes prohibited them from looking further into the walls due to mold and lead paint, likely asbestos as well. There are cost prohibitive measures for keeping the building. The space is far below what the League needs. A one-story addition would not make it a well-used space downtown. It is a hardship of using for our needs or for use by anyone in the future.

Bob Ripley, citizen, stated individuals come to the Capitol Environs Commission early in the process. Parking is also an issue. The proposed building is urban in its design and has the ability to claim parking on the alley side. He entered the Women's Club about two years before it was bought by the League, about 2012 or 2013. The building was in rough condition then, with obvious moisture and water damage and damage to finishes. He is disappointed that the Women's club had not been a more aggressive steward of

their own property. They applied for landmark status, but hadn't done more to maintain their landmark. The League has been candid from the beginning that their interest is building new on the site.

Lynn Rex, applicant, stated their ideas for commemorating the Lincoln Women's club. Through History Nebraska, they found 50th and 30th anniversary photos. They found a yearbook from 1932-1933, articles of incorporation and constitution and bylaws.

Ripley stated this building may be a mid-century modern international style. The landmark was more to an institution than to architectural or cultural aspects. The Woman's Club was looking to leave a legacy in money, you can't assert any type of landmark value to the building.

Hove-Graul asked if the organization dissolved entirely.

Rex stated they don't know. The Women's Club sold cookbooks as late as 2010, 2011 but haven't been in the building.

McKee stated Mary Jane Nielsen is his last contact. She was the last president. His understanding is the organization is gone.

Rouse stated the application focuses on social history, but they also submitted the application under architectural style. Bonnie Coffee is the contact name on the Planning Commission report, but it was brought forward by the Planning Department on behalf of the Woman's Club.

Christopher stated the League presented new construction plans to the Capitol Environs Commission and the commission was supportive. He gave background at that meeting to the Capitol Environs Commission as to why no decision was made by the Historic Preservation Commission.

McCown stated he didn't like how the landmark status had no real bearing for the Woman's Club and the League of Municipalities. Along the way, even with due diligence and bringing in Clark and Enersen and Jeff Castle, it seemed slanted toward demolition the whole time. There is no fault to be placed, but we as a commission are in an unenviable place of agreeing that it has no historic gravitas. He would approve but only because of how it is at this point. He would like to see a whole separate area designated, like a small museum. It needs to have a record and emphasis on what it meant to the city as a conciliation. A local landmark status should have a weight to it.

Worth stated it is hard to come to grips with removing a local landmark. Lincoln has lost way too many landmarks over time. He hoped a structural assessment would reveal that this is too far gone. There is rusting of 1st floor decking. If it has been rusting for 20 years, the decking may have lost its integrity. Mitigating that would be expensive and tough. He is starting to see the signs this building is at that tipping point. It becomes a matter of mitigation and documentation. Part of the solution would be to search out a historian to research the Woman's Club history and important figures. It would be valuable to do an oral history of members who are still alive. Document floor plan and photos of the building.

McCown stated to dedicate a page to the Woman's Club on the League website.

Hove-Graul stated to include a historical narration that goes along with the building architecture at the height of their influence in Lincoln. History is part of the building.

Worth stated to consider the Woman's Club and the building that's there is more suburban but friendly and accessible. It has texture and character. Instead of defaulting to something precast and stoic, the new design should be toward something more respecting the building that's there.

Barrett stated the current building is beige with sandstone.

Hove-Graul stated the streetscape is pedestrian-friendly, don't want monolithic, it will not be friendly.

Hallie Salem, Urban Development, asked what is the approval process for the mitigation plan? Are they relying on staff to make the approvals?

Rouse stated it would come back to HPC for approval.

Salem asked if it needs to occur prior to demolition.

Rouse stated it doesn't need to come back before demolition proceeds.

Worth asked about the timeline.

Barrett stated they are wrapping up the design documents in May, Hampton will start in the summer, and they will be open in the summer of 2025. They would be back to HPC in April and over the year of construction refine those details if needed.

Worth stated HABS documentation does need to happen first.

Rex asked for a historian recommendation.

Worth stated the Nebraska State Historical Society has a list.

ACTION:

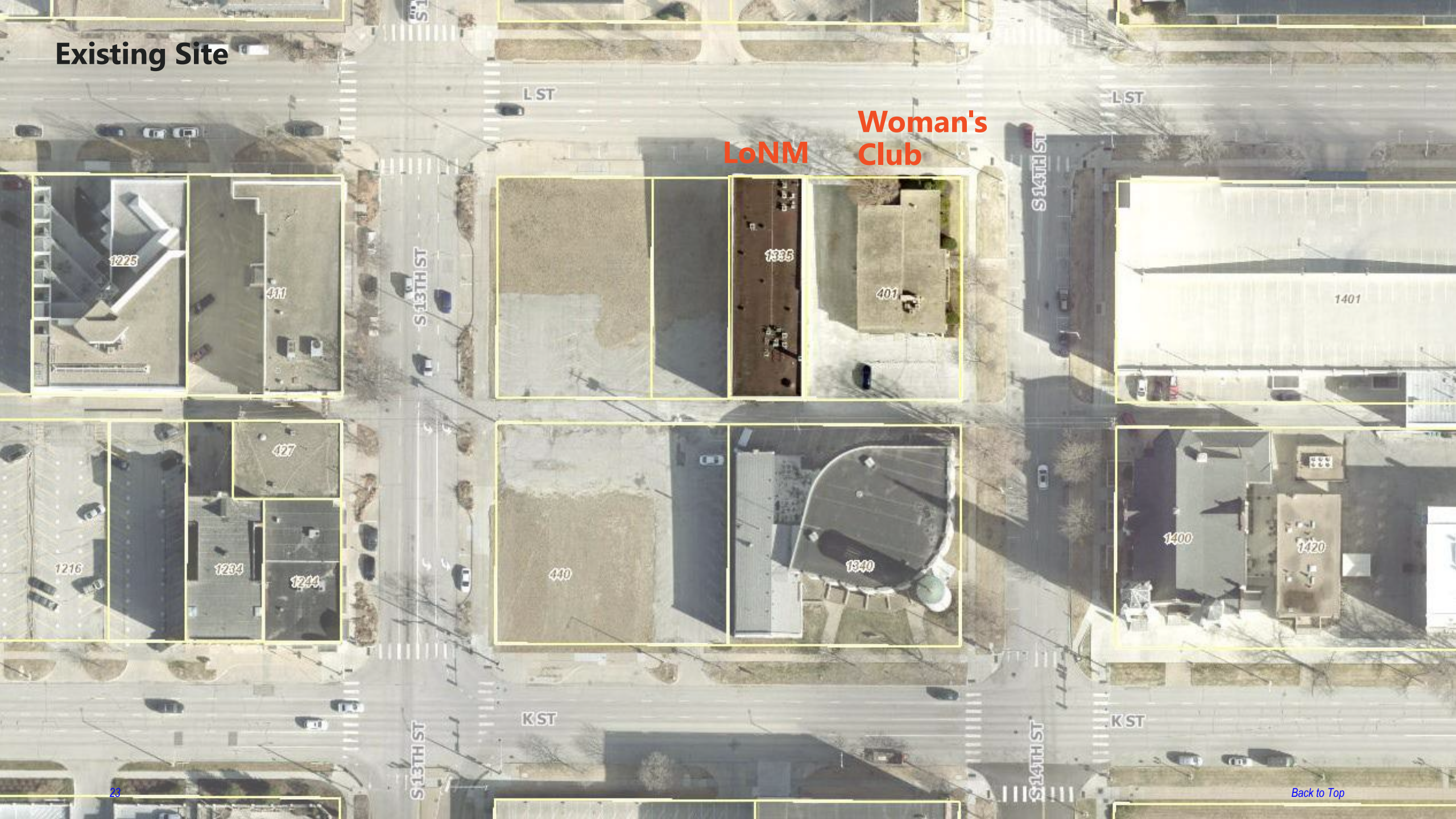
Hove-Graul moved approval of a certificate of exception to demolish the Women's Club Local Landmark Building, with the condition to mitigate the loss by installing a plaque or other similar commemorative marker or permanent acknowledgement to the history of the Woman's Club as well as the importance of what once stood as a local landmark be installed on the property for the public to view, with involvement of a historian to document history of the Woman's Club in Lincoln, women involved and impact on the City, oral history, web page and archival photos, and Historic American Building Survey plans; seconded by Johnson and carried 5-0: Hove-Graul, Johnson, McCown, McKee and Worth voting 'yes'; Gengler and Newport absent.

League of Nebraska Municipalities Office
Capitol Environs – Design Review

January 26, 2024

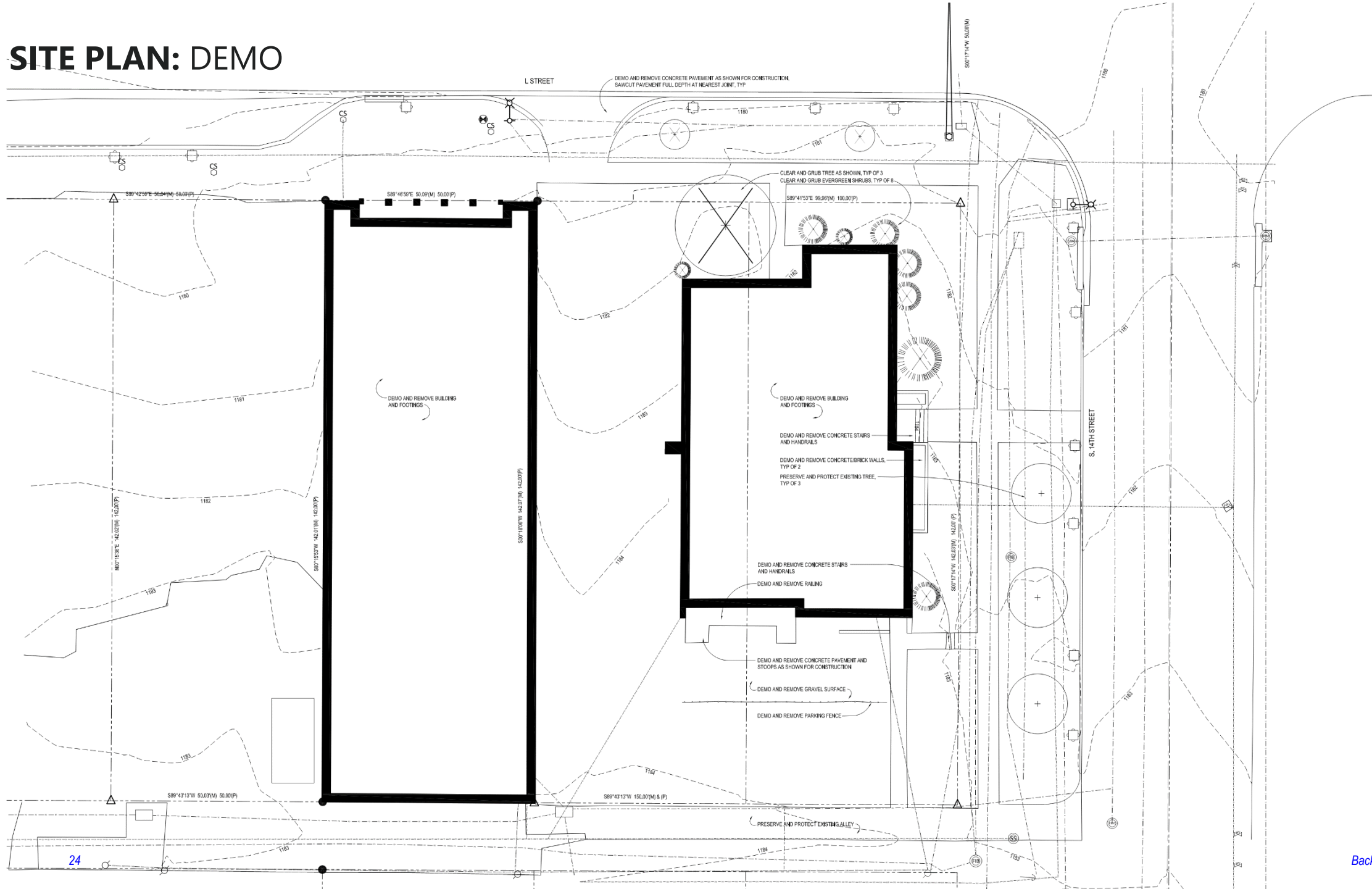


Existing Site

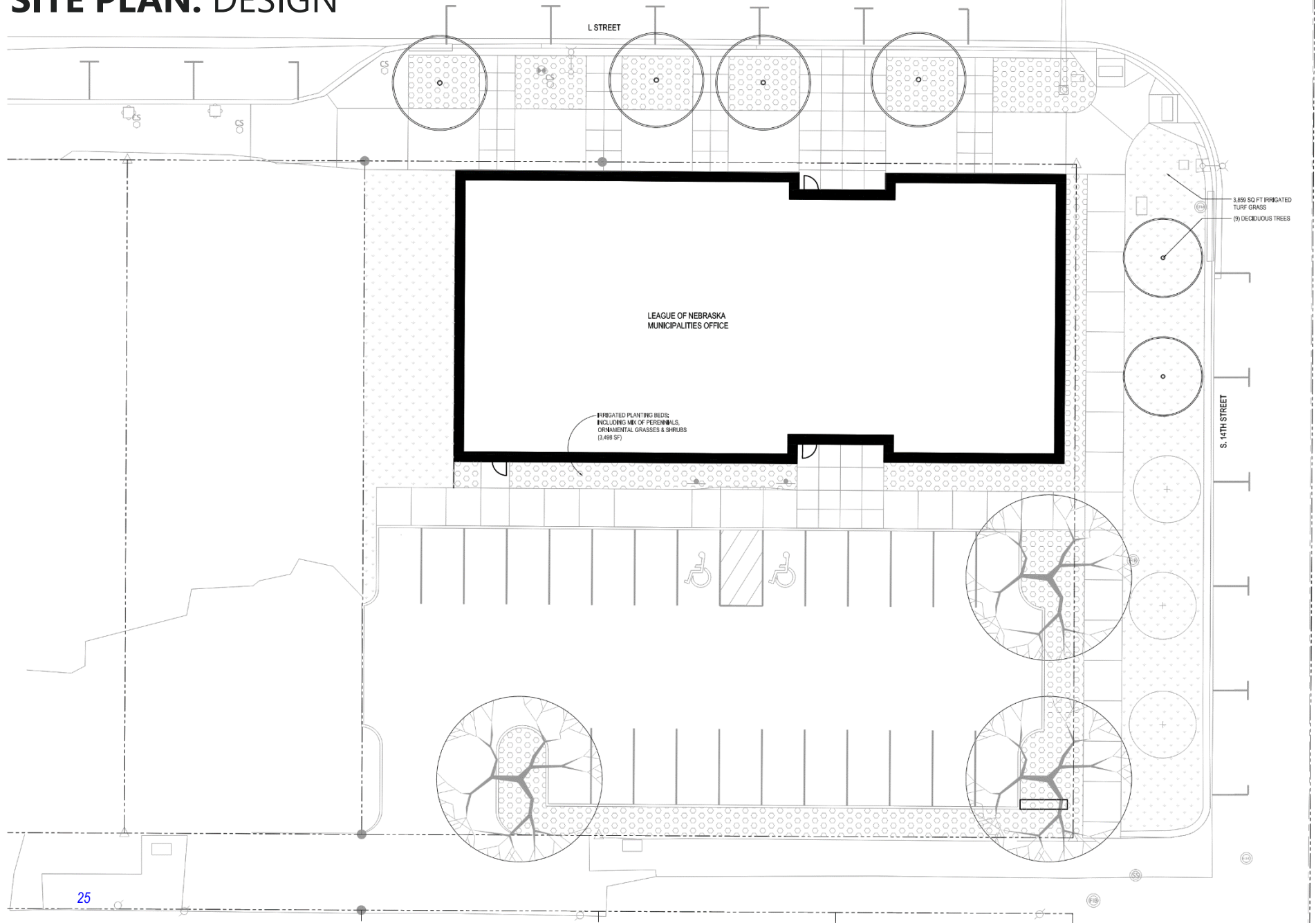


LoNM **Woman's Club**

SITE PLAN: DEMO



SITE PLAN: DESIGN



\ DESIGN: CONCEPTUAL DRIVERS

- ▶ **Civic-representing**
- ▶ **Traditional government building**
- ▶ **Representing the city**
- ▶ **50+ year outlook, timeless**
- ▶ **Not too modern**
- ▶ **Classically contemporary**
- ▶ **Earthy materials**

DESIGN: CONCEPTUAL DRIVERS



DESIGN: CONCEPTUAL DRIVERS



DESIGN: FIRST FLOOR PLAN



DESIGN: SECOND FLOOR PLAN



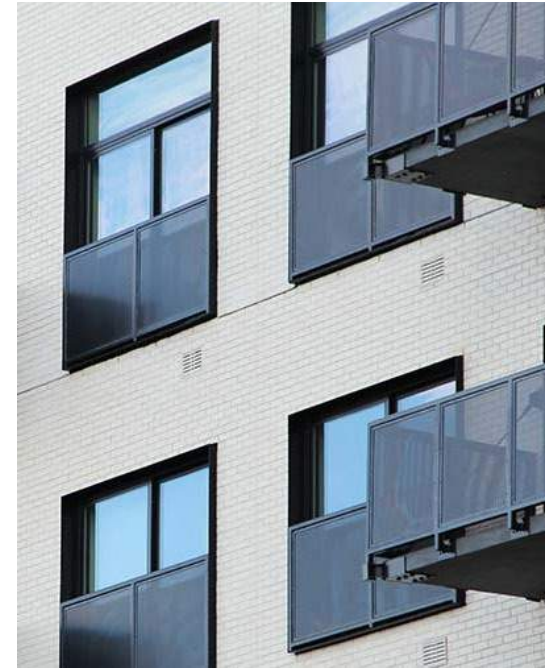
MATERIAL: MASONRY



BRICK: ACME RIDGEMAR SMOOTH (OR SIMILAR)



ACCENT BRICK: ACME RIDGEMAR VELOUR (OR SIMILAR)



INSTALL EXAMPLE



CAST STONE: ECHELON CORDOVA MIDNIGHT GROUNDFACE (OR SIMILAR)

MATERIAL: GLASS & ALUMINUM

ALUMINUM FRAMED SYSTEM:
KAWNEER 451T PERMAFLUOR BLACK *(OR SIMILAR)*

GLAZING:
VITRO SOLARBAN 70 OPTIGRAY *(OR SIMILAR)*
VLT: 46%
REFLECTANCE: 9%
SHGC: 0.23

ALUMINUM INFILL BETWEEN GLAZING SYSTEMS
MAPESHAPE INFILL PANEL MATTE BLACK *(OR SIMILAR)*



INSTALL EXAMPLE















LEAGUE OF NEBRASKA
MUNICIPALITIES



NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #24008
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	220 Centennial Mall S
HEARING DATE	January 26, 2024
ADDITIONAL MEETINGS	February 25, 2022 and July 28, 2023
APPLICANT	Drew Sova, 402-408-0005, dsova@whitelotusgroup.com
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Back in February of 2022, the Commission reviewed and approved plans for the first phase of the redevelopment of the Pershing block. Then in July of 2023, they came back with some minor modifications to the site plan and building materials for the project. Those modifications were also approved. They have now developed streetscape plans for the first phase of the project and are looking for a Certificate of Appropriateness for that work. The streetscape work is mostly focused on S 16th Street, but also includes smaller portions of M and N Streets. In general, the proposed streetscape is pretty straightforward and within the context of the surrounding streetscape environment. The sidewalks are predominantly concrete, with some clay paver banding around the perimeter of the building. The 8' wide sidewalks will feel even narrower on the S 16th Streets side, where vehicle overhangs could squeeze the useable sidewalk down to 6' in spots. However, the narrow sidewalk is the best that can be achieved in order to accommodate the angled parking that the developer believes to be necessary to the success of the project.

Along the N Street side, the landscaped median protecting the cycle track has been extended nearer to the intersection. The landscaping shown throughout is appropriate to the area, and the plans indicate that at least two of the beds bumping out into S 16th Street are intended to be bioretention beds that will capture stormwater.

Per the request of the Commission, the applicant has also submitted additional information related to the screening of the rooftop and utility equipment and are asking for a review and approval of that as well.

Compatibility with the Design Standards

Given the fact that this block fronts Centennial Mall (even though the first phase does not), the review of design standard compatibility should be focused on those standards relevant to the landscape of the malls. What follows is a summary of those relevant design standards and staff's analysis of the project's compatibility with said standards. It should also be noted that though screening of rooftop equipment is an important element of the project that the Commission has focused in on in past meetings, there are no specific design standards for rooftop equipment on this block. As such, it is up to the Commission to determine whether the proposed screening is appropriate.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/01-January/220 Centennial Mal staff report.docx>

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:

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.

Guideline 18.11:

Use high quality, permanent landscape materials for edging, containing, and paving in neutral or natural colors. Use of masonry or stone is appropriate where edging or containment is needed. Exercise caution in designing any above-ground planters or planting beds, that they be of sufficient size to support healthy growth of plant materials. Remove undersized planters from existing trees and replace trees as necessary.

Guideline 18.12:

Utilities, dumpsters, service areas, and the like should be located as inconspicuously as possible, and screened from Capitol Square and the Malls with permanent materials which are compatible with the adjacent buildings.

Compatibility per Staff Analysis: The proposed streetscape – in terms of form and material – meets the intent of the design standards. Further, the design blends well with the aesthetic of Centennial Mall and sets the stage for future improvements on the block.

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.

Compatibility per Staff Analysis: Though the first phase does not extend to Centennial Mall, it is important that this block feels cohesive, and the existing aesthetic of the Centennial Mall should be a driving force in that cohesion. Though proposed streetscape plans do not have all of the amenities that Centennial Mall has, the design framework established by the hardscape and landscape improvements for the first phase looks appropriate and complementary to Centennial Mall.

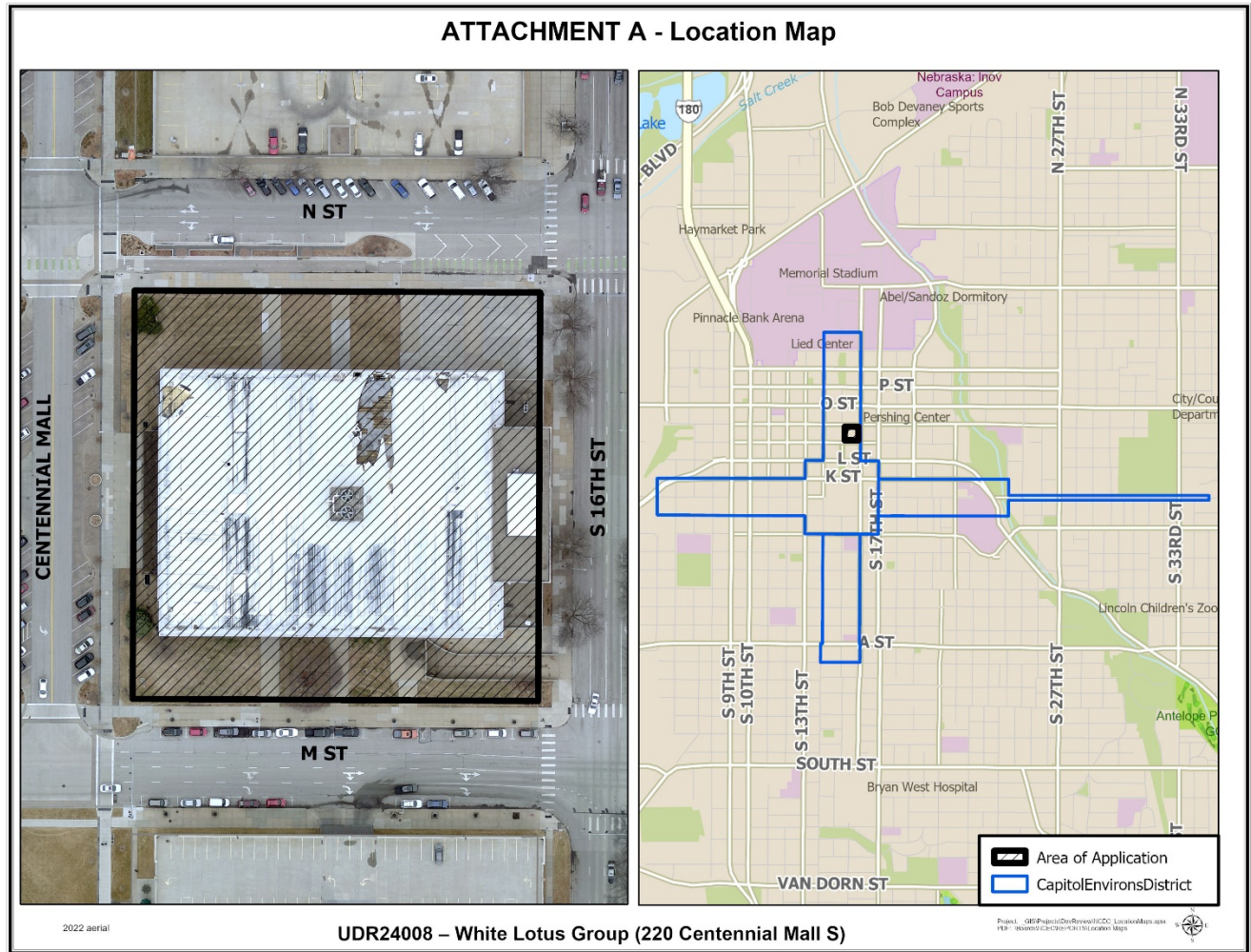
Recommendations

In general, the streetscape and rooftop and utility screening plans are in conformance with the design standards, though the Commission should offer any guidance to the applicant as it relates to material and finish concerns. While staff has some reservations about the width of useable sidewalk along S 16th Street, the streetscape design represents the best available solution that addresses both developer and city needs and is the result of much coordination and problem-solving over the last several months.

Recommended finding: The proposed streetscape and rooftop and utility screening plans generally comply with the Capitol Environs Design Standards.

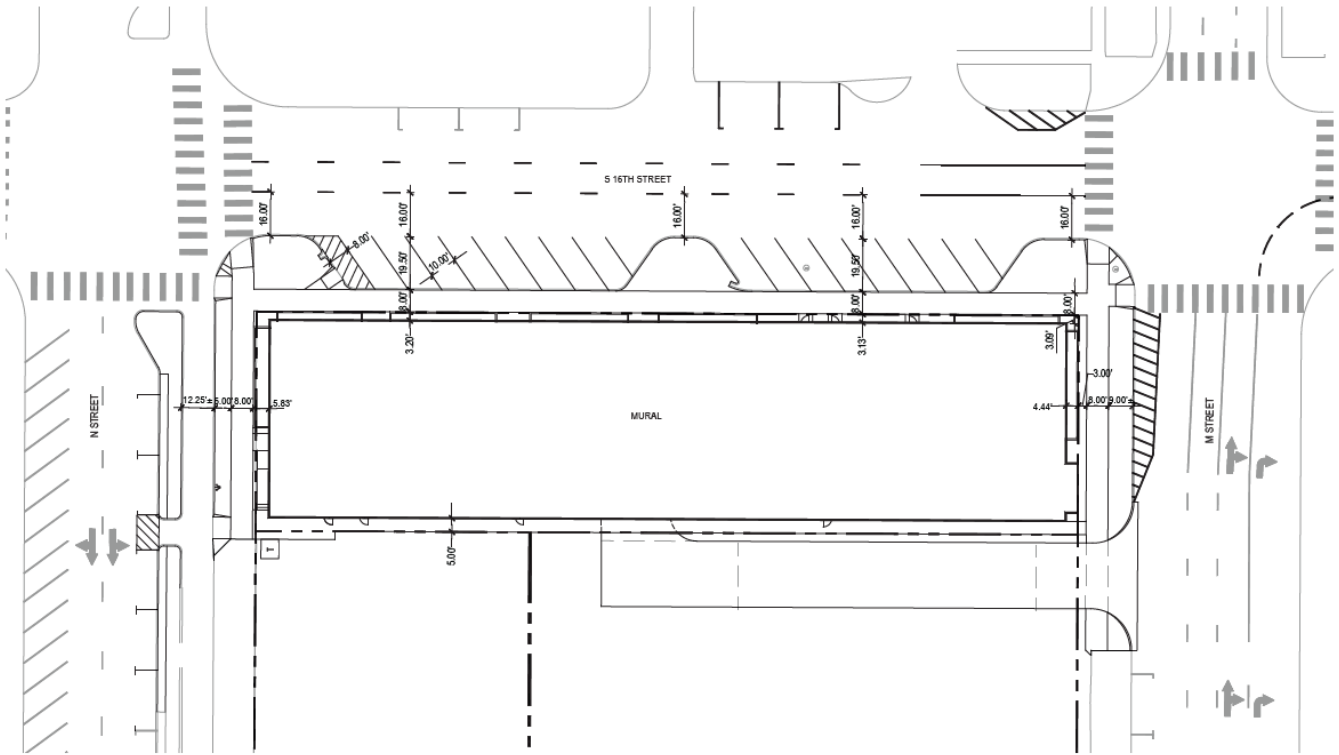
Recommended action: Approval of a Certificate of Appropriateness for the proposed streetscape and rooftop and utility screening work for the first phase of development at 220 Centennial Mall S.

ATTACHMENT A – Location Map



<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/01-January/220 Centennial Mal staff report.docx>

ATTACHMENT B – Site Plan



ATTACHMENT C – Renderings



<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2024/01-January/220 Centennial Mal staff report.docx>



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Mural Mixed-Use Project Streetscape + Site Screening Design Review

Nebraska Capitol Environs Commission - Project Review
01.26.2022

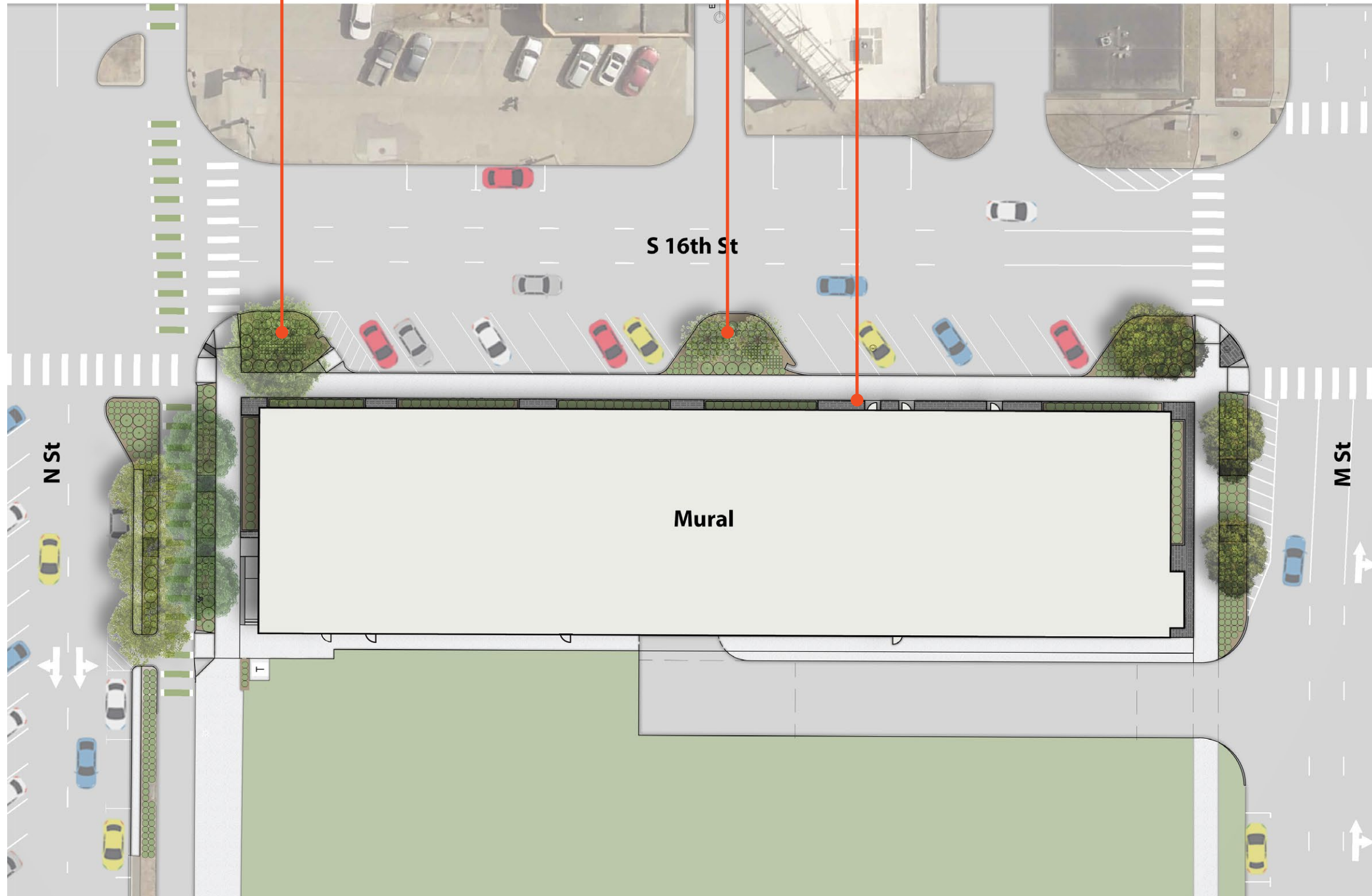


Streetscape Design

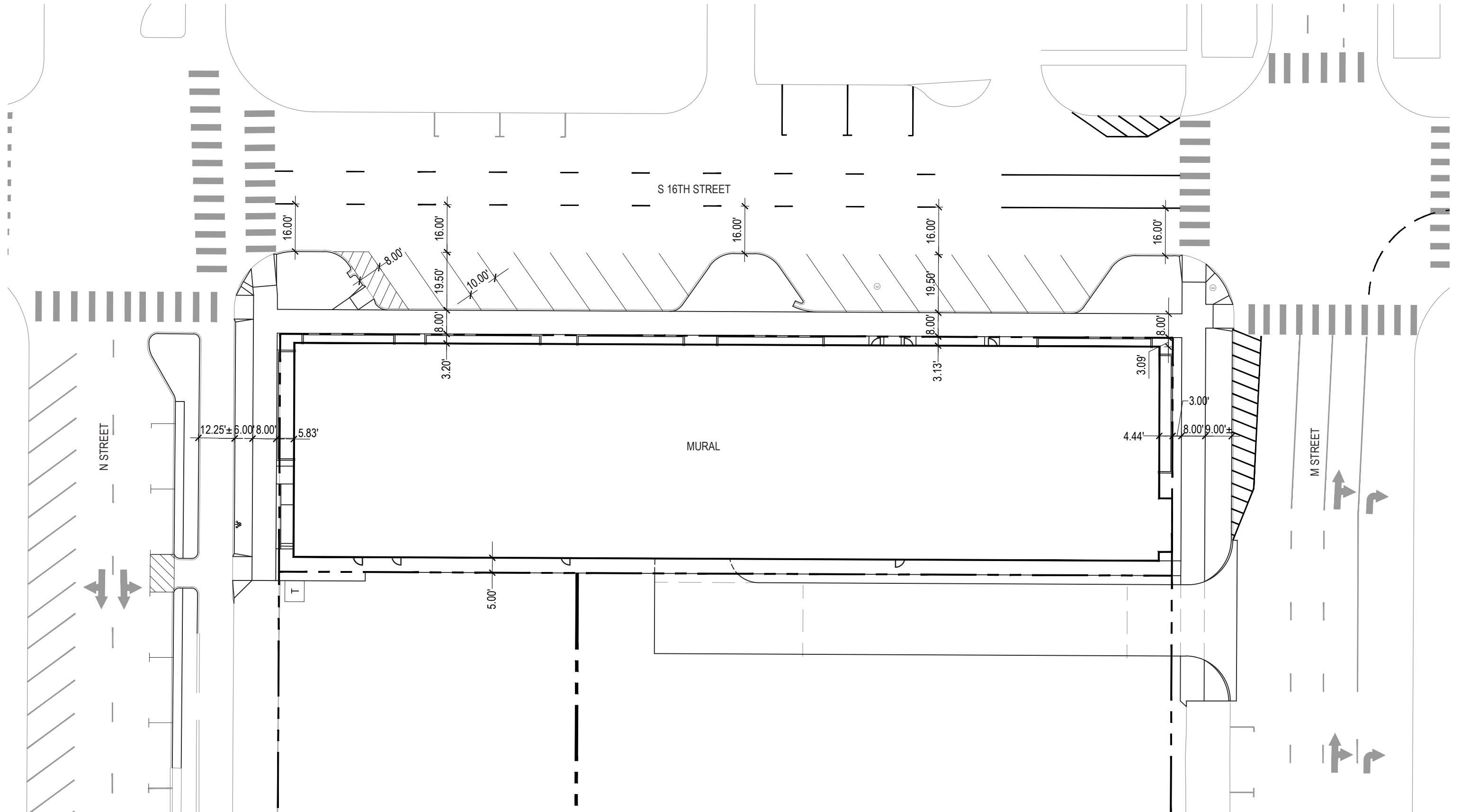
WATER QUALITY | BIORETENTION

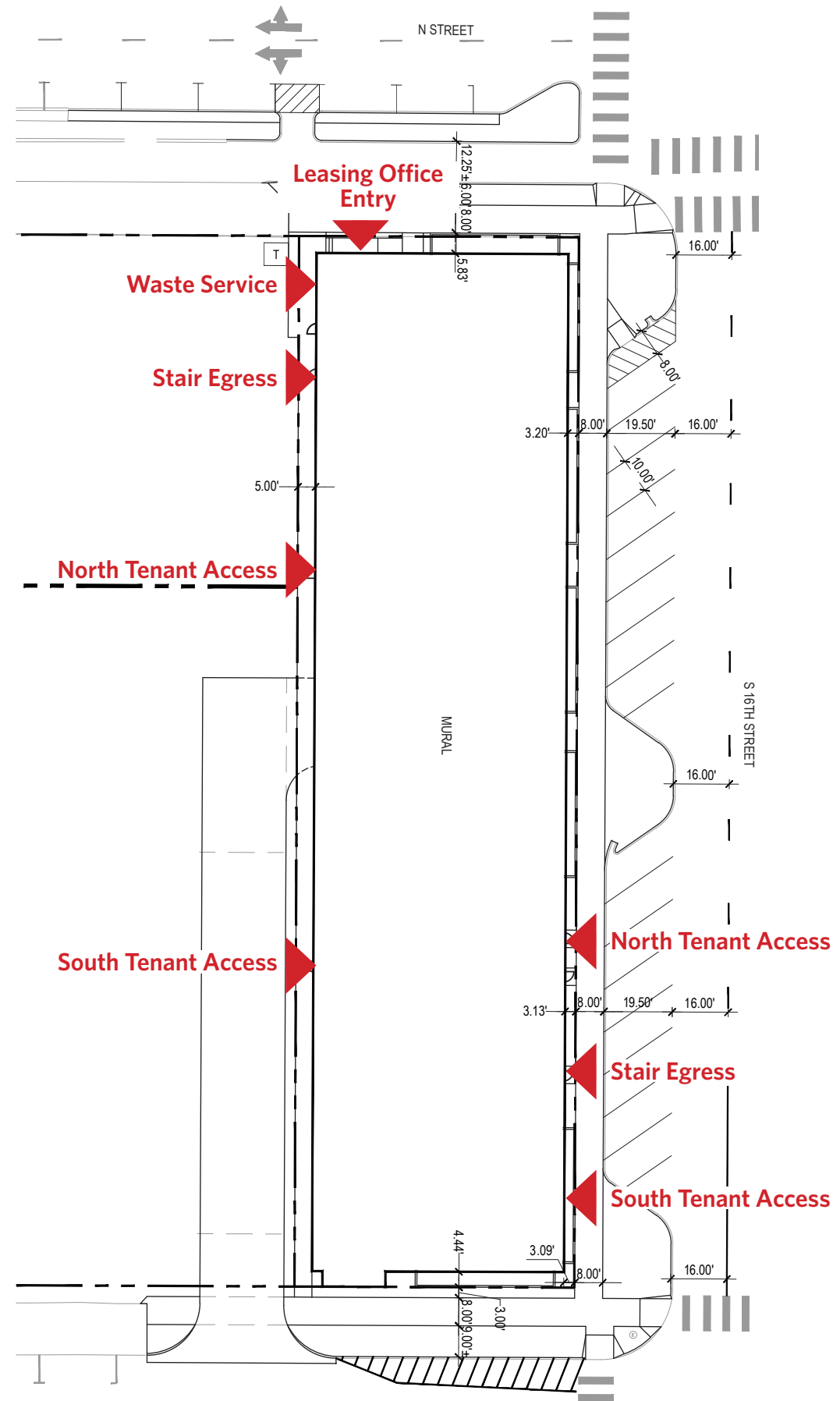
WATER QUALITY | BIORETENTION

SPECIALTY PAVEMENT CLAY PAVER

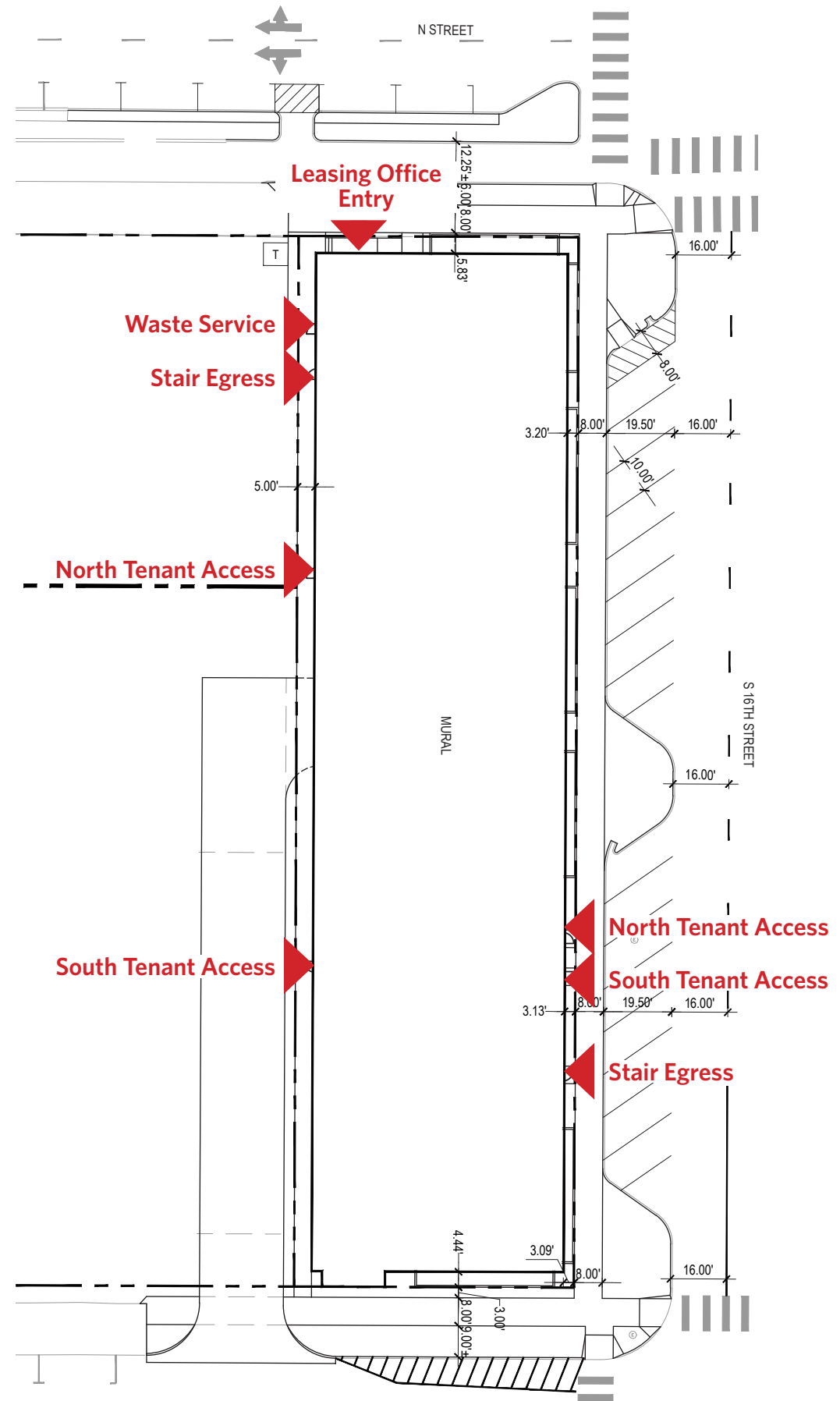


SPECIALTY PAVEMENT CLAY PAVER



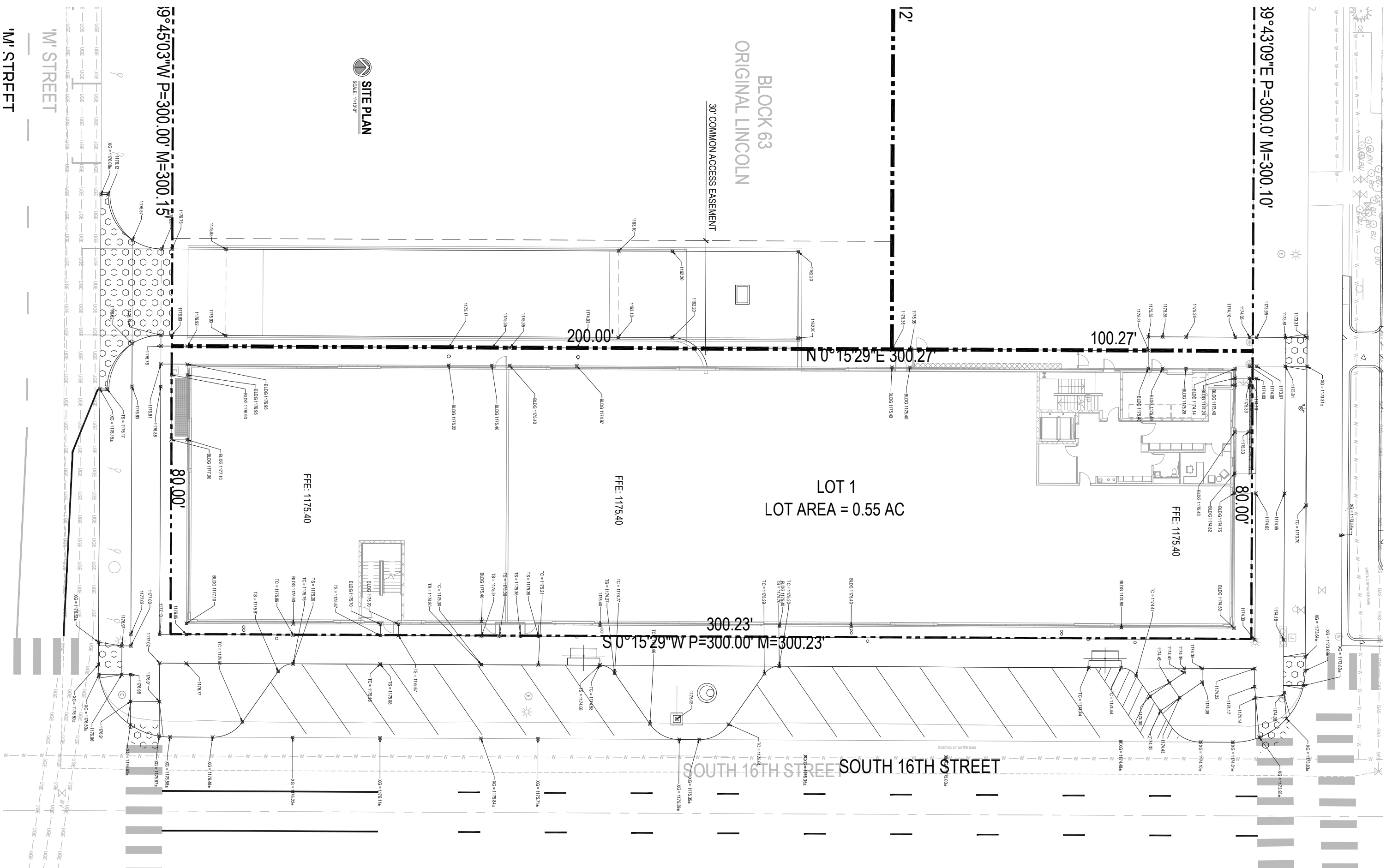


DD /CE July Submittal



CD Current Submittal

Streetscape Entry Locations (DD vs. CD)



BLOCK 63
ORIGINAL LINCOLN

LOT 1
LOT AREA = 0.55 AC

SITE PLAN
SCALE: 1"=100'

1ST STREET

1ST STREET

19°45'03"W P=300.00' M=300.15'

39°43'09"E P=300.0' M=300.10'

SOUTH 16TH STREET SOUTH 16TH STREET

Site Grading Plan

01.26.2024

Proposed Plant List for Pershing Redevelopment

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
TREES				
AAB	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL/ B&B/ 8'-10' HT MIN	20' HEIGHT, 15' SPREAD
LTJ	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIP TREE	2 1/2" CAL/ B&B/ 12'-14' HT MIN	55' HEIGHT, 25' SPREAD
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL/ B&B/ 12'-14' HT MIN	45' HEIGHT, 45' SPREAD
SHRUBS				
AMG	ARONIA MELANOCARPA 'UCONNAM012' (PPAF)	GROUND HOG CHOKEBERRY	#2 CONT / 8" HT MIN W/ 3 CANES	8-14" HEIGHT, 36" SPREAD
CSK	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF REDOSIER DOGWOOD	#3 CONT/ 12" HT MIN W/3 CANES	2.5' HEIGHT, 2.5' SPREAD
PERENNIALS				
LMB	LIATRIS SPICATA	DENSE BLAZING STAR	#3 CONT/24" HT MIN W/3 CANES	36" HEIGHT, 18" SPREAD
RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	NO. 1 CONTAINER, 24" SPACING	36" HEIGHT, 24" SPREAD
GRASSES				
JBD	JUNCUS 'BLUE DART'	BLUE DART RUSH	NO. 1 CONTAINER, 18" SPACING	18" HEIGHT, 18" SPREAD
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	NO. 1 CONTAINER, 18" SPACING	24" HEIGHT, 24" SPREAD
SSP	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	PRAIRIE MUNCHKIN LITTLE BLUESTEM	NO. 1 CONTAINER, 18" SPACING	24" HEIGHT, 18" SPREAD



AUTUMN BRILLIANCE SERVICE BERRY



EMERALD CITY TULIP TREE



SWAMP WHITE OAK



GROUND HOG CHOKEBERRY



KELSEY'S DWARF REDOSIER DOGWOOD



DENSE BLAZING STAR



GOLDSTRUM BLACK-EYED SUSAN



BLUE DART RUSH



PRAIRIE DROPSEED



PRAIRIE MUNCHKIN LITTLE BLUESTEM



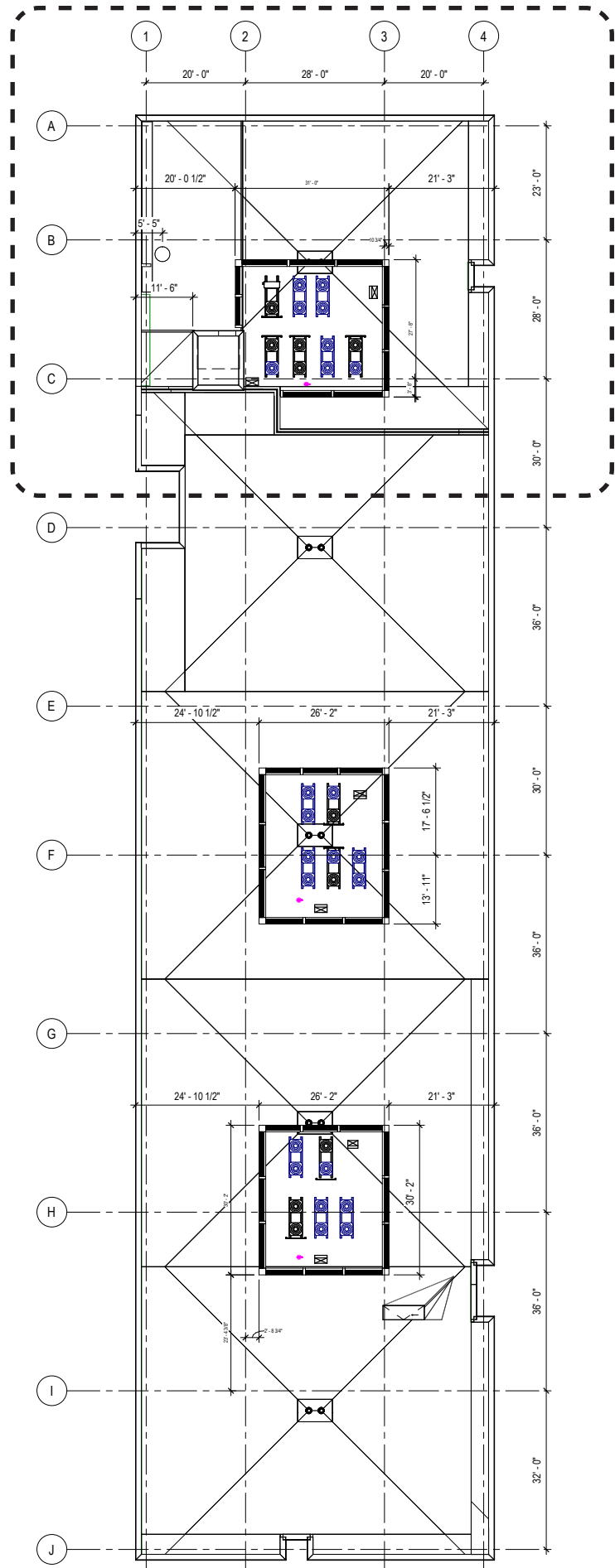




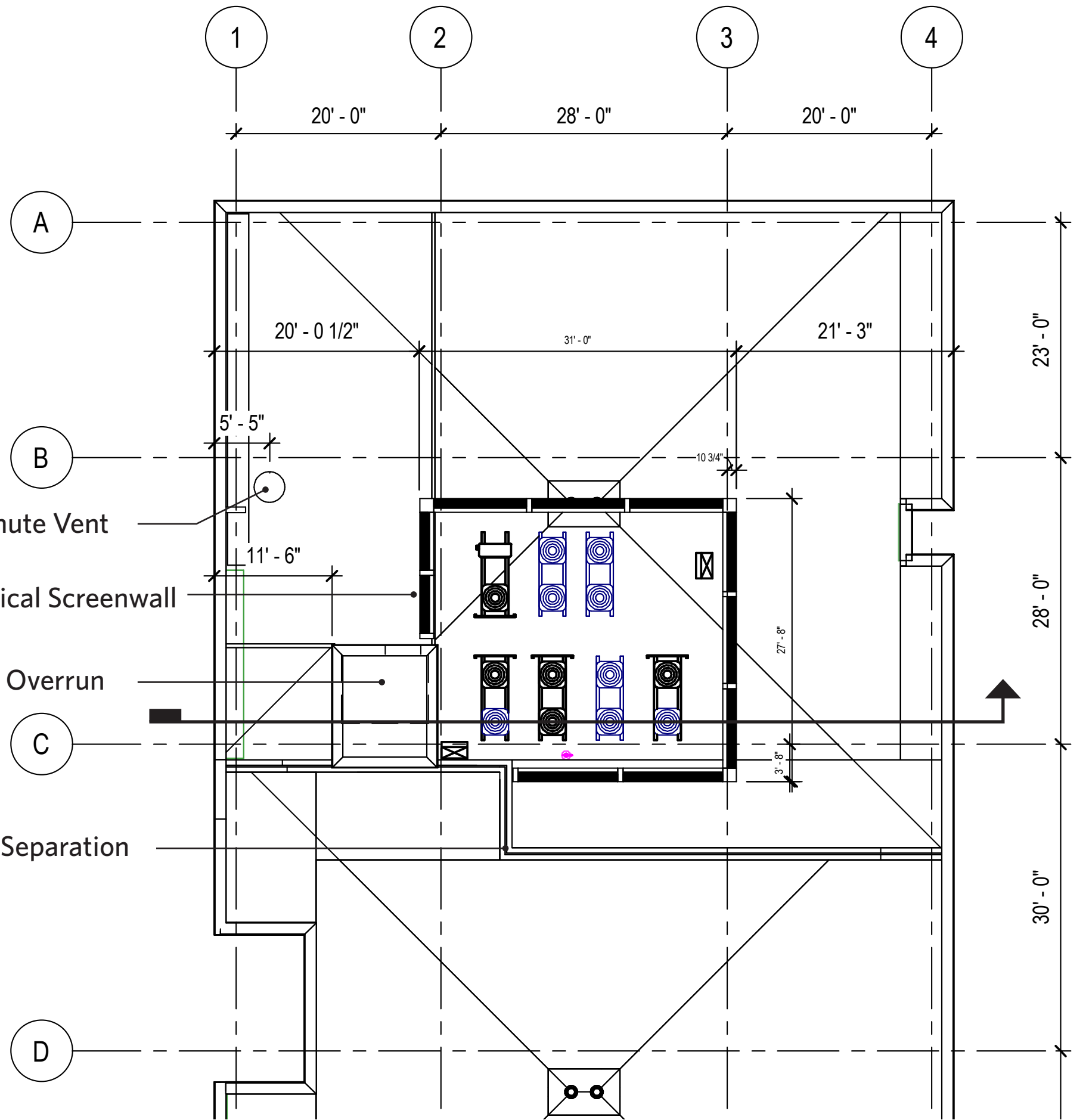




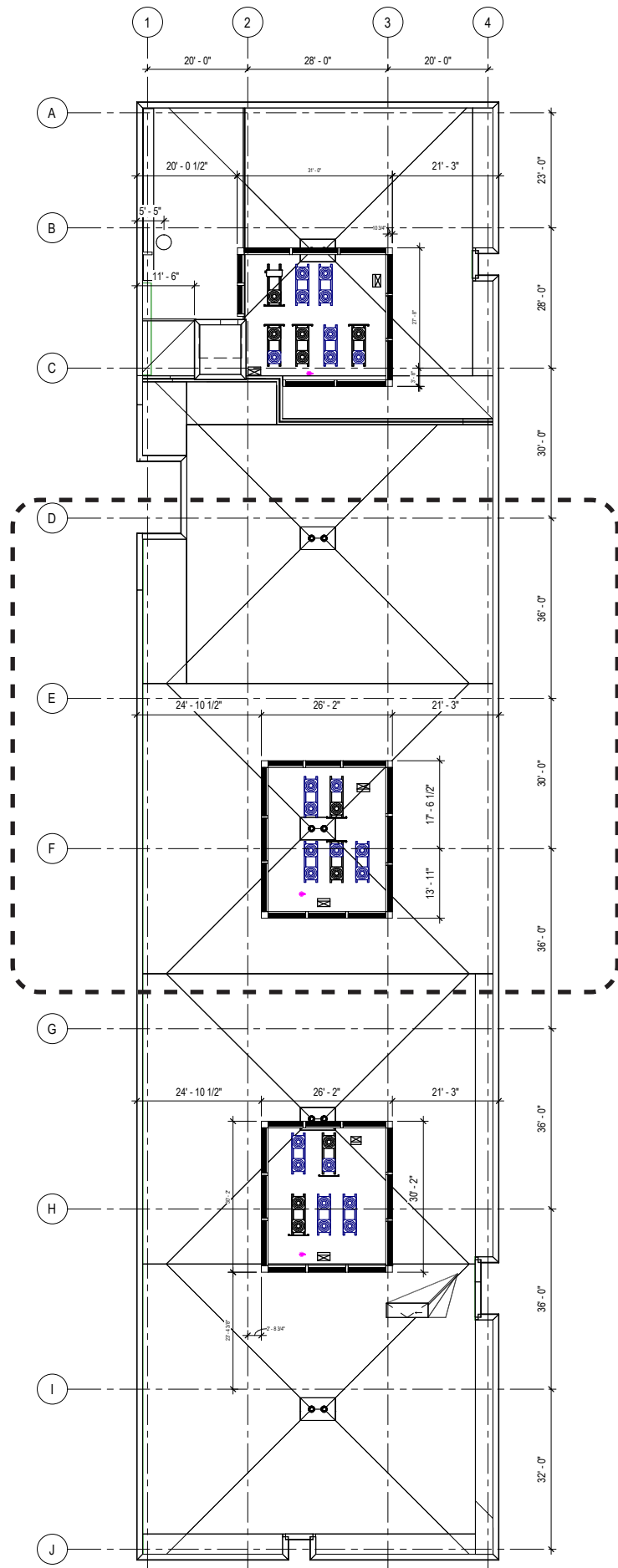
Rooftop and Site Screening



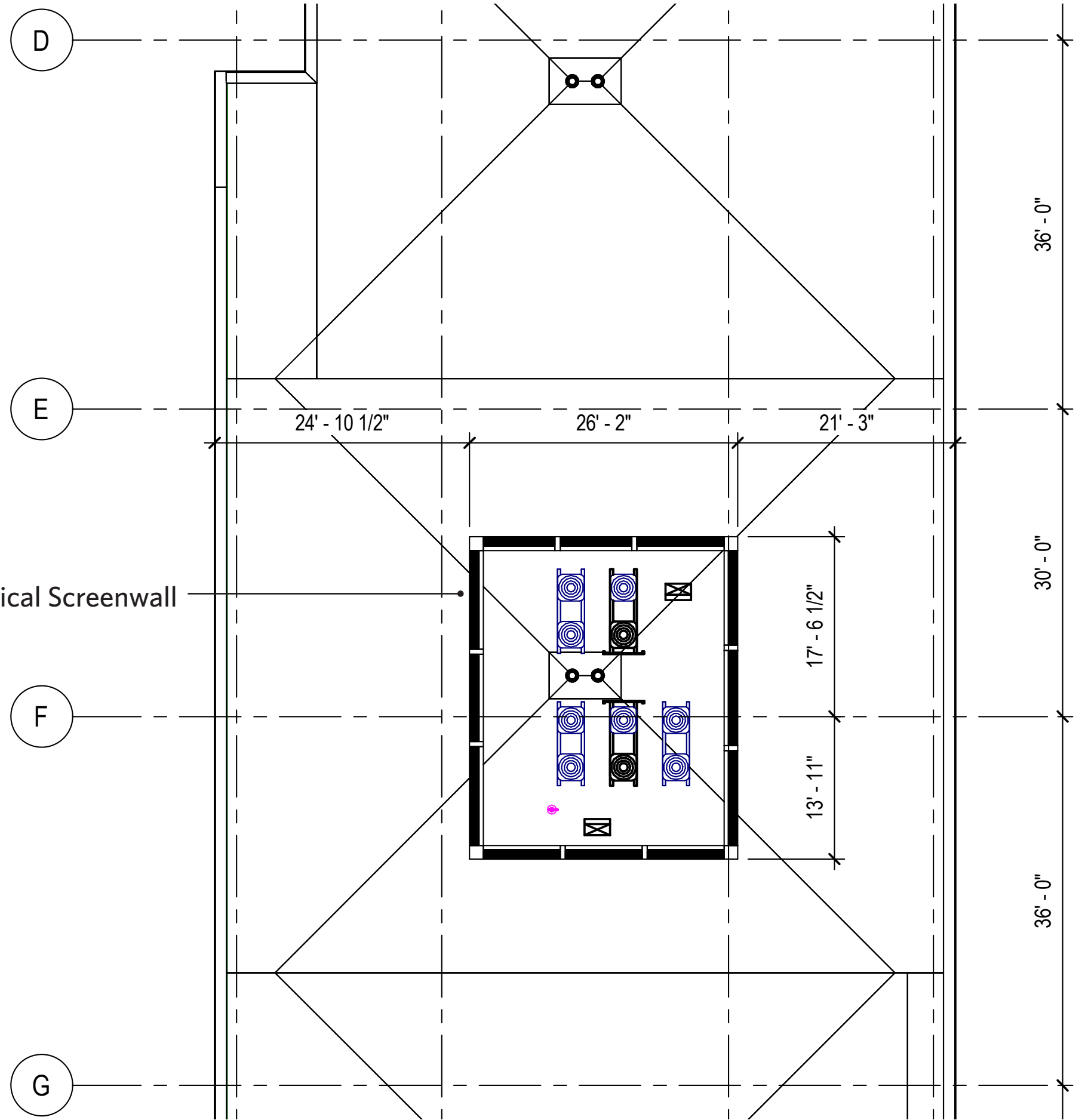
Area A



Roof Plan - Area A

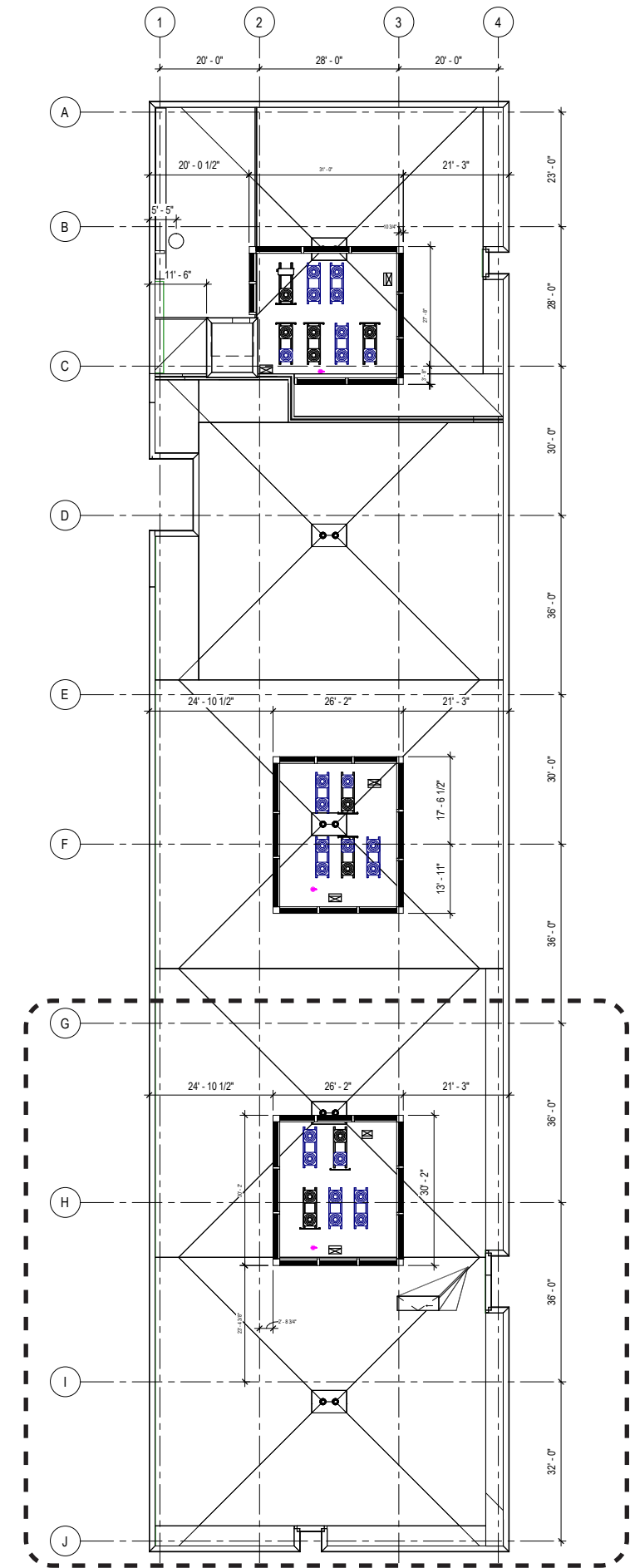


Area B



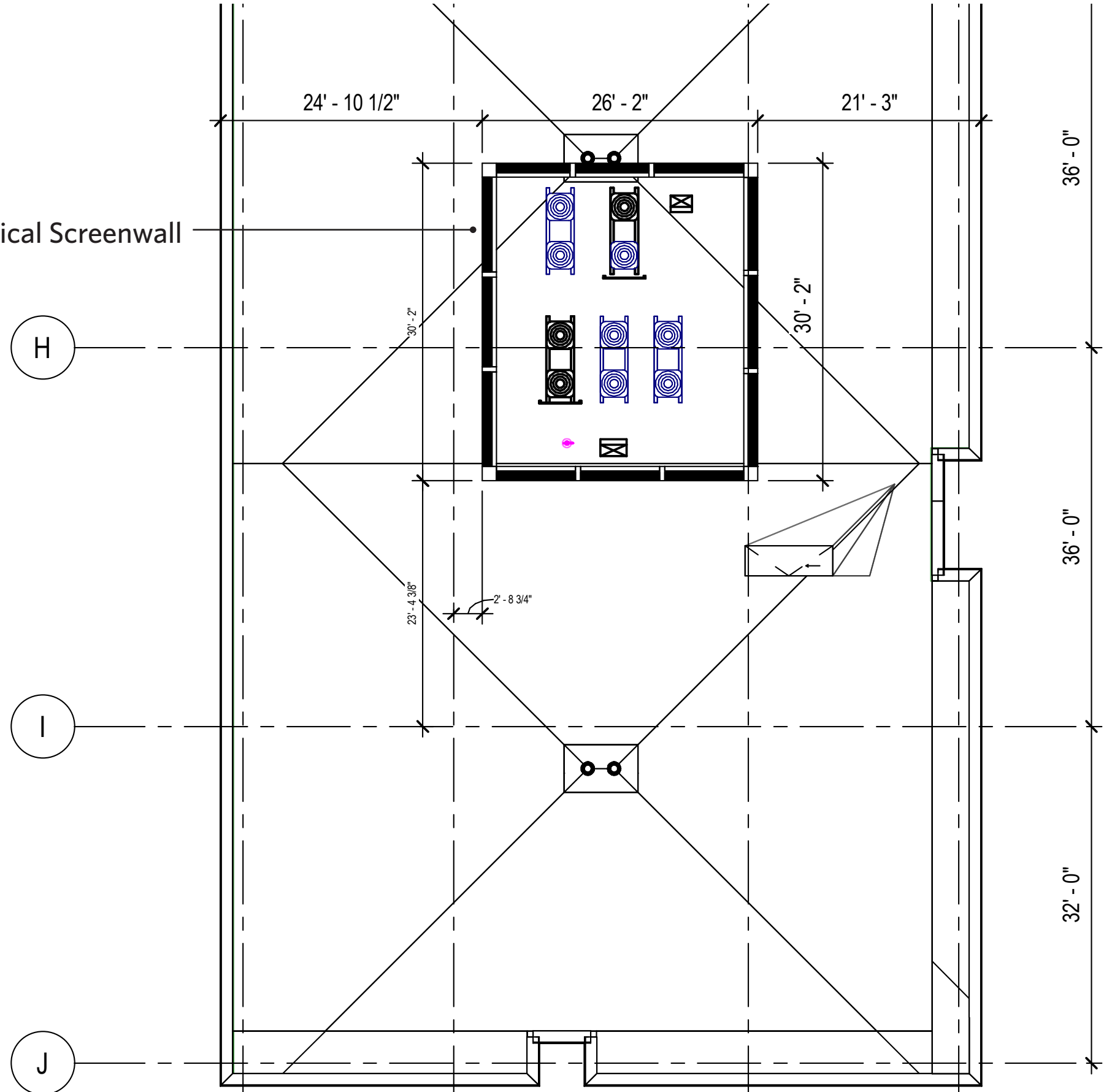
Mechanical Screenwall

Roof Plan - Area B

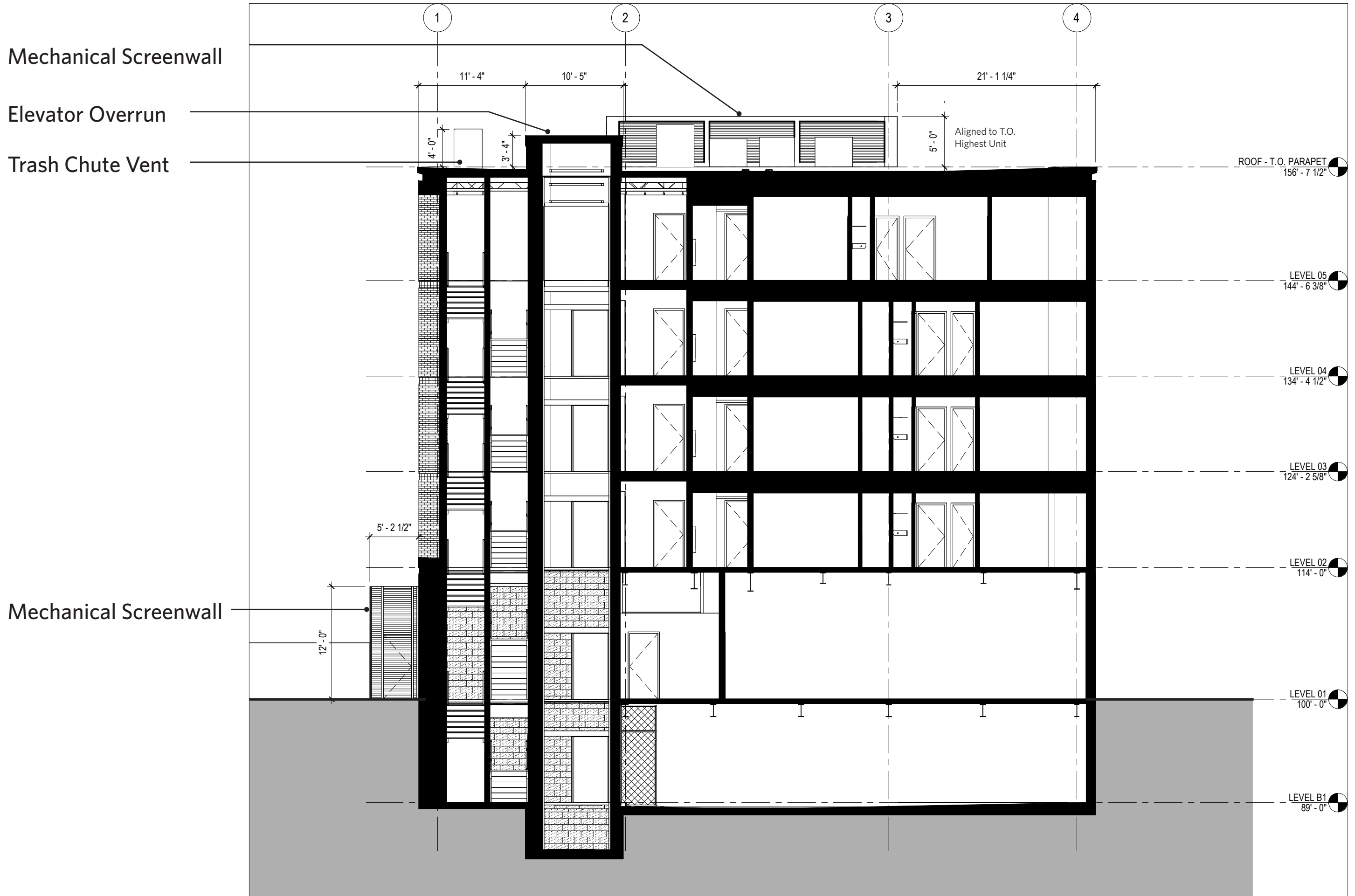


01.26.2024

Mechanical Screenwall



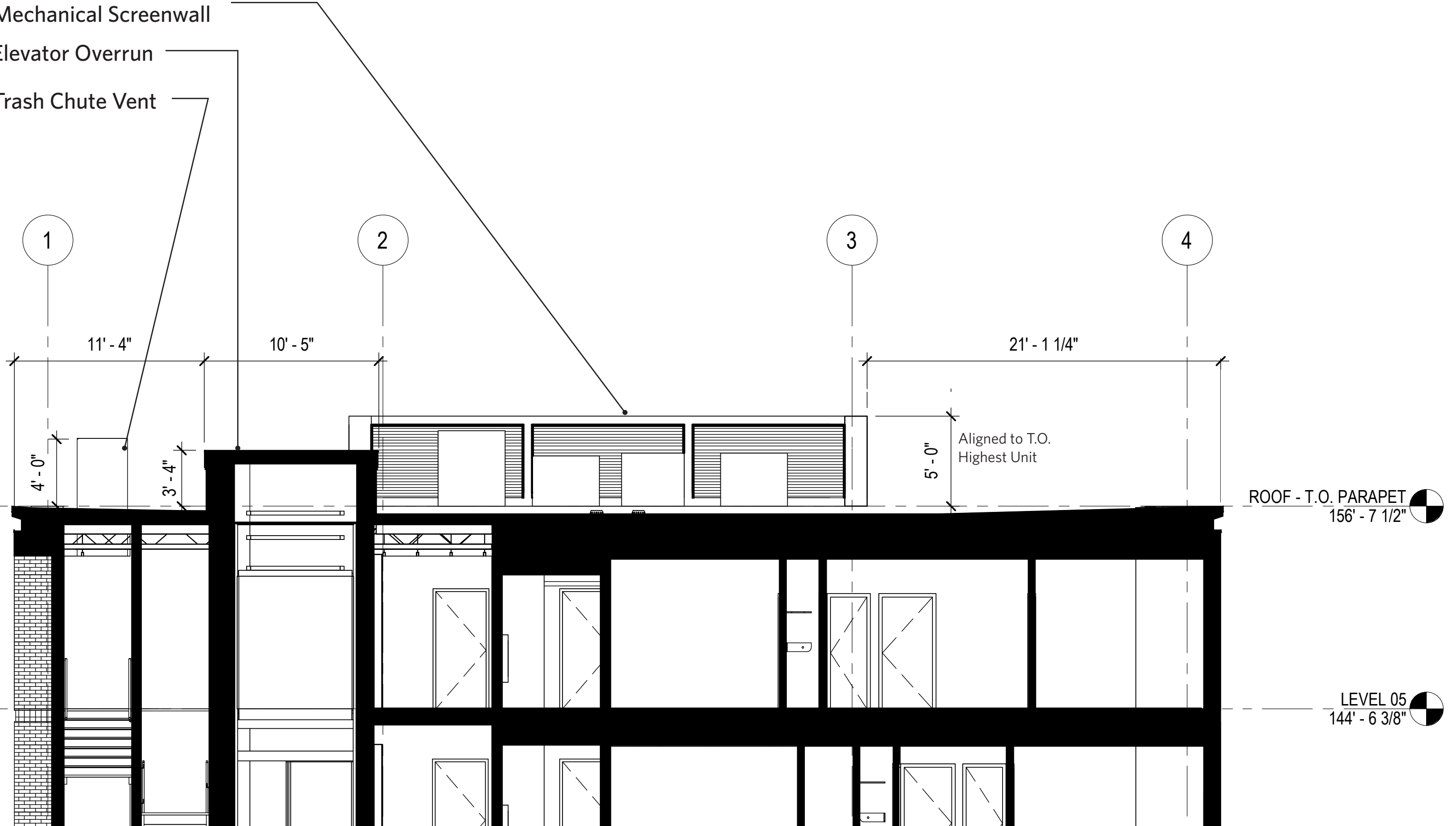
Roof Plan - Area C



Mechanical Screenwall

Elevator Overrun

Trash Chute Vent



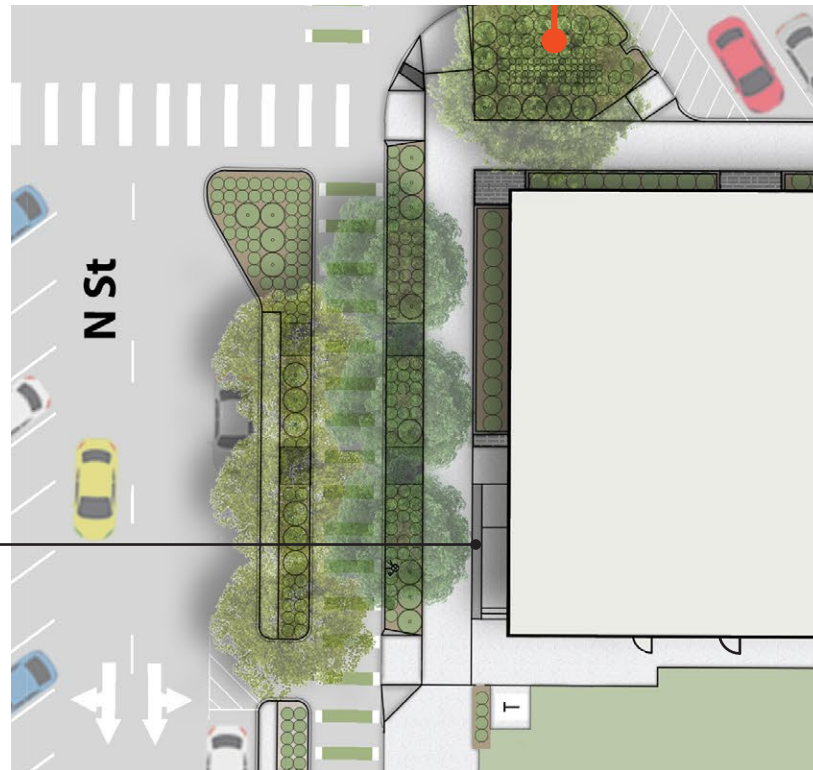
Custom Branded Signage Railing

Description: Powdercoated steel plate signage with Mural logo laser-cut into panels. LED lighting integral in signage paneling. Final font/type selection TBD.

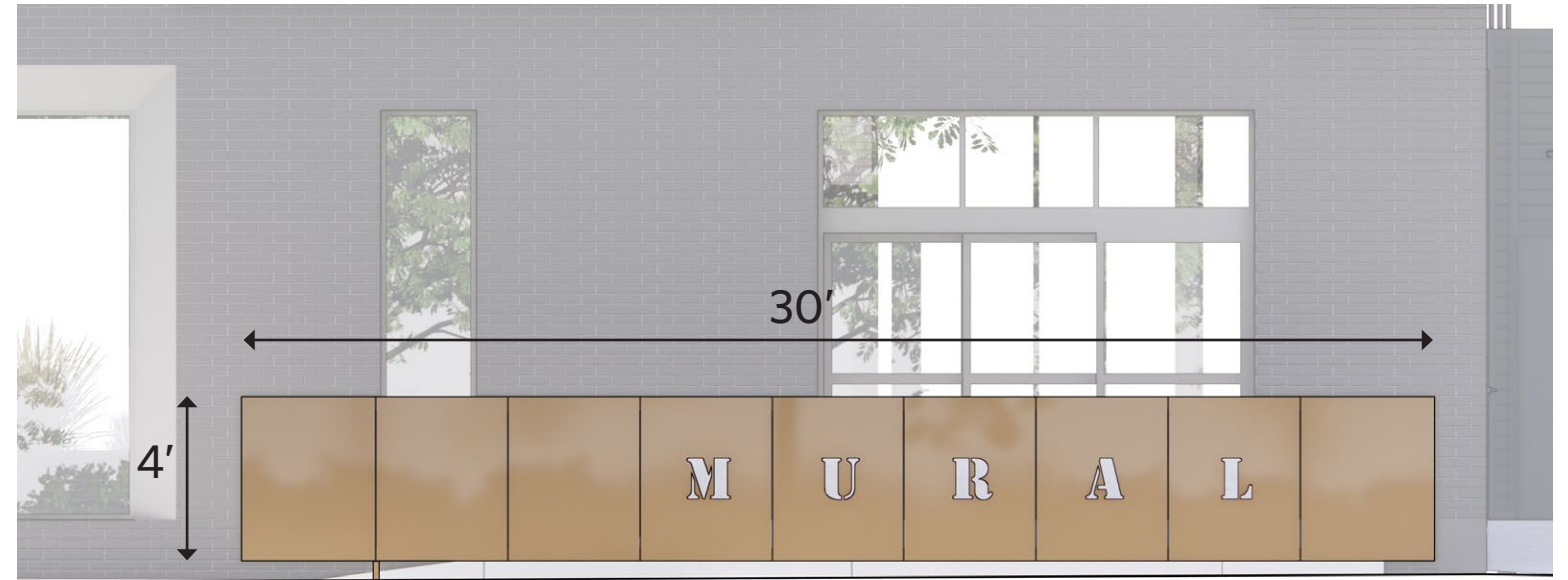
Location: Screening North Entry ramp and stairs for Mural leasing office.

Color: SW 7715 Pottery Urn (Matching Building Accent Panels)

North Entry
Signage Location



01.26.2024



North Entry Signage

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Premanufactured Mechanical Rooftop Screenwall

Description: Premanufactured, prefinished screenwall system around rooftop condensing units.

Location: Building Rooftop

Basis of Design: Envisor Roof Screens by Cltyscapes Architectural Innovations.

Color: SW 7064 Passive

Material: Acrylicap ABS



SW 7064
Passive
Interior / Exterior
Location Number: 236-C1

Premanufactured Site Utility Screening

Description: Premanufactured, prefinished screenwall system around building utility panels.

Location: West Elevation

Basis of Design: Shadow 80 Louvered Fence by Ametco Manufacturing Corporation.

Color: Cal Gray

Material: Prefinished Steel or Aluminum , with 80% visual screening.



Cal Gray

01.26.2024



Site Screenwall Basis of Design

22