



NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER Urban Design Record #26002
APPLICATION TYPE Advisory Review
ADDRESS/LOCATION West side of S 16th Street from N to O streets.
HEARING DATE January 23, 2026
ADDITIONAL MEETINGS N/A
APPLICANT David Cary, Planning and Development Services Director
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RECOMMENDATION: ADVISORY REVIEW ONLY AT THIS TIME

Summary of Request

Recently, the City has been working with Downtown Lincoln Association (DLA) to redesign streetscapes with excessive amounts of paving, converting some of that excess to landscaping. As an example, construction crews are currently finishing up work on 17th and 18th streets north and south of O Street to add substantial landscape beds to areas that previously had none.

Looking ahead to next year, one of these proposed projects sits within the Capitol Environs District. The west side of S 16th Street from N to O streets has long been identified by DLA, the City, and the GSA as being in need of improvements. As a first step in the process, City staff has worked with DLA to develop a couple alternative layouts for review. The first concept, illustrated in Attachment C of this report, provides a 12-foot-wide sidewalk running down the middle of the 16th Street streetscape, with ample landscaping abutting both the garage and the roadway. The second concept shows a 14-foot-wide sidewalk directly abutting the garage and an extra-wide landscape bed buffering the sidewalk from the roadway. Both would represent substantial improvements in comparison to what exists today (see Attachment B for existing conditions).

Before proceeding with a final design that will require a certificate of appropriateness, staff is seeking guidance from both NCEC and the GSA. Once a final design direction has been determined, DLA will work with staff to develop additional design details, including landscape and irrigation plans.

Compatibility with the Design Standards

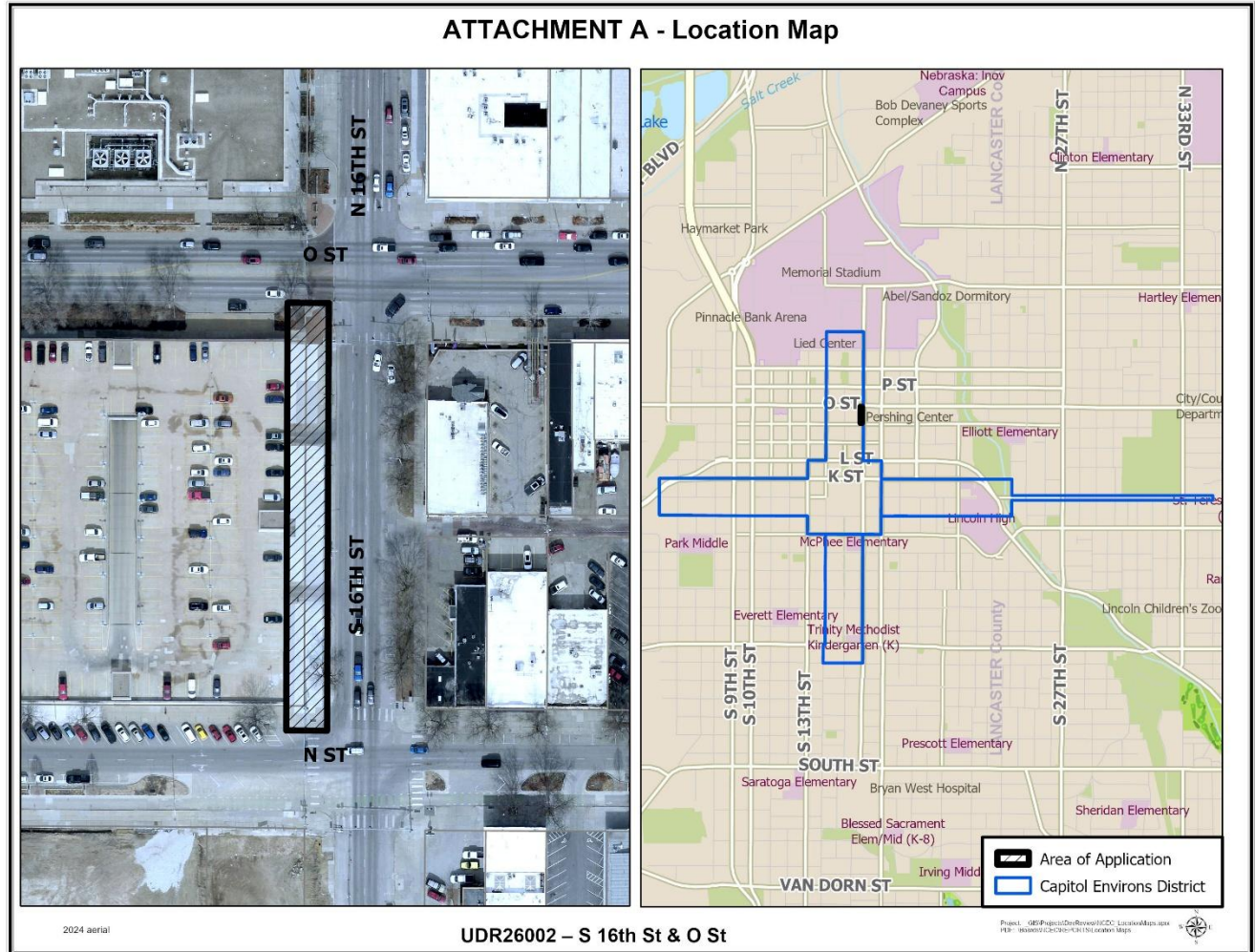
Because this side of the block does not front Centennial Mall, the design standards are fairly straightforward. Proposed improvements should rely on durable materials. Landscaping should be used to establish a rhythm along the streetscape and to offer seasonal change and interest. Both concepts being shown are expected to meet the full intent of the design standards, but a more thorough, in-depth analysis of the compatibility of the project with the design standards will be completed at the point at which a certificate of appropriateness is requested.

Recommendations/Action

Again, this review is advisory at this point. The Commission should review both concepts developed to date and offer guidance on how to proceed.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2026/01-January/UDR26002/Federal Garage Streetscape Staff Report.docx>

ATTACHMENT A – LOCATION MAP



ATTACHMENT B – EXISTING CONDITIONS DOCUMENTATION



Google Maps view from S 16th and O Street



Google Maps view from S 16th and N Street

ATTACHMENT C – DESIGN ALTERNATIVES



The above alternative shows a sidewalk running down the center of the S 16th Street streetscape with landscape beds on both sides. Street trees are shown in the beds abutting the back-of-curb. The curb at the south end of the block has been bumped out to reduce the crossing distance across N Street.



The above alternative shows a sidewalk abutting the garage and extra-wide landscape beds running along back-of-curb. Like the first concept, the curb at the south end of the block has been bumped out to reduce the crossing distance across N Street.