MAYOR'S NEIGHBORHOOD ROUNDTABLE

COUNTY/CITY BUILDING

555 SOUTH 10TH STREET

Room 303

Monday, September 14, 2026, 5:30 p.m.

Meeting Notes

- **Welcome and Introductions**

Antelope Park	**Belmont**	**College View**	**Country Club**	**Clinton**	**East Campus**	**Near South**
Mauricio Lang	Pam Brunke	Tracy Corr	Amy Lang	Kalili Haszard	Paul Johnson	John Heinemann
Hartley	**Hawley**	**Indian Village**	**Irvingdale**	**Meadowlane**	**Prescott**	**Woods Park**
Pat Steer	Carol Mathias	Zach Pluhacek	Roy Helm	Kay Wenzel	Mary Unger	Randy Smith

- Other Attendees: Jon Carlson (Mayors Office)

- **Mayor Gaylor Baird Comments**
  - Charter Amendment Handout provided (see attachments)
  - Plan Forward Open House set for September 22 at Gere Library from 5-7 pm. More details at https://www.lincoln.ne.gov/News/2026/9/9a

- **Downtown Design Standards Amendment (Paul Barnes, Planning & Development)**
  - See handout in attachments that summarize the changes being proposed; also see attached PowerPoint
  - Design standards in place since 2008 and regulate when a building is built or significantly altered in the downtown to ensure the proposed design is a high-quality design, materials, location on the lot, etc.
  - Goal of plan is to elevate the baseline expectation of development in dense downtown core; preserve architecture and history, bring together the new infill development
  - Applies everywhere in hatched blue (see P.8) outside of the red boxed areas which are covered by other design standards (historic standards in Haymarket, South Haymarket standards, and Capitol Environs standards)

    - If a project doesn't meet the standards, they could ask for a waiver through the Urban Design Committee.
    - Level of EV charging capability not specified in the proposed requirement for EV readiness charging station in parking lots with 20 or more stalls; could specify based on the use type—retail has a quick charger, versus apartments/hotels are slow charge
    - Website with more details: https://www.lincoln.ne.gov/City/Departments/PDS/Planning/Long-Range-Planning/Urban-Design/Reimagining-Downtown-Lincolns-Design-Standards
    - Questions contact Paul Barnes at pbarnes@lincoln.ne.gov

- **Announcements**
    - Clinton 60th Anniversary Celebration October 18th at Pentzer Park 1-4 pm; also will have a booth presenting on the Clinton Focus Area Plan
    - Indian Village Focus Area Presentation at their October 12th Neighborhood meeting at 7 pm at the Irving Rec Center

- **Future Agenda Ideas**
    - Accessibility in Lincoln/Alternative Transportation

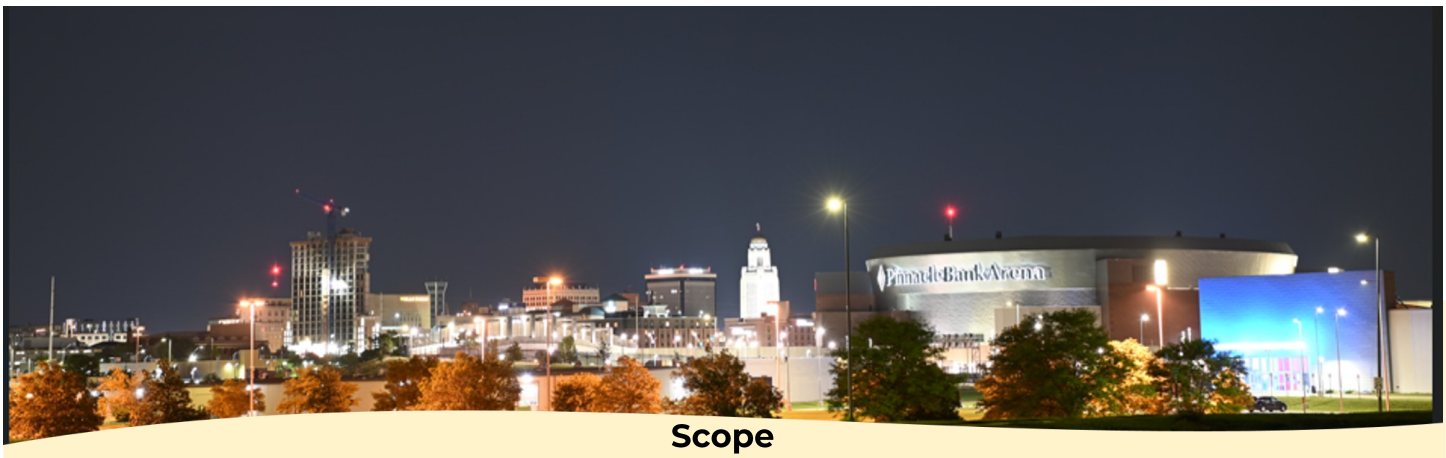
- **Adjourned at 6:30 pm**

Next Mayor's Neighborhood Roundtable Meeting
October 12, 5:30 p.m.
City County Building Room 303

Lincoln-Lancaster County PLANNING AND DEVELOPMENT

Reimagining Downtown Lincoln's Design Standards

Downtown Design Standards have been in place since 2008 and have contributed to the downtown experience for Lincoln residents, employees, and visitors. The 2026 update recognizes new construction materials and trends that will continue to help create welcoming, high-quality places for the next generation of growth.



Scope

- Durable materials across primary facades
- Cohesive color & material palettes
- Design and construct projects with a life expectancy of 50+ years
- Allow glass curtain wall construction
- Limit blank walls
- Street-level transparency

What Is Changing

Materials & Facades

Durable, consistent materials required across full façade—not just the first 20 feet. Ground floor windows must be highly transparent; blank walls capped at 20 feet unless softened with architectural detail or landscaping.

Entrances

Every building gets one clear, street-facing main entrance—shared by everyone. No separate side doors for accessibility; ramps and access are built into the front door experience.

Parking Structures

Garages that face public streets wrap their ground floor in active space or design for future conversion from parking stalls to active space.

Bicycle Parking

Establish bike parking standards for residential and non-residential uses.

Landscaping & Streetscape

Require shade trees to break up long parking rows; install sidewalks and street trees alongside larger projects.

Sustainability

Require EV ready parking spaces for larger parking facilities. Encourage energy-efficient design and deconstruction of buildings.

Timeline

Now & Ongoing —Developer Outreach
August 26—DLA Board Meeting
To Be Announced —Public Open House
September 1—Urban Design Committee
September 14—Neighborhood Roundtable
Late September/October—Planning Commission
October/November—City Council

Lincoln-Lancaster County

PLANNING AND DEVELOPMENT

Downtown Design Standards Update

- **Introduction**
- **New and Revised Standards**
- **Next Steps**

Downtown Design Standards have been in place since 2008 and have contributed to the downtown experience for Lincoln residents, employees, and visitors. The 2026 update recognizes new construction materials and trends that will continue to help create welcoming, high-quality places for the next generation of growth.

PlanForward: Comprehensive Plan

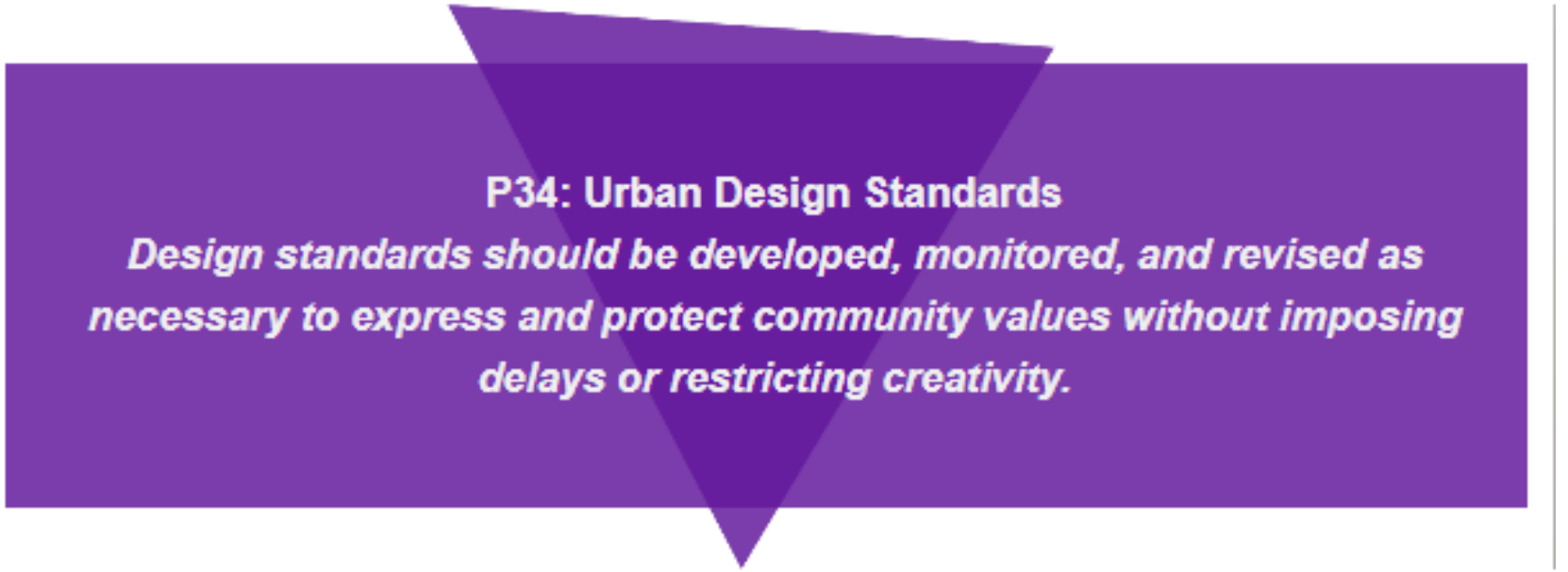
G13: Community Appearance

Lincoln and Lancaster County will have a high-quality physical environment that creates a strong sense of place and community pride.

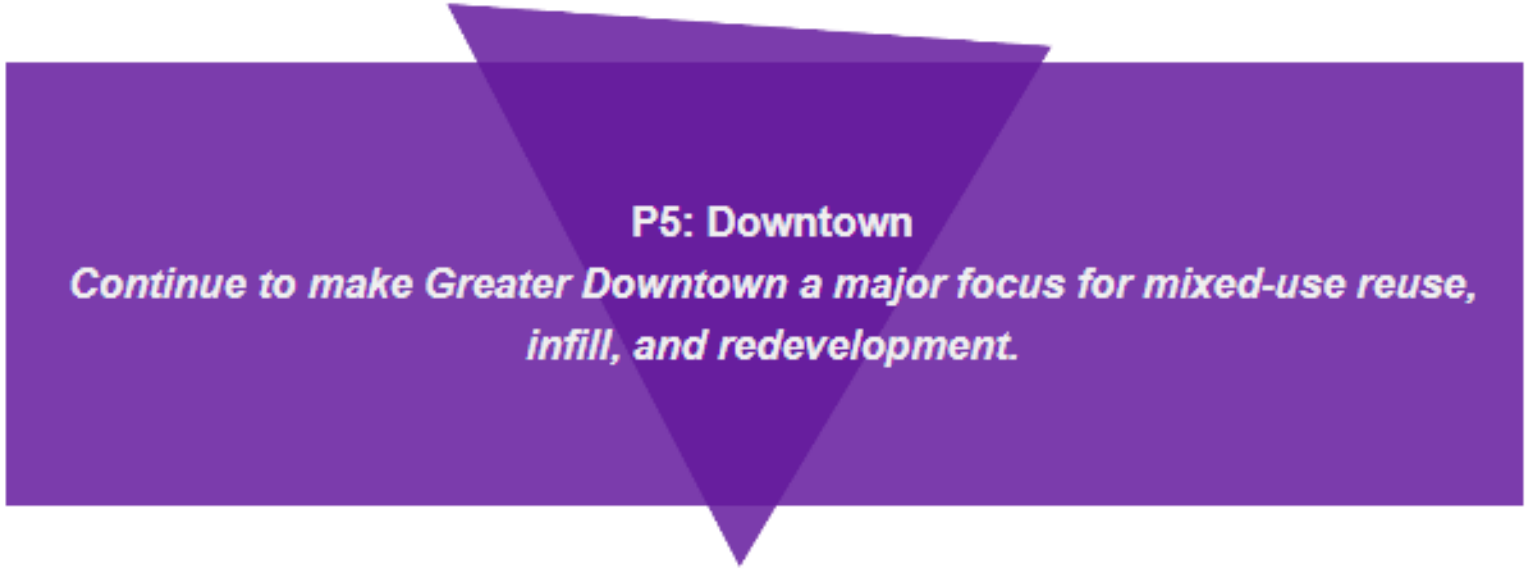
To achieve this goal, PlanForward addresses community appearance in a variety of topic areas, including:

- **Design standards that promote a high-quality built environment.**
- Preservation and re-use of historic structures, including both designated landmarks and non-designated buildings.
- Entry corridors that create a positive “first impression” of the community.
- Community spaces that celebrate local art, music and culture, and promote social interaction and understanding.
- Protection of significant views and vistas throughout the county.
- **Well-built public buildings that are compatible with the surrounding environment.**

PlanForward: Comprehensive Plan



PlanForward: Comprehensive Plan



Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents.

Over the years, there have been significant public and private investments in new building construction, renovations, and infrastructure.

Ensure that new development is compatible with the existing Downtown and is pedestrian-oriented.

Additional Downtown Plans

Downtown Lincoln Master Plan 2018

South Haymarket Neighborhood Plan

Plan Big: University of Nebraska-Lincoln Campus & Landscape Master Plan

Lincoln Downtown Master Plan Update 2012

Lincoln Vision 2015

Lincoln Downtown Master Plan 2005

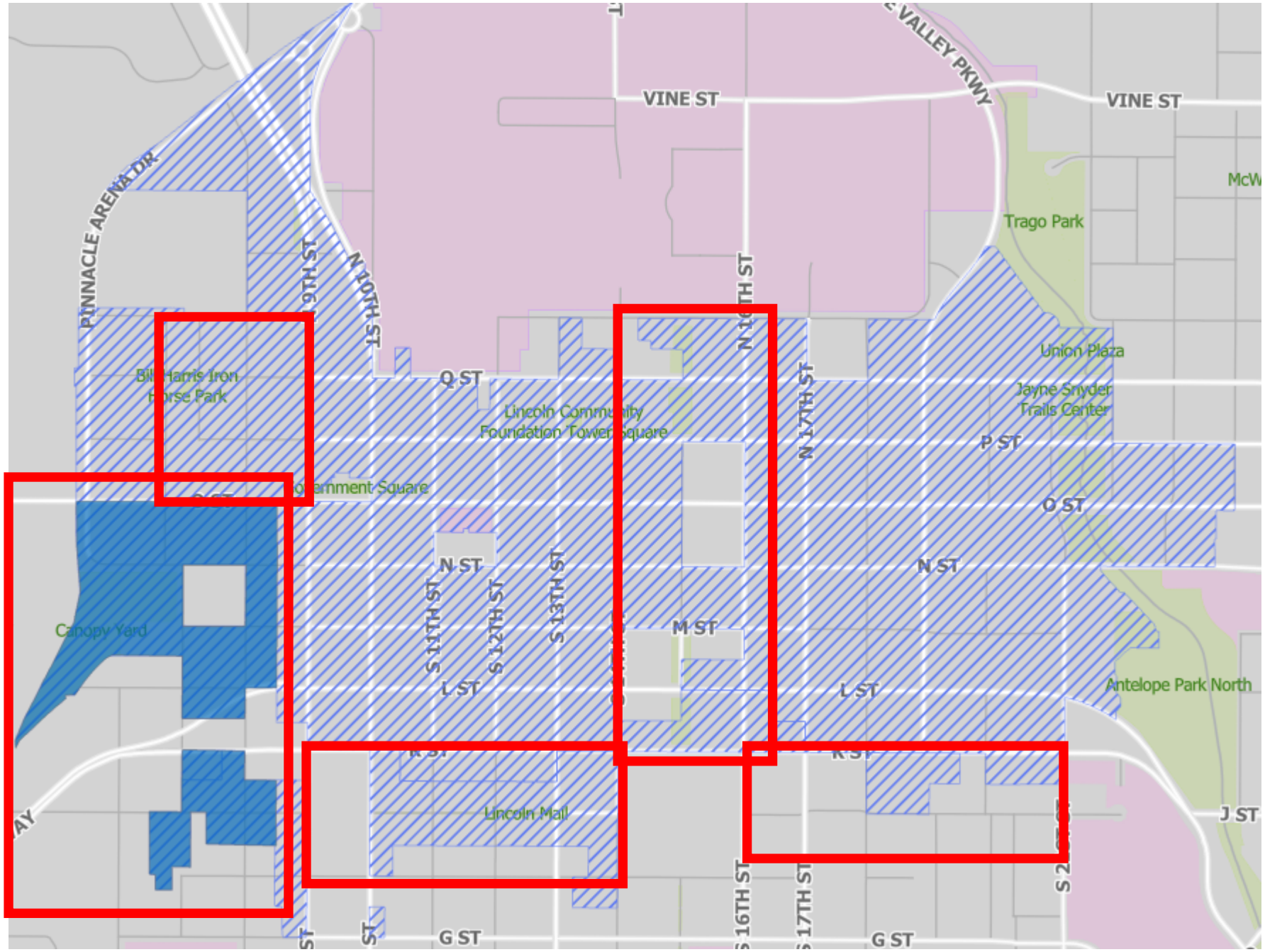
Antelope Valley Redevelopment Plan 2004

Lincoln Center Redevelopment Plan 1991

Goal of the Update

Update the Lincoln Downtown Design Standards to establish elevated expectations for the quality, character, and design of new development and redevelopment while preserving and celebrating Downtown Lincoln’s unique identity.





B-4 and O-1 Zoning

Applying Standards

Minor Remodeling Projects (investing 50% or less of a property's assessed valuation). Exterior features of the project shall not cause greater deviation from these Design Standards than currently exists.

Major Remodeling Projects (investing more than 50% of a property's assessed valuation). Exterior features of the project shall meet the applicable Design Standards that are feasible given existing site conditions.

What Is Changing

Materials & Facades

Durable, consistent materials required across full façade—not just the first 20 feet. Ground floor windows must be highly transparent; blank walls capped at 20 feet unless softened with architectural detail or landscaping.

Parking Structures

Garages that face public streets wrap their ground floor in active space or design for future conversion from parking stalls to active space.

Landscaping & Streetscape

Require shade trees to break up long parking rows; install sidewalks and street trees alongside larger projects.

Entrances

Every building gets one clear, street-facing main entrance—shared by everyone. No separate side doors for accessibility; ramps and access are built into the front door experience.

Bicycle Parking

Establish bike parking standards for residential and non-residential uses.

Sustainability

Require EV ready parking spaces for larger parking facilities. Encourage energy-efficient design and deconstruction of buildings.

Durability & Color Palette

Why this is important: Downtown buildings are meant to last for generations. Durable materials help buildings look better longer, reduce maintenance and replacement costs, and reinforce the lasting character and identity of Downtown Lincoln. Restrained colors and materials achieve a cohesive design that is appropriate for Downtown Lincoln.

Example that would not meet the new Design Standards



Example that would meet the new Design Standards



Windows & Transparency

Why this is important: Downtown buildings are meant to last for generations. Durable materials help buildings look better longer, reduce maintenance and replacement costs, and reinforce the lasting character and identity of Downtown Lincoln. They also create a better experience for people walking along the street because the higher level of transparency at the street level lets people see in and out.

Example that would not meet the new Design Standards



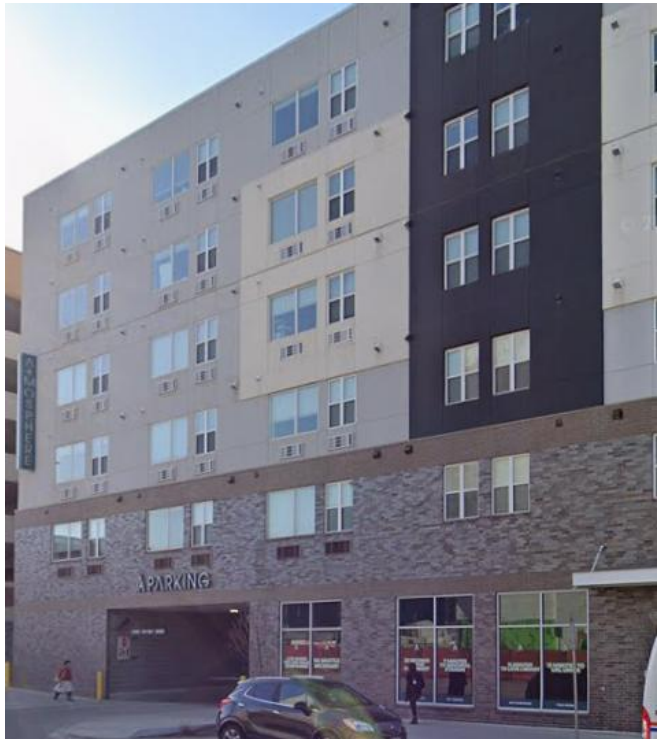
Example that would meet the new Design Standards



Blank Walls & Mechanical Openings

Why this is important: Downtown buildings are meant to last for generations. Limiting openings helps maintain the building's identity and ensures new openings are compatible with the building architecture. Limiting blank walls ensures the façade is visually engaging and proportionate.

Example that would not meet the new Design Standards



Example that would meet the new Design Standards



Parking Structure Standards

Why this is important: The goal is to make Downtown streets more inviting, attractive, and safe for pedestrians. Active uses along the sidewalk create more activity and visual interest, rather than having pedestrians walk next to a blank garage wall. This helps parking garages fit better into the surrounding neighborhood and supports a more walkable, people-friendly environment.

Example that would not meet the new Design Standards



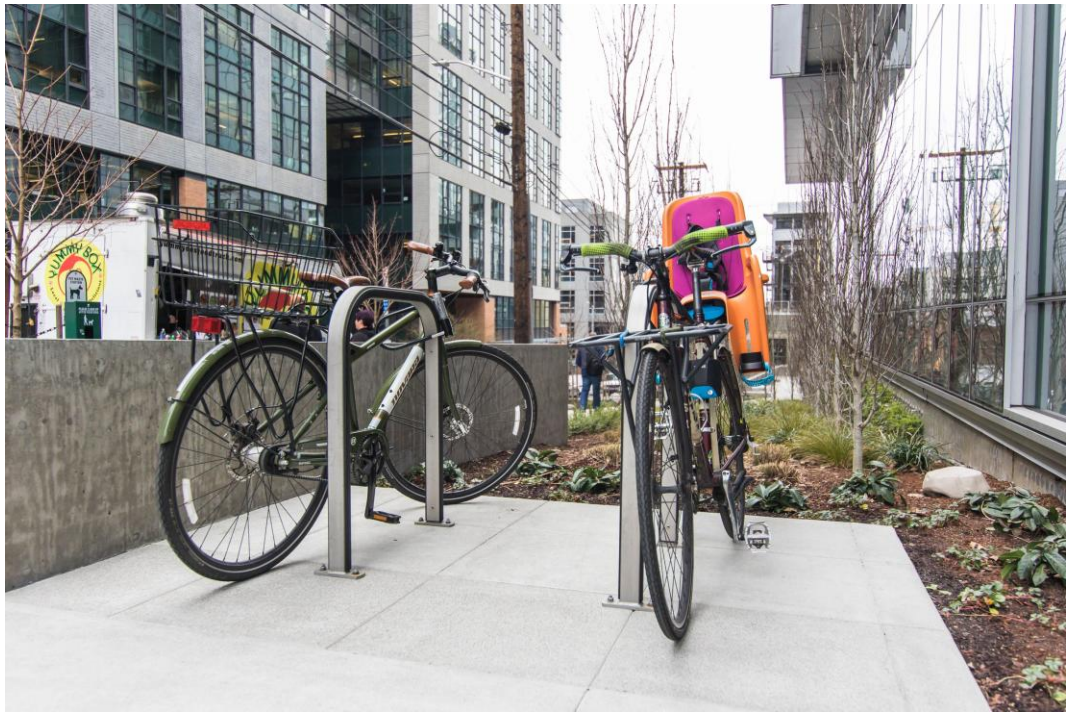
Example that would meet the new Design Standards



Bicycle Parking Standards

Why this is important: Secure bike parking benefits both businesses and property owners by making their buildings easier to reach and more convenient for residents, customers, and employees. Bike parking takes up much less space than car parking, keeps sidewalks and building entrances organized, and can be incorporated into the property's overall design. Lincoln is working to make biking a safer and more practical way to get around, and bicycle parking standards help make biking a realistic and convenient transportation option in Downtown Lincoln.





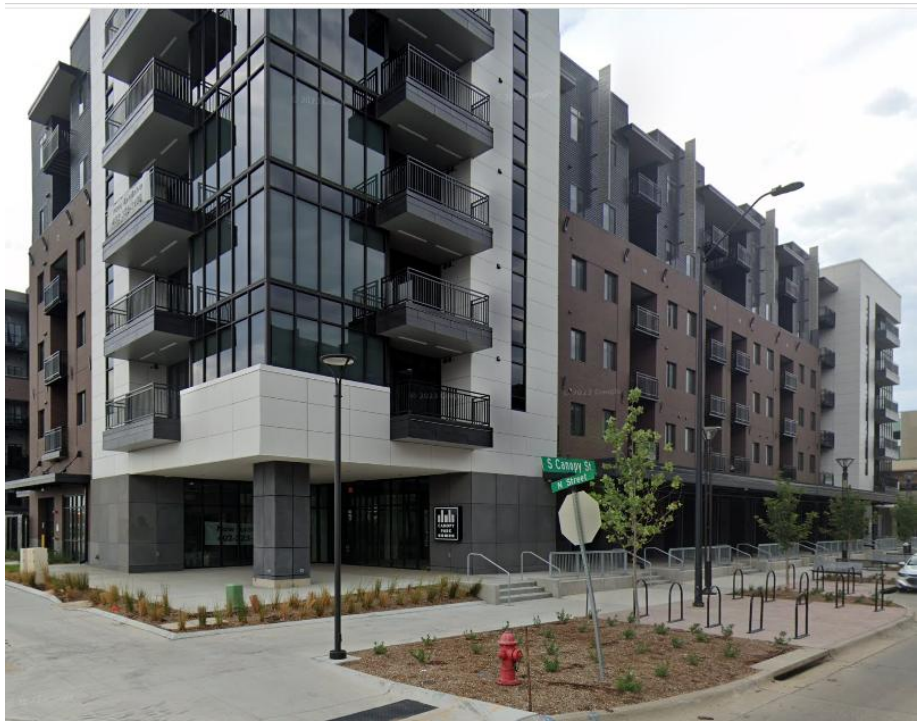
Site Development Standards

Why this is important: These standards help create a more walkable, active, and attractive Downtown. Placing buildings close to the sidewalk creates a consistent street wall and makes Downtown feel like a connected urban district rather than a collection of separate buildings surrounded by parking.

Example that would not meet the new Design Standards



Example that would meet the new Design Standards



Landscaping and Streetscape

Include internal island with shade trees for parking lots over 25 stalls.

Example that would not meet the new Design Standards



Example that would meet the new Design Standards



Sustainability

Standard	Notes
Electric Vehicle (EV) Readiness New parking areas, or parking areas that are part of a major renovation, with 20 or more spaces should have at least 20% of the spaces prepared for future electric vehicle chargers. This means running the necessary electrical conduit from the electrical panel to those parking spaces and reserving enough electrical capacity to add chargers later. Parking areas with fewer than 20 spaces are not subject to this requirement.	**New.** Proposed standards were coordinated with Kim Morrow and Climate Action Plan.



Community Engagement

Engagement Platforms:

- Meetings w/ DLA
- Developer Meetings
- E-mail Blast Notifications
- Project Website

Events:

- August 26 – DLA Board
- September 1 - Urban Design Committee
- September 14 – Neighborhood Roundtable
- October 6 – Urban Design Committee
- October – Downtown Champions
- TBA – Open House
- Sept/Oct – Planning Commission
- Oct/Nov – City Council

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Charter Amendments and Charter Amendment Alternatives Q&A

Why is the council able to offer alternative charter amendments on the ballot?

The Nebraska Constitution and the Lincoln City Charter describe a petition process that includes City Council consideration of charter amendment alternatives. The recent Nebraska Supreme Court decision was clear that nothing in their opinion should prevent the City Council from exercising their constitutional right to proposes alternative charter amendments. From their recent opinion: "Nothing in this opinion should be read to impair any constitutional right to submit "any alternative article or section"

For example, the City Council is considering an alternate even-year election plan that has a different transition plan. The petitioners would have the Mayor serve a term of 1 year and 8 months before moving to even year elections. The petitioners would have some members serve 5 years 8 months and some serve 1 year and 8 months. The City alternative would have the Mayor and all Council members serve a term of 3 years and 8 months in the transition to even year elections.

How would Mayor and City Council terms be impacted under the petitioners' even year election plan?

Mayor and District Council members seats would have back-to-back elections in 2027 and 2028. It is unclear what the petitioners' intent is when it comes to when the elected officials would take office after the 2028 election. If the date is mid-January as is the case with all other offices elected in even year elections, the Mayor and District Council members would have their 4-year term shortened to 1 year 8 months. If the elected officials are meant to take office two weeks after their election in November, similar to how City elected officials assume office now, the term would be shortened to 1 year 6 months.

At-large Council members were elected in 2025. Those seats would have an election again in 2030. The petitioners' even year election plan would lengthen their four-year terms to more than 5 years.

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The City alternative would require the Mayor and District Council seats to have an election in 2027 and 2030, making their transition term 3 years 8 months. At-large Council members seats would have an election in 2029 and 2032, making their transition term 3 years, 8 months.

How would term limits work with the petitioners' even year election plan?

For the Mayor, the term that would start in 2027 and last 1 year and 8 months, would be counted as a 4-year term. As a result, Mayor Gaylor Baird would be disqualified from running again in 2028.

For District Council members, the term that would start in 2027 and last 1 year and 8 months, would be counted as a 4-year term, if the petitioners City Council terms limits are passed. They would be able to serve one more 4-year term after the 1year 8-month term

How is the City even year election alternative different?

Under the City alternative, the Mayor and all Council members would serve a 3-year 8-month term in the transition to even year elections (other proposal is 1 year 8 months for some and 5 years 8 months for others).

The Mayor and District Council seats would have elections in 2027 and 2030. At-large Council members would have elections in 2029 and 2032. The 3-year 8-month term would count as a 4-year term for Mayoral term limits and Council term limits if they are adopted.

How does the petitioners ETJ resident voting plan work?

The Extra Territorial Jurisdiction (ETJ) is a 3-mile ring outside the City of Lincoln limits. ETJ residents are governed by Lancaster County on all issues except related to Lincoln's long-term planning. The three-mile ring exists so the City of Lincoln can plan for its future and keep growing. The petitioners would allow residents who live in the ETJ, but outside the City limits, to vote in Lincoln City elections.

What would ETJ residents be able to vote on

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The ordinance would allow those who live outside the City limits to vote on ballot issues like sales tax increases, Mayor, district and at-large Council races, and regulations like prohibiting indoor smoking.

The only City ballot issue election in which they cannot vote are those involving property tax bonds.

How would the petitioners' term limits plan work?

The petitioners would limit City Council members to two consecutive terms. The proposal would operate differently than term limits at the Nebraska Legislature. Under Legislative term limits, a state senator may not run for Legislature for four years after serving two consecutive terms, potentially allowing members to return to the Legislature after four years out. The petitioners' effort will disqualify a City Council member from ever running again if they serve two consecutive terms. If a Council member would serve one term and sit out one term without ever serving two consecutive terms, they could serve more than 2 total terms.

Mayoral term limits were established in 2018. They limit the Mayor to three four-year terms and disqualify a Mayor from ever returning to the office.

How would the City Council alternate term limits work?

The City alternative would make the term limits work the same for the City Council and Mayor. They limit Council members to three 4-year terms and disqualify a City Council member from ever returning to office if the office holder serves three consecutive terms.