



NEBRASKA CAPITOL ENVIRONS COMMISSION STAFF REPORT

APPLICATION NUMBER Urban Design Record #24058
APPLICATION TYPE Certificate of Appropriateness (update)
ADDRESS/LOCATION 225 S 16th Street
HEARING DATE April 26, 2024
ADDITIONAL MEETINGS February 25, 2022, July 28, 2023 and January 26, 2024
APPLICANT Drew Sova, 402-408-0005, dsova@whitelotusgroup.com
STAFF CONTACT Collin Christopher, 402-441-6370, cchristopher@lincoln.ne.gov

RECOMMENDATION: APPROVAL

Summary of Request

Back in February of 2022, the Commission reviewed and approved plans for the first phase of the redevelopment of the Pershing block. Then in July of 2023, they came back with some minor modifications to the site plan and building materials for the project. Those modifications were also approved. In January of 2024, the applicant presented their streetscape plans for the project, as well as plans to screen rooftop equipment. Both were approved.

As the applicant moves closer to construction, they are now requesting to remove the previously approved rooftop screening from the project for budgetary reasons. There are no other changes being requested at this time.

Compatibility with the Design Standards

While screening of rooftop equipment is a topic of the design standards and the associated Capitol Environs section of the Lincoln Municipal Code, neither requires screening of a building on this particular block. For added clarity, all references to rooftop equipment have been included below:

Design Standard 11: Buildings on Capitol Square

The portion of the District facing the Capitol shall be maintained and improved as an area of top-quality but generally unobtrusive office, residential, and church buildings, with very well-designed and maintained landscape and streetscape elements. The area shall combine construction of first-class new buildings with the preservation of historic landmarks and scrupulous maintenance of all improvements.

Guideline 11.5:

Mechanical units, cooling towers, chimneys, fire towers, stage towers or scenery lofts, noncommercial radio towers or satellite "dishes," or water towers may be permitted atop buildings in the District (in excess of the 57 foot limit) provided they are set back at least fifteen feet from any face of the building, and are screened with permanent materials compatible with the materials of the principal facades of the building. Addition of such screening on the State's building at 501 S. 14th St. is a goal of the Commission.

Compatibility per Staff Analysis: Guideline 11.5 only addresses properties directly facing Capitol Square, making it irrelevant to this project.

27.56.030 Height of Buildings in Capitol Environs Area.

Notwithstanding the zoning on the property or the other rules and regulations of this title, there shall be established the following maximum heights for buildings and structures located in the shaded area on the Capitol Environs District Height Regulations Map.

- a. No building located within this district shall exceed the building height limit as shown on the Capitol Environs District Height Regulations Map, or the maximum building height permitted in the underlying zoning district, whichever is less.
- b. Any of the appurtenances listed in Section 27.72.110(b) of this title may not exceed twenty feet in height above the maximum permitted in subsection (a) hereof. In addition, all of said appurtenances must be set back a minimum of fifteen feet from all faces of a building when said faces are adjacent to a street. (Ord. 20416 §2; December 19, 2016; prior Ord. 12935 §3; June 9, 1980; Ord. 12571 §279; May 8, 1979).

27.72.110 Exceptions to the Height Requirements.

- b. **Necessary Mechanical Appurtenances.** All necessary mechanical appurtenances located on top of a building, and Solar Energy Conversion Systems and Wind Energy Conversion Systems located on top of a building, are exempt from the height regulations contained in this title as follows:
 1. No such appurtenances, nor any Solar Energy Conversion System or Wind Energy Conversion System located on top of a building, may exceed twenty feet in height above the maximum permitted in the district in which they are located;
 2. All of said appurtenances, and any Solar Energy Conversion System or Wind Energy Conversion System located on top of a building, must be set back a minimum of fifteen feet from all faces of a building when said faces are adjacent to a street.

Compatibility per Staff Analysis: The above sections of the zoning code allow rooftop equipment to exceed the 57' height limit if they have proper setbacks, but there is no mention of an associated screening requirement.

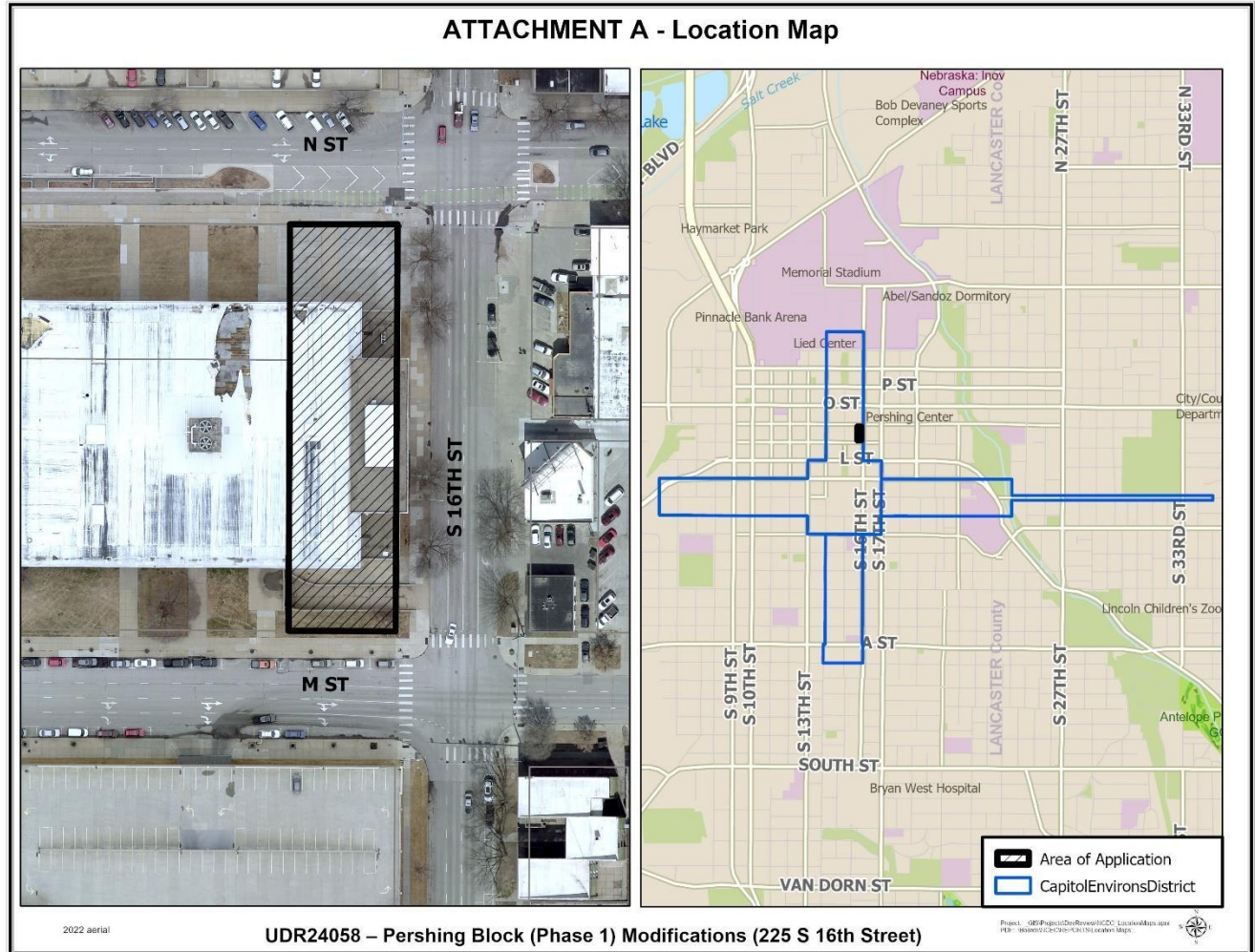
Recommendations

While the previously approved rooftop screening was a nice addition to the project, it is not a requirement of the Lincoln Municipal Code or the Capitol Environs Design Standards. Staff is of the opinion that this modification is much less impactful on the district than a significant modification to the building façade or the streetscape. The rooftop equipment has very limited visibility from the pedestrian level, which has always been the focus of screening requirements in the city's design standards. As such, staff is still supportive of the project as it is presented in this revised submittal.

Recommended finding: The revised submittal that proposes the removal of rooftop equipment screening generally complies with the Capitol Environs Design Standards.

Recommended action: Approval of an updated Certificate of Appropriateness for the proposed development at 225 S 16th Street.

ATTACHMENT A - Location Map



ATTACHMENT B – Renderings



View from Centennial Mall and M Street of proposed building with rooftop screening



View from Centennial Mall and M Street of proposed building without rooftop screening



Mural Mixed-Use Project Rooftop Screening Review

Nebraska Capitol Environs Commission - Project Review
April 26th, 2024





04.26.2024

NE Street View Rendering



04.26.2024

NW Street View Rendering



04.26.2024

SW Street View Rendering



04.26.2024

Centennial Mall and N Street - 5' Screen



04.26.2024

Centennial Mall and N Street - No Screen







04.26.2024

Centennial Mall and M Street- 5' Screen



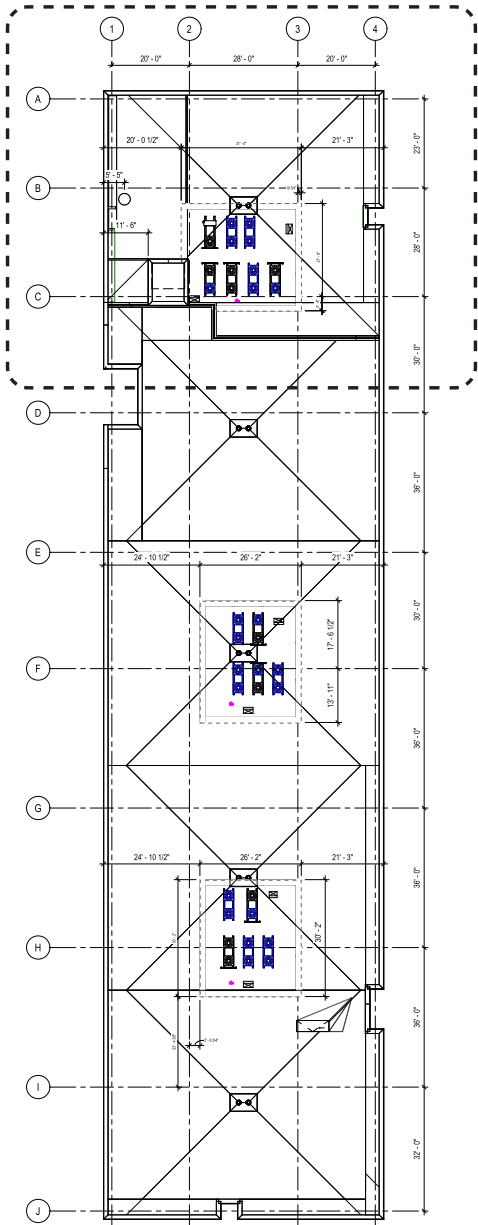
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Centennial Mall and M Street - No Screen

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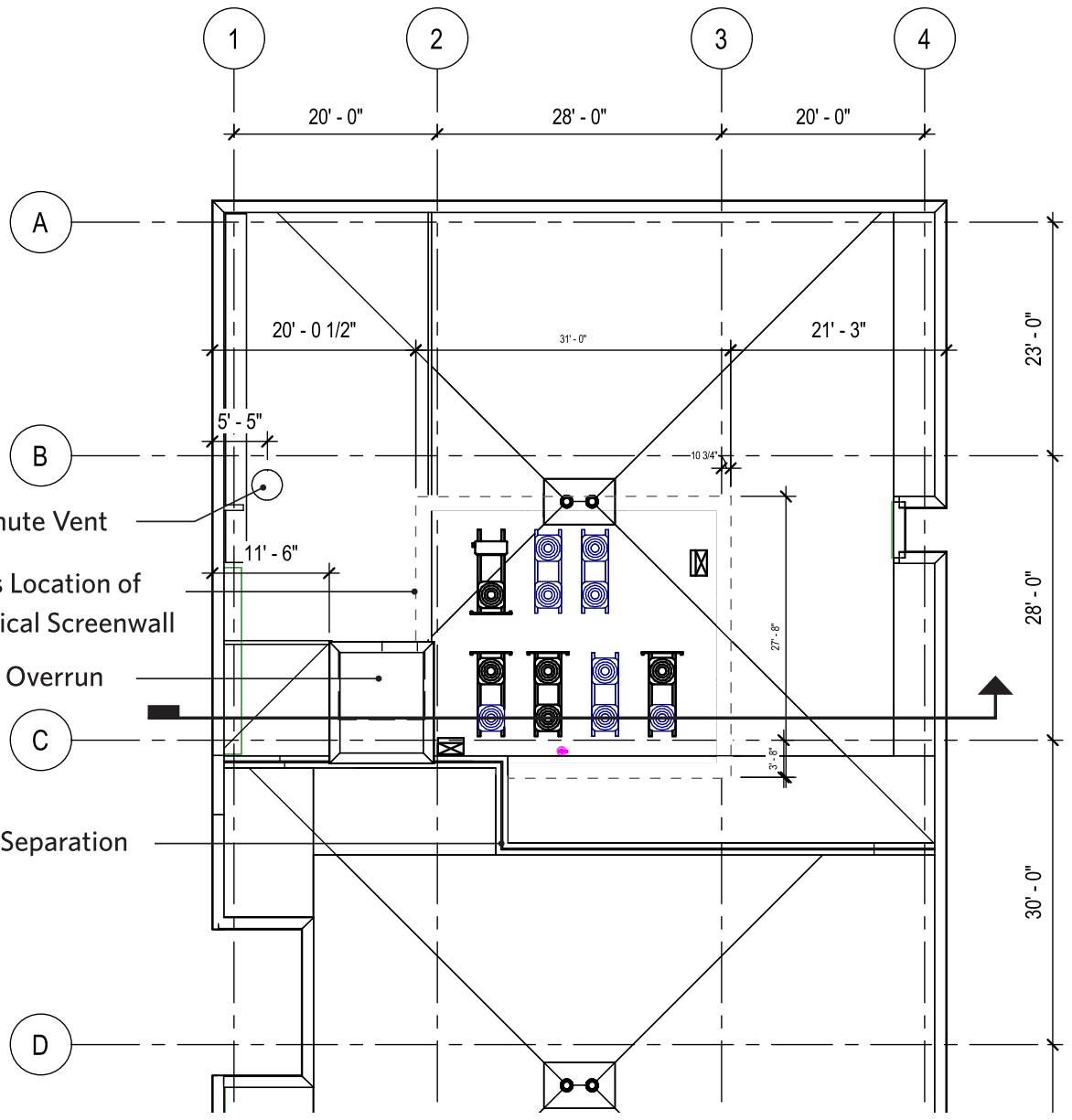






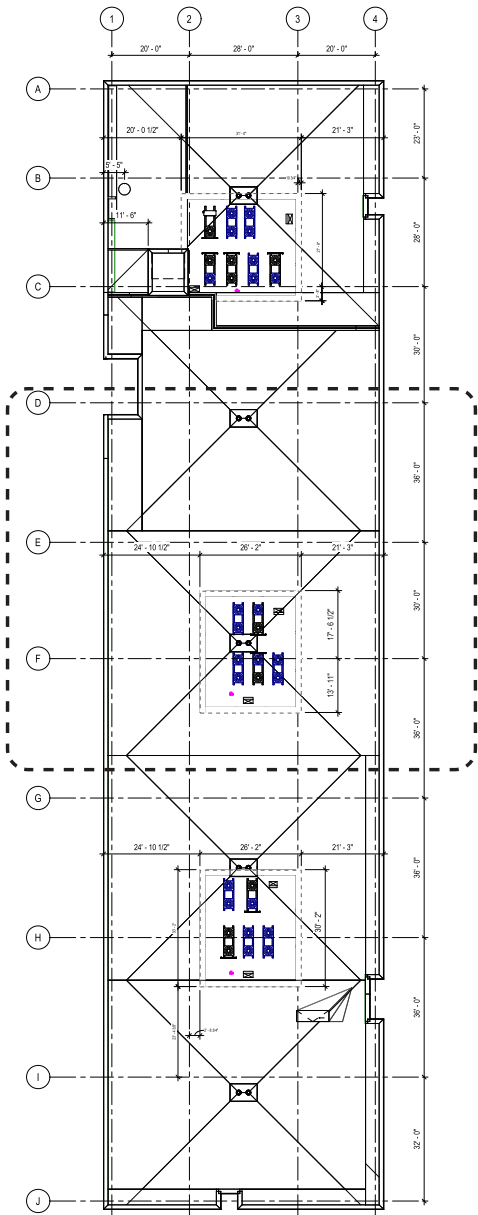
Area A

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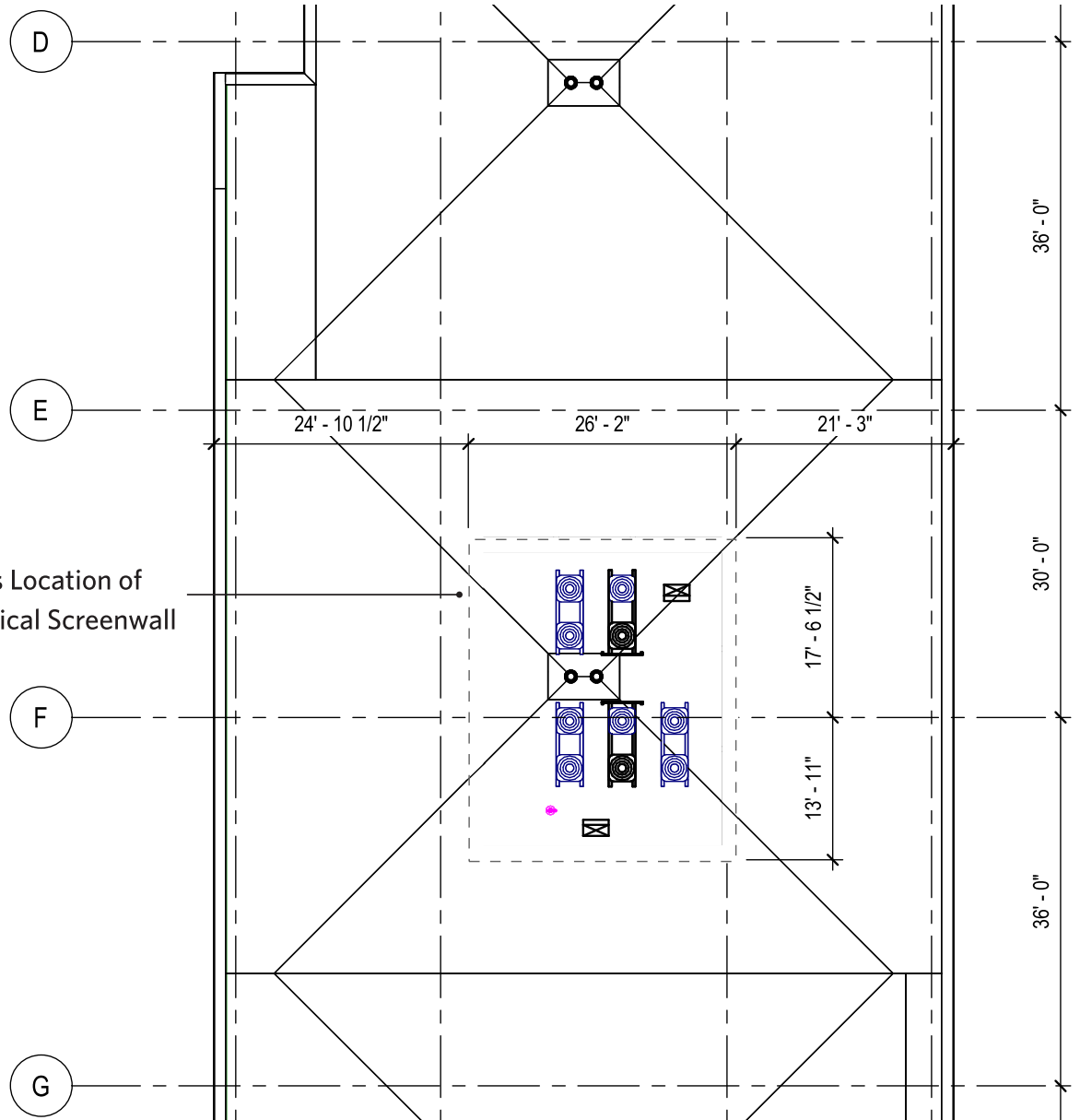


- Trash Chute Vent
- Previous Location of Mechanical Screenwall
- Elevator Overrun
- Firewall Separation

Proposed Roof Plan - Area A



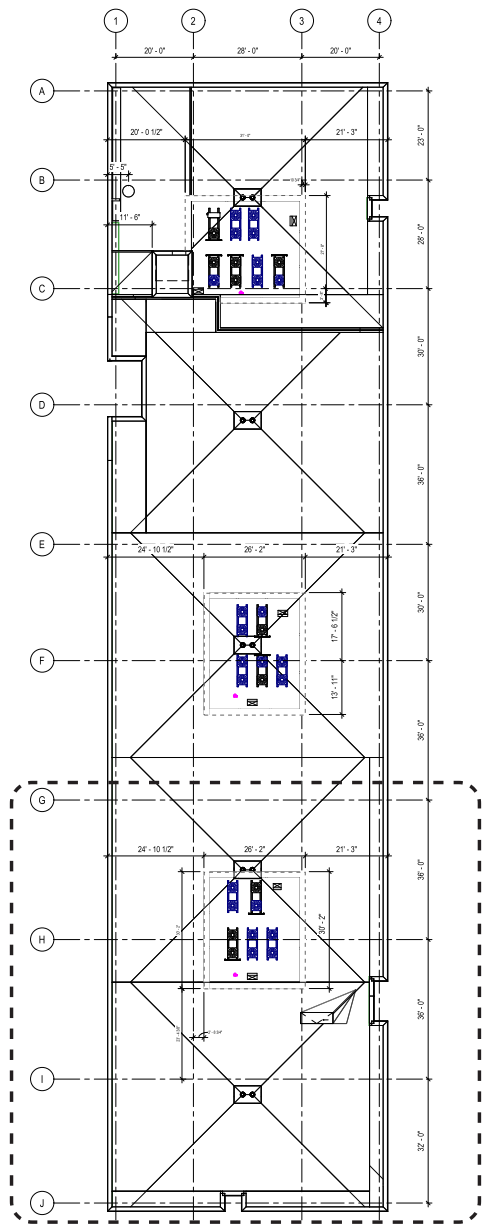
Area B



Previous Location of Mechanical Screenwall

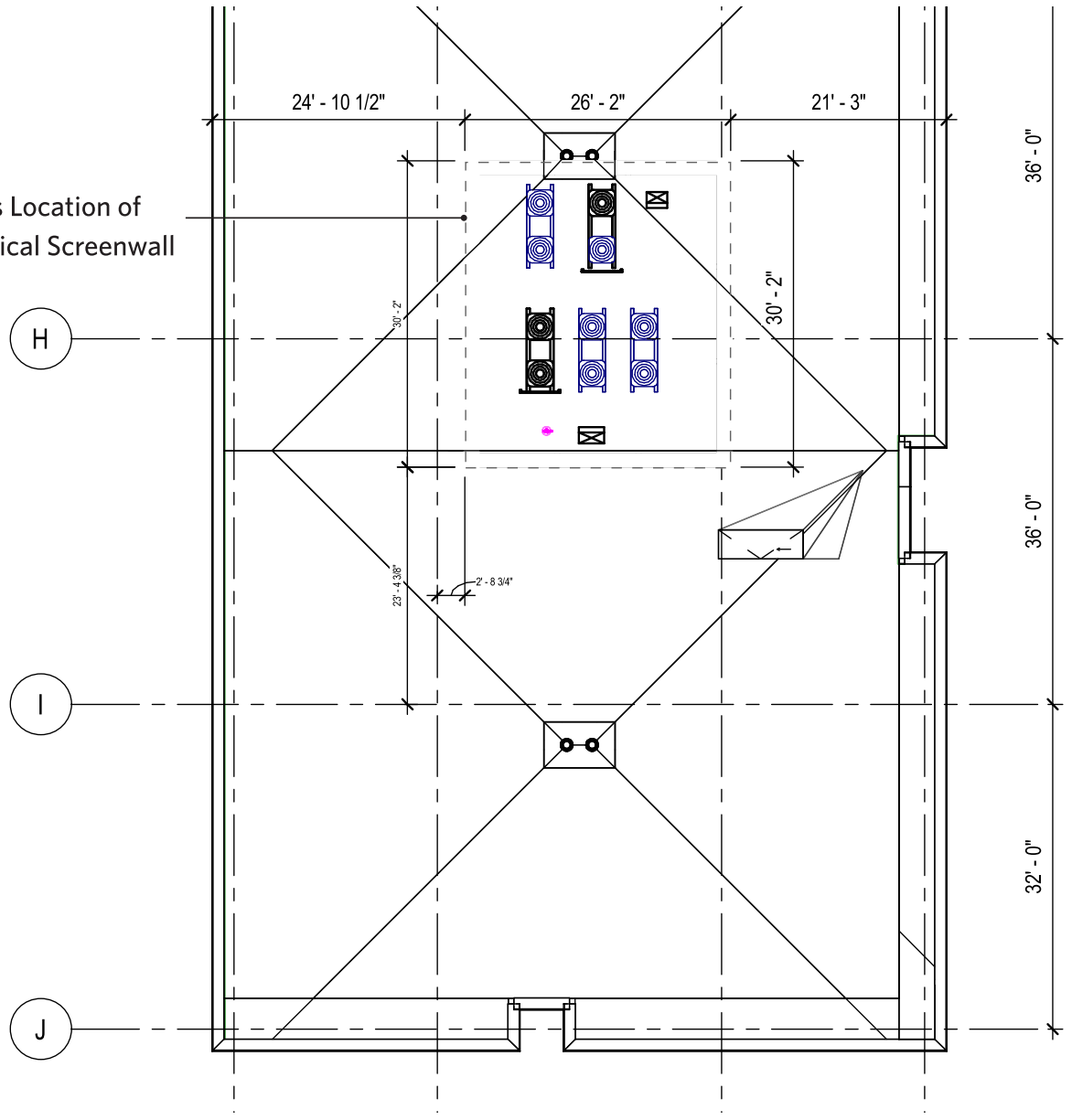
Proposed Roof Plan - Area B

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Area C

Previous Location of Mechanical Screenwall



Proposed Roof Plan - Area C