



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, August 27th, 2021**. The meeting will convene at **8:30 a.m.** in the **City Council Chambers**, Hearing Room 112 on the 1st Floor of the County/City Building, 555 S. 10th Street (10th & "K" Streets), Lincoln, Nebraska.

For more information, please contact the Lincoln/Lancaster County Planning Department at 402-441-7491.

AGENDA

August 27, 2021

1. Approval of meeting record of [May 28, 2021](#)

* [Memo](#) from Collin Christopher

Public Hearing & Action

2. Exterior Improvements at [1320 Lincoln Mall](#) (*Sinclair Hille; UDR21068*)
3. Outdoor Nature Classroom at [1843 K Street](#) (*Community Action Partnership; UDR21069*)

Discussion

4. Staff updates & miscellaneous

Accommodation Notice

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.

MEETING NOTES

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 Thursday, May 19, 2021.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, May 28, 2021, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Mary Campbell, Heidi Cuca, Delonte Johnson, Kile Johnson, Karen Nalow, Ann Post and David Quade.

OTHERS IN ATTENDANCE: Collin Christopher, Paul Barnes and Teresa McKinstry of the Planning Department; Dallas McGee of Urban Development Dept.; Lynn Johnson from Parks and Recreation; Scott Gatewood and Doug Hanson with the Nebraska State Building Division.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair Kile 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 April 23, 2021. Motion for approval made by Nalow, seconded by Campbell and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

NEW SIGN AT MCPHEE ELEMENTARY, 820 GOODHUE BOULEVARD

PUBLIC HEARING:

May 28, 2021

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade

Collin Christopher appeared and stated that Scott Wieskamp from Lincoln Public Schools was unable to attend the meeting today. In his opinion, this application seems pretty straightforward. This monument sign would be in front of the main entrance on the west side of the building. It is four feet by eight feet in size. The letters are changed manually and there will be no additional lighting.

ACTION:

Quade made a motion to approve the sign as presented, seconded by Post and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

2 LANDMARK CENTRE UPDATE- 1111 LINCOLN MALL, 601 SOUTH 12TH STREET AND 1106 'H' STREET: **May 28, 2021**

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade

Christopher stated this application is on a quick timeline, and there is an ever-evolving discussion on parking taking place. He believes at this point it is worth updating the Commission on where things stand. There are two components to the changes being highlighted today: 1) street trees and 2) how staff is addressing access to Pioneer House parking.

Lynn Johnson appeared. The arborist has evaluated the street trees. There are oaks on all four block faces. Two of the oaks are in fair to approaching poor condition. They are proposing two of them be removed. One is adjacent to the alley and one on the 12th St. frontage would be replaced. There are two oaks to be replaced on 'H' Street. 11th St. has one oak tree to be removed and one to be replanted. They are trying to diversify the street trees so if something were to happen, we do not want to lose the entire block faces of street trees. The staff recommendation is for an espresso coffee tree. These trees don't have the mess with pods and beans. They will be 15 to 35 feet tall at some point. They are native and drought tolerant. They would mix well with the oaks.

Christopher presented an exhibit of the plan for the trees. L. Johnson has made some recommendations about protecting the roots since there will be construction happening around those. The oaks tolerate construction pretty well.

D. Johnson asked about the size of the oaks. L. Johnson replied they are large trees around two feet in diameter and approaching 50 feet in height range. It will make a difference. By planting trees now, we get multi-generational plantings. K. Johnson inquired how large the coffee trees will get. L. Johnson replied that they typically recommend planting 2.5 to 3 inch diameter trees. Coffee trees tend to have coarse branch construction. These should be in the 8 to 10 foot tall range when planted. Initially they grow pretty slowly. They are beautiful architectural trees but it takes a period of time to get to that point. It can be a race between planting younger trees and larger trees. They like to plant a little on the small size to get them established.

Nalow wondered if any consideration was given to establish addition species of trees. L. Johnson stated they have thought about the coffee trees. Linden trees were also considered. They are starting to see the Japanese Beetle in Lincoln. They feed on leaves of Linden trees. They affect the appearance, but not necessarily the health of the tree. Silver Lindens were planted on Capitol

Parkway on 16th St. and 17th St. A Silver Linden has a fuzzy leaf. That appears to be less desirable to the beetle. If that is the case, Parks might consider more of those in the future. As of now, the suggestion is for Espresso Coffee Tree.

Nalow questioned if Lincoln Mall and other boundaries would be diversified in the long term. L. Johnson believes the point is to maintain the Red Oak as the dominant species. If we have trees that fail in the future, we might want to reconsider that. It would be nice to keep these stately trees.

Christopher pointed out that improvements being made to the alley along this block will limit access to Pioneer House parking in the short term. The solution that the developers have come up with is a temporary access point on the H St. side. That would allow residents to enter and a portion of an island would be removed for circulation. This would result in the loss of one tree in the short term on the private side. However, the proposed landscape plan for the new parking lot will add additional trees and screening. He believes the long term solution is a good one. Once access to the alley is allowed again, that access point would be removed. He believes this would be a significant improvement over what is there now.

501 BUILDING UPDATE:

May 28, 2021

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade

Scott Gatewood appeared to give an update on the process that has been going on since around 2016. This is an ongoing effort to address existing rooftop equipment. He showed an image of the building and pointed out the cooling tower and air handler on the roof. As they move forward in time, this equipment will eventually be removed. It won't be removed in this renovation but will eventually go. Evaporation of heat can be seen with a steam plume from the roof. It is also very visible from the other direction. The goal is to remove the equipment and modernize the building mechanical structure. Over the coming years, they are heading to a louvre on the east exposure. There is a small louvre towards the roof for a ventilation exposure. It needs to be in the proposed place due to the equipment location. When this happens the goal is to first add the louvre, and then in the coming years, the remaining equipment will go away.

K. Johnson inquired about the timeline. Gatewood believes the improvements are not funded under the current biannual budget and will need to be added to the next budget. Doug Hanson stated that this is future work that has not been funded yet. The intention is to eventually rid the roof of these visible rooftop elements. It could be two budget cycles before this is done. It is uncertain at this point.

K. Johnson thinks it looks good and appreciates the depiction of the building without the equipment on top.

O-1 ZONING TEXT AMENDMENT:

May 28, 2021

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade

Christopher stated that this topic was discussed at the last meeting – allowing restaurants in O-1 and making them a more viable option. The first question brought up by the Commission last month related to parking. It was a valid question. He showed a table with the allowed uses in the O-1 zoning district. A restaurant would be required to have significantly more parking than other allowable uses. However, he mentioned that the Planning Dept. is preparing a text amendment to be rolled out this summer that centers around affordable housing zoning-related changes. One of those changes is to eliminate the parking requirement for all uses in O-1 entirely. That change would resolve the parking issue for restaurants in this district. The second topic brought up by the Commission was the idea that we might want to do sidewalk cafés as part of O-1 restaurant uses. There is a section in the zoning code focused on sidewalk cafés that currently limits them to B-1 through B-5 zoning districts. So, allowing sidewalk cafes would require additional changes to the zoning code. There is a Sidewalk Café Committee that reviews applications. They have indicated that they would be willing to explore this topic. They want to walk the O-1 district and understand the possible ramifications. So much of O-1 zoning is in the Capitol Environs District.

Campbell wondered if alcohol is added to the district if extra fencing or barriers would be required. Christopher replied yes, there has to be a fence. O-1 does not allow for a bar who only serves alcohol. It has to be restaurants that serves alcohol secondarily.

K. Johnson would find restaurant cafes in O-1 very helpful. He believes they would not be appropriate on the mall, but in the back maybe. Some of these alleys are becoming urban gathering places. To have that flexibility would be helpful.

Nalow agrees with the sentiment. We need to keep them off Lincoln Mall and Centennial Mall, but on adjacent street faces, it would be nice to have more activity and life.

Post would like to have the committee look at this further. She is supportive. She likes the idea of more activity and thinks this needs to be researched more.

Quade agreed. Added activity in the area would be nice. It would liven the entire area. He is curious about the thought of not having them on Lincoln Mall or Centennial Mall. What is the specific concern? K. Johnson believes the concern is that the setbacks do not allow it. With a sidewalk café, it would extend to the sidewalk. Quade asked if inhibiting the view would be the main concern. Nalow stated that while we want to encourage activity on the mall, we don't want conflicting uses. The mall goes right to the edge. Those uses wouldn't truly be a sidewalk café.

K. Johnson believes this is particularly true with a no parking requirement. Perhaps parking lots behind buildings could be used for a sidewalk café.

Campbell agrees with all comments, as does D. Johnson and Cuca.

ACTION:

Post moved approval of a recommendation to the Sidewalk Café Committee to review the possibility of allowing sidewalk cafés in the O-1 district, seconded by Nalow and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

Post asked who is on the Sidewalk Café Committee. Christopher replied it is staff from the Planning Dept., Lincoln Transportation and Utilities and the Health Dept. It is an inter-departmental group. There are a lot of specific requirements related to size and how far they extend into the right-of-way.

K. Johnson inquired if staff is pursuing a legislative change. Christopher believes if a change were proposed, it would be up to the Planning Dept. to make formal application, but only if the Sidewalk Café Committee gives the final recommendation.

MISCELLANEOUS:

- Christopher wanted to provide an update on the approved four-plex project at 1550 'F' Street. The property was demolished last year, and they began construction. However, the property is now for sale. Some footings were done but it is largely incomplete. He doesn't know what that means for the future of the project. It is possible that someone will buy the property and move forward with construction, but at least for now, there's no guarantee it will be completed as originally approved.

K. Johnson questioned if a new owner would have to bring this application in for review again. Christopher replied that anyone can go forward with the approved plan as all the permits are there. It will require a second review if anything changes.

- Christopher stated that since social distancing isn't required anymore, he would like to discuss scheduling of future meetings. He asked all members what room they would prefer to meet in for future meetings. The City Council Chambers has been reserved through the end of the year 2021, but this group used to meet in a smaller conference room and it would be possible to go back to that setup. The second question for members is if they would like to go back to meeting on Thursdays or keep the meetings on Fridays.

D. Johnson is flexible on Thursday or Friday.

Campbell thinks the current location of Council Chambers is comfortable. She wondered if staff has any opinion on the location. The conference rooms can get quite crowded. Christopher noted that we haven't figured out the future of Zoom meetings yet. We want to keep open the possibility in the short term.

Cuca knows that the past meeting day for this group is on Thursday, but Friday works better for her. She believes keeping Zoom is a good option.

Nalow stated that we have had meetings in the past that got very crowded. This room is a much better option.

Post would be happy to keep Friday and likes the 8:30 a.m. start time.

Quade is flexible.

K. Johnson likes the idea of staying in the Council Chambers on Friday and keeping the Zoom option available is preferable.

- L. Johnson stated that the sculptor Ben Victor will be in Lincoln with the Susan La Flesche Picotte sculpture the week of June 14th. He will have public studio hours from 1:00 to 5:00 p.m. at the Jayne Snyder Trail center at 21st St. and 'Q' Street.

K. Johnson pointed out that Victor is the only sculptor to have two sculptures in Statuary Hall. L. Johnson stated that Victor could have perhaps a third sculpture in the future.

There being no further business, the meeting was adjourned at 10:10 a.m.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for August 27, 2021
Date: August 19, 2021

Item 2: Exterior Improvements at 1320 Lincoln Mall

A significant renovation of the office building at 1320 Lincoln Mall is being planned, and while the majority of the work to be done is interior in nature, there are a few significant exterior improvements being proposed that fall under the purview of the Capitol Environs Commission. On the south side – the side fronting Lincoln Mall – improvements include new backlit signage, metal coping along the roofline, new and expanded windows, an entry canopy structure with fiber cement panels, and a new ramp/stair system with a masonry veneer. Minor sidewalk improvements are also being proposed to line up with the new stairs and ramp. On the east façade, an overhead door is being added for increased security. The project also includes the replacement or relocation of some of the building’s rooftop mechanical equipment.

For the renovation of an existing structure along Lincoln Mall, the focus of the Capitol Environs Design Standards is on the use of durable building materials that complement the Capitol and the surrounding context of Lincoln Mall. More specifically, the standards provide the following guidance (*Note: while the focus of Guideline 9.1 is on new buildings, it still provides good general guidance for a renovation project like this one in regards to how it fits in with its surroundings*):

Design Standard 9: Facades

New buildings in the District should be designed to enhance the setting of the Capitol and their immediate surroundings. When those surroundings have a high degree of cohesiveness, new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features. In areas that lack cohesion, designs should be proposed that offer themes and patterns that can be further expanded in future development.

Brick, stone, or other richly textured, highly durable masonry is desirable for building exteriors on Capitol Square, Centennial Mall, and Lincoln Mall. Permanence should be an overriding characteristic in the choice of exterior materials. Colors should be drawn from a muted palette of warm, earth tones or shades of white, with the context of surrounding buildings as a guide.

In the rehabilitation of existing buildings, retention of high quality materials and use of new, durable, and high quality materials is also desirable.

Guideline 9.1:

Proposals for new buildings should strengthen interrelationships among buildings within a specific setting, while encouraging variations. Features that contribute to compatibility among buildings include similarities in:

- alignment and setback;
- spaces between buildings;
- silhouette, including height and roof pitch;
- building base--relationship of building to ground or site;

- materials and material scale;
- mass and scale;
- building shade and shadow pattern from massing;
- permanence and durability, with 100 year "life cycle" expected facing Capitol Square and 75 year "life cycle" expected on Centennial and Lincoln Malls;
- entrance position, scale, and features;
- color, finish, and texture;
- size, type, and proportion of openings;
- ornamentation and detail, particularly at street level and in the residential areas;
- landscape design and features;
- cornice heights.

Design Standard 14: Buildings on Lincoln Mall

Lincoln Mall should be maintained and improved as a high-quality office and residential area, and as a symbolic link between state and local governments.

Overall, the proposed exterior improvement for 1320 Lincoln Mall enhance the quality of the building’s architecture and fit within the context of Lincoln Mall as much as can be expected for an existing structure.

Recommended Finding: The exterior improvements being proposed at 1320 Lincoln Mall are consistent with the Capitol Environs Design Standards.

Recommended Action: Approval of a Certificate of Appropriateness for exterior improvements at 1320 Lincoln Mall.



The above rendering shows the proposed improvements to the south façade for 1320 Lincoln Mall, including signage, metal coping along the roofline, new and expanded windows, an entry canopy structure, and a new ramp/stair system with a masonry veneer.



The rendering above highlights the new overhead door being added at the northeast corner of the 1320 Lincoln Mall building.

Item 3: Outdoor Nature Classroom at 1821/1843 K Street

Community Action Partnership of Lancaster and Saunders Counties has applied for a special permit related to the expansion of their early childhood care facility at 1821/1843 K Street. Included in the expansion would be the addition of an outdoor play area. This additional play area is proposed to be located on the east side of the facility and would encompass an area of approximately 2,791 square feet. Per the applicant, the play area will be designed to serve as an outdoor nature classroom with “freestanding materials such as art easels, musical instruments, seating, sandbox, child building materials, and plantings conducive to children’s learning in an outdoor environment.” The outdoor classroom will be enclosed by a 6-foot-high ornamental steel fence that will provide security, but also allow some visual transparency.

The Capitol Environs Design Standards offer limited guidance for an outdoor classroom like this. The Fences and Walls section of the standards focuses entirely on properties facing Capitol Square or one of the malls, although the emphasis on “permanent, high-quality decorative fences” is of note.

Design Standard 10: Walls and Fences

Those properties facing Capitol Square or one of the Malls that are not currently developed with buildings, or where existing buildings are set back further than the "build-to" line, interrupt the "edge" of the space they help define. It is desirable to improve these properties by installing permanent, high-quality decorative fences, walls, or hedges at the defined "built-to" line, with due consideration for security and screening (especially of parking lots).

Guideline 10.1:

Fences along the edges of the Malls should be six (6) feet in height.

Guideline 10.2:

Fences need not be solid to define the Mall edge, but should be continuous. Wrought iron fences with brick piers are very suitable "edge definers" on Capitol Square and along the Malls.

Beyond that, the closest the standards come to providing guidance are under Guideline 18.6.

Guideline 18.6:

Retaining walls, seating walls, planters, and other vertical landscape features should be constructed of durable materials, preferably masonry; neutral or natural colors; horizontal lines; no exposed form lines or form-tie holes.

While this guideline does not specifically mention fences, its focus on durable materials and neutral colors should serve as the framework for judging this proposal. The proposed fence is a reasonably durable, neutral-toned product designed specifically for applications where child safety is desired.

In addition to the Capitol Environs Design Standards, a childhood care facility like this is also required to follow its own specific set of design standards (Chapter 3.90 Design Standards for Early Childhood Care Facilities), and those standards suggest that an opaque fence be provided around the perimeter of outdoor play areas when the playground is adjacent to a residential use. There are residential properties to the east and south of the proposed play area, but in both cases, a parking lot sits between the play area and the residential. Therefore, it is staff's view that this scenario does not require a fully opaque fence and that the style being proposed would suffice. However, it is well within the Commission's purview to weigh in on these additional standards (shown below) and offer direction and guidance.

2.1 Fencing requirement for playground areas for facilities with 13 or more children

When playgrounds are provided adjacent to a residential use, they shall be entirely fenced in with a minimum of a 6-foot-high opaque fence or wall for the children's safety and to minimize the visual and noise impacts of the facility.

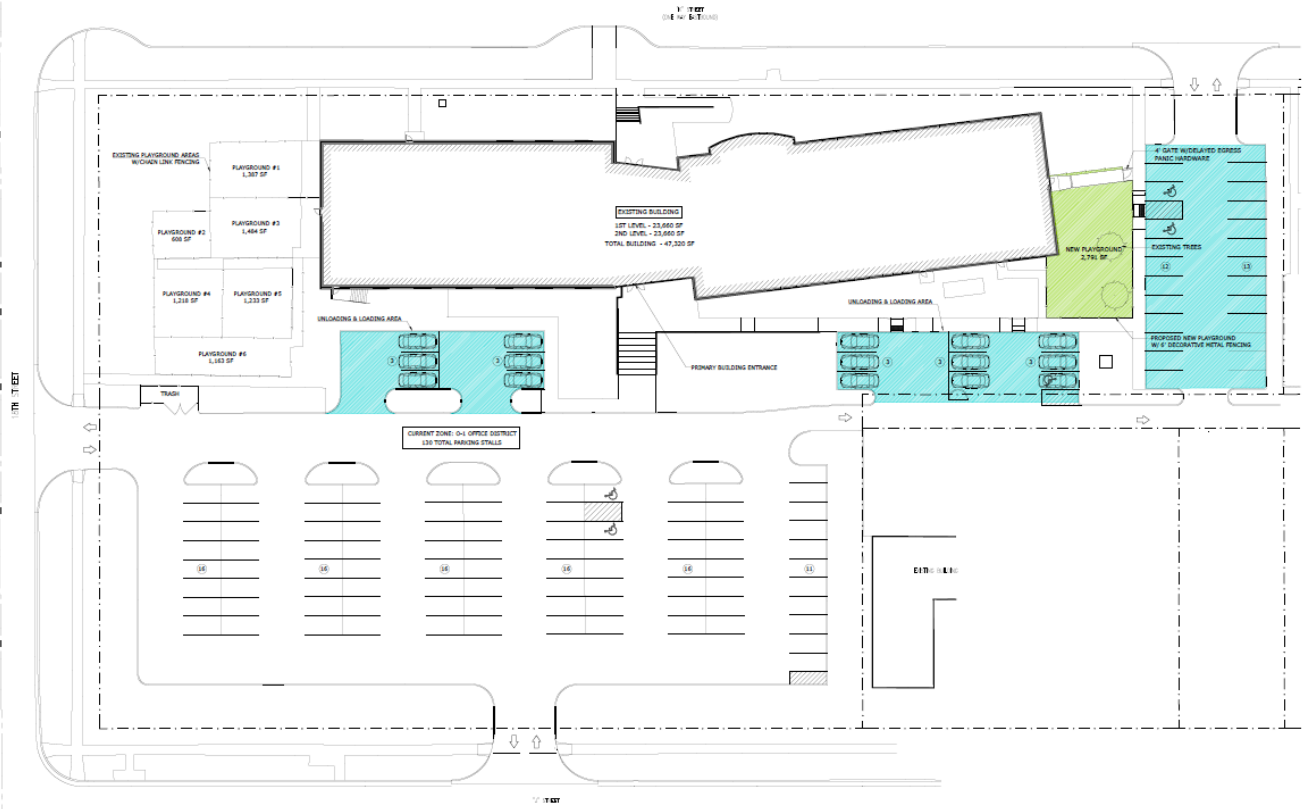
A non-opaque fence (such as chain link) may be used if evergreen plants, covering 100% of the area from 0 to 6 feet in height are planted between the fence and property line. Plant material must be at least 6 feet high at planting. Fencing adjacent to a public park does not need to be opaque.

Though the specific design of the outdoor classroom itself is only being hinted at in the illustrations provided by the applicant, there is nothing being shown that would negatively impact the aesthetic of the Capitol Environs.

Recommended Finding: *The proposed outdoor nature classroom east of the building at 1821/1843 K Street sign is consistent with the Capitol Environs Design Standards.*

Recommended Action:

Approval of a Certificate of Appropriateness for an outdoor nature classroom at 1821/1843 K Street.



The site plan above for 1821/1843 K Street shows the location of the proposed outdoor nature classroom east of the building (highlighted in green).



The above graphic illustrates the intent behind the proposed outdoor nature classroom, which the applicant has described as including “freestanding materials such as art easels, musical instruments, seating, sandbox, child building materials, and plantings conducive to children’s learning in an outdoor environment.”

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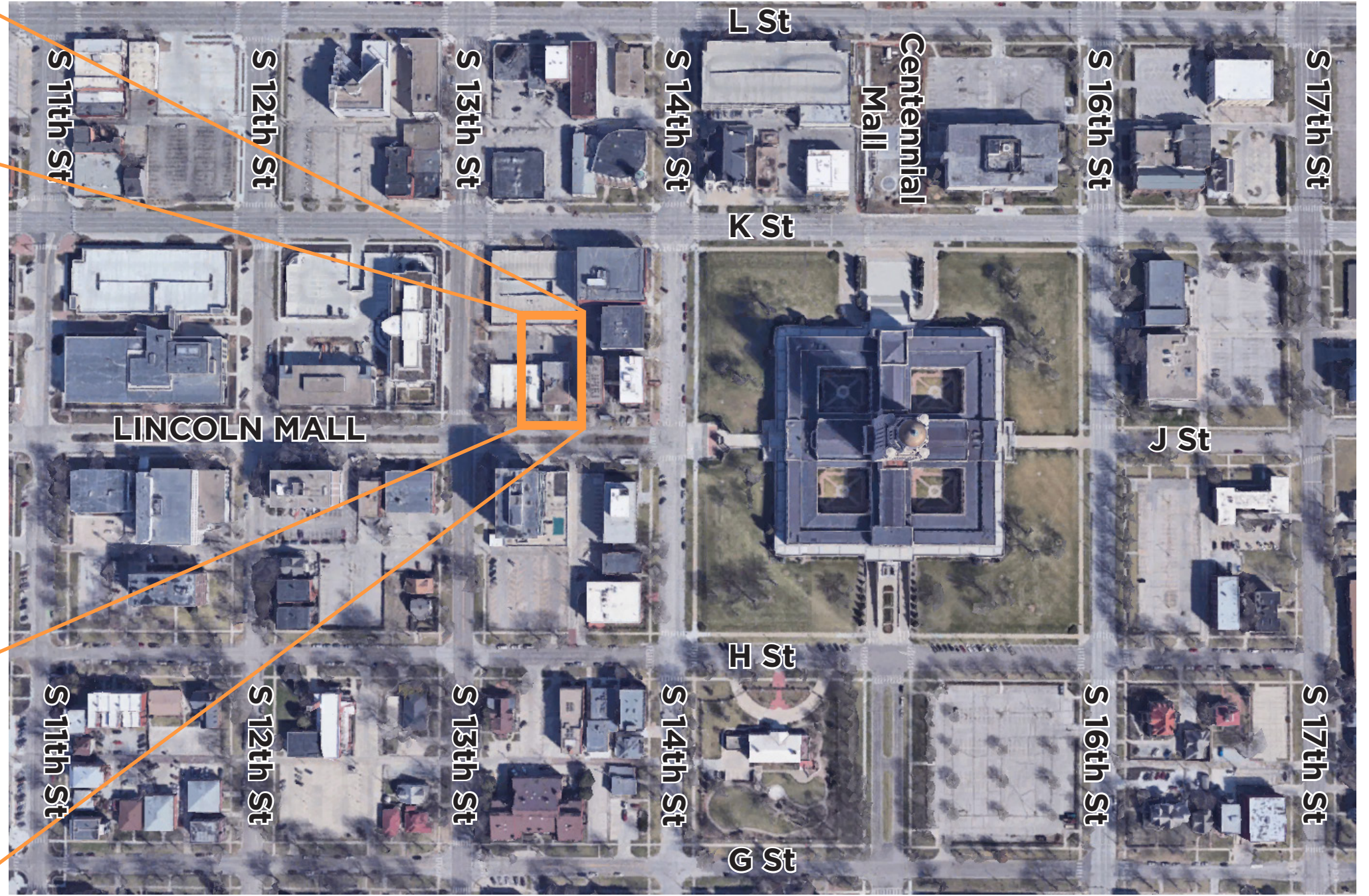
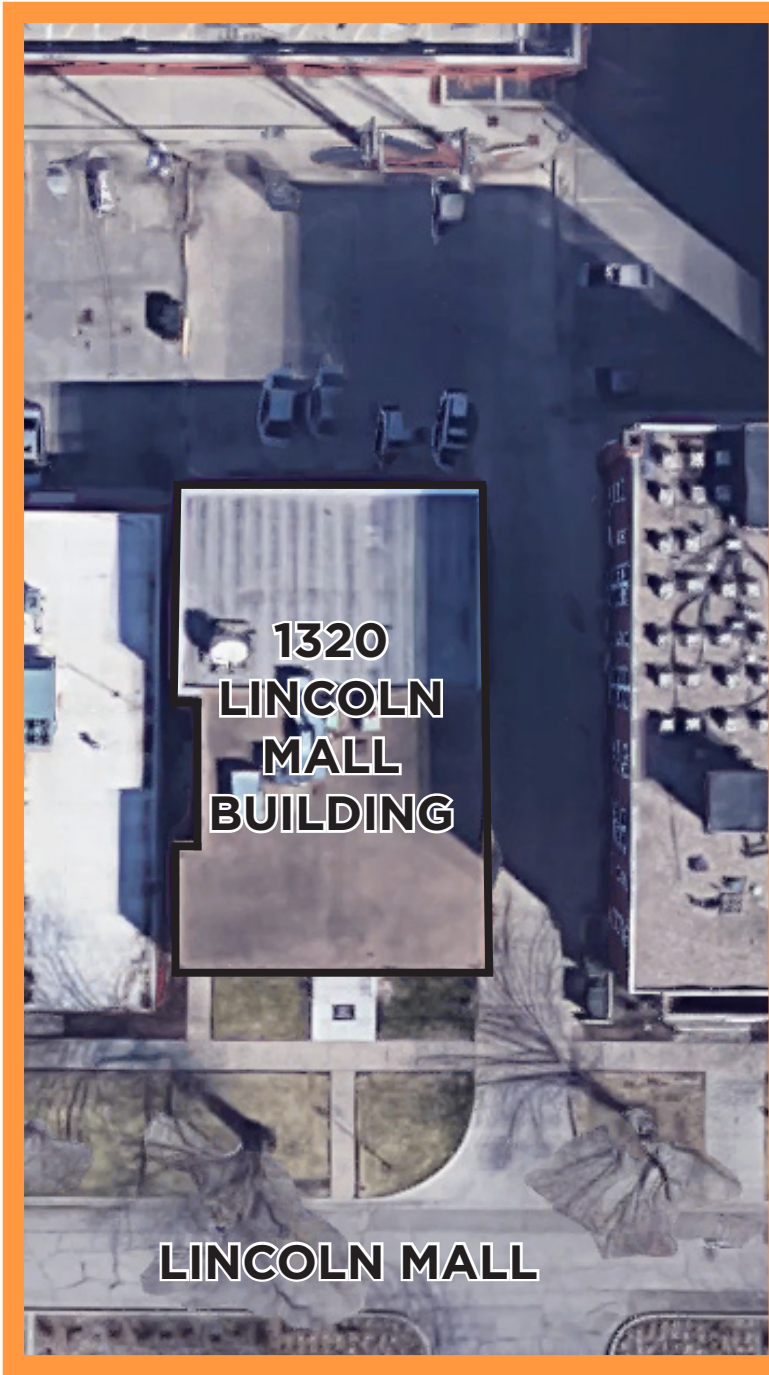
NEBRASKA CAPITOL ENVIRONS COMMISSION

AUGUST 27, 2021



1320 LINCOLN MALL BUILDING

HILGERS | GRABEN OFFICE REMODEL



1320 LINCOLN MALL BUILDING
EXISTING BUILDING - **SITE CONTEXT**

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1320 LINCOLN MALL BUILDING
EXISTING BUILDING - **EXTERIOR PERSPECTIVES - STREET VIEWS**

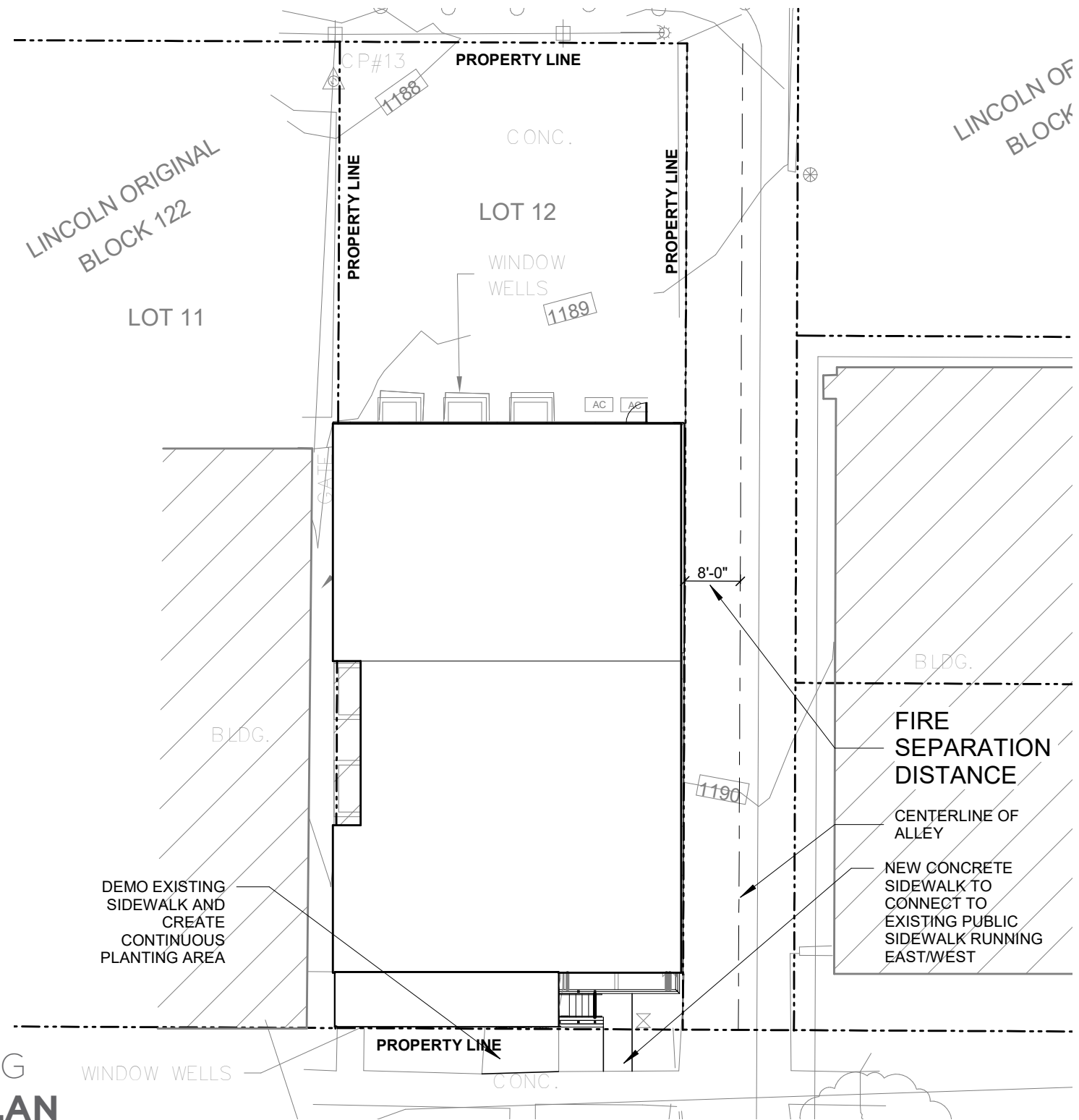
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1320 LINCOLN MALL BUILDING
EXISTING BUILDING - **EXTERIOR PERSPECTIVES - PARKING AREA**
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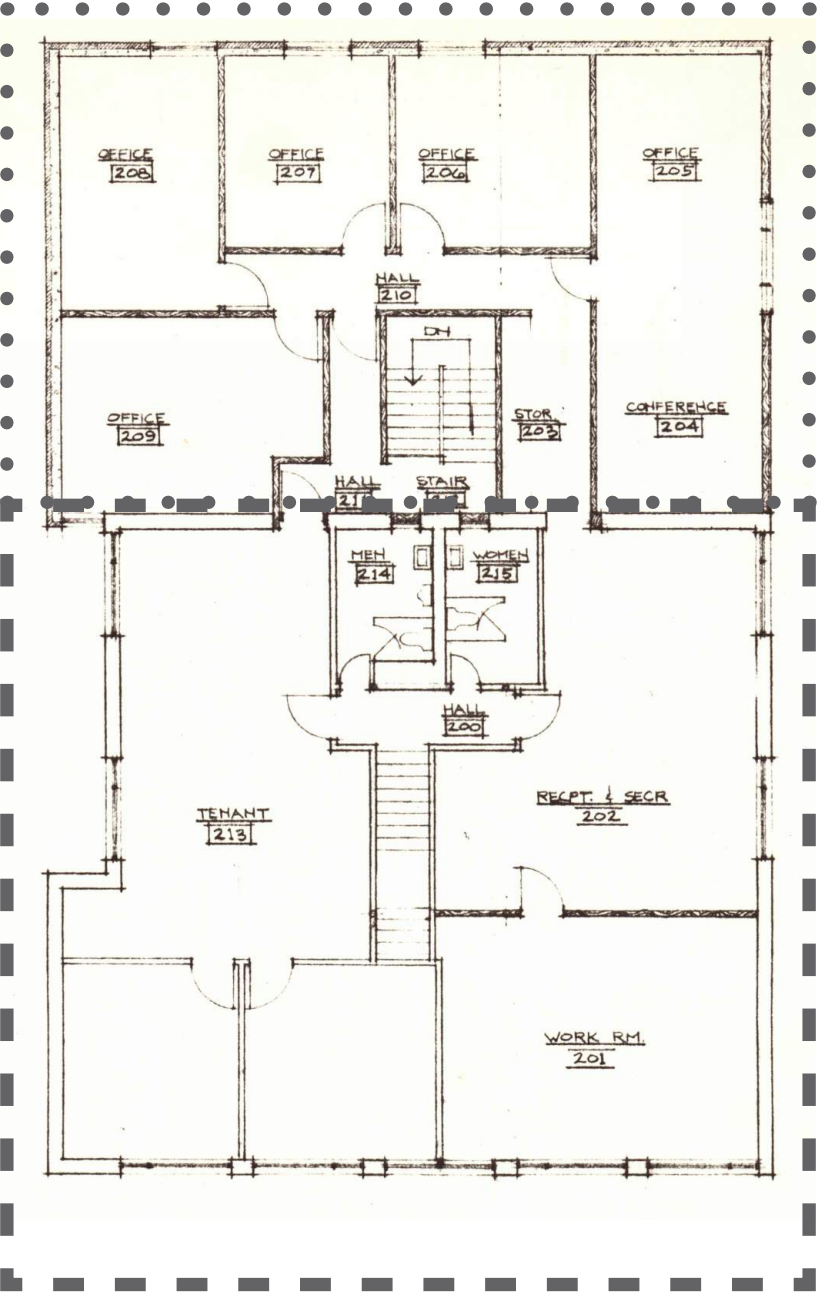
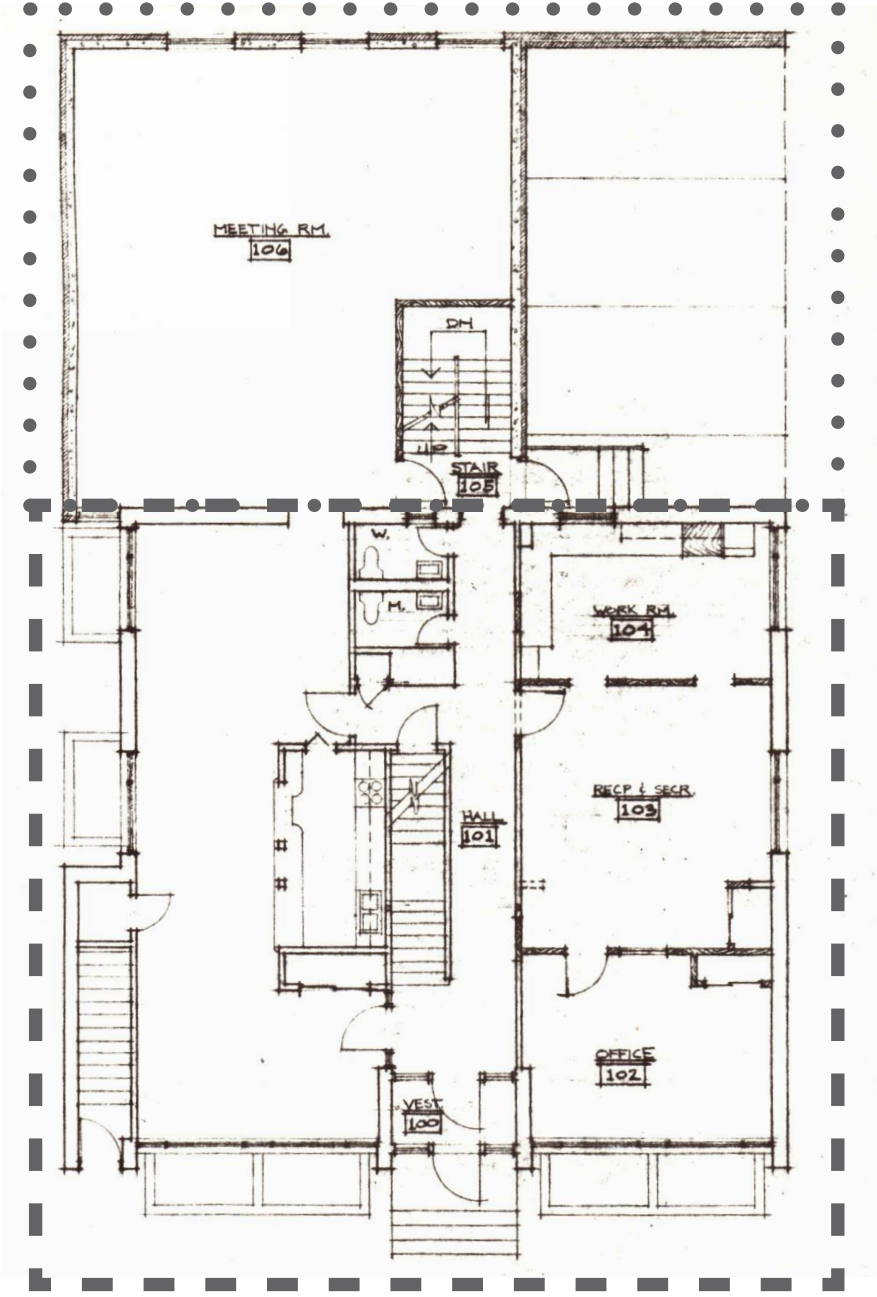


1320 LINCOLN MALL BUILDING
EXISTING BUILDING - **EXTERIOR PERSPECTIVES - AERIAL VIEWS**
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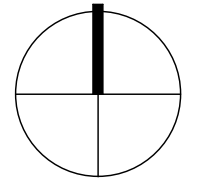


1320 LINCOLN MALL BUILDING
EXISTING BUILDING - **SITE PLAN**

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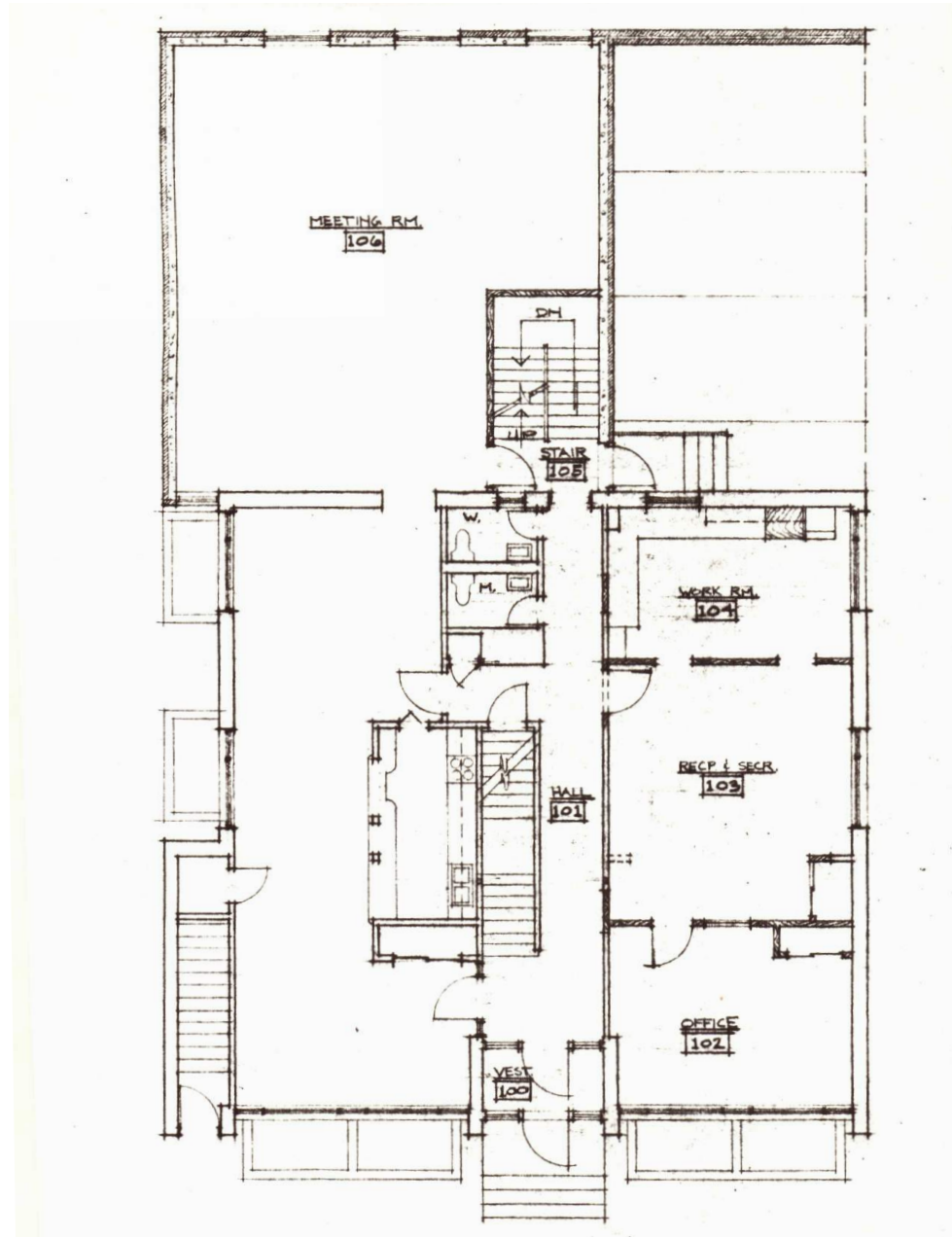
- BUILDING ADDITION
- **BUILT IN 1985**
- — — — — —
- EXISTING BUILDING
- **BUILT IN 1929**



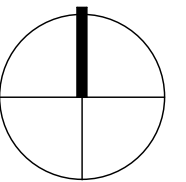
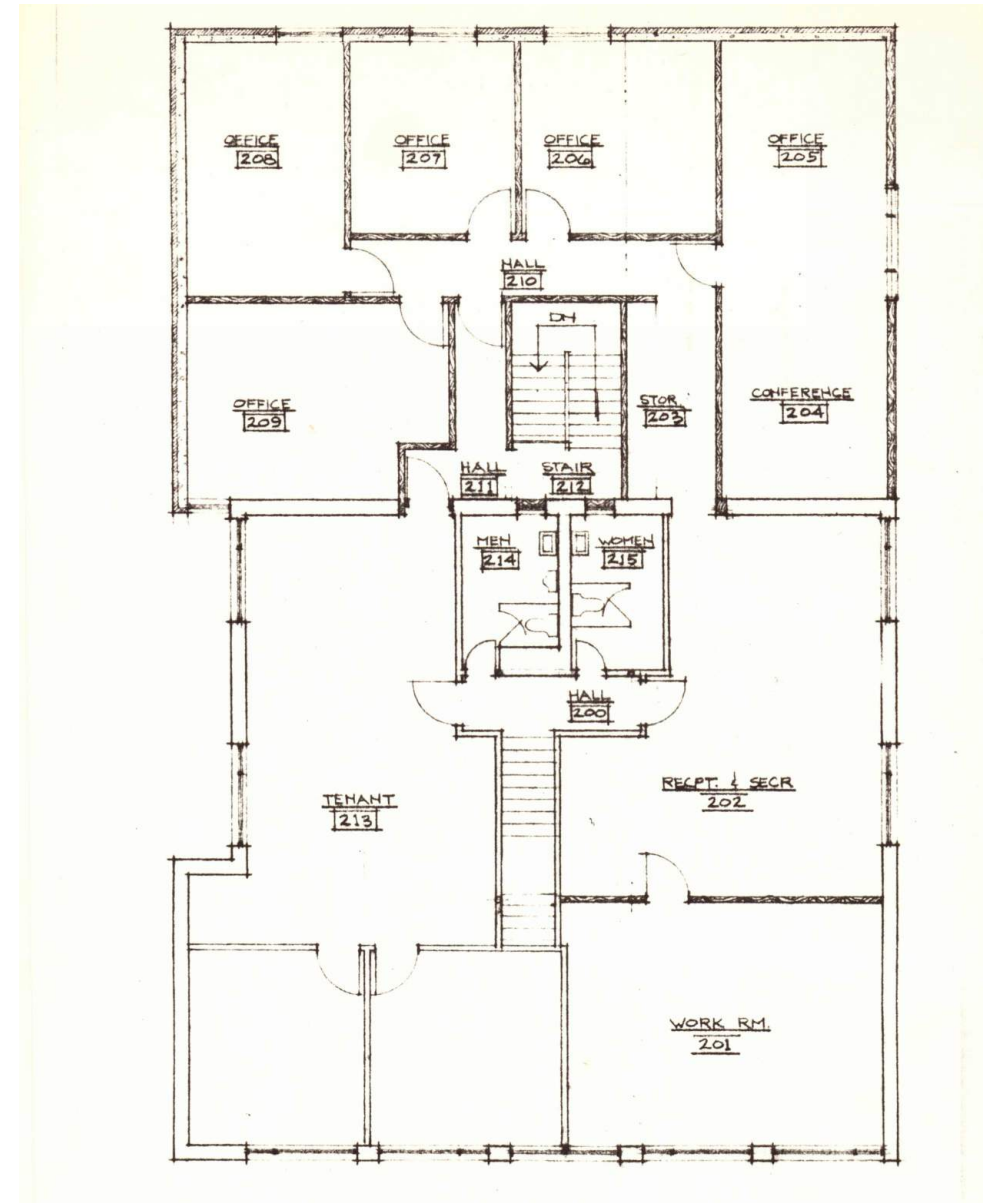
1320 LINCOLN MALL BUILDING
EXISTING BUILDING - **FLOOR PLANS**

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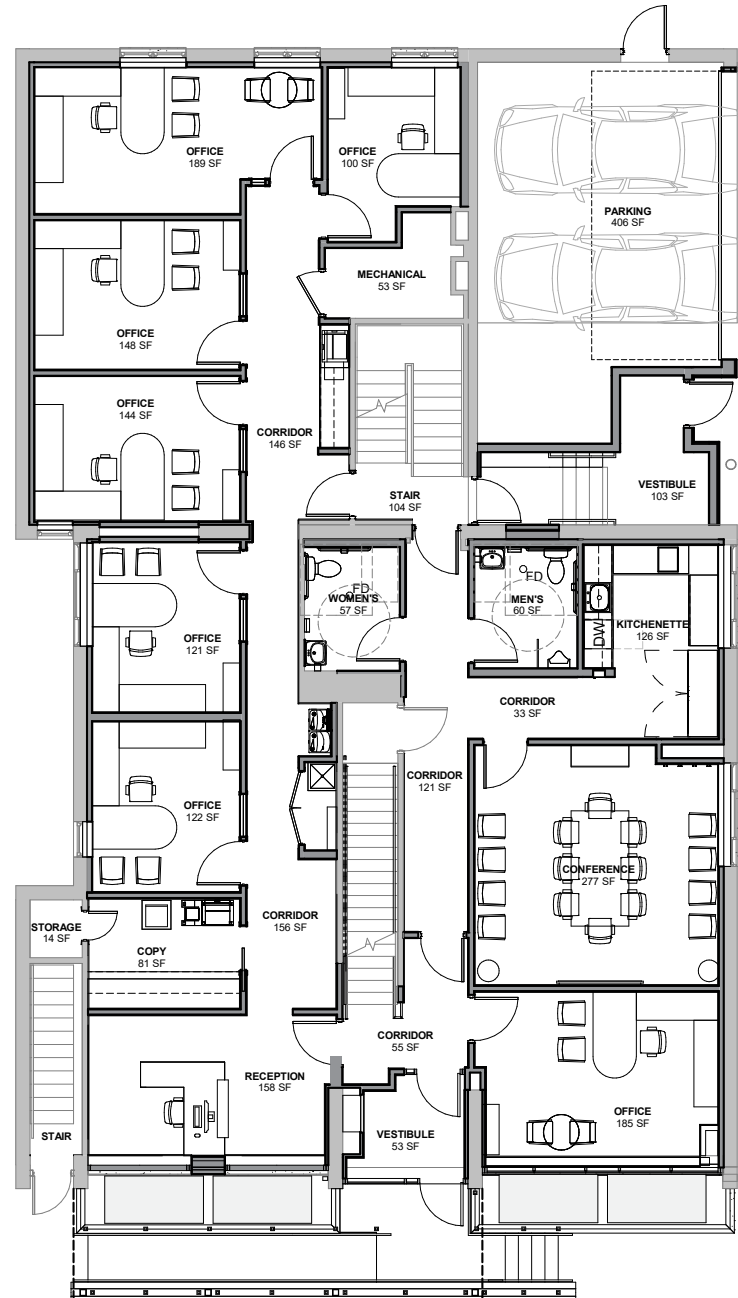
EXISTING FIRST FLOOR PLAN



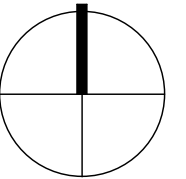
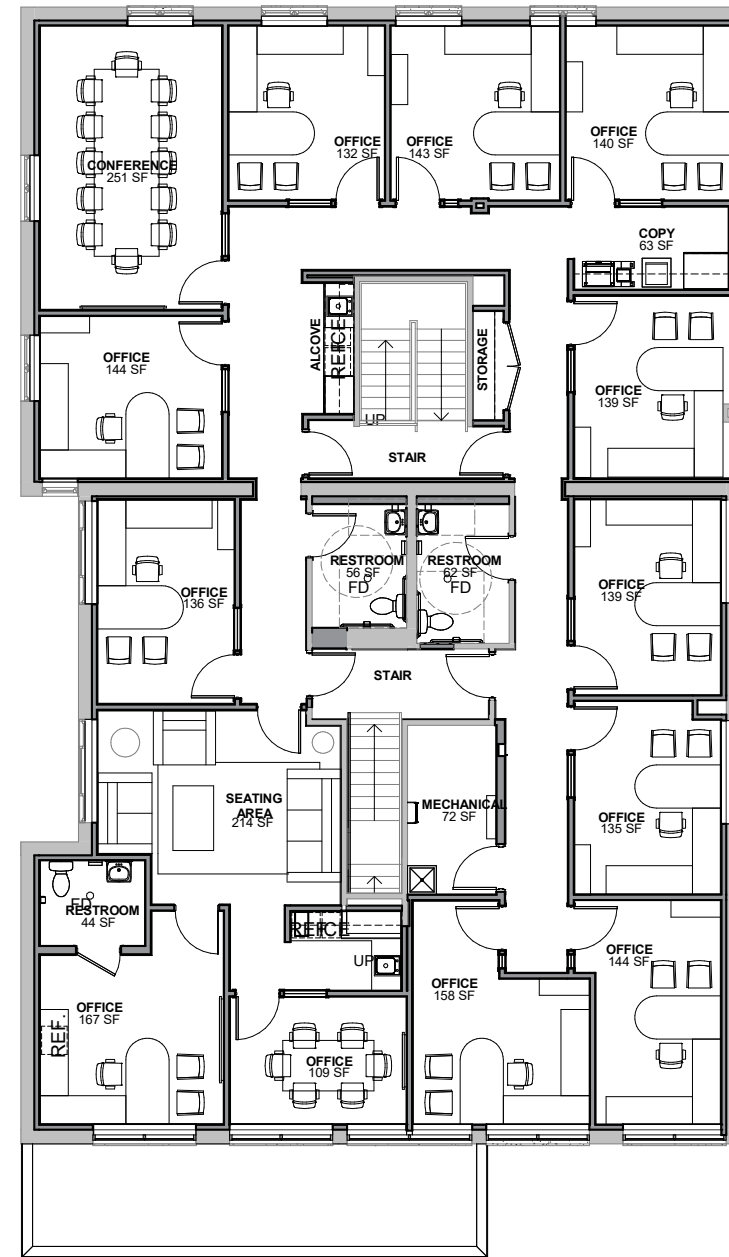
EXISTING SECOND FLOOR PLAN



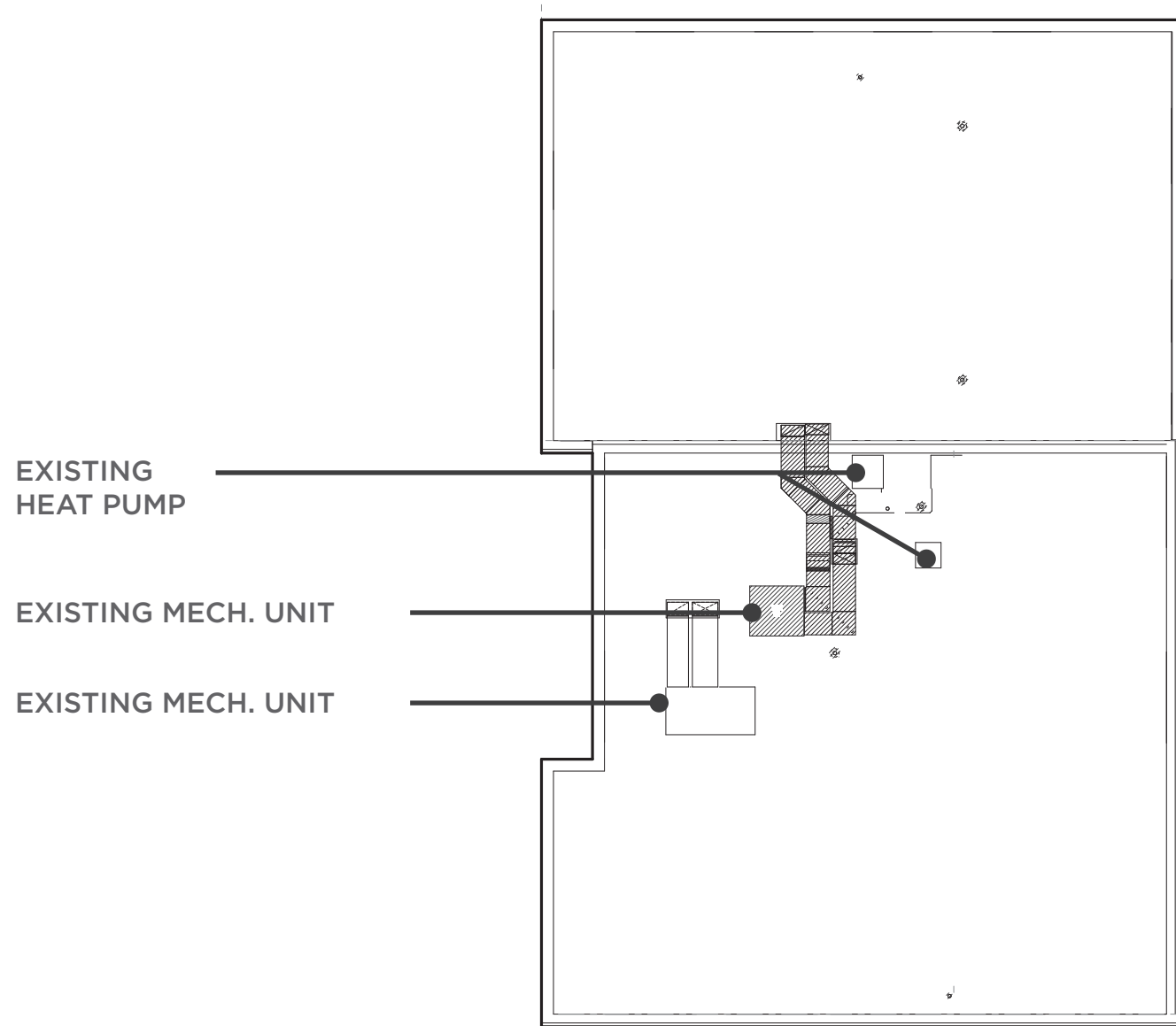
NEW FIRST FLOOR PLAN



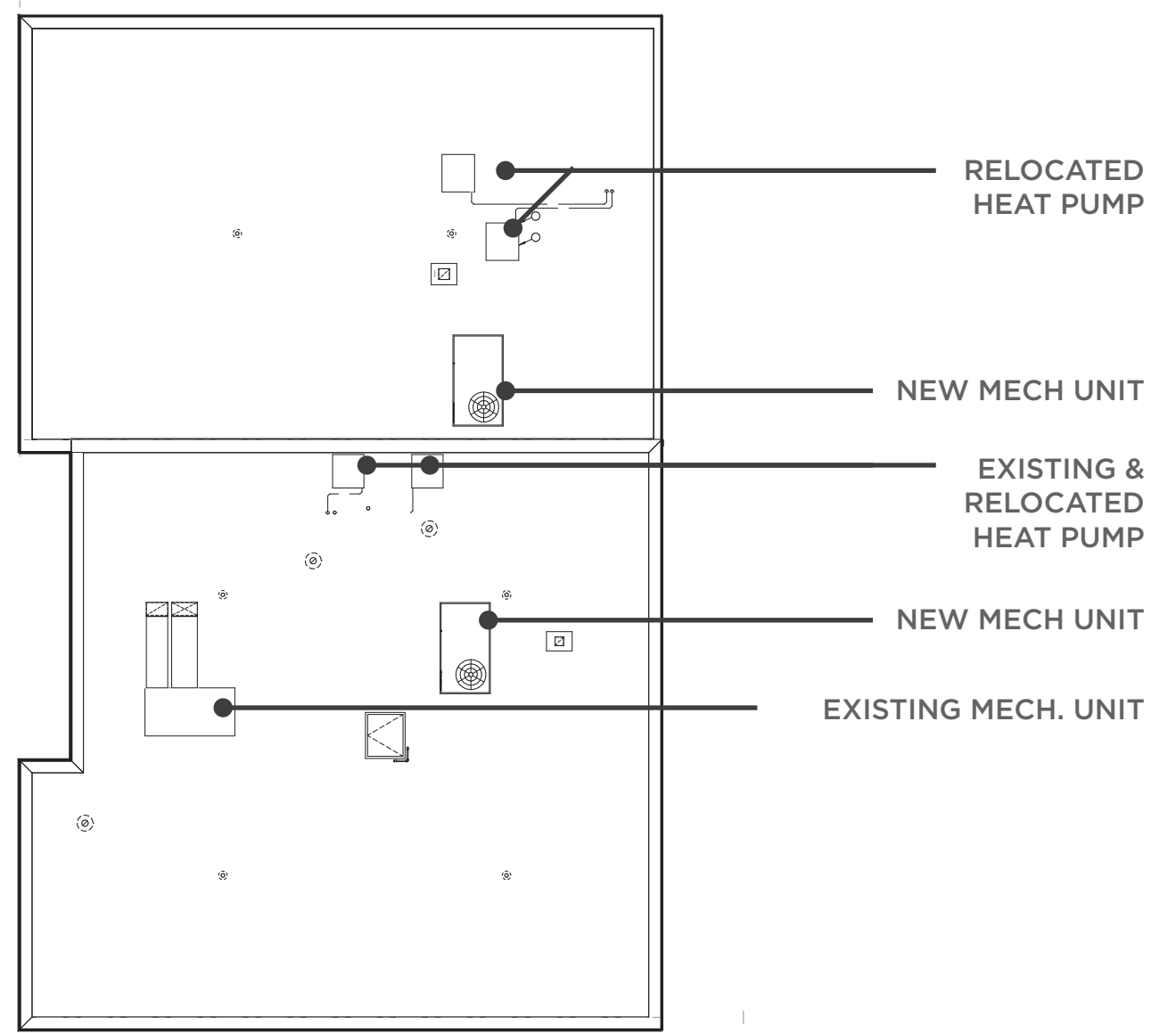
NEW SECOND FLOOR PLAN



EXISTING ROOF PLAN



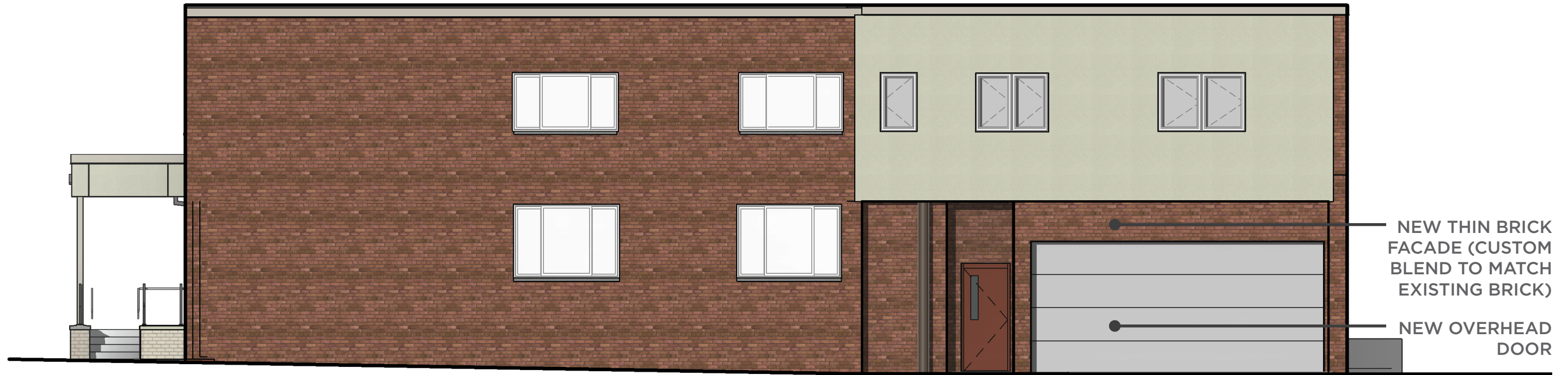
NEW ROOF PLAN





1320 LINCOLN MALL BUILDING
EXTERIOR ELEVATION - SOUTH

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NEW THIN BRICK
FACADE (CUSTOM
BLEND TO MATCH
EXISTING BRICK)

NEW OVERHEAD
DOOR

1320 LINCOLN MALL BUILDING
EXTERIOR ELEVATION - EAST

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1320 LINCOLN MALL BUILDING
EXTERIOR PERSPECTIVE - SOUTHEAST

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1320 LINCOLN MALL BUILDING
EXTERIOR PERSPECTIVE - SOUTHEAST

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THANK YOU

August 11, 2021

Nebraska Capitol Environs Commission

Re: Nebraska Capitol Environs Commission Review-SP21033

Community Action Partnership of Lancaster and Saunders Counties seeks to add an outdoor learning space to the east side of the facility located at 1821/1843 K Street, Lincoln, NE. The applicant desires to construct a fenced in outdoor nature classroom with an area of approximately 2,791 square feet. The outdoor classroom will have freestanding materials such as art easels, musical instruments, seating, sandbox, child building materials, and plantings conducive to children’s learning in an outdoor environment.

Fencing for the outdoor classroom will be 6-foot-high, black ornamental, 3-rail, Montage Plus Majestic Style Fence with pickets spaced 3 feet apart as shown in the diagram below.

MONTAGE PLUS® | 3-RAIL PANELS | 3" AIR GAP
 FLUSH BOTTOM | 8' PANEL LENGTH (92" actual width) | 24 PICKETS PER PANEL | 30 PANELS PER PALLET

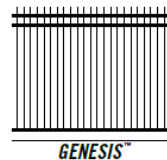
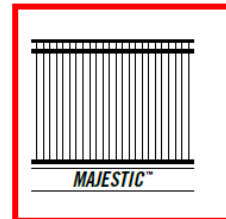
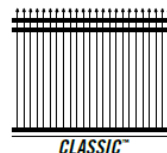
PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	1R☒⊗334F-3	56 lbs	☉
3.5'	1R☒⊗340F-3	63 lbs	☉
4'	1R☒⊗346F-3	69 lbs	☉
4.5'	1RM⊗354F-3	75 lbs	☉
5'	1R☒⊗358F-3	80 lbs	☉
6'	1R☒⊗370F-3	91 lbs	MB

☒ = FENCE STYLES AVAILABLE | **C** = Classic **M** = Majestic **G** = Genesis

⊗ = COLOR OPTIONS AVAILABLE | **B** = Black **N** = Bronze

☉ = NON-STOCKED PRODUCT

For details, see Ameristar's Sales Policy in the catalog guide.



Notes: Genesis panels are packaged with BLACK picket plugs for black & bronze.

Below are examples of an outdoor classroom design from an existing outdoor classroom we operate.





If there are any questions or you need additional information, please do not hesitate to contact me.

Sincerely,

Jill Bomberger
Director of Head Start

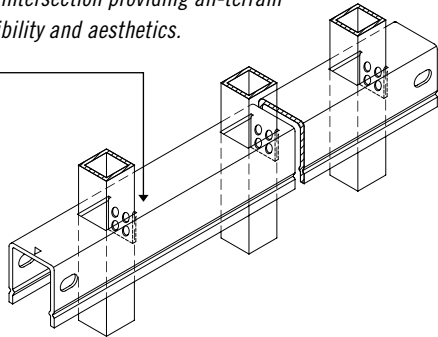
Enc. Fencing Information Sheet

MONTAGE PLUS®

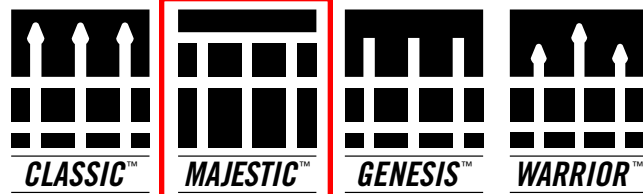
ORNAMENTAL STEEL FENCE

.75"sq x 18ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5"sq x 16ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.



STYLE OPTIONS



Also available in Pool, Pet & Play (3" air spacing) – styles vary

PROFUSION WELDED STEEL



All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.



DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.



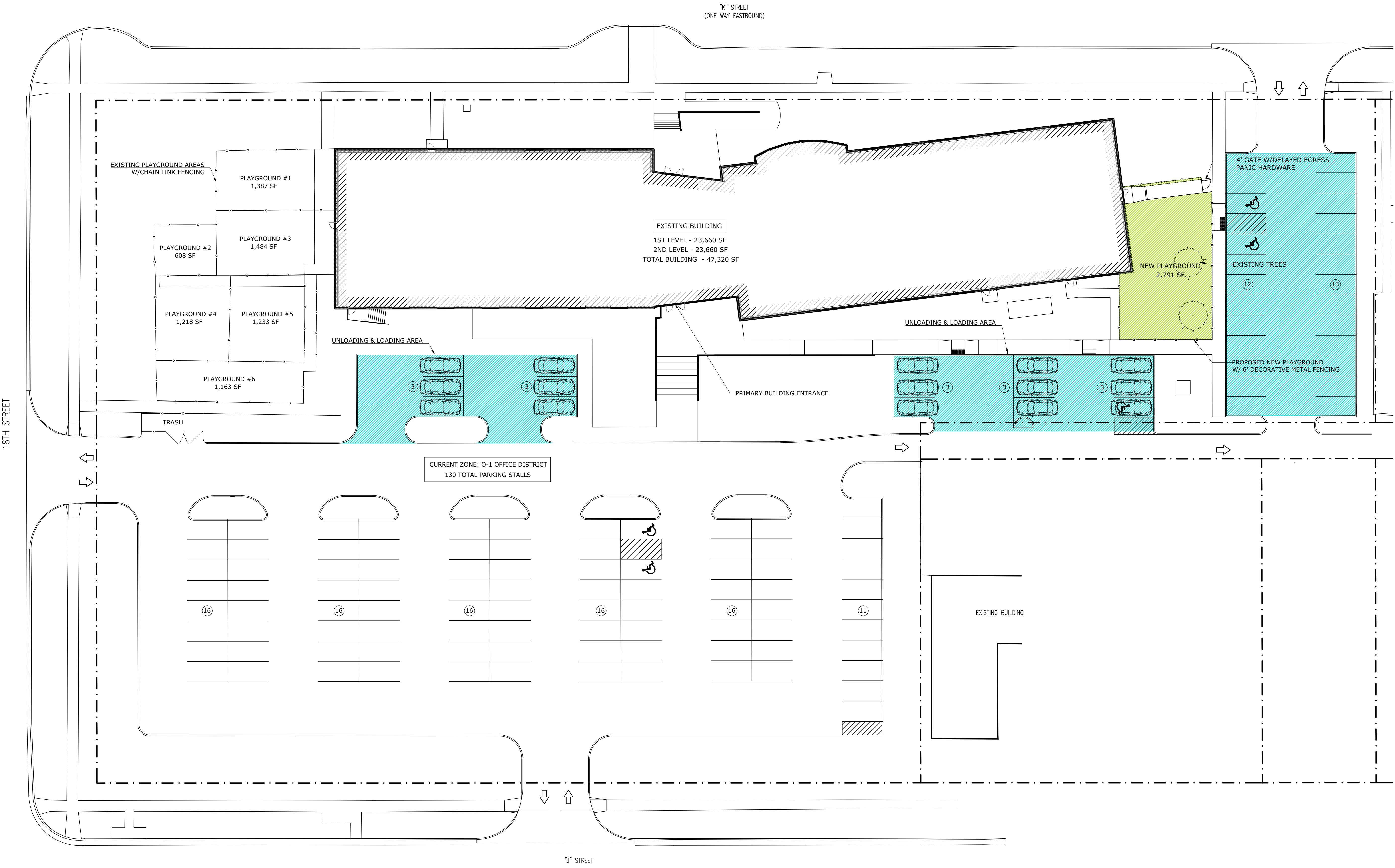
FENCE PRODUCTS

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27.67.040	PARKING	
CARE RECEIVERS:	197	20
STAFF LARGEST SHIFT:	70	70
REQUIRED PARKING	90	
PARKING SHOWN	130	

- CHILD LOADING & UNLOADING AREAS
- NEW PLAYGROUND



N
A 1
A1.01
SITE PLAN
 SCALE: 1"=20'-0"

ARCHI+ETC LLC
 ARCHITECTURE ETCETERA
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 Lincoln, Nebraska 68504
 Tel: 402-464-6810
 Fax: 402-464-6810
 www.archietc.com

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 Fax: 402-464-6810
 www.ayarsayars.com

Building Renovation
Community Action Head Start
 1843 K Street
 Lincoln, NE 68508
 SPECIAL PERMIT SITE PLAN

Date Started: 6/7/21

Preliminary
 not for
 construction

21-097

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A1.00