

NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record #24032
APPLICATION TYPE	Certificate of Appropriateness
ADDRESS/LOCATION	401 S 14th Street and 1335 L Street
HEARING DATE	January 26, 2024
ADDITIONAL MEETINGS	December 22, 2023 and January 26, 2024
APPLICANT	Lynn Rex, League of Nebraska Municipalities, <u>lynnr@lonm.org</u>
STAFF CONTACT	Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Note from Staff: Since receiving a Certificate of Appropriateness in January for the new League of Nebraska Municipalities building, the applicant has continued to further develop plans for the project. In that development process, they have proposed a number of modifications to the previously approved plans, including the following:

- **Façade signage added** Façade signage has been added above both the north and south entry doors.
- Window modifications at the northwest and southwest corners of the building The previous plans showed large windows at the northwest and southwest corners of the building that have been removed as part of this submittal. All other façade and window configurations remain as approved.
- **Simplified landscape bed configuration** The previous plans showed a series of small beds (6 in total) along the L Street streetscape, while the updated plans now show two longers beds. Staff generally views this consolidation of beds as a positive one that will allow for better overstory and understory plant growth.
- **Development of a planting plan for the landscape** A fully developed landscape plan has now been provided by the applicant. This plan has been reviewed by Downtown Lincoln Association (DLA), who will be responsible for maintaing all landscaping in the public right-of-way. DLA was supportive of the planting plan and offered only minor suggestions on species selection.
- Refinement of the design of the bumpout at the corner of S 14th and L Streets Staff has continued to negotiate the best solution for the bumpout at this intersection. The cost of bumping out into both L and 14th Streets is substantial, and given the limited amount of TIF that this project will produce, staff is supportive of the new plan to only provided a bumpout on the L Street side. This new design still meets the recommendations of the Downtown Master Plan, which focused on reduced crossings along 9th, 10th, 16th, 17th, K, L and Q Streets.

From the perspective of staff, the proposed changes do not substantially impact the quality of this project in either direction. Instead, they are reflective of modifications that are a typical part of the design process. As such, staff remains supportive of this project and recommends approval of an updated certificate. What follows is the original staff report for reference. Updated images have been provided with notes highlighting the changes to the project.

Summary of Request

The League of Nebraska Municipalities (LoNM) is proposing 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. The project would also include a 25-stall parking lot south of the building, as well as streetscape improvements on L and S 14th Streets. The building at 401 S 14th Street, known as the Woman's Club building, is a local landmark. As such, the Historic Preservation Commission (HPC) is responsible for approving its demolition. On January 18th, 2024, HPC approved demolition of the building, with the condition that the LoNM develop a mitigation plan for memorializing the Woman's Club. That plan will need to come back to HPC for final review at a future date. The building at 1335 L Street, which serves as the current office building for the LoNM is not a landmark and thus requires NCEC approval for demolition. Likewise, any new construction on either property requires approval by NCEC.

The proposed two-story building is to be clad with a light brick with a considerable amount of glass window transparency. A dark cast stone will line the base of the building. A six-foot tall parapet wall will serve to screen the rooftop mechanical equipment. The proposed parking lot is well screened from the street, and the proposed streetscape improvements will serve to enhance the pedestrian experience along the block. One element of the streetscape that has been discussed but not yet included in the plans is a potential bumpout of the curb at the northeast corner of the block. This bumpout would serve to improve pedestrian connectivity across L and 14th Streets, as proposed in the 2018 Downtown Master Plan. Along the L Street side, the bumpout would essentially eliminate a lane of traffic during peak hours in the morning and afternoon, but under current conditions, Lincoln Transportation and Utilities (LTU) has no concerns about traffic impacts. That said, there is still some additional discussion and analysis that will need to take place before a bumpout is agreed to.

Ultimately, the LoNM is requesting a Certificate of Appropriateness to demolish the building at 1335 L Street, as well as complete site work, streetscape work, and new building construction on the properties currently addressed as 401 S 14th Street and 1335 L Street.

Compatibility with the Design Standards

Given the fact that the project faces neither Capitol Square nor one of the four "malls," the requirements for conformance to the design standards are fairly straightforward. In addition to the Capitol Environs Design Standards, the landscpape standards for sites and parking lots will also apply. What follows is a summary of the relevant design standards and staff's analysis of the project's compatability with said standards.

Chapter 3.85, 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.

Compatibility per Staff Analysis: The proposed building appears to meet the façade requirements for this part of the district. The brick cladding and building transparency fit very well with the surrounding context of the area, offering a timeless aesthetic that should age nicely. From a site development perspective, the building holds the corner of the S 14th and L Streets intersection, with just enough of a setback to allow for footings to be constructed on private property.

Design Standard 21: Landscaping Street Frontages

The landscape zones between curb and sidewalk ("curb zone"), and between sidewalk and private property, should be used to provide visual continuity, interest, and physical separation between pedestrians and vehicles.

Compatibility per Staff Analysis: The proposed street frontage improvements along both L and St 14th Streets do effectively meet the intent of this standards.

Chapter 3.50, 7.13 Screening for Downtown Lincoln

A. Screen Location, Coverage, and Layout

- 1. Those properties located within the B-4 and O-1 Districts are subject to the following screening requirements:
 - a. Any on-site surface parking shall be paved and must be screened with plant materials, masonry walls, or masonry and metal (not chain-link) fences, or some combination thereof, to provide at least a 90% screen from grade to three feet above the grade.
 - b. Parking shall be set back six feet from the property line if only plant materials are used for screening or set back three feet if fence or wall are used.

Chapter 3.50, 7.14 Street Trees

A. Screen Location, Coverage, and Layout

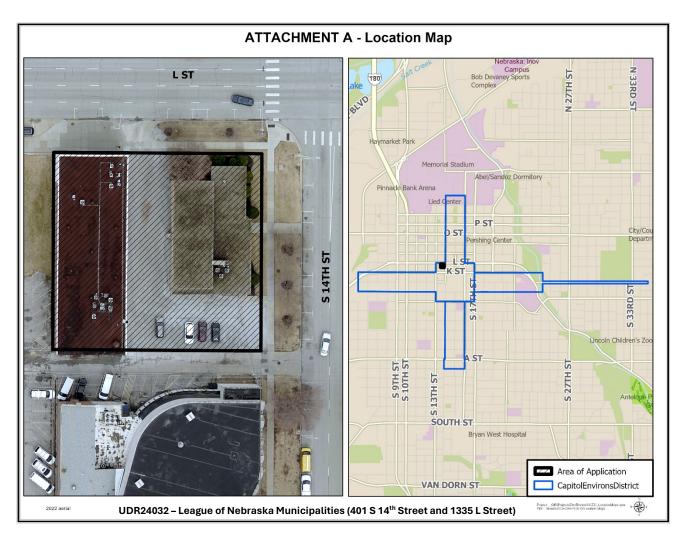
- 1. As a requirement of the commercial building permitting process for new construction, street trees shall be required per the standards set forth in CHAPTER 2.35 DESIGN STANDARDS FOR STREET TREES.
- 2. CHAPTER 2.35 DESIGN STANDARDS FOR STREET TREES | Section 1. GENERAL REQUIREMENTS provides direction on where street trees may be located within the City right-of-way. If the required street trees cannot be located in the right-of-way because of these requirements, or due to other unavoidable circumstances of the built environment, a portion or all of the required street trees may be exempted from being planted. This determination shall be made by the Parks and Recreation Department during the building permit review process.

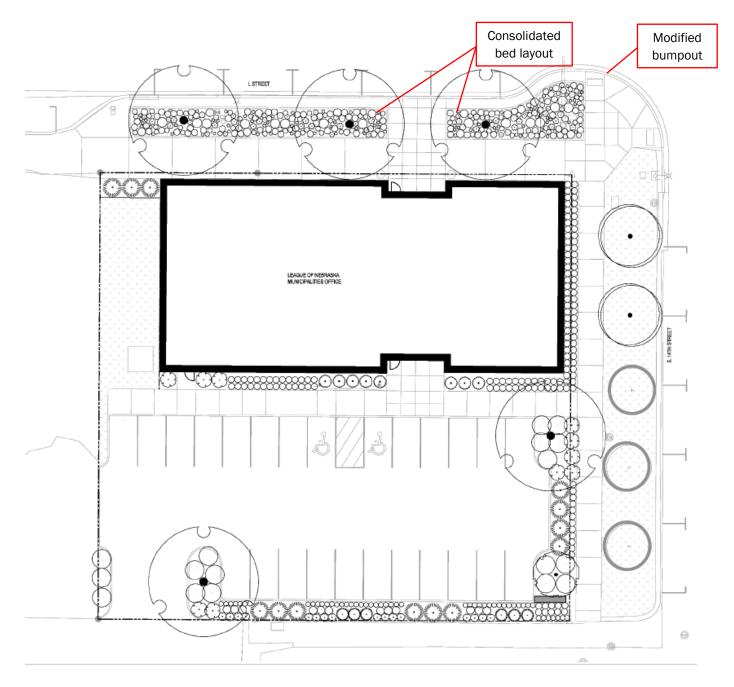
Compatibility per Staff Analysis: The parking in the rear is almost entirely hidden from view from the L Street side, and while it is visible from the S 14th Street side, the proposed landscape screening appears to effectively limit its impacts from the street, as well as from the alley and the adjacent property. Additionally, new street trees have been shown per the requirements of the design standards. It should be noted that the material provided by the applicant does not include a final landscape plan with specific species selection. Planning Department staff will work with Parks staff to ensure that all proposed plant species are acceptable prior to the issuance of a building permit.

Recommendations

In general, the plans are in conformance with the design standards, but the Commission should offer any final guidance to the applicant as it relates to items such as material selection. It should be noted that HPC's approval of the demolition of the Woman's Club building included a condition that they memorialize the Woman's Club in a meaningful way. Even if that memorialization takes the form of a plaque or some other kind of monumentation in the public right-of-way or on the façade of the new building, it is staff's opinion that HPC should be the body that reviews that particular element of the design at a future date.

Recommended finding:	The proposed demolition of the building at 1335 L Street, as well as the proposed site work, streetscape work, and new building construction on the properties currently addressed as 401 S 14 th Street and 1335 L Street generally comply with the Capitol Environs Design Standards.
Recommended action:	Approval of a Certificate of Appropriateness for demolition of the building at 1335 L Street, as well as the proposed site work, streetscape work, and new building construction on the properties currently addressed as 401 S 14 th Street and 1335 L Street.





ATTACHMENT C – Renderings













CLARK ENERSEN

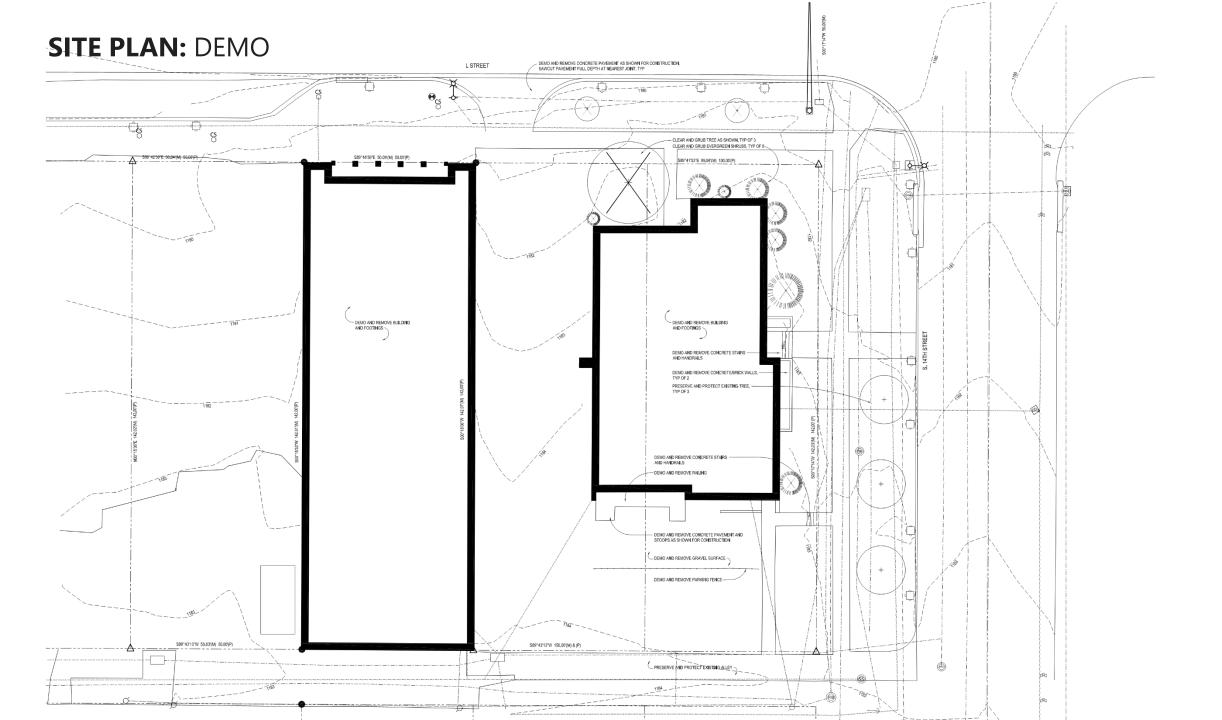
League of Nebraska Municipalities Office

AL TIKNI

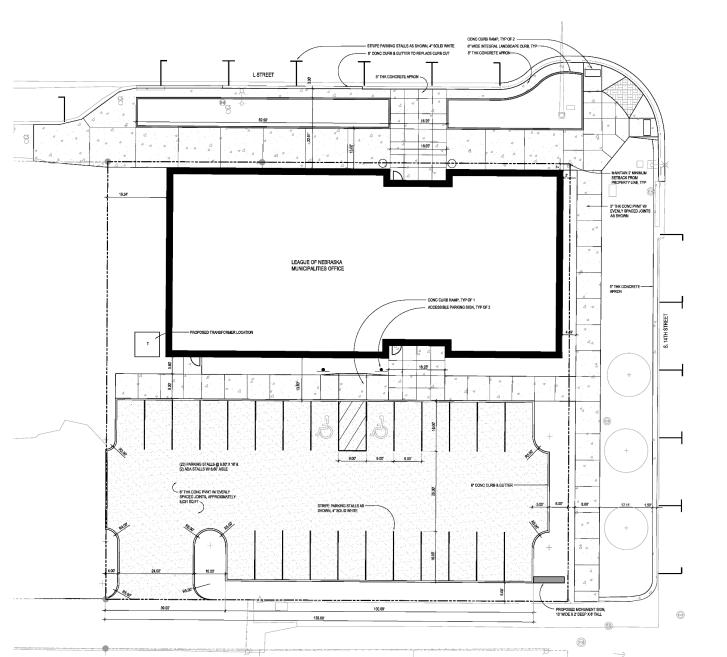
Capitol Environs – Design Review

January 26, 2024

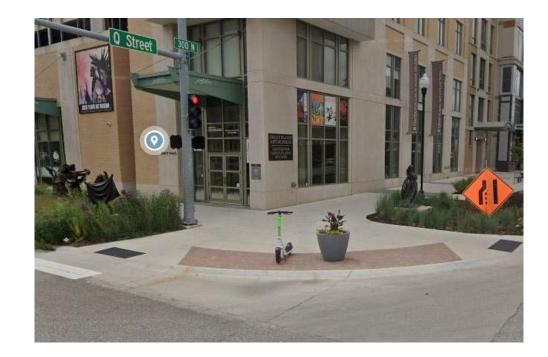


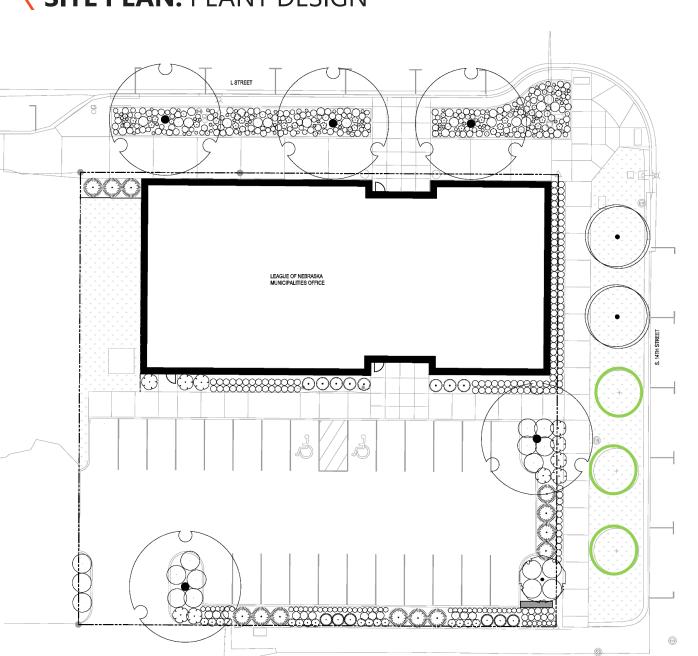


SITE PLAN: HARDSCAPE

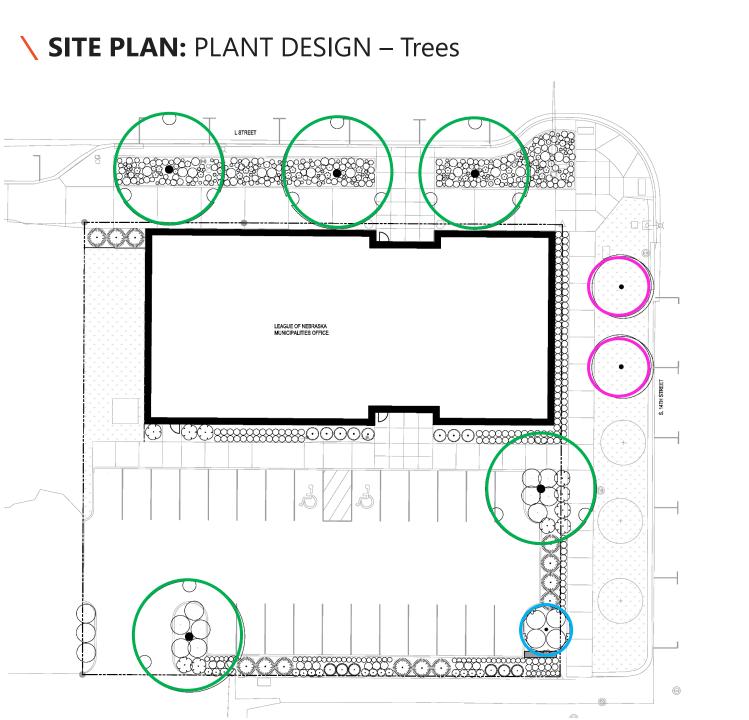


- Bump out along L Street to support safe pedestrian crossing, preserve 14th Street inlet
- Band of pavers at intersection
- Longer contiguous planter along L Street
 - 3' wide concrete apron to support parking











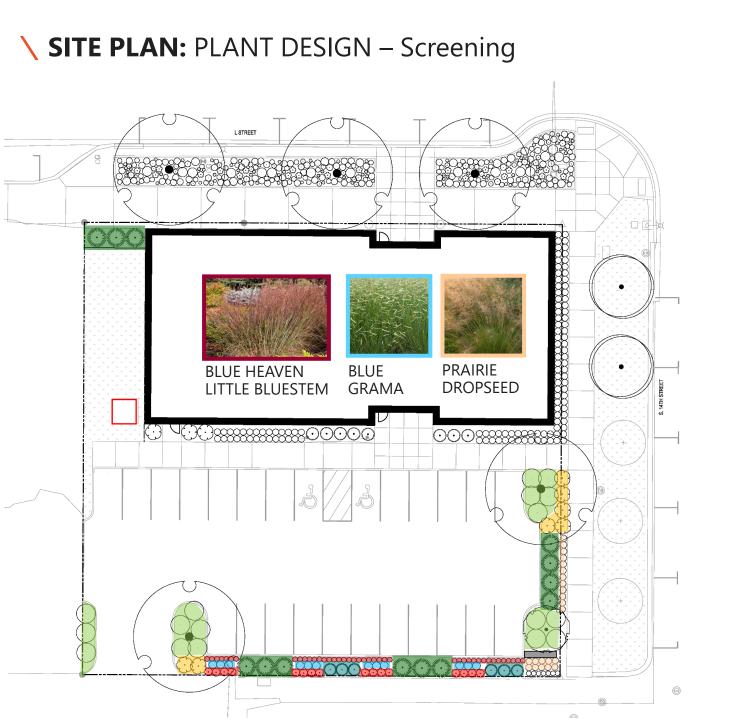
SHADEMASTER HONEYLOCUST



PRAIRIEFIRE CRABAPPLE



IVORY SILK JAPANESE TREE LILAC



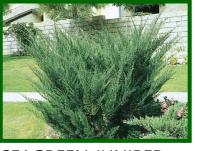


KELSEY REDOSIER DOGWOOD



LITTLE LIME HYDRANGEA

TAUNTON YEW



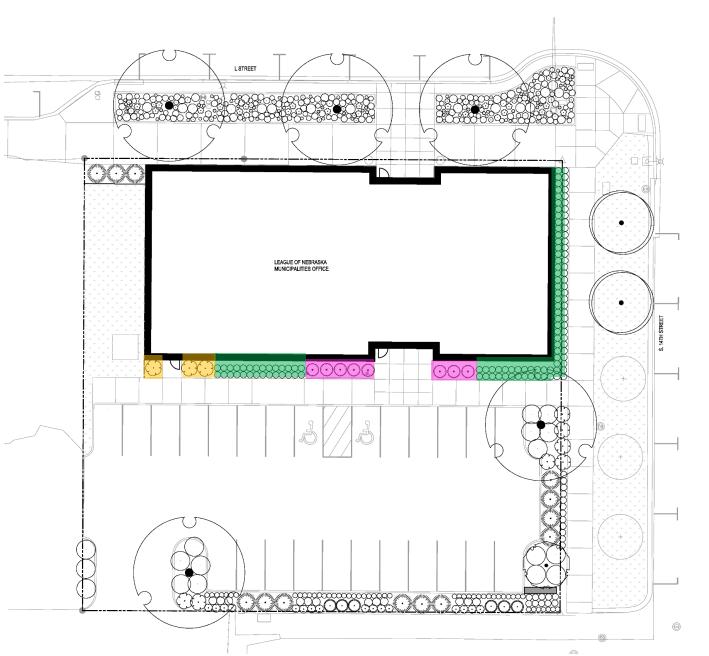
SEAGREEN JUNIPER



GRO-LOW SUMAC

- ► 0-3' screening surrounding parking
- > 90% coverage or greater
- 1/2 3/4 evergreen
- (also have grass and seasonal interest)
- Screening transformer

SITE PLAN: PLANT DESIGN – South Entrance & East Facade





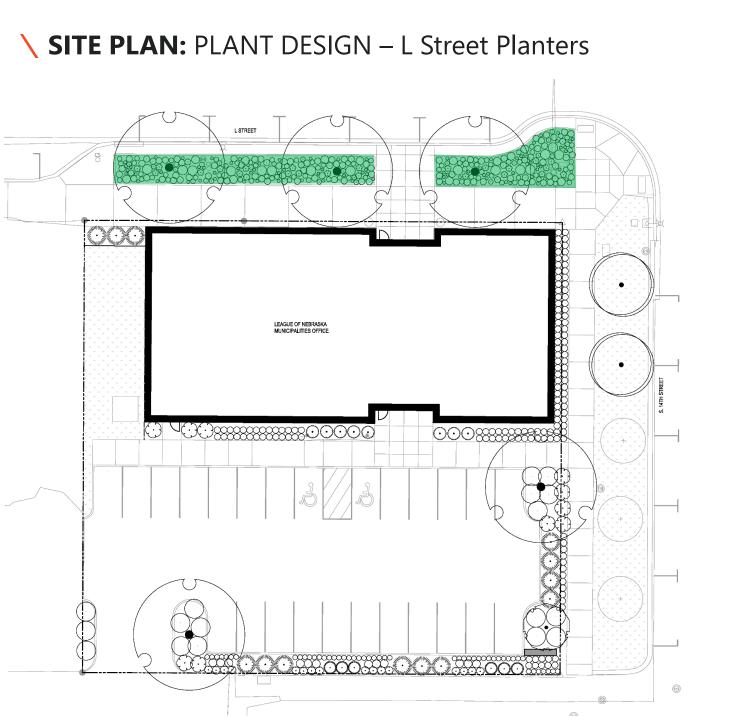
KNOCKOUT DOUBLE PINK ROSE



LITTLE LIME HYDRANGEA



PRAIRIE DROPSEED



SITE PLAN: PLANT DESIGN – L Street Planters



BLUE ZINGER SEDGE



FOX SEDGE



BLONDE AMBITION BLUE GRAMA



BLUE HEAVEN LITTLE BLUESTEM

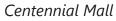


PRAIRIE DROPSEED



MILLENIUM **ORNAMENTAL ONION**









FANAL ASTILBE



WALKERS LOW CATMINT



HALFWAY TO **ARKANSAS BLUESTAR**







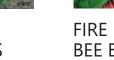
CRATER LAKE **BLUE SPEEDWELL**



MAGNUS **CONEFLOWER**

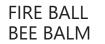


CAESAR'S **BROTHER IRIS**











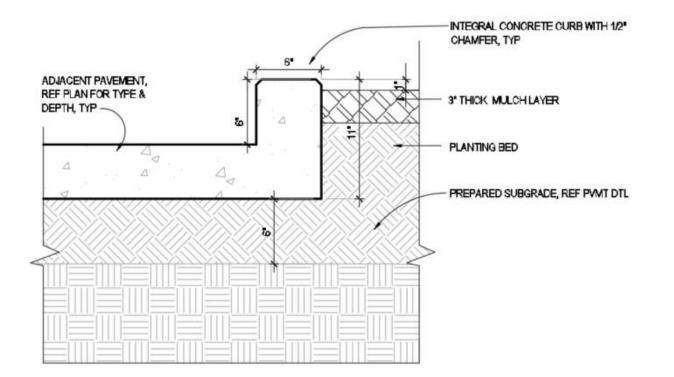






P Street

SITE PLAN: SITE DETAILS





INTEGRAL PLANTING BED CURB

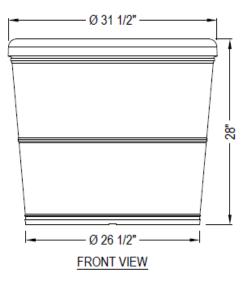


SITE PLAN: SITE DETAILS











CLASSIC ROLLED RIM FAMILY

DESIGN: FIRST FLOOR PLAN



DESIGN: SECOND FLOOR PLAN



MATERIAL: MASONRY



BRICK: SUMMIT ALASKAN



SOLID BASE: RENAISSANCE STONE GFRC



INSTALL EXAMPLES







MATERIAL: GLASS & ALUMINUM

ALUMINUM FRAMED SYSTEM: KAWNEER 451T PERMAFLUOR BLACK *(OR SIMILAR)*

GLAZING: VITRO SOLARBAN 70 OPTIGRAY *(OR SIMILAR)* VLT: 46%

REFLECTANCE: 9% SHGC: 0.23

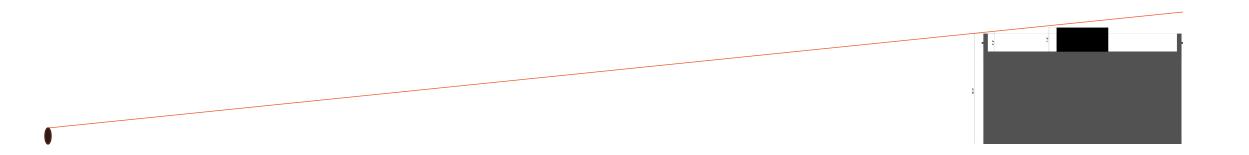
ALUMINUM INFILL BETWEEN GLAZING SYSTEMS MAPESHAPE INFILL PANEL MATTE BLACK (OR SIMILAR)



INSTALL EXAMPLE



SITE LINE: 300 FEET AWAY







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