

MEETING NOTES

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 28, 2018, 8:00 a.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Mary Campbell, Ann Post and Jeff Searcy; (Gene Crump, Kile Johnson, Karen Nalow and John Sinclair absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Scott Gatewood of DLR Group; John Heacock and Caleb Strate of the State Building Division; Bob Ripley and Matt Hansen of the Nebraska Capitol Commission; J.J. Yost of Lincoln Parks & Recreation.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair Jeff Searcy noted that since a quorum of Commissioners was not present, there will be no formal public hearing or action at today's meeting.

"501 DATA CENTER" AT 505 S. 14TH STREET

Scott Gatewood prepared a model and reached out to the City to see about providing additional parking stalls. This application is regarding modifications to the streetscape and the old entrance. This building receives a lot of deliveries. The drivers either block the exit or double-park. There is an existing handicap ramp that is no longer compliant. They want to turn this into a more pedestrian friendly area. The alleyway has an old buried fuel tank. They will be able to add five new on-street parking stalls, two meeting ADA standards and three regular stalls out front.

Ripley wondered if any provision is being made because this is a ramp delivery and not as easily done on a dock. He is assuming the delivery will still be made at this entrance and wondered if any accommodation is being made for that. Gatewood replied at this moment, no. Delivery vehicles will continue to be double-parked out front. The long term goal is to implement a delivery system on the north loading dock. That is part of the master plan, but in the future.

Gatewood showed a conceptual plan. The existing entrance would be changed and the public sidewalk would be widened with a curve. The pavement out front would have a gradual incline of one to two percent. This is being done to provide ADA access and a better delivery area. The State Patrol has to document each delivery into this building. There would be a stoop out front. The vestibule could be pushed out about five feet from where it currently is located. There are bike racks

being proposed in the alleyway. The vegetation will be taken care of by Campbell's Nursery in connection with a current contract with the State of Nebraska. The new design for parking stalls will be clearly marked. There will be ADA van access and a sidewalk entrance. There will be lighting bollards down the alley.

Searcy asked if there will be any lighting at the entrance. Gatewood replied no. Conceptually, there has been discussion about potentially having a meeting room off the front vestibule for folks who don't need to go beyond the secure second set of doors.

Ripley pointed out that it appears the front radius of concrete is taking out half the depth of green space. Searcy agreed, it appears to take out about half at the deepest point. Gatewood stated this is needed in order to maintain the minimum slopes.

Gatewood continued that by adding a stoop it takes care of the design and gives the ability to move the entrance forward, possibly in the future. Today, there is a window manned by the State Patrol for secured entry monitoring. This would make the vestibule more visible for the troopers.

Ripley observed it would make more sense to move the security office on the north side. Just a suggestion. Pedestrian traffic would flow better. He inquired if there is a south door on the building. Gatewood answered there is an emergency exit only for staff. It is not alarmed. Ripley asked if it is used daily. Caleb Strate replied yes. Employees use that door for an exit. John Heacock believes there is another exit in the parking garage on the west.

Searcy inquired about the timeframe to begin. Gatewood replied this work will not happen until March of next year. New generators have to be installed and then they can begin removing the fuel tank and tie into electrical service from the State Capitol.

Searcy likes what he has seen. The lack of a quorum today doesn't give us the ability to formally vote on this today. Since construction will not start until next spring, he hopes taking action at the meeting next month is acceptable to the applicant. Gatewood stated that he can appear next month and give an overview of what was shown today.

Heacock wondered about the location of the stacks. Ripley is not opposed to where they are now. They won't be seen unless someone has a drone. He doesn't think you will see these stacks. Ed Zimmer stated that if the whole of this project was the generator and the stacks, he would offer it to the Planning Director as a 'no material effect'. He agreed that they won't be very visible. He doesn't believe they deteriorate the setting of the Capitol. Searcy agreed. Ripley added that the two cooling towers on the roof are the most visible. To the credit of the Building Commission, they have noted the cooling towers might go away in the future. Gatewood agreed. Conceptually, those would go away. Zimmer believes the guidelines state we would like these to not be visible.

Searcy stated that the next regularly scheduled meeting is July 26, 2018. This will appear again for a vote.

MISCELLANEOUS:

Zimmer stated that Planning Dept. expects to be receiving an application from the Scottish Rite Temple. The tenant has expressed an interest in obtaining a liquor license. They are in the O-1 zoning district, surrounded by B-4 zoning. B-4 allows a wide range of uses, including a liquor license. O-1 zoning does not. He believes the use is not problematic. Liquor in all of O-1 could have broader impacts. This proposed use being an event venue (leased from the owners, who would continue the Masonic uses of the building), staff does not have a problem with this changing to B-4 zoning. This is a National Register property, which staff has recommended also be designated a local landmark. Historic Preservation Commission would handle any issues related to that. He inquired if Capitol Environs Commission would like to review the application before it appears at Historic Preservation Commission. He doesn't foresee any environs issues.

Ripley can see a number of advantages to the environs, but also the owner, with the liquor permit and change of zone. He questioned if it would strengthen the application if this body acted in support. Zimmer replied that it wouldn't hurt. If the application isn't formally seen by this body, he can forward on to Historic Preservation Commission that this body was briefed and are in support. He would take guidance.

Searcy inquired if the liquor would extend to the front patio area. Zimmer stated that liquor licenses must be very specific as to "premise." As he understands the proposal, the event space would only be in the lower level of the interior.

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