



2022 C E C Z





NEBRASKA CAPITOL ENVIRONS

COMMISSION MEMBERS

Kile Johnson, Chair
David Quade, Vice-Chair
Eileen Bergt
Heidi Cuca
Delonte Johnson
Ann Post
Andrea Gebhart

EX OFFICIO MEMBERS

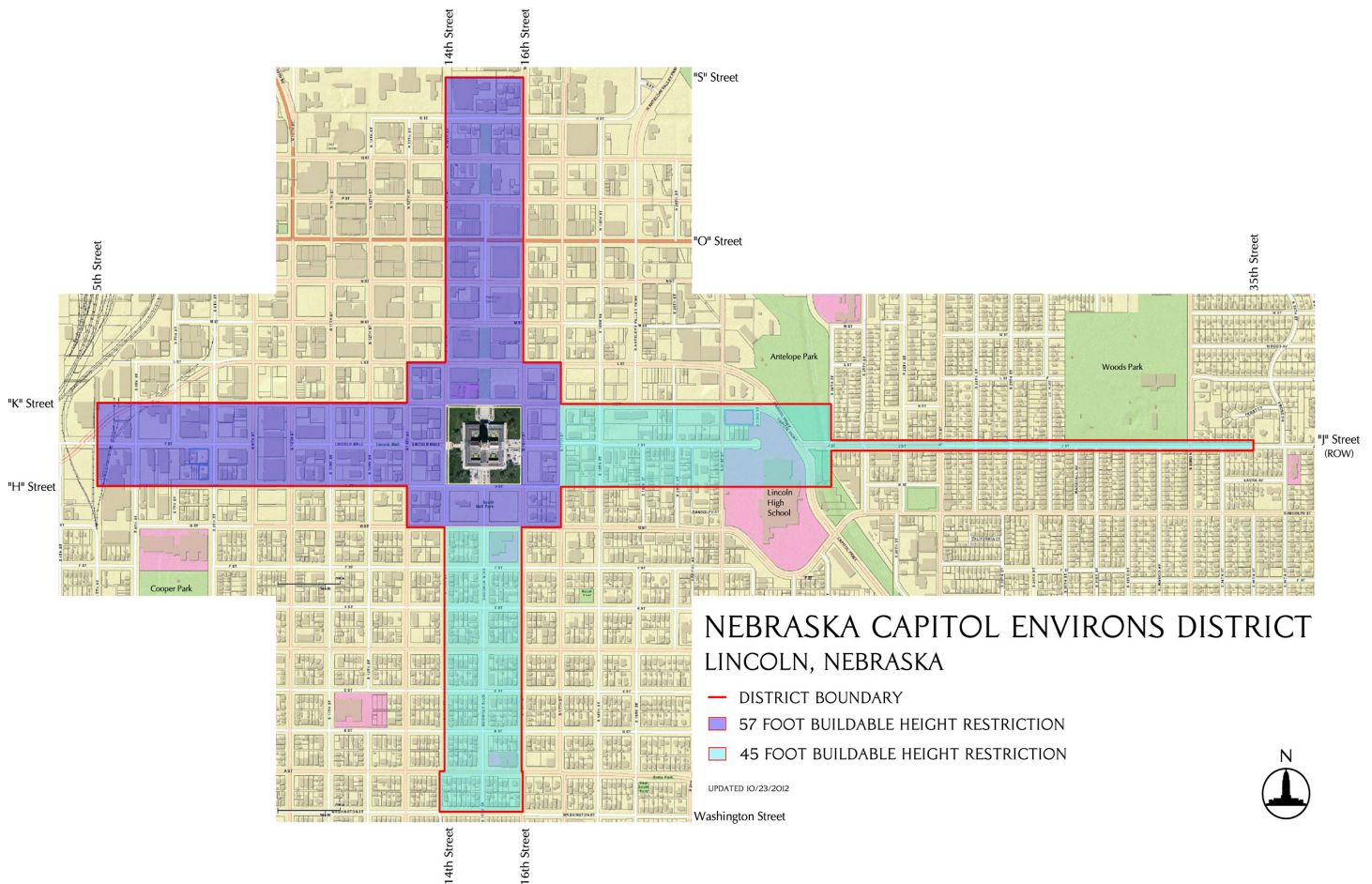
David Cary, Lincoln-Lancaster County Planning Department
Maggie Stuckey-Ross, Lincoln Parks and Recreation
Brent Flachsbart, State Building Division, Nebraska Department of Administrative Services
Brett Daugherty, Acting Capitol Administrator

PLANNING DEPARTMENT STAFF

Collin Christopher
Teresa McKinstry
Juan Carrasco
Paul Barnes

APPROVED

The Nebraska Capitol Environs Commission approved this report on March 28, 2025.



The Nebraska State Capitol, designed by architect Bertram Grosvenor Goodhue in 1920 and built for the people of Nebraska between 1922 and 1932, is a National Historic Landmark and an aesthetic and historic treasure of our state. The purposes of the Nebraska Capitol Environs Commission (“the Commission”) are to maintain and enhance a dignified setting for the State Capitol, to encourage appropriate public and private improvements within the Capitol Environs District (“the District”), and to protect vistas to the Capitol which extend the impact and inspiration of the building throughout the city and the surrounding countryside.

Background

The Nebraska Capitol Environs Commission was established in 1988 to strengthen existing protections for the setting of Nebraska’s landmark State Capitol. The Commission’s voting membership of seven citizen volunteers includes five members appointed by the City of Lincoln and two appointed by the State of Nebraska.

In 2024, Kile Johnson served as chair, David Quade served as vice-chair, and Heidi Cuca, Delonte Johnson, Ann Post, and Andrea Gebhart continued as commissioners. Eileen Bergt joined the Commission in February, replacing Karen Nalow. Eileen is a landscape architect at the University and has been a great addition to the Commission. The seven appointed citizen members were joined

by four ex officio members – the Director of the Lincoln/Lancaster County Planning Department or their designee (David Cary), the Director of Lincoln Parks and Recreation or their designee (Maggie Stuckey-Ross), the Director of Nebraska Department of Administrative Services or their designee (Brent Flachsbart - State Building Division Administrator), and the Office of the Nebraska Capitol Commission’s Capitol Administrator or their designee (Brett Daugherty). Staffing was provided by the Lincoln/Lancaster County Planning Department, including Collin Christopher, Teresa McKinstry, Juan Carrasco, and Paul Barnes.

Teresa McKinstry, the longtime administrative assistant for the Commission, retired from the city in

May after 29+ years of public service. Teresa will be greatly missed by both the Commission and Planning Department staff.

The Commission is required by Section 27.56.060 of the Lincoln Municipal Code to meet at least once per quarter. The Commission met eleven times in 2024.

Project Review Summary

In 2024, the Nebraska Capitol Environs Commission reviewed ten unique projects, with some receiving multiple reviews. Those projects consisted of six city/county projects, two TIF projects, and two private development projects. What follows is a summary of some those projects.

10

UNIQUE PROJECTS



6

CITY/COUNTY
PROJECTS



2

TIF
PROJECTS



2

PRIVATE
DEVELOPMENT
PROJECTS

LoNM Building

1341 L Street



In January, the Commission approved a proposal from the League of Nebraska Municipalities (LoNM) 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. Demolition is complete and new construction is already underway.



Pershing Block Redevelopment

225 South 16th Street

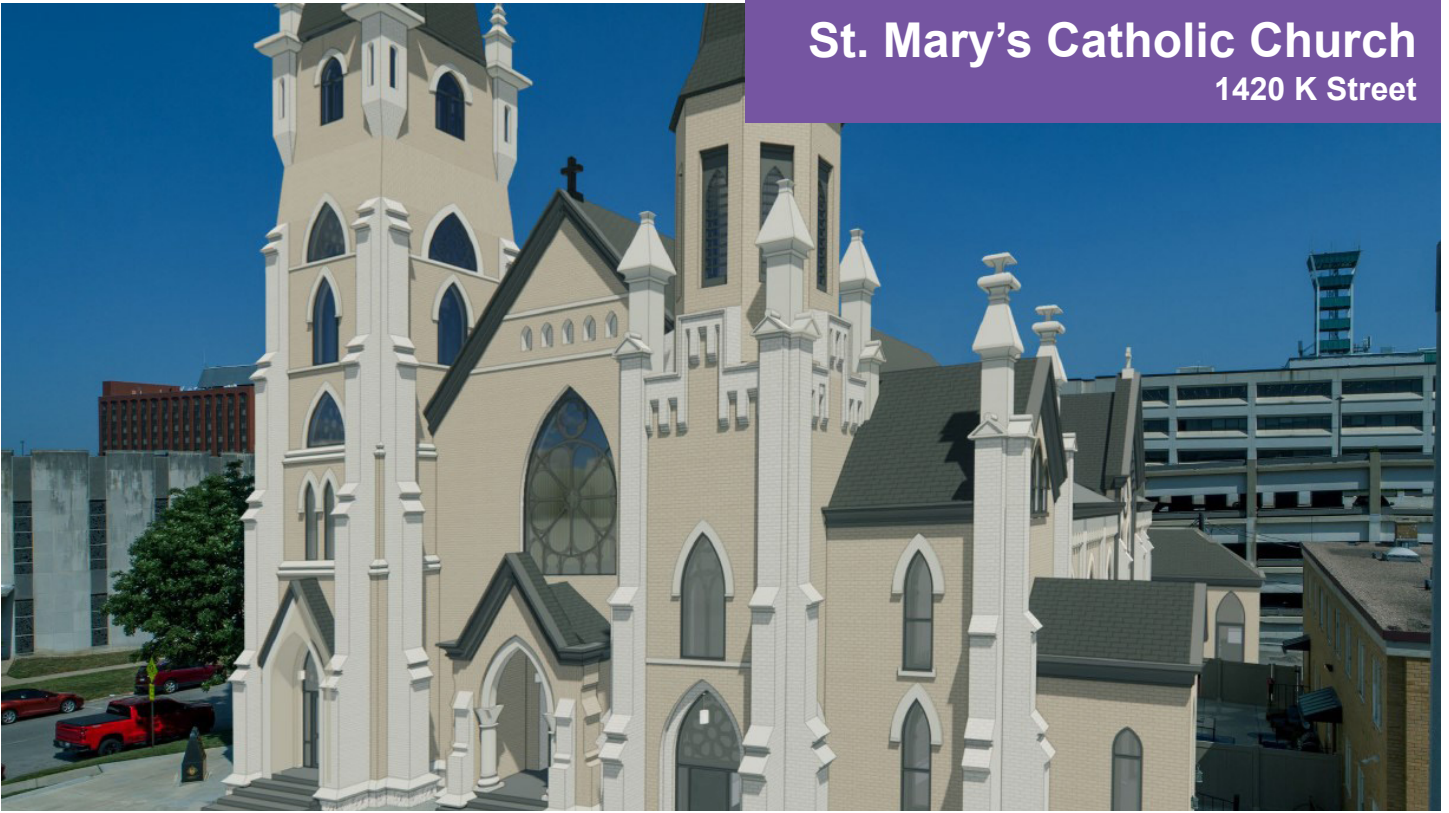
The Commission also reviewed streetscape plans for the first phase improvements on the Pershing block in January. This phase will include approximately 100 affordable rental units, adding to the growing housing stock in downtown Lincoln.



In May, the Commission discussed plans for the new Multi-Modal Transportation Center (MMTC). The center will be located directly adjacent to the Environs District, on the block bounded by 9th, 10th, H and G streets. It will include 18 bus transfer bays, a two-story building, and a small parking lot. The project is set to begin construction as early as 2025.

St. Mary's Catholic Church

1420 K Street



St. Mary's Catholic Church received approval from the Commission in June to repaint the façade of the church in a two-toned color scheme that would deviate from the current off-white aesthetic by introducing a darker beige as the primary color. St. Mary's is a historically significant building within the district, and its continued preservation is much appreciated by the Commission.

Permanent Supportive Housing Facility

810 J Street



The city's Urban Development Department submitted a proposal in June to build a permanent supportive housing facility at 802 J Street. The facility will be operated by CenterPointe and will serve to provide housing and support services for the chronically homeless. The two-story, 15,000 square-foot facility will include 24 single bed apartments with a shared laundry room, a secure entry lobby and reception area, common spaces, secure offices and meeting spaces, and off-street parking for staff and visitors. After the applicant incorporated some recommended site plan changes, the Commission approved the project at a special meeting in July.



Downtown Corridors

9th, 10th, 11th, 14th, and O Streets



The Commission learned about the Downtown Corridors streetscape project in July. The project is a city-led streetscape enhancement effort meant to improve the attractiveness, safety, connectivity, and overall vibrancy of some of downtown’s most important street corridors – O Street, 9th, 10th, 11th and 14th. Since January of 2022, city staff have been working with a design consultant to develop and implement a master plan for these improvements. Design for the first phase of improvements is nearing completion, with construction anticipated to begin in 2025.

The Gathering Place

1445 E Street



In September, Community Action submitted a zoning application to the Lincoln-Lancaster County Planning Department to allow them to relocate The Gathering Place to 1445 E Street. The Gathering Place serves daily meals to neighborhood residents in need and has been doing so since 1982 at 1448 E Street. Relocating across the street would allow them to expand their operations to meet the needs of the neighborhood. The Commission ultimately voted to recommend approval of the zoning action to the Planning Commission.

Goodhue Tree Removal

Goodhue Boulevard



In October, the Commission reviewed a plan by Lincoln Parks and Recreation to remove and ultimately replant 29 trees along Goodhue Boulevard. The 80-year-old trees are nearing the end of their lifecycles, but residents expressed their concerns about removing so many trees all at once without a definitive plan for how they will be replaced. The Commission is likely to be asked to review a refined plan at some point in 2025.

Completed & In-Progress Projects

In 2024, a number of significant projects were wrapped up, including the new Nebraska Council of School Administrators building (440 S 13th Street), The Lincoln-Lancaster County Protective Custody Center (635 J Street), and the LES Switchgear project off of Centennial Mall.

NCSA (440 South 13th Street) - Complete



In-Fill Four-Plex (1515 F Street) - In-Progress

LES Switchgear & Landscaping - Complete



Protective Custody Center (635 J Street) - Complete



LoNM (1341 L Street) - In-Progress



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2024 ANNUAL REPORT