



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, March 26, 2021**. The meeting will convene at **8:30 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1st Floor of the County/City Building, 555 S. 10th Street (10th & "K" Streets), Lincoln, Nebraska.

For more information, please contact the Lincoln/Lancaster County Planning Department at 402-441-7491.

AGENDA

March 26, 2021

1. Approval of meeting record of [February 26, 2021](#)

Public Hearing & Action

2. [Placement of a new sculpture](#) along Nebraska's Centennial Mall. (*Lincoln Parks & Recreation; UDR21018*)
3. [Placement of a pedestal and plaque](#) to be located on the south side of 1526 K Street, highlighting the history of "The Protecting Hand" sculpture. (*Department of Administrative Service and State Building Division for the State of Nebraska; UDR21019*)
4. [Demolition work](#) at 1111 Lincoln Mall, 601 South 12th Street, and 1106 H Street. (*NEBCO, Inc.; UDR21017*)

Discussion

5. [Lincoln Mall design standards](#) for monuments and memorials
6. Miscellaneous & staff report

Accommodation Notice

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation 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 Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.

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, January 20, 2021.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, February 26, 2021, 8:00 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Mary Campbell, Heidi Cuca, Delonte Johnson, Kile Johnson, Karen Nalow, Ann Post and David Quade.

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Lynn Johnson from Parks & Recreation; Bob Ripley of the Capitol Commission; Doug Hanson and Michelle Potts of the State Building Division and other interested parties.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair Kile 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 meetings held November 20, 2020 and January 29, 2021. Motion for approval made by Campbell, seconded by Cuca and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

PLACEMENT OF AN INSCRIBED PLAQUE ALONG THE SPIRIT OF NEBRASKA PATHWAY

PUBLIC HEARING: February 26, 2021

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade

Lynn Johnson stated this item is for review and approval of a bronze plaque along the Spirit of Nebraska Pathway. The typical process is that the Parks and Recreation department brings the text for new plaques along the pathway to this commission for review. Dr. Susan La Flesche Picotte was the first Native American to achieve the status of being a medical doctor in the U.S.

Parks is also involved in the development of a portrait sculpture of Dr. La Flesche Picotte, funded by a generous donor. The proposed placement is on the east side of Centennial Mall between the Scottish Rite Temple and the Nebraska State Parking Garage. Parks is working with Clark & Enersen to provide details for the sculpture niche and how it will be placed along the mall. This sculpture will be back in front of the commission in a few months with more detail.

K. Johnson asked about the text for the plaque. L. Johnson stated there are very specific guidelines with regard to the number of lines and characters.

Campbell wondered if it would read better if it were two sentences. She would suggest ending the sentence at Doctor, before proceeding with the next sentence. L. Johnson will check if that meets the guidelines for the number of characters.

K. Johnson asked if the plaque had been ordered yet. L. Johnson replied that it had not, because they wanted to wait until the formal approval. The process for the plaque typically takes about 6-8 weeks.

Post questioned why the proposed text after the comma refers to Dr. Picotte as Susan. She wondered about the logic between the difference. L. Johnson responded that it all goes back to the number of characters allowed. They struggled with the limitation, and tried to get as much content as possible.

Nalow noted that her name is already listed in the text, and suggested that the line could read 'she' instead of Susan. With the status of Doctor, it seems odd to refer to her by her first name. L. Johnson agreed that 'she' would read better in place of Susan and might allow more room for the two sentences as suggested by Campbell.

D. Johnson asked L. Johnson to speak a little more about the portrait. L. Johnson stated that the sculptor, Ben Victor, was selected and agreed to do this work. He did the Standing Bear sculpture and is the only artist to have three sculptures in the Capitol in Washington, D.C. They have been working with the Nebraska Commission on Indian Affairs regarding the quote. The timing of this project is important. Last year, the Nebraska State Legislature determined that Columbus Day will be Indigenous People's Day in Nebraska. They are planning on the unveiling of this statue for the first Indigenous People's Day (October 11, 2021).

K. Johnson thinks it would be great to have two sculptures by Ben Victor on Centennial Mall.

ACTION:

Post moved approval with the possible text changes from ‘Susan’ to ‘she’ or ‘Dr. Picotte’ and the edit to two sentences, as deemed appropriate, seconded by Cuca and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting ‘yes’.

PLACEMENT OF A PEDESTAL AND PLAQUE TO BE LOATED ON THE SOUTH SIDE OF 1526 K STREET, HIGHLIGHTING THE HISTORY OF “THE PROTECTING HAND” SCULPTURE

PUBLIC HEARING:

February 26, 2021

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade

Michelle Potts State of Nebraska with Doug Hanson director state building commission

Michelle Potts stated this item relates to “The Protecting Hand” sculpture on the original Woodmen Accident and Life Company building. The artwork was commissioned by a private company. Passersby don’t understand the association. The DAS wants to design a plaque that would provide some history and context for how this piece of art came to be at a State building. They have been working with Assurity and a potential third party to make a non-profit donation for the funds to do this. They wanted to have this reviewed so they can proceed. The language will be back in the next month or so for final review and approval. This would be for approval of the pedestal and plaque design and materials.

K. Johnson asked about the location. Potts is not sure of the exact location yet. They want to make sure they don’t block or hinder the accessible ramp. K. Johnson inquired if they are thinking this would be located between the street sidewalk and the building. Potts replied yes. It will be on private property.

Nalow appreciates the use of materials and the sensitivity in relation to the Capitol Environs district and the Capitol building.

Doug Hanson stated this would also tie in with Centennial Mall.

K. Johnson inquired if this would be the same coloring as Centennial Mall. Potts stated they are still looking at the plaque design. When they return, they will show more detail.

Campbell is trying to picture how this will look. She likes the pedestal and plaque. Potts noted the sign for the building is a unique placement. They will look at making sure they don’t clash. Their ideal timeline would be to return in one to two months with more details.

ACTION:

Post moved approval of the Certificate of Appropriateness, contingent on the application coming back for approval of the specific language and placement location, seconded by Quade and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

2020 ANNUAL REPORT:

Christopher stated this is the same report as what was presented previously. There was not a quorum at the last meeting to take action on it.

K. Johnson likes it very much.

ACTION:

Motion for approval made by Campbell, seconded by Cuca and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

LINCOLN MALL DESIGN STANDARDS FOR MONUMENTS AND MEMORIALS:

Christopher reminded the group that there was a desire for some additional design standards for monuments and memorials along Lincoln Mall. He presented a draft at last month's meeting. He also noted that he had recently talked with L. Johnson about limiting future proposals for monuments, memorials and works of art on Centennial Mall. He stated that this text change is addressed under Guideline 22.6 in the handout provided to the commission. The change doesn't restrict additional monuments on private property and still encourages surface treatment plaques like those on the Spirit of Nebraska Pathway. Larger installations like additional sculptures along Centennial Mall would be limited in the future.

L. Johnson read the proposal and agrees with it.

Nalow wondered if these standards would allow horizontal and vertical surface treatments. Christopher responded that they would, and that he would modify the text to clarify this.

K. Johnson asked for an opinion about seating on Lincoln Mall. He wondered if more is needed or whether staff believes the seating is adequate. He questioned if it was installed using TIF (Tax Increment Financing). L. Johnson stated the benches were part of the original design when it was renovated. He does think it was funded by TIF dollars. The benches on Lincoln Mall have been a bit of a challenge. The city has been contacted about concerns regarding people sleeping on them. They have temporarily removed some of them. He feels there are currently an appropriate number of benches on the Mall. They are regularly contacted to have them removed, but he

believes they add to the historic nature of the Mall. He would encourage keeping what is there and not adding more.

K. Johnson noted the bus stops that are located in the area. Christopher thinks the proposed design standards related to seating are meant to ensure that installations that are considering added seating do so in a way that doesn't conflict with pedestrian activity on Lincoln Mall. However, it is possible to take that further and state that added seating should be discouraged.

Post would like section 23.5 clarified that these are all currently used design standards. Christopher stated that 23.5 would be all new language. There was very limited language for monuments. This is an attempt to in some ways restrict future installations by setting a high standard. Post noted that many of the items are already part of the guidelines, without specific reference to monuments. Christopher stated that these new standards for elements like landscaping and seating are specific to how they relate to a proposed monuments or memorials.

Nalow likes what Christopher is suggesting. She doesn't necessarily think seating should be discouraged, but it should be addressed in some way.

K. Johnson asked if the Mari Sandoz would be a monument. Christopher believes it would be. K. Johnson wondered about a plaque, something horizontal on a concrete base, or vertically attached to something. Christopher stated that in his mind, a plaque doesn't qualify as an art piece or sculpture. To him, the Spirit of Nebraska Pathway plaques on Centennial Mall, for instance, are a separate category that would not be addressed by these standards. He doesn't believe surface treatments on the ground or a wall are a sculpture. He sees a plaque on a stand as perhaps part of a larger installation in many cases.

Nalow believes that the Mari Sandoz is more of a historical marker, not a plaque. K. Johnson inquired if that came before this commission. Nalow replied yes. Christopher noted that although this would come before the commission, he doesn't think it would necessarily be addressed with these new standards as currently written. There is not a lot of language that would limit those kinds of plaques, but that language could be added. K. Johnson said he would feel more comfortable if there was language to address those installations, particularly along the Mall. He would like the standards to speak to the quality of materials, language, placement, etc.

Nalow feels that overall, visual cluttering of the Mall detracts from the view of the Capitol, and addressing that is the ultimate goal. K. Johnson agreed.

Post questioned the phrase 'appropriate size'. She sees the Dr. Picotte installation as a monument. What kind of scale do we feel is appropriate? Scale, what does it mean? Christopher stated this addresses Lincoln Mall, not Centennial Mall. The language is purposely general in nature so the Nebraska Capitol Environs Commission can review and address the particulars of

an application. He doesn't know that we want to dig down too specific with too many limitations. Post agreed. She is curious what pedestrian scale means. Christopher sees differences between Centennial Mall and Lincoln Mall. What is appropriate for one might not be for the other. Christopher will make changes based on what he heard today. He will bring a draft back for review next month. At some point, this Commission will need to make a recommendation to move the draft forward for official approval. The text amendments will then go on to Planning Commission and then City Council for final approval.

The Commission thanked Christopher for his work on this.

MISCELLANEOUS:

- Christopher noted that at the meeting last month, there was not a quorum. The Lincoln Transportation and Utilities (LTU) residential rehabilitation project was in front of the commission for review. There had previously been concern from the commission about the removal of pavers along Lincoln Mall, as well as the alignment of crosswalks and ADA ramps across S 14th Street. He believes the plans that LTU presented in January addressed all of the commission's previous concerns, and that the streetscape would not be changed in any meaningful way. As a result, a Certificate of No Material Effect was issued for the project, with the approval of K. Johnson and Planning Director David Cary.

K. Johnson agreed a certificate was appropriate. He noted that Bob Ripley and Matt Hansen were there to address any of their concerns as well. On G St., there will be new sewer pipe installed. No formal ramping would be installed until that is done.

Christopher stated that with those changes, he felt the project was consistent with the current design of the Mall.

- Nalow suggested that future commission meetings be moved to an 8:30 start time instead of 8:00 a.m. on Friday. It is difficult to arrive at 8:00 with her children's school schedule. Post agreed. Christopher stated that staff will change the meetings to a start time of 8:30 a.m. He also mentioned this group will most likely meet on Fridays through the end of 2021.

There being no further business, the meeting was adjourned at 8:50 a.m.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for March 26, 2021
Date: March 18, 2021

Item 2: Placement of a new sculpture along Nebraska’s Centennial Mall

This proposal is for the addition of a portrait sculpture of Dr. Susan La Flesche Picotte that would be located behind the walkway on the east side of the L to M block of Centennial Mall. Dr. La Flesche Picotte was a member of the Omaha Tribe, and the first Native American woman in America to become a doctor. She raised funds to build a hospital in Walt Hill, NE to provide medical services to Native American and other Nebraskans. The sculpture will be funded through a private donation, and created by sculptor Benjamin Victor. Victor is also responsible for the “Standing Bear, Chief of the Ponca” sculpture on Centennial Mall.

Specific details of the sculpture installation, as provided by Lynn Johnson of Lincoln Parks and Recreation, are as follows:

- The stone is proposed to be Indiana Limestone with natural edges, set to appear as an outcropping of stone. The height of the stone base upon which the sculpture is placed is about 36”, and the height of the stone behind the sculpture is about 54”. The sculpture will be about seven feet in height, so the overall height of the sculpture and stone base will be approximately 10.5 feet. The surface of an area of the stone on the north side of the sculpture is proposed to be smooth surfaced and inscribed with the quote, “I shall always fight good and hard, even if I have to fight alone. Dr. Susan La Flesche Picotte”.
- The area between the existing concrete walkway and the stone will be concrete unit pavers matching others on Centennial Mall. There will be a plaque inset into the pavers with the name of the sculpture, the name of the artist and the name of the donor.
- An existing pedestrian area light will be removed, and two lighted bollards matching those on Centennial Mall will be added.
- The sculpture will be lit from the base for nighttime viewing.
- Landscaping around the sculpture alcove will include native grasses and wildflowers, lilacs, and upright evergreens. The soil behind the stone will be bermed to raise the elevation of the plants.

Reviewing Design Standard 22 and the guidelines that accompany it, the proposed sculpture appears to fit within the design framework of Centennial Mall.

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.



The above illustration shows the proposed sculpture of Dr. La Flesche Picotte, standing on a limestone base and framed by a landscape of native grasses and wildflowers, lilacs, and upright evergreens.

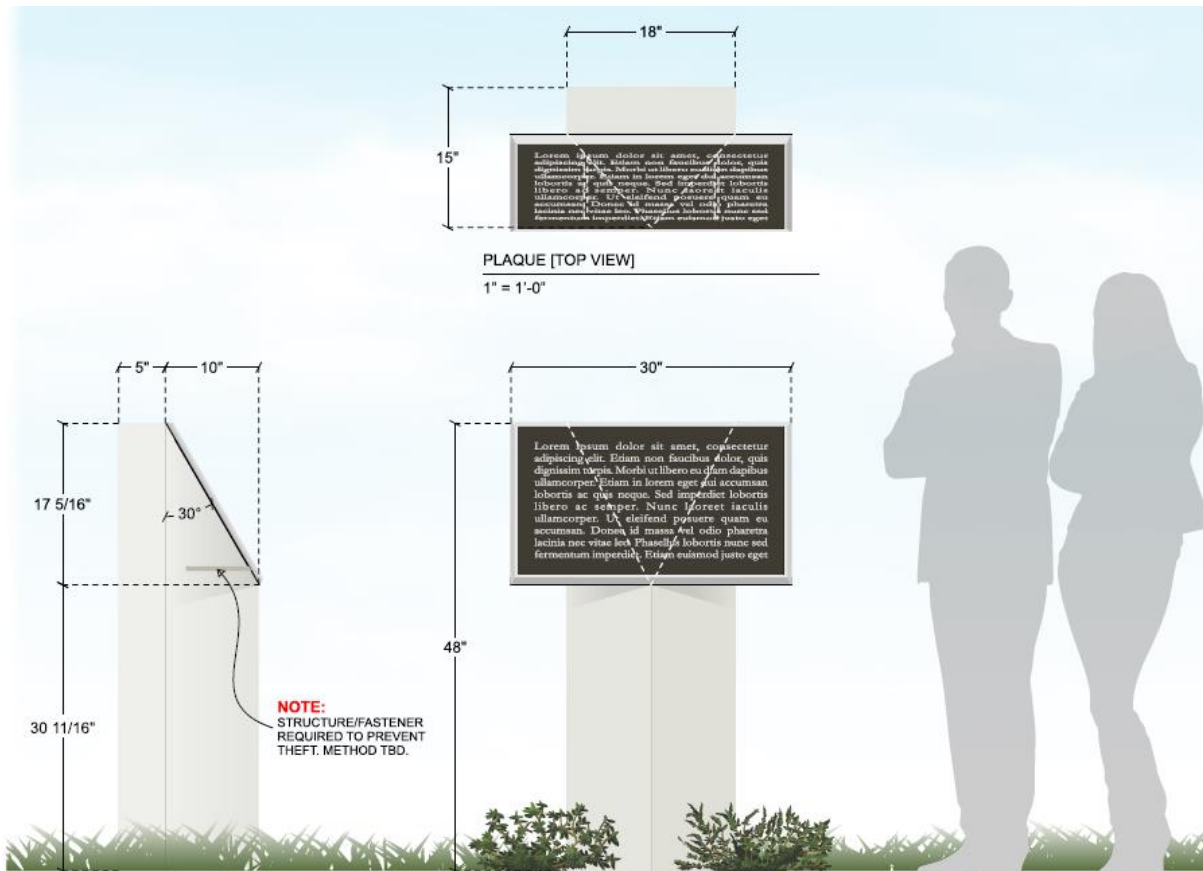
Recommended Finding: Dr. Susan La Flesche Picotte is a meaningful part of Nebraska’s history and a portrait sculpture honoring her in the proposed location is a very appropriate addition to Centennial Mall. Further, Ben Victor is an exceptional, proven sculptor who can be trusted to deliver a beautiful work of art that honors Dr. La Flesche Picotte’s legacy.

Recommended Action: Approval of a Certificate of Appropriateness for the proposed portrait sculpture of Dr. Susan La Flesche Picotte.

Item 3: Placement of a pedestal and plaque to be located on the south side of 1526 K Street

The Department of Administrative Service (DAS) and State Building Division (SBD) for the State of Nebraska is proposing the addition of an informational plaque within the Capitol Environs District, to be located south of the former Woodmen Accident and Life Company building at 1526 K Street. The building, which the State of Nebraska purchased from Assurity in 2007, is the home of “The Protecting Hand” sculpture. Located on the building’s south façade above its entrance, the sculpture by artist Lawrence Tenney Stevens is made of Indiana limestone and weighs approximately 200 tons. It was completed and dedicated in 1955.

The plaque’s pedestal base will be made of limestone, while the plaque itself will be constructed of cast aluminum with a duranodic bronze background finish.



The image above shows plan and elevation views of the proposed plaque and its limestone pedestal base.

In February of 2021, the Commission approved the concept of the plaque, under the condition that the DAS come back at a future date with additional information related to its proposed location, as well as the specific language to be inscribed. That language now being proposed reads as follows:

The Protecting Hand sculpture, created by artist Lawrence Tenney Stevens, was dedicated on October 6, 1955 on the façade of the late Woodmen Accident and Life Company building located at 1526 K Street. The sculpture weighs in at roughly 200 tons and was sculpted out of the same Indiana limestone used to construct the Nebraska State Capitol. The artwork was sculpted to represent support of the family circle by nestling six family members into one palm.

In 2007 the building was purchased by the State of Nebraska and was later dedicated as the First Nebraska Administrative Building, to honor the First Nebraska Infantry Regiment that fought heroically in the Civil War. This plaque was dedicated in 2021 with the support from Assurity Life Insurance.

Recommended Finding: *The plaque, the materials being used to construct it, and the message it conveys all align with the Capitol Environs Design Standards.**

Recommended Action: *Approval of a Certificate of Appropriateness for the proposed plaque related to "The Protecting Hand" sculpture.**

* Staff Note: At the time of the creation of this memo, the final location of the plaque had not been provided by the applicant. It is expected that this information will be provided to the Commission at the public hearing. All recommended findings and actions are contingent upon the proposed location being deemed acceptable by the Commission.

Item 4: Demolition work at 1111 Lincoln Mall, 601 South 12th Street, and 1106 H Street

NEBCO is asking for a Certificate of Appropriateness for demolition work along Lincoln Mall. This is to include demolition of the buildings occupying 1111 Lincoln Mall and 601 South 12th Street, as well as the surface parking lot at 1106 H Street. Per information provided by the developer, the buildings being proposed for demolition have inefficient floorplates that do not meet their current Class A office space standards. Additionally, the 601 S 12th Street building was substantially damaged by fire in 2020.

A Certificate of Appropriateness for demolition is typically contingent on the applicant providing plans for redevelopment of the site, as indicated in Design Standard 7:

Design Standard 7: Demolition

Any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design Standards. Applications for demolition and redevelopment shall be evaluated in light of the contribution of the site to the character of the District, and based on the assumption that landmarks designated by the City of Lincoln or identified in these Design Standards should be preserved.

The concept as currently proposed by the applicant is to redevelop the north half of the block with a building that mimics 1 Landmark Centre and 3 Landmark Centre, both located on the north side of Lincoln Mall. The parking lot will be updated to mimic 1 Landmark Centre as well by adding screen walls along the perimeter that complement the architectural character of the building. The Lincoln Mall, 11th and 12th Street streetscapes will also be updated with plant material reflective of the existing plant palette of the two existing Landmark buildings.

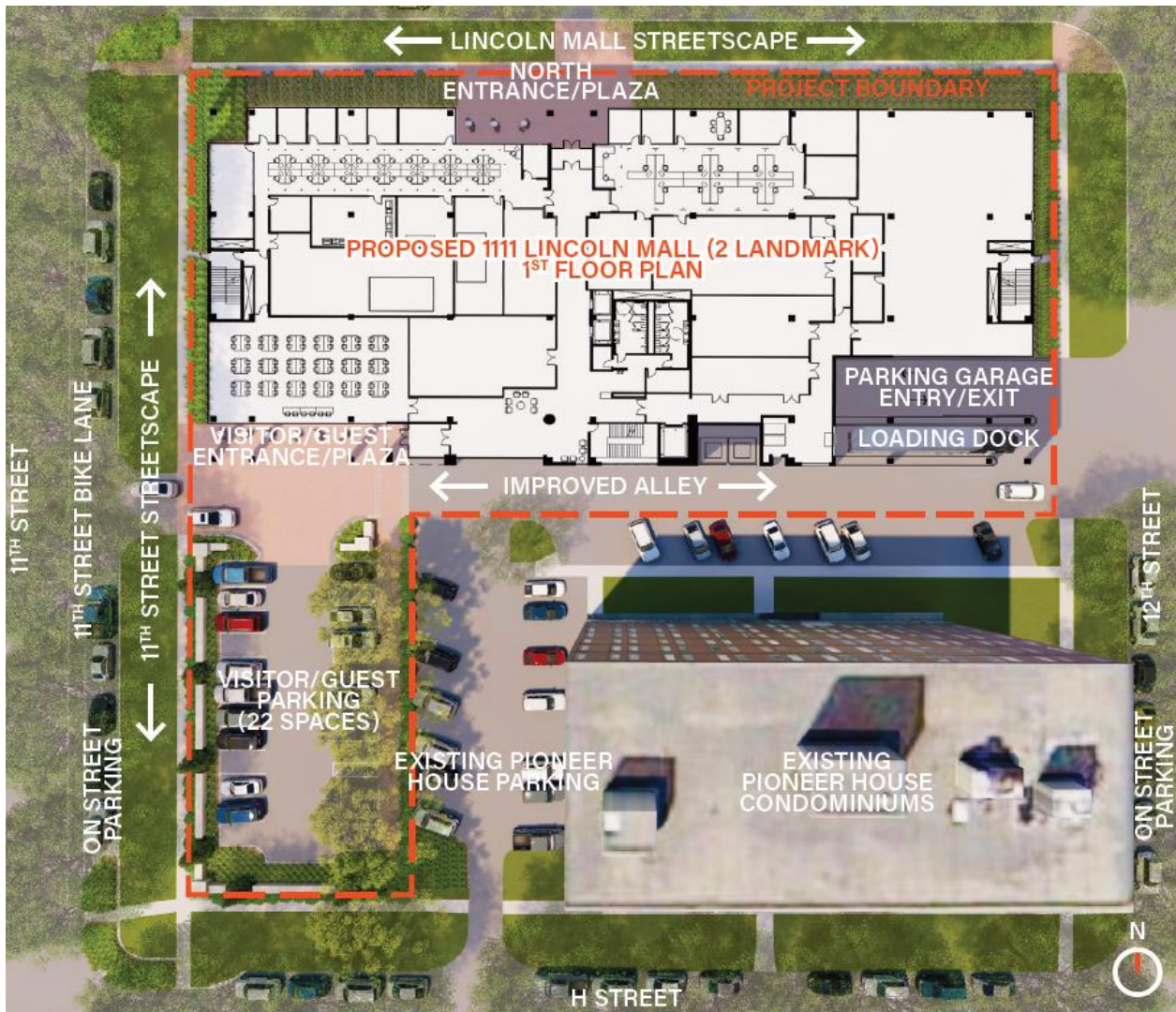
From a land use perspective, the building is planned to consist predominantly of office space, which is allowed within the O-1 zoning district and encouraged in Design Standard 14:

Design Standard 14: Buildings on Lincoln Mall

Lincoln Mall should be maintained and improved as a high-quality office and residential area, and as a symbolic link between state and local governments.



The above aerial perspective shows the proposed redevelopment project on the south side of Lincoln Mall, highlighting its visual similarities to 1 Landmark Centre and 3 Landmark Centre on the north side of Lincoln Mall.



The site plan above shows proposed improvements to the block, which include a new office building with a parking garage, a surface parking lot for visitors, alley improvements, and streetscape enhancements adjacent to the building and the parking lot.

While the design for this redevelopment project is still in the conceptual design phase, the material provided by the applicant paints a clear picture of their vision for the project. That vision would appear to align closely with the intent of the design standards. Still, there is a strong case to be made that further design work should be completed and reviewed by this Commission, prior to allowing the applicant to proceed with new construction. This will allow the design team to finalize important design details that this Commission is tasked with reviewing.

Recommended Finding: *The concept design for this redevelopment project meets the intent of the design standards, and thus, it is appropriate to allow demolition work to proceed. However, more detailed design information shall be provided to and reviewed by the Commission prior to the allowance of new construction on the block.*

Recommended Action: *Approval of a Certificate of Appropriateness for demolition work at 1111 Lincoln Mall, 601 South 12th Street, and 1106 H Street, under the condition that the applicant be required to come back to the Environs Commission to receive a Certificate of Appropriateness for new construction.*

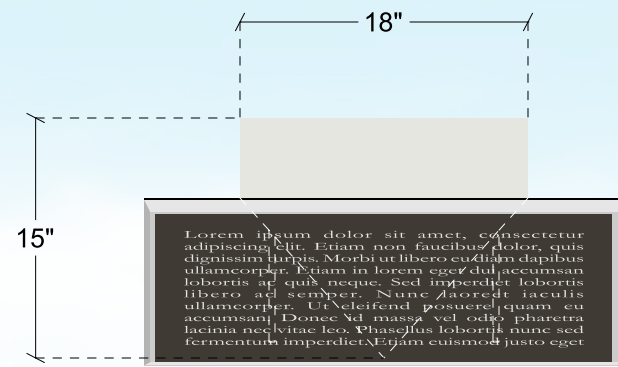


FRONT VIEW
MARCH 2021

CENTENNIAL MALL ART ALCOVE

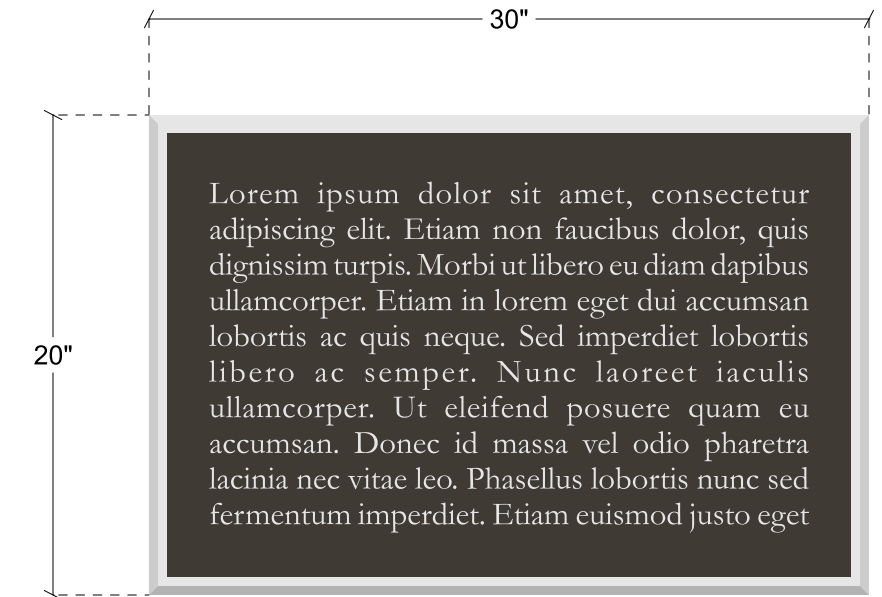
The Protecting Hand sculpture, created by artist Lawrence Tenney Stevens, was dedicated on October 6, 1955 on the façade of the late Woodmen Accident and Life Company building located at 1526 K Street. The sculpture weighs in at roughly 200 tons and was sculpted out of the same Indiana limestone used to construct the Nebraska State Capitol. The artwork was sculpted to represent support of the family circle by nestling six family members into one palm.

In 2007 the building was purchased by the State of Nebraska and was later dedicated as the First Nebraska Administrative Building, to honor the First Nebraska Infantry Regiment that fought heroically in the Civil War. This plaque was dedicated in 2021 with the support from Assurity Life Insurance.



PLAQUE [TOP VIEW]

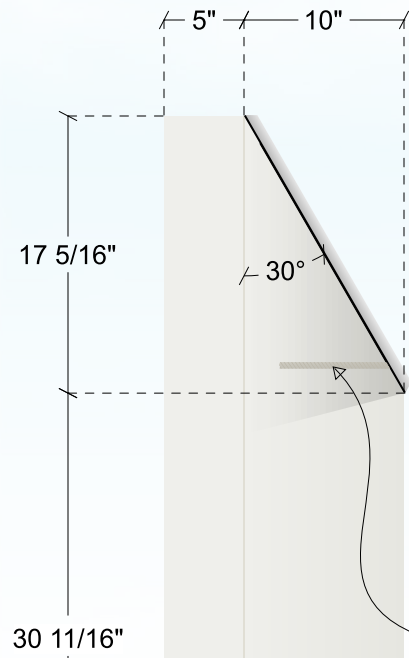
1" = 1'-0"



PLAQUE [TRUE FRONT]

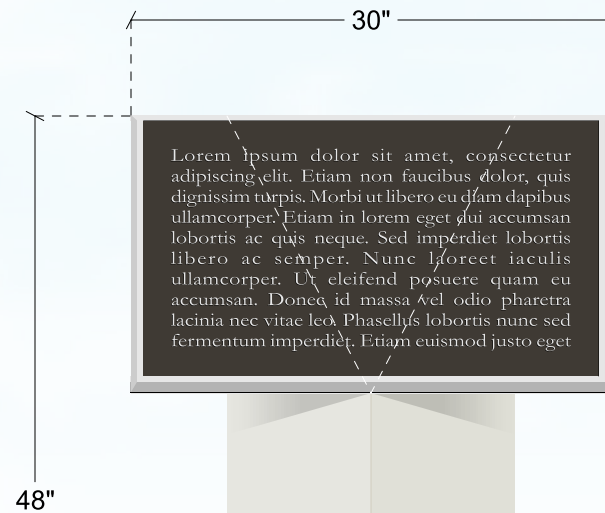
1-1/2" = 1'-0"

.75" CAST ALUM PLAQUE
 SINGLE LINE BEVEL
 DURANODIC BRONZE 3130 BACKGROUND
 STIPPLE TEXTURE
 SATIN BRUSHED FINISH
 BLIND STUD MOUNT TO LIMESTONE BASE
VERBIAGE TBD



PLAQUE [SIDE VIEW]

1" = 1'-0"



PLAQUE [FRONT VIEW]

1" = 1'-0"

NOTE:
 STRUCTURE/FASTENER
 REQUIRED TO PREVENT
 THEFT. METHOD TBD.



1140 North 21st Street PH. (402) 476-6563
 Lincoln, Nebraska 68503 FAX (402) 476-3461

CLIENT Assurity
PROJECT History Plaque
ADDRESS 2000 Q St, Lincoln, NE 68503

DWG # DC7375_v02
SCALE Noted
SALES Ryan Haffey
DESIGN Deanna Cheney

DATE 01/20/21
REV v02 -01/21/21

This design and other design produced for this project are considered intent drawings. Some interpretation may be necessary. Colors are shown for reference only, and are subject to the limitations of the production process.
 This design is provided to your company for the sole purpose of considering the purchase of a sign manufactured by Nebraska Sign Company. Unauthorized use, reproduction and/or display without written permission is expressly forbidden.

APPROVAL SIGNATURE OF AUTHORIZED CLIENT

DATE OF APPROVAL

**2 Landmark Centre
Redevelopment
Capitol Environs Meeting**

March 26, 2021

NEBCO
CONSTRUCTION • REAL ESTATE • RECREATION

**CLARK &
ENERSEN**



NEIGHBORHOOD CONTEXT

The 2 Landmark Centre Redevelopment Project is located on the south side of Lincoln Mall, between 11th Street and 12th Street. The buildings that align Lincoln Mall are a mix of Class A office space and residential (multi-level condominium/ apartment). The 2 Landmark Centre Redevelopment Project will be designed as the third of a series of modern Class A office buildings constructed on the Mall by NEBCO known as “Landmark” buildings. The other buildings were constructed in 2003 (1 Landmark Centre) and 2014 (3 Landmark Centre) and were reviewed and approved by the Capitol Environs Commission respectively. They had a significant impact on improving the overall quality of Lincoln Mall and were designed to complement architectural features seen in the historic State Capitol Building, as well as mid-20th Century modern architectural features seen in the City Hall complex to the west.

Both existing buildings provide parking on the north side of their sites, along K Street. One is a surface lot, while the other is a garage. Both parking areas have been designed with a higher quality of screening to enhance the surrounding corridor.

EXISTING BUILDING COMPLEX

The addresses of the properties that will be part of the 2 Landmark Centre Redevelopment project are 1111 Lincoln Mall, 601 S. 12th Street, and 1106 H Street. The condition of the existing building complex is dated, the floorplates are inefficient, and do not meet the standards of current NEBCO Class A office space. The 601 S. 12th Street building was destroyed by fire in 2020.

The existing buildings will be demolished during the first phase of the redevelopment project. The surface parking lot at 1106 H Street will be demolished later in the project.



FLOOR PLAN ON SITE



ARCHITECTURAL STRATEGY AND IMAGE

This project will be designed to meet the strict architectural design standards to maintain and enhance the aesthetic quality, historic value, spiritual dignity, and physical dominance of the Capitol over the cityscape while also maintaining and supporting Lincoln Mall's character as a pedestrian friendly, walkable corridor with mature trees, and other high-quality landscape features.

The goal of this redevelopment project is to create a cohesive architectural solution and strong identity for the 2 Landmark Centre Redevelopment Project utilizing the following strategies:

BUILDING PLACEMENT, TENTATIVE LAYOUT OF ENTRIES, RELATIONSHIP TO PARKING, DRIVEWAYS, ETC.

The north façade of the building will be situated directly adjacent to the the Mall. Visitor parking will be on a surface parking lot immediately south of the building with direct access to a primary building entrance. There will be entrances on the north, east, and south sides of the building, which will be in close proximity to a majority of employee parking and will primarily serve employees who will park and access the buldings from those directions.

EFFICIENCY OF LAYOUT

By virtue of the 142' x 300' floor plate that the full half block footprint allows, we are able to establish a large structural grid with wide column spacing. This results in an open floor plan, efficient operation and circulation, and flexibility to easily reconfigure work areas to accommodate unforeseen changes to the tenant's operational needs. By stacking the floors and creating a central elevator core and large service elevator that connects directly to the loading dock, we have effectively shortened the travel distance for staff and materials to their destination as opposed to a one floor solution.

FUNCTIONALITY OF THE BUILDING

The stacking of floors and a central elevator core serves to shorten the travel distance for staff to work areas and tenant spaces throughout the building. The large freight elevator adjacent to the loading dock allows for efficient transport of materials. The open floor plan on each floor allows for adequate workstation density and more net usable sf and efficiency of operations.

FINISHED CEILING HEIGHT

Floor plans and building elevations will allow for a finished ceiling height of 9 feet minimum, which is consistent with each of the other NEBCO owned buildings on Lincoln Mall. This will help to create a light and airy, uplifting work environment.

ARCHITECTURAL BUILDING MATERIALS

The exterior materials to be used on the proposed 2 Landmark Centre building will be similar to 3 Landmark Centre and 1 Landmark Centre. These materials include cream colored pre-cast concrete and brick which expresses permeance and stability, and colors that resemble the limestone used on the State Capitol. The roof of the structure will be fully adhered, black, 60 mil EPDM system with R-30 polyisocyanurate insulation to comply with the Nebraska Energy Code and 2018 International Energy Conservation Code. This will visually tie into the adjacent structures when viewed from the Capitol.

BUILDING SCALE AND PROPORTION OF FACADE ELEMENTS

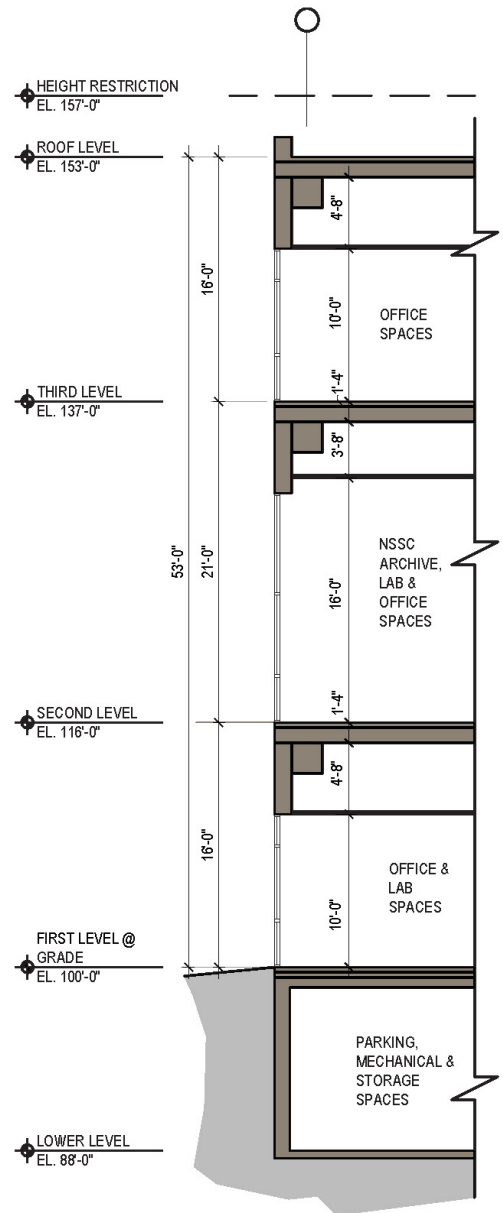
The building we are proposing will have occupied space that totals between 45 and 55 feet in height, with a penthouse not higher than 20 feet to fit within the height restrictions of the environs which call for a maximum of 57 feet with an additional 20 feet of non-occupied space. The design concept for the facility features the use of exterior colonnades that exude a stately and elegant presence that is respectful of the dignity of the State Capitol. Colonnades are typical features on each of NEBCO's Landmark buildings. Other distinguishable features include floor to ceiling windows and possible covered walk-out terraces, directly accessible from workspaces on multiple sides that will allow for beautiful views of the surrounding environs.

PARKING LOT

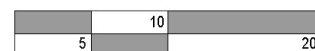
The parking lot will be treated in a similar manner as the lot design for 1 Landmark Centre. This will include screen walls that extend the character of the building onto the site and a variety of plants that provide screening along the edges and tree canopy over the parking lot itself.

STREETSCAPE

The streetscapes along Lincoln Mall, 11th Street, and 12th Street have a strong existing character which will be enhanced by preserving and protecting the existing large canopy trees, pedestrian lighting, and specialty paving along Lincoln Mall. The landscaping adjacent to the building will also be updated and enhanced to reflect the character that has already been established by 1 Landmark Centre and 3 Landmark Centre.



PRELIMINARY SECTION



VIEW LOOKING EAST



SOUTH PARKING LOT



BIRDSEYE VIEW LOOKING NORTHEAST



VIEW LOOKING EAST



NW VIEW FROM 12TH STREET - DOCK



VIEW LOOKING SOUTHWEST FROM 12TH STREET



WEST FACADE



BIRDSEYE VIEW LOOKING SOUTHWEST



1 LANDMARK CENTRE



3 LANDMARK CENTRE



(Note: The text shown in red below is represents newly proposed text within the Capitol Environs Design Standards, intended to address a request by the Nebraska Capitol Environs Commission to explore additional standards and guidelines for monuments and memorials along Lincoln Mall and Centennial Mall.)

Design Standard 22: Centennial Mall Landscape

Centennial Mall is the District's most formal landscaped mall, providing a varied, safe, and attractive pedestrian environment, with opportunities for interaction and enjoyment, within a design framework that offers continuous views of the most prominent facade of the Capitol. The redesign and rebuilding, rededicated as "Nebraska's Centennial Mall" in 2016, establishes:

- strong, well-defined edges;
- continuous, accessible walkways lined with pedestrian-scale lighting;
- open center accented with plazas and water features.

This overall design should be maintained and any proposed changes should be evaluated against whether they enhance this design.

Guideline 22.1:

Continue the use of red oaks as the major species defining the edges of Centennial Mall, while maintaining a plan that allows introduction of other overstory trees on a systematic basis to eliminate monoculture.

Guideline 22.2:

Maintain continuous paths on either side which further define the edges of the Mall, uninterrupted by any stairs, featuring an inner band of plaque opportunities.

Guideline 22.3:

Within the pathways, maintain turf as the predominant treatment.

Guideline 22.4:

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

Guideline 22.5:

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

Guideline 22.6:

Art Monuments, memorials, markers, plaques and works of public art proposed for Centennial Mall should fit within the overall design concept, enhancing the pedestrian experience while respecting the dominance of views to the Capitol. **As it relates to aboveground, three-dimensional monuments, memorials, markers, plaques and works of public art, Centennial Mall's design should be considered**

largely complete as of 2021, and the proposal of new pieces to be located within the right-of-way shall generally be discouraged. Proposed pieces to be located outside of the right-of-way on property adjacent to Centennial shall continue to be considered, assuming they fit within the overall context of the Centennial Mall landscape.

Horizontal and vertical surface treatments, such as engraved markers or plaques being inset within pavement or seat walls, shall continue to be allowed and encouraged when appropriate within the design of Centennial Mall. Inscriptions on markers and plaques to be located within the public right-of-way shall not include: (1) a slogan, logo, or wording that would be considered by a reasonable person to be advertising, or (2) reference to race, religion, color, gender, sexual orientation, disability, national origin, or age that would be considered by a reasonable person to be discriminatory or disparaging.

Guideline 22.7:

When modified or replaced, traffic signal poles and mast arms should be designed to minimize disruption of views to the Capitol, keeping the signals as close to the edges of the right-of-way as their safety functions permit.

Design Standard 23: Lincoln Mall Landscape

The established lines of red oaks on Lincoln Mall are the most successful mature landscape element of the District. They should be maintained.

Guideline 23.1:

Replace the red oaks as necessary with red or scarlet oaks on the same spacing and in the same line.

Guideline 23.2:

Maintain the red jade crabs in the center of Lincoln Mall. If they are proposed to be removed it should be done on a block by block basis and they should be replaced with large masses of ornamental shrubs, perennials, or grasses.

Guideline 23.3:

Maintain turf in all public areas of Lincoln Mall, converting to buffalograss where possible.

Guideline 23.4:

Change seating areas to relate in parallel to the mall. Work with adjacent property owners to locate seating areas on the outside edges of the sidewalk. Enhance seating areas with ornamental and evergreen shrubs, planted less formally than the trees.

Guideline 23.5:

Monuments, memorials, markers, plaques and works of public art proposed to be placed along Lincoln Mall shall be of high-quality design, complimentary of and contributing to the overall character and identity of the Mall. More specifically, they shall:

- be constructed of durable, high-quality materials that require limited ongoing maintenance and are complementary of both the Capitol and the buildings along Lincoln Mall;
- be designed to minimize the potential for vandalism;
- be appropriately scaled so that they do not appear overwhelming in relation to the adjacent building(s) and the landscape of Lincoln Mall;
- incorporate understory landscaping into their design surroundings – where appropriate and desired – in a way that makes the piece feel fully integrated into the landscape of the Mall;
- exclude the addition of more seating along Lincoln Mall, except when deemed a necessary component of the proposed installation;
- be appropriately set back from the street so as to not disrupt the rhythm of visual and physical movement leading to the Capitol;
- be appropriately and substantially spaced from one another to avoid cluttering the landscape of Lincoln Mall (the west terminus of Lincoln Mall specifically, centered on the Hall of Justice Plaza just west of S 10th Street, shall be discouraged as a location for installations in order to avoid such cluttering); and
- be located and designed with careful consideration of how they interact with pedestrian activity on Lincoln Mall (memorials designed to encourage quiet reflection should be buffered from primary pedestrian traffic routes, while works of art intended to encourage spontaneous interaction should be more integrated into said routes).

Inscriptions on markers and plaques to be located within the public right-of-way shall not include: (1) a slogan, logo, or wording that would be considered by a reasonable person to be advertising, or (2) reference to race, religion, color, gender, sexual orientation, disability, national origin, or age that would be considered by a reasonable person to be discriminatory or disparaging.

Applicants wishing to place a monument, memorial, marker, plaque or work of art along Lincoln Mall shall demonstrate a long-term funding source – such as an endowment – and maintenance strategy for preserving the quality and condition of the piece.