

## MEETING RECORD

*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, December 14, 2022.*

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Tuesday, December 23, 2022, 8:30 a.m., Room 1525, Nebraska State Capitol, 1445 'K' Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Delonte Johnson, Kile Johnson, Ann Post and David Quade; (Heidi Cuca, Andrea Gebhart and Karen Nalow absent).

**OTHERS IN ATTENDANCE:** Collin Christopher, Paul Barnes and Teresa McKinstry of the Planning Department; Bob Ripley and Matt Hansen with the Nebraska Capitol Commission; Greg Newport appeared via Zoom Video Communications ©; and other interested citizens.

**STATED PURPOSE OF MEETING:** Nebraska Capitol Environs Commission Meeting

Chair K. 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 meeting held November 15, 2022. Motion for approval made by Quade, seconded by D. Johnson and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca, Gebhart and Nalow absent.

**RESIDENTIAL STREET REHAB WORK BY THE CITY OF LINCOLN IN THE PUBLIC RIGHT-OF-WAY OF G STREET BETWEEN S. 13<sup>TH</sup> AND S. 17<sup>TH</sup> STREETS, J STREET BETWEEN S. 16<sup>TH</sup> AND S. 21<sup>ST</sup> STREETS, AND S. 11<sup>TH</sup> STREET BETWEEN H AND K STREETS IN THE NEBRASKA CAPITOL ENVIRONS DISTRICT**

**PUBLIC HEARING:** December 23, 2022

Members present: D. Johnson, K. Johnson, Post and Quade; Cuca, Gebhart and Nalow absent.

Christopher stated that this application was discussed in November. Lincoln Transportation and Utilities (LTU) has residential street rehab projects all across the City that typically include a mill and overlay, along with necessary improvements to curbs, Americans with Disabilities (ADA) ramps, and sidewalks. This particular project is in the Capitol View neighborhood. Part of the work they are proposing is to remove portions of the old sandstone curb and replace it with more of a typical concrete section that you would see today. On 'G' Street from S. 16<sup>th</sup> Street to S. 17<sup>th</sup> Street, approximately 100 linear feet of sandstone curb is being removed. On 'J' Street between S. 17<sup>th</sup> Street and S. 18<sup>th</sup> Street, the total around 500 to 600 linear feet of sandstone curb being removed. Matt Hansen addressed the Commission in November and

spoke about how Capitol staff has have been speaking with LTU to take possession of the sandstone curb and use it to restore the original curbing around the Capitol. The Planning Department felt this was a reasonable use.

Post wondered why sandstone can't be reused for this project. Christopher believes it is a cost issue to restore and reset, and secondly, they see it as a better option to use concrete from a maintenance perspective. He believes this is something that the Planning Department staff is struggling with – when a project like this comes forward, there is nothing in the design standards that talk about sandstone curbs being replaced. In the future, he would like to explore whether this topic needs to be addressed in the design standards. It is not clear to him that this project even had to come forward to the Capitol Environs Commission. This could be a future text amendment. Post was curious how sandstone interacts with the salt and brine that is used today. She imagines it is not great. Christopher knows that concrete doesn't always respond well to salt either. The sandstone has lasted for quite a while.

K. Johnson thinks it is good that the sandstone pieces are being preserved and used around the Capitol. Christopher believes that is a good way to look at it. Priority areas could perhaps be established where preservation of the original curbing is more of a priority. For example, Lincoln Mall used to be sandstone curb at one point and isn't anymore. It may have been preferred to preserve the curbing in that location. 11<sup>th</sup> Street is another project that will come in next year. There is sandstone on one side and not the other. Quade added that this would be good to think of beforehand. He believes the Capitol only has a need for a certain amount. Christopher also found out in research that there isn't just one type of sandstone. There is red sandstone, as well as more of a bluish tinted stone. There is also a faux stone curb made of concrete that was used in the 1940s.

Bob Ripley wanted to thank LTU, particularly Roger Figard, in making it possible for Capitol staff to hold onto the curbs. They will require a great deal more in the future. The Capitol site is the only place they intend to reinstall the red stone curb. The 14<sup>th</sup> Street side is almost all intact. They are gathering quite a bit. One thing he is surprised at is how loosely this curb was put in place. The curbs are approaching two feet in depth and they are only set in a bed of sand. There are some that are right down to the ground. The problem is the pavement goes over and abuts it. You run a heavy truck over the curbs they will go into the ground. He can see the desire for a curb that has a gutter built into it. It is far more efficient way from a drainage perspective. His office is talking on the responsibility of maintaining the curb restoration project. They agreed with Figard to take care of it. They continue to accumulate it. Corners are also a problem. He thanked the City and LTU for their ongoing support for providing this material. They have been great partners.

**ACTION:**

Post moved approval of a Certificate of Appropriateness for the removal of the sandstone curbs, and the construction of concrete curbs to replace them, with the condition that; 1) LTU staff shall work with staff from the Capitol to ensure the reuse of as much of the stone curb as possible. If Capitol staff declines to take the removed stone curb, LTU shall coordinate with the City's Planning Department to attempt to find a use for the material in a future streetscape or park project, seconded by D. Johnson.

Post commented that she supports this. She wanted to make the point that there are times that for efficiency, it makes sense to change materials. This is one of those times based on having the gutter as part of the curb. She would hope this is remembered as projects come forward.

Motion for conditional approval carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca, Gebhart and Nalow absent.

**DESIGN UPDATES TO APPROVED SITE IMPROVEMENTS AT 1821/1843 K STREET**

**PUBLIC HEARING:**

**December 23, 2022**

Members present: D. Johnson, K. Johnson, Post and Quade; Cuca, Gebhart and Nalow absent.

Christopher stated this application was originally before the Commission in July. They had some vehicular accidents where someone had failed to make the turn off Antelope Valley Parkway and ran into a wall in front of the building. They are looking to protect the building and the occupant inside. The original proposal included a series of spherical bollards that would provide the barrier. The applicant came back last month with a revised proposal that relies on more of a cable system. The applicant has provided information and design detail of what the cable system will look like. He indicated at a previous meeting that this should be able to stop vehicles going up to 65 mph. He also pointed out that the applicant plans to install landscaping, but they don't have a specific landscape plan yet. The landscape plan would potentially come back in spring 2023.

Greg Newport showed some images of the cable rail system. There will be plantings on either side of the railings. It will be fairly dense. They plan to have the plantings be approximately three feet high so the landscaping will be as high as the fence itself. He believes it fits better with the building and will be less intrusive from a visual impact.

Ripley wanted to ask the Commission a general question out of curiosity. He looked at this and he is perplexed. He suggested that the railing would do a great job of protecting the building, but is worried about the pedestrians. Perhaps the rail should be on the street side of the sidewalk instead of the building side. He can't think of a place like this in the City. Newport stated the issue with putting it on the street side is it would be in the City right-of-way and it wouldn't be allowed. There is space for it to fit, but it is not allowed. Ripley can see people on the sidewalk potentially being hurt. He understands the City's position, but if a car hops the curb, you would have to hop over the handrail.

**ACTION:**

Post moved approval of a Certificate of Appropriateness for the proposed site work at 1821 'K' Street, with the condition that the applicant provide the Commission a landscape plan for review prior to planting, seconded by Quade and carried 4-0: D. Johnson, K. Johnson, Post and Quade voting 'yes'; Cuca, Gebhart and Nalow absent.

**STATE OF NEBRASKA SHELTER DESIGNS:**

Christopher stated that this item had been deferred to the next meeting at the request of the applicant.

**STAFF UPDATES AND MISCELLANEOUS:**

Christopher thanked everyone for attending the meeting and wished everyone a happy holidays. He voiced his appreciation for the work done all year by the Commission.

There being no further business, the meeting was adjourned at 8:55 a.m.