

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 compatability 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.

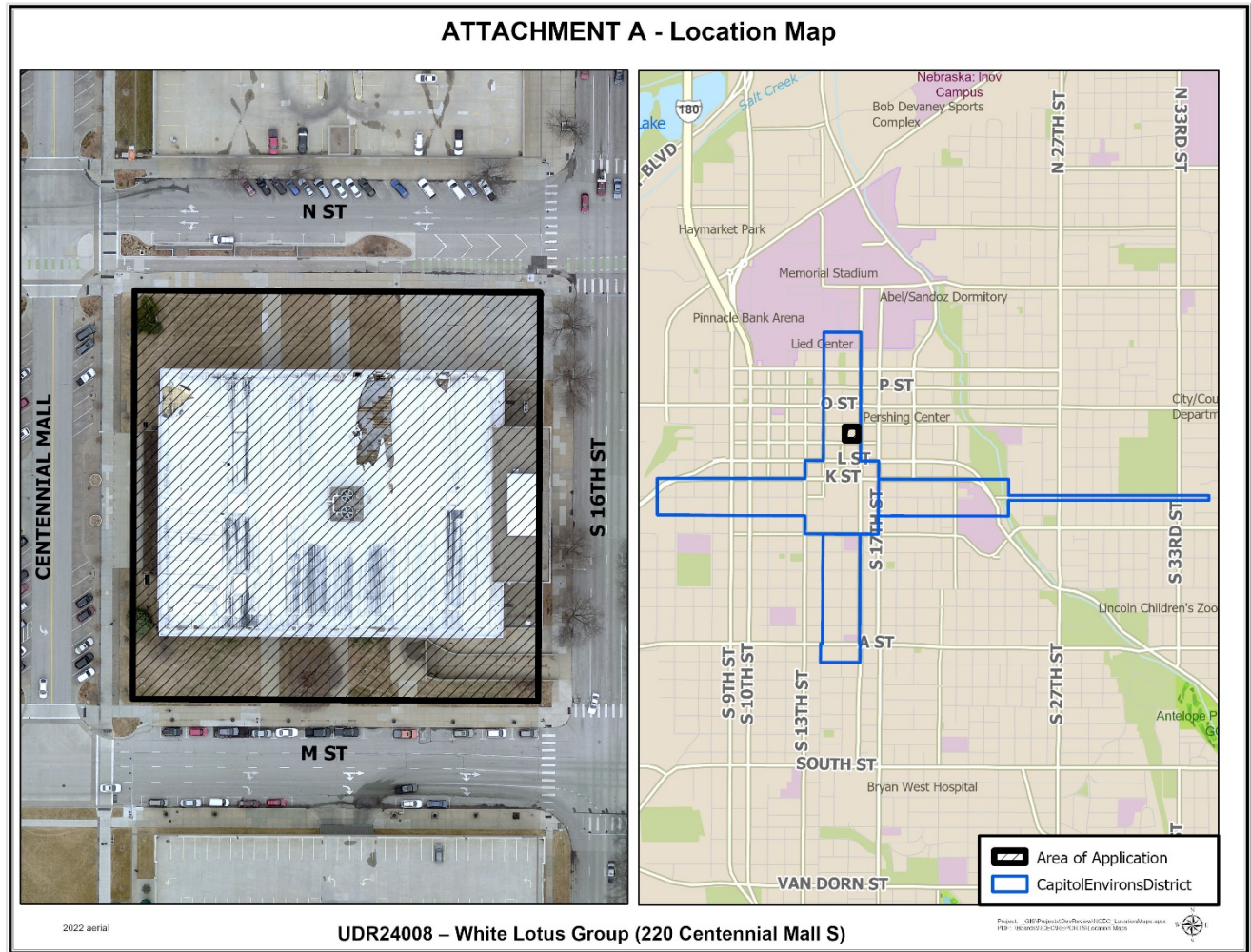
Recommendations

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.

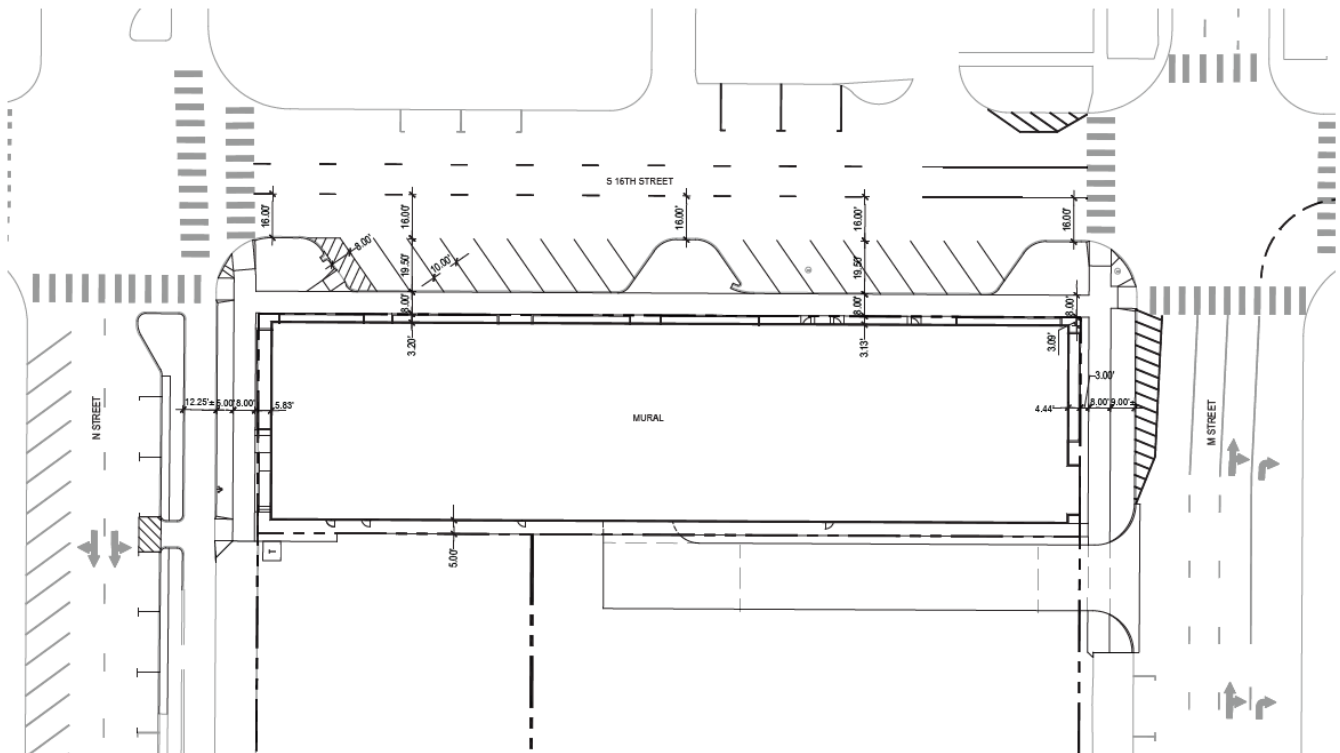
Recommended finding: The proposed streetscape and rooftop and utility screening plans generally comply with the Capitol Environs Design Standards.

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



ATTACHMENT B – Site Plan



ATTACHMENT C – Renderings



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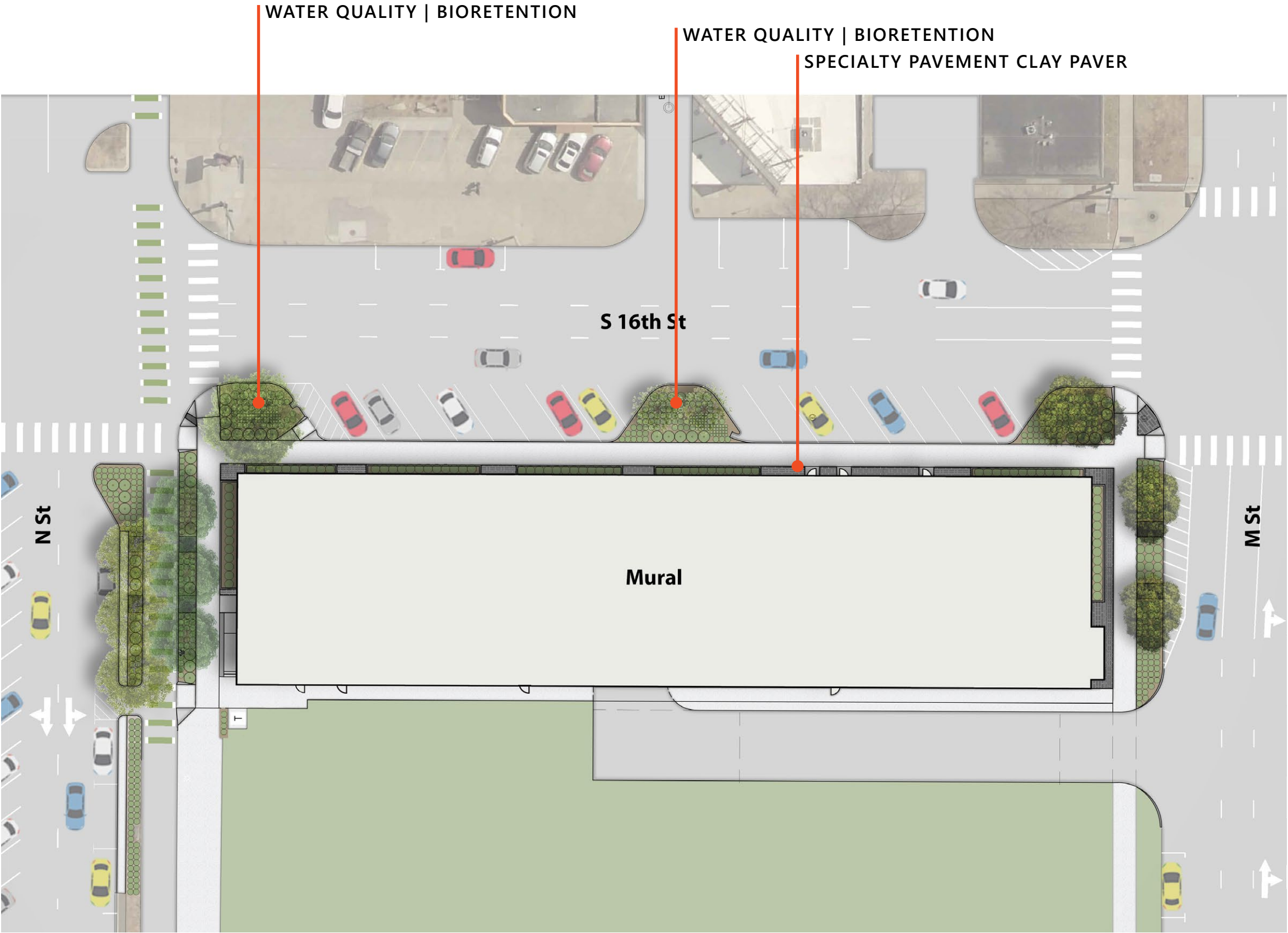


Mural Mixed-Use Project Streetscape + Site Screening Design Review

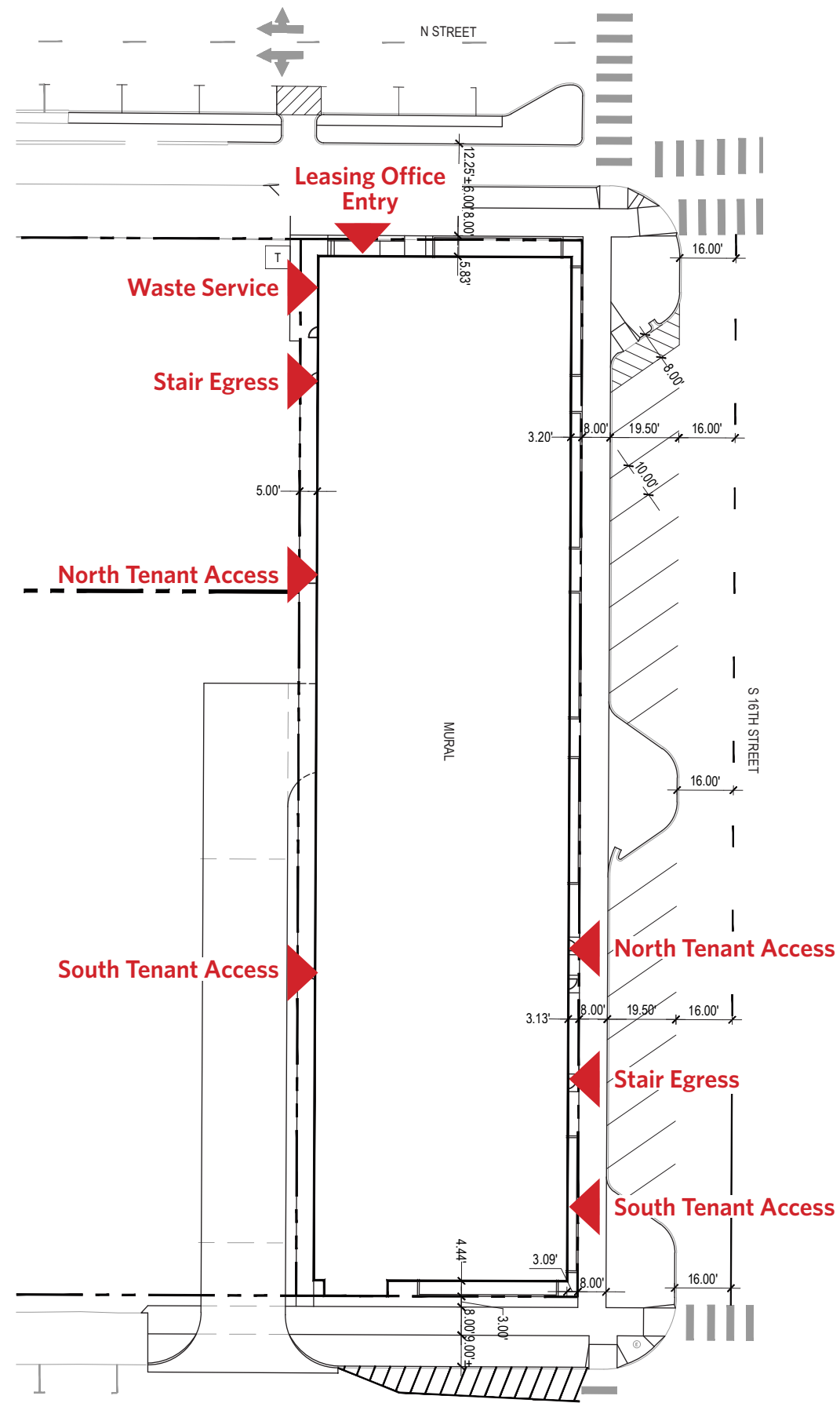
Nebraska Capitol Environs Commission - Project Review
01.26.2022



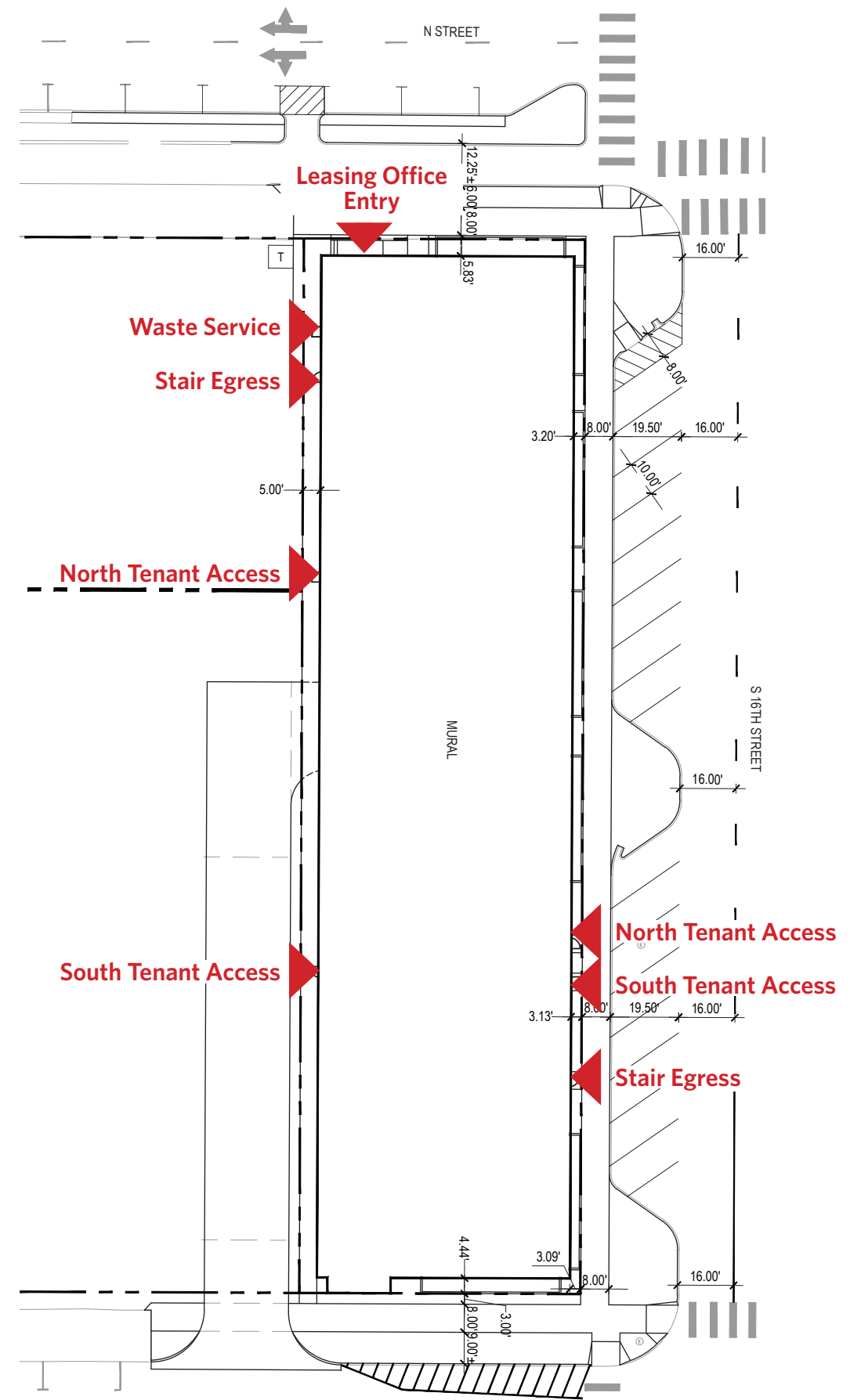
Streetscape Design



SPECIALTY PAVEMENT CLAY PAVER



DD /CE July Submittal



CD Current Submittal

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



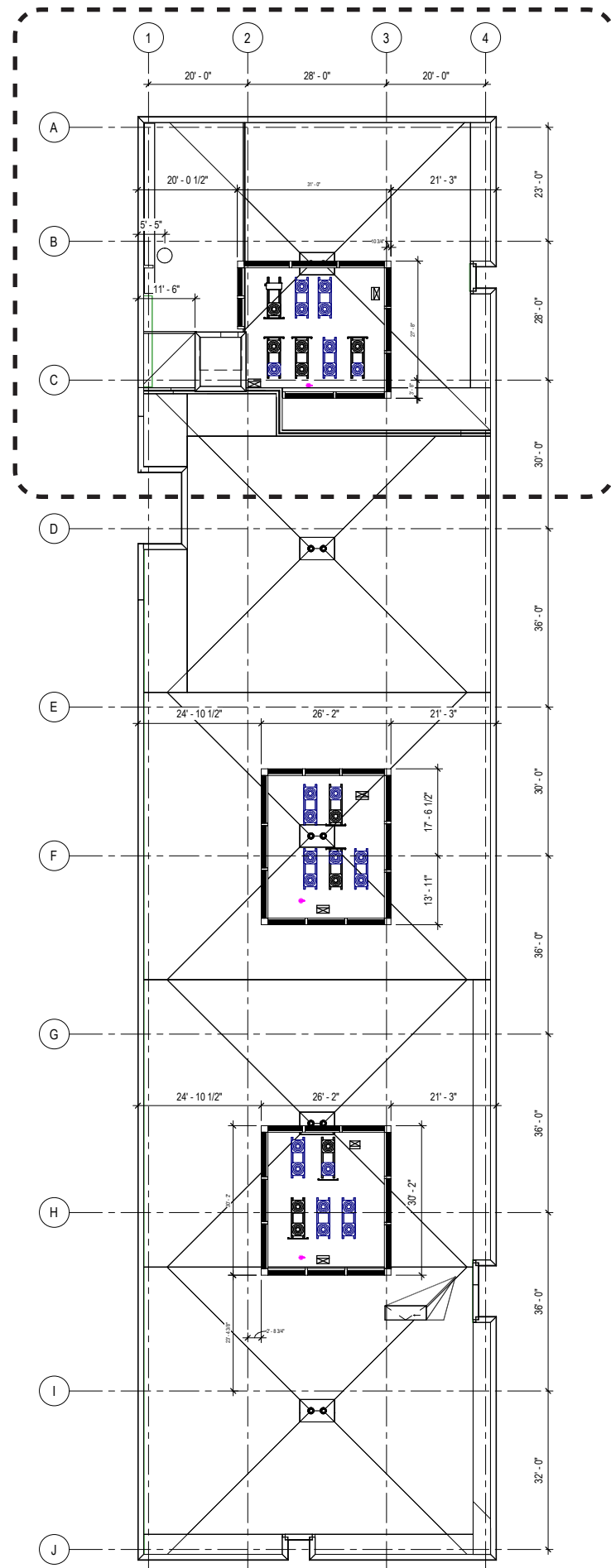






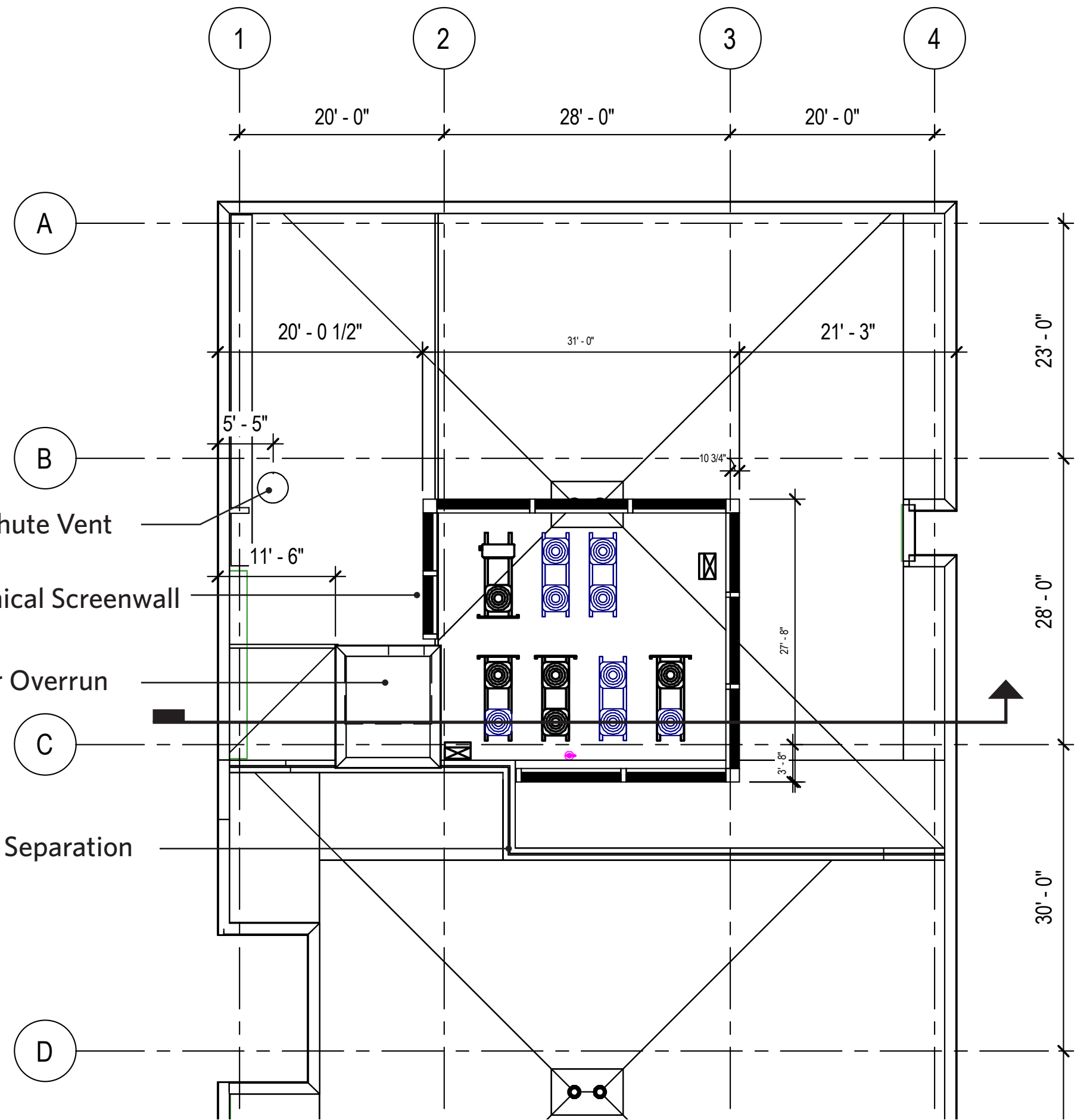


Rooftop and Site Screening



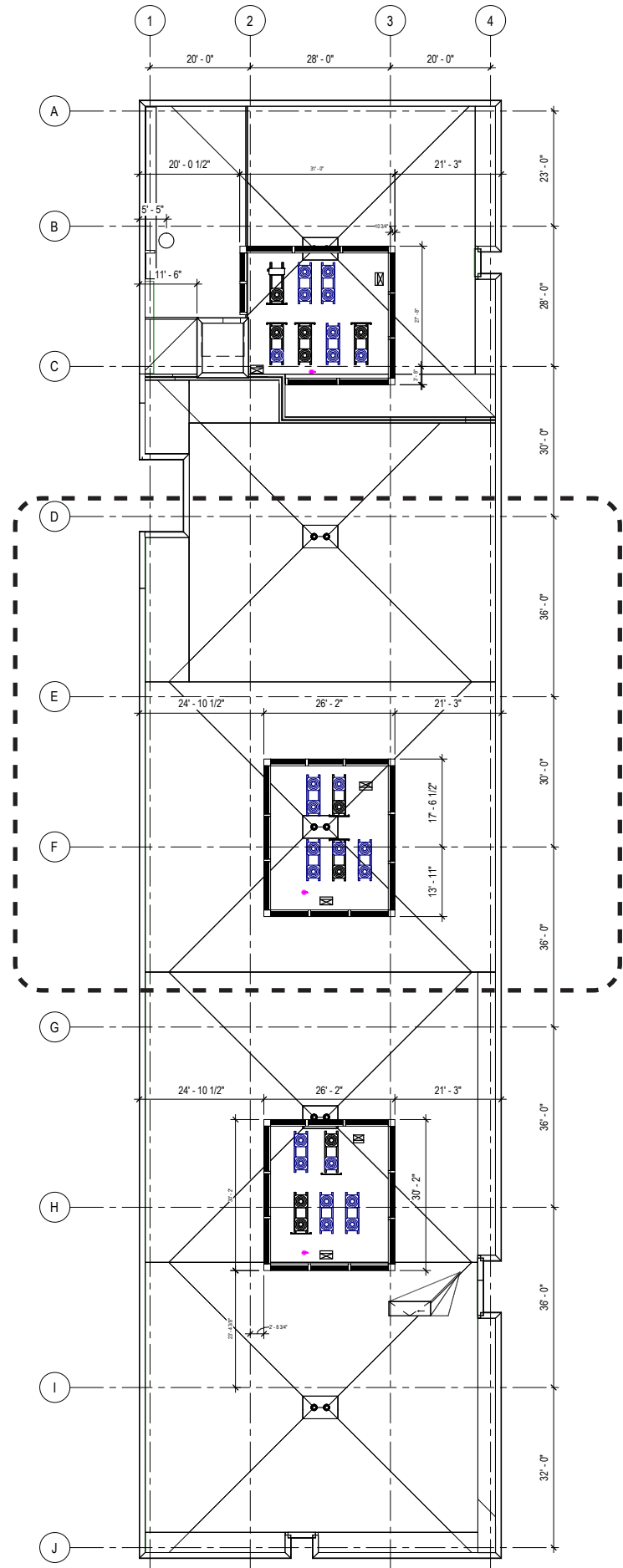
Area A

01.26.2024



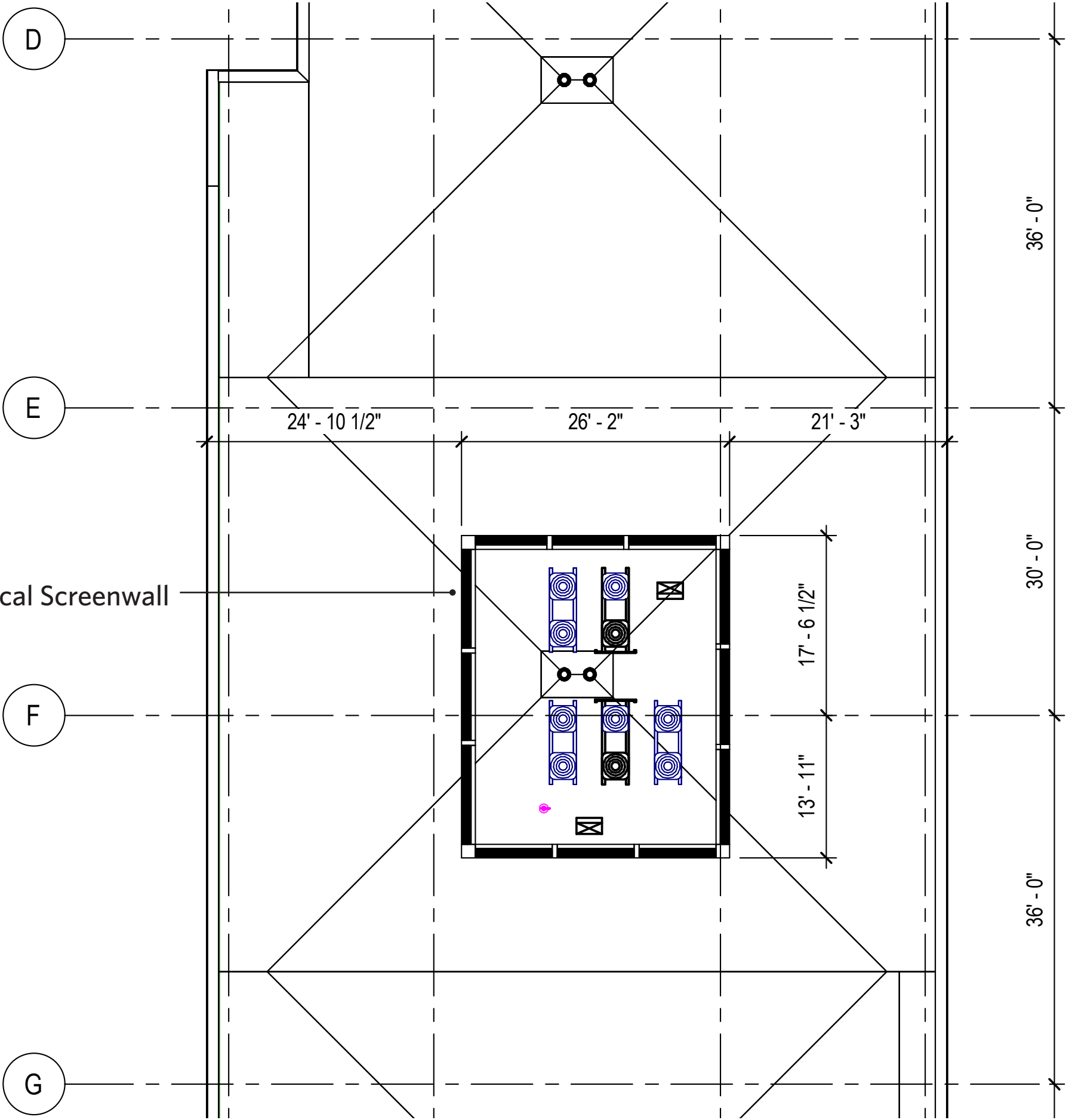
Roof Plan - Area A

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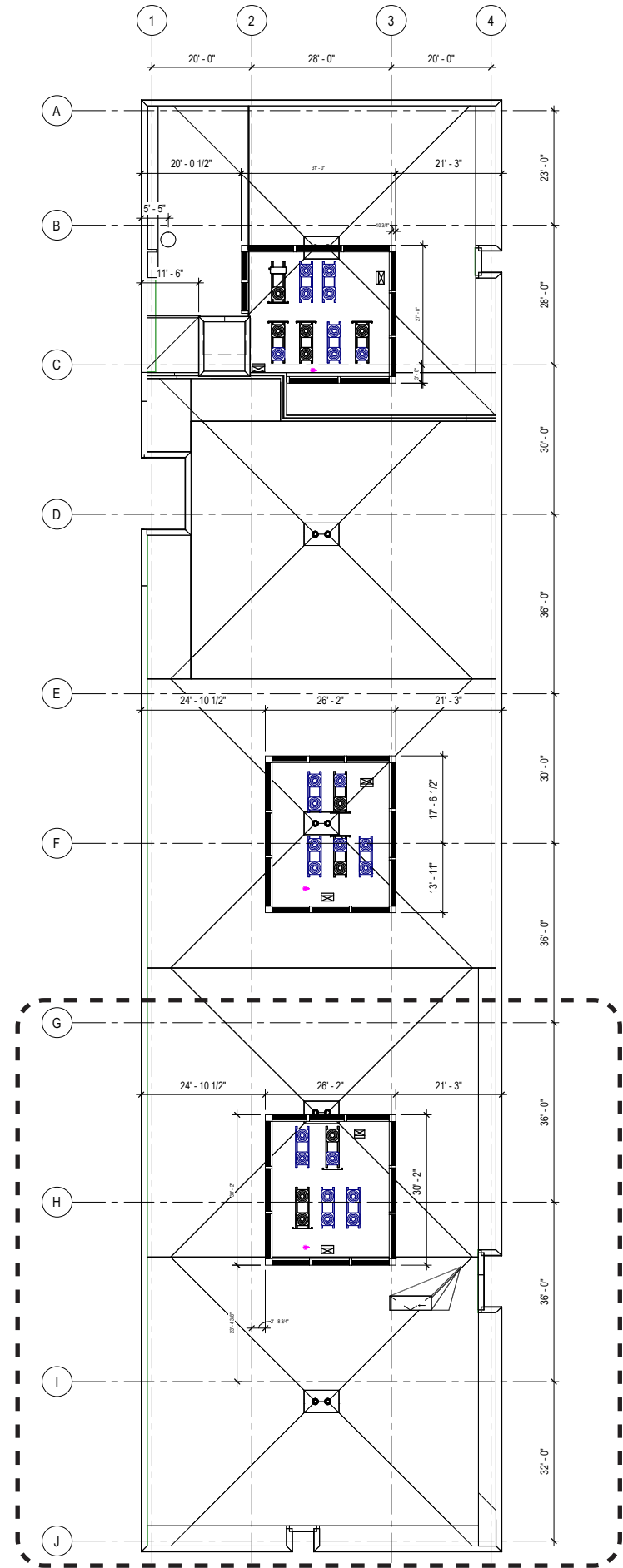


Area B

Mechanical Screenwall



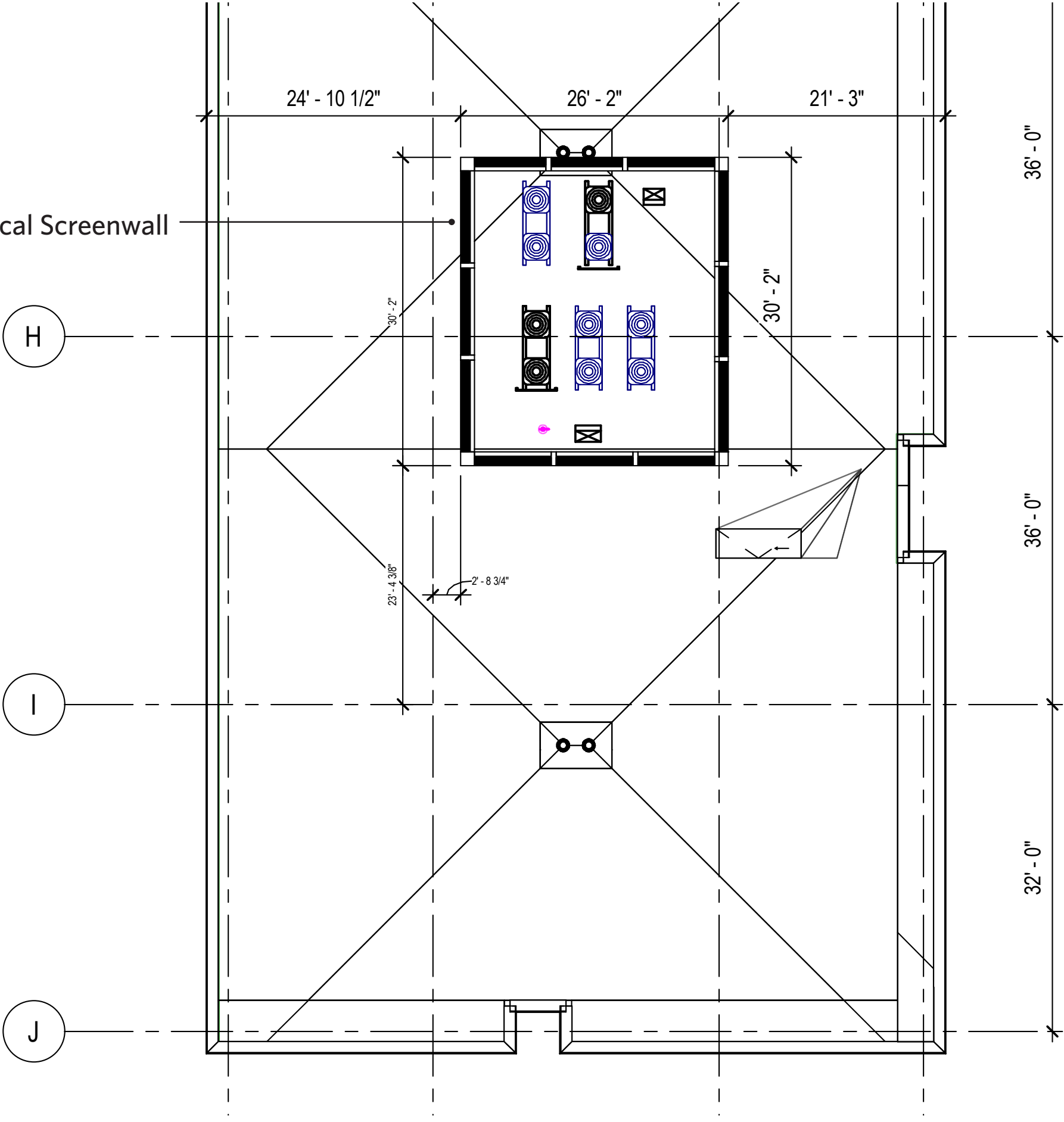
Roof Plan - Area B



Area C

01.26.2024

Mechanical Screenwall



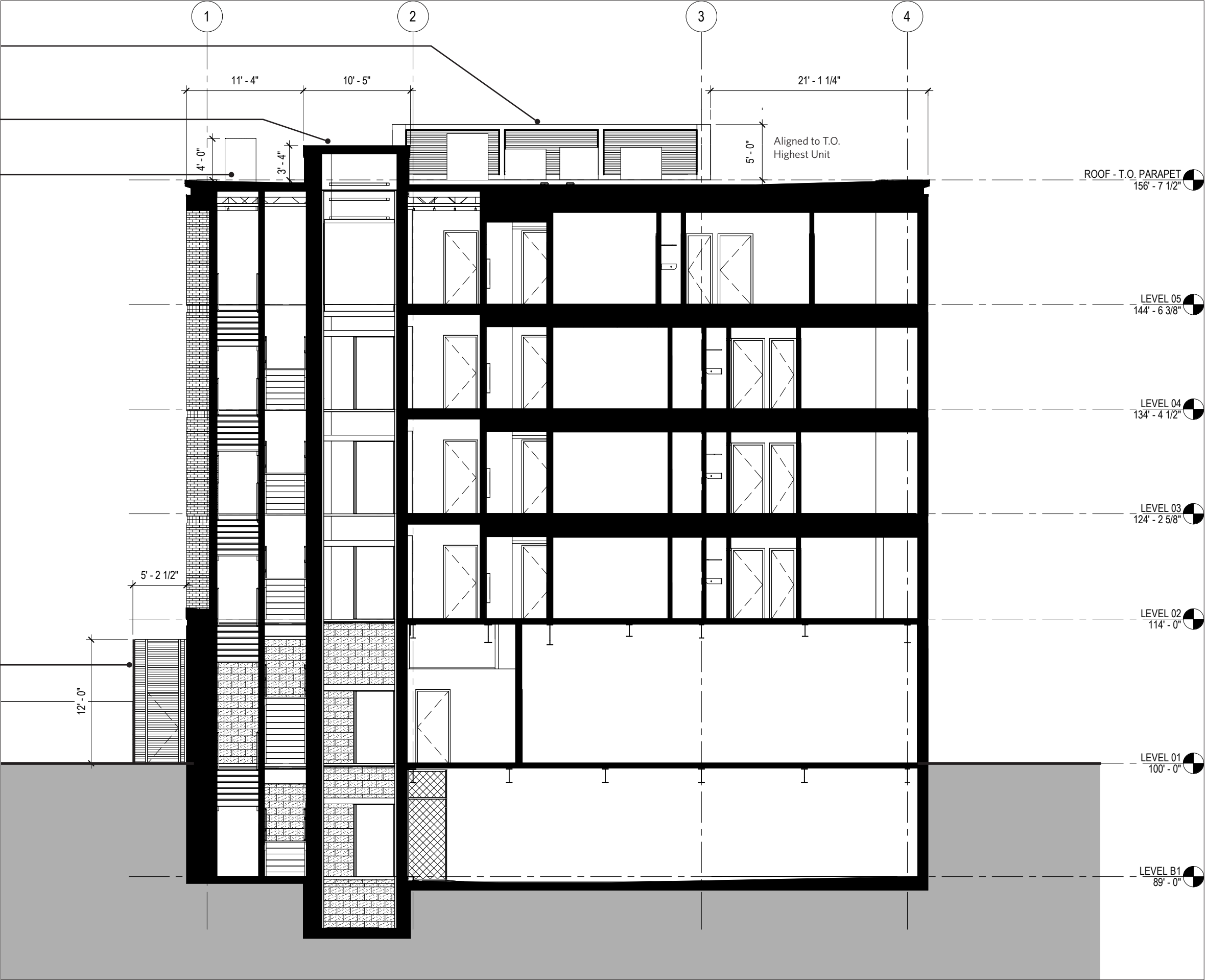
Roof Plan - Area C

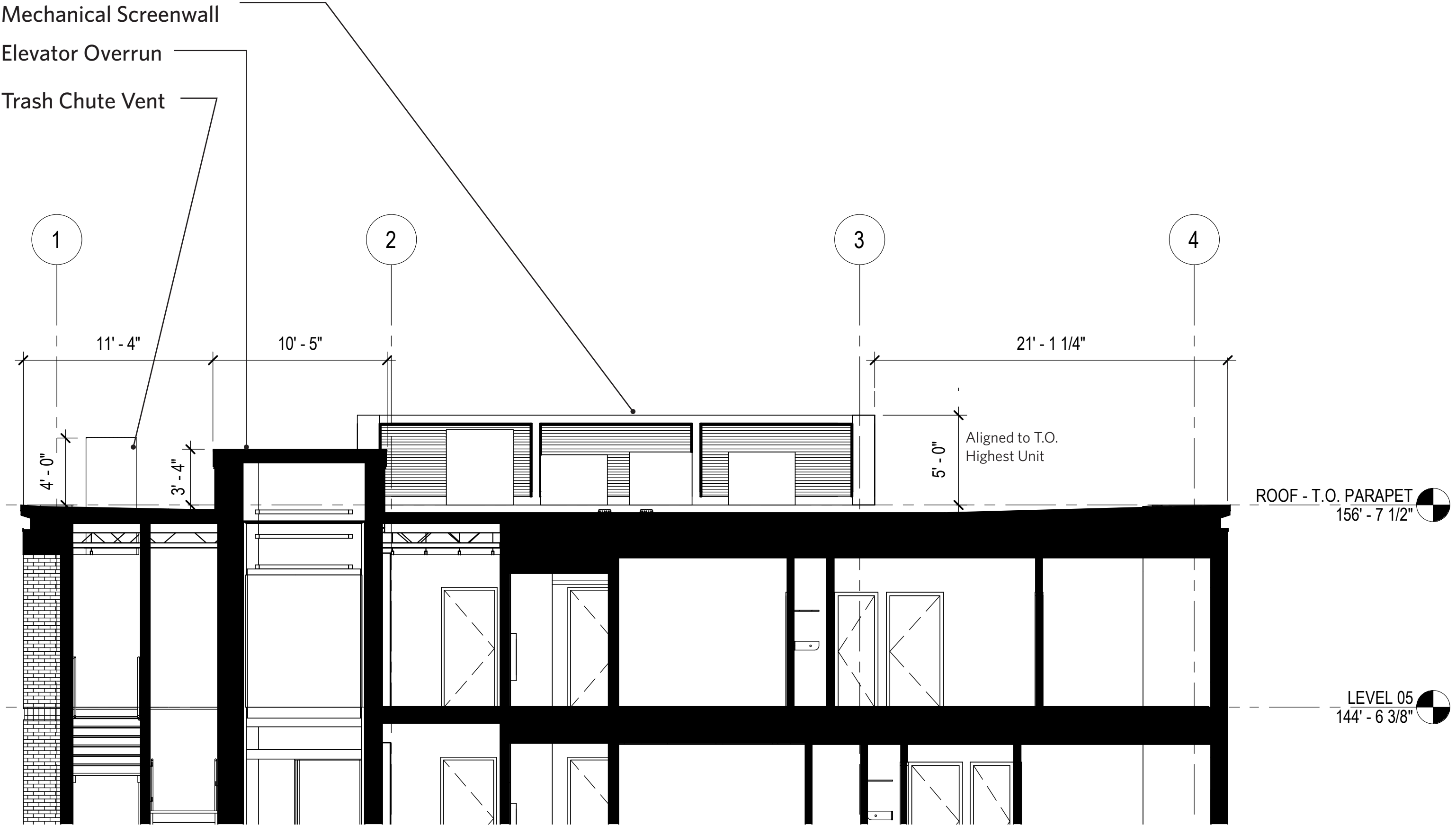
Mechanical Screenwall

Elevator Overrun

Trash Chute Vent

Mechanical Screenwall



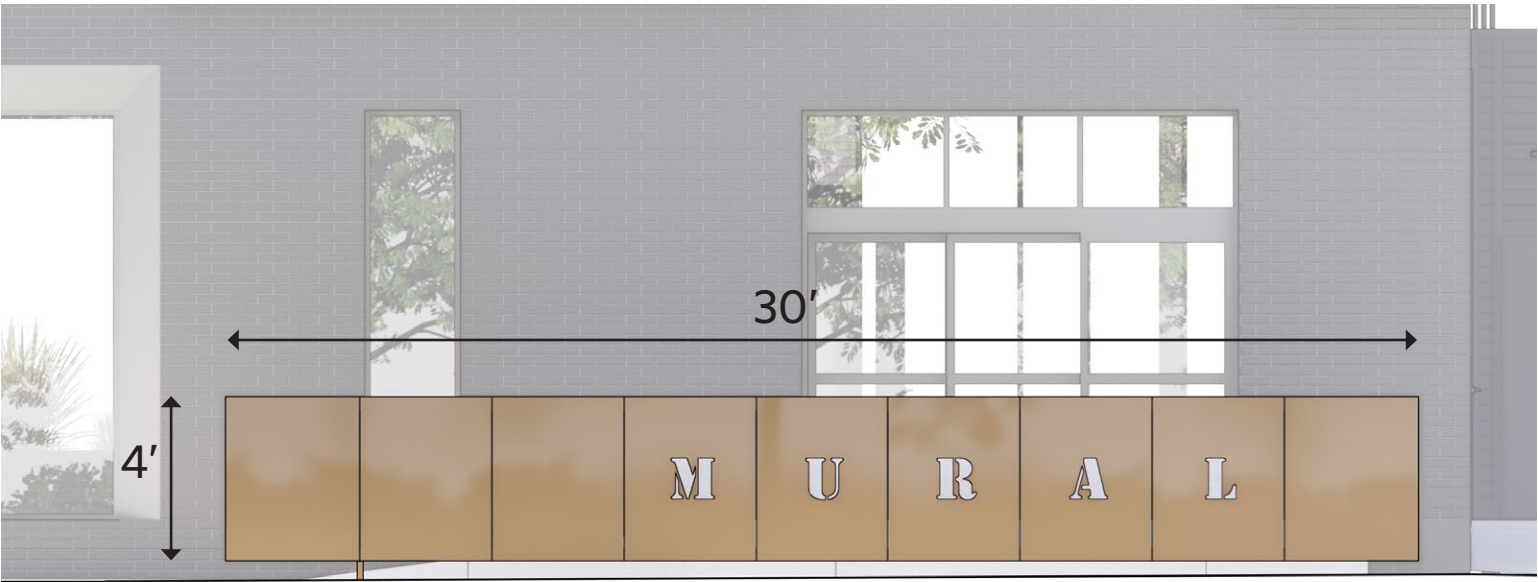
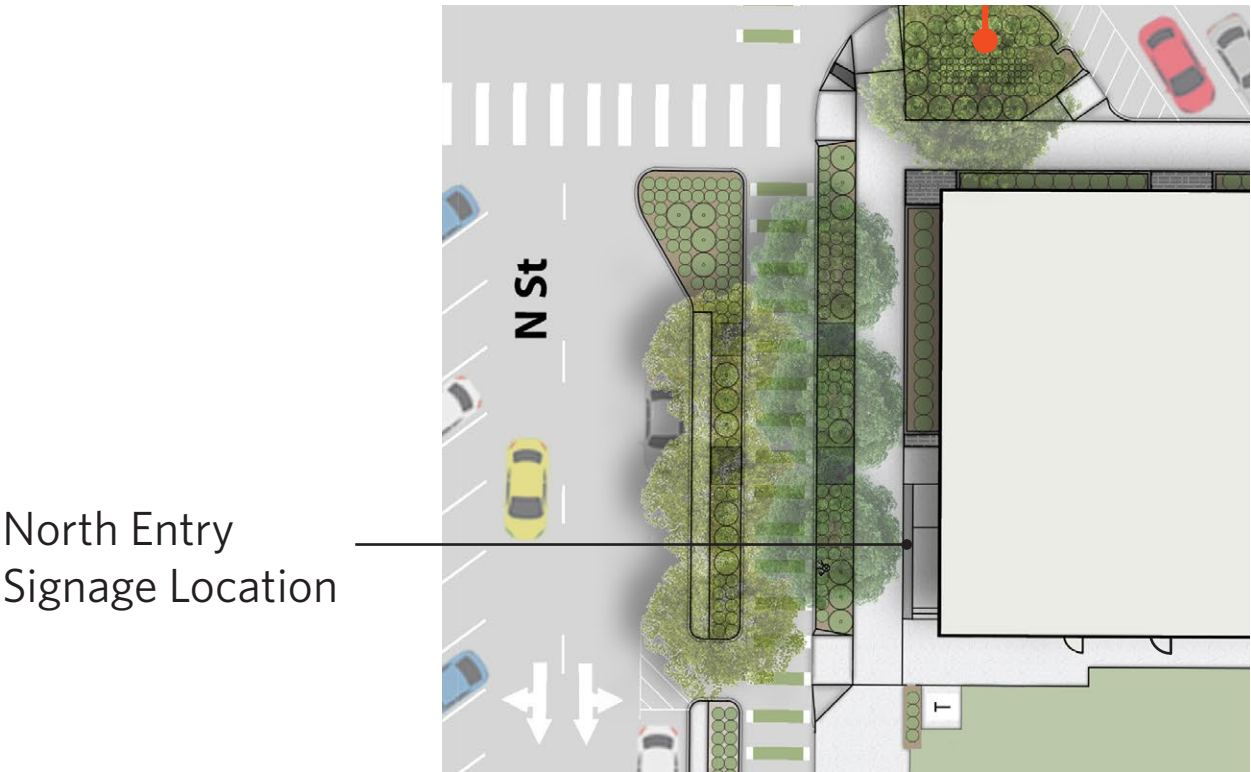


Custom Branded Signage Railing

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)



Premanufactured Mechanical Rooftop Screenwall

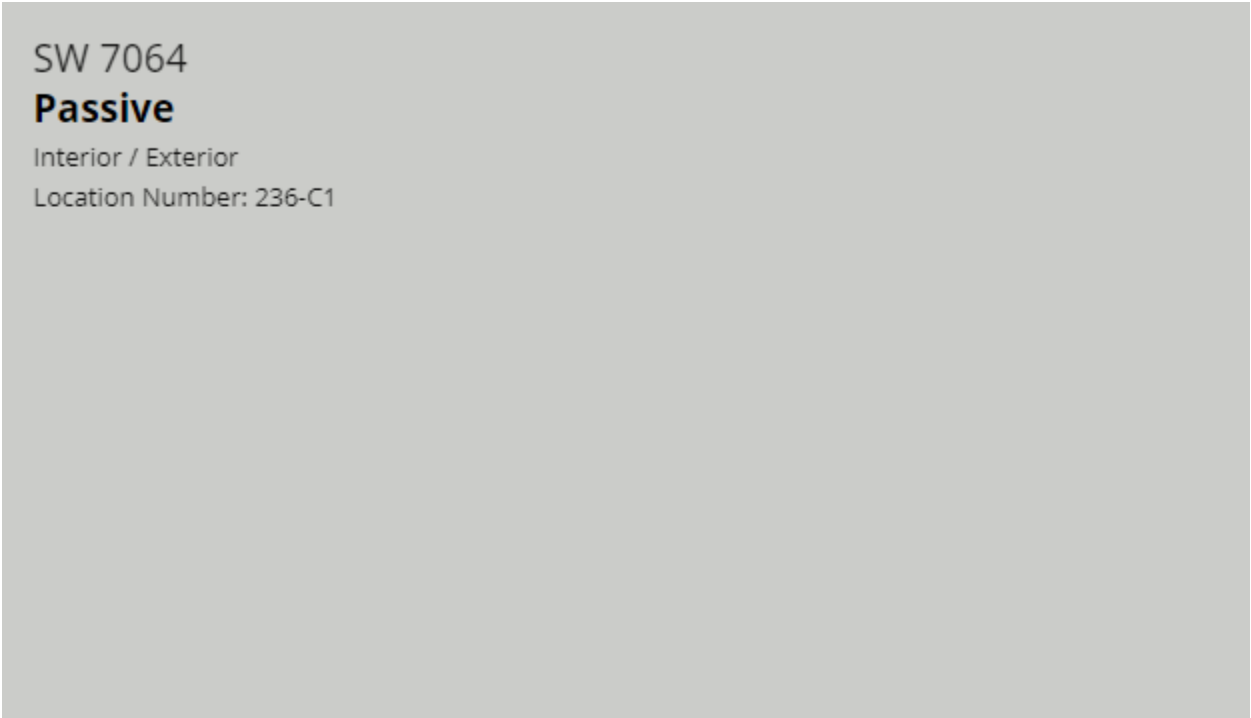
Description: Premanufactured, prefinished screenwall system around rooftop condensing units.

Location: Builindg Rooftop

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

Color: SW 7064 Passive

Material: Acrylicap ABS



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.



01.26.2024

Site Screenwall Basis of Design

