



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, September 24th, 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

September 24, 2021

1. Approval of meeting record of [August 27, 2021](#)
* [Memo](#) from Collin Christopher

Public Hearing & Action

2. Demolition at [220 Centennial Mall S](#) (*City of Lincoln Urban Development Department; UDR21079*)

Discussion

3. 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.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/Agendas/2021/092421.docx>

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, August 18, 2021.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, August 27, 2021, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Bob Ripley and Matt Hansen with Nebraska Capitol Commission; Nolan Schaefer with Sinclair Hille Architects; Janelle Maybee with Head Start, Educare of Lincoln; Lynn Johnson from Parks & Recreation; Danielle Vachal with Lincoln Transportation and Utilities; Mike McCullough with MTZ Construction;

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 May 28, 2021. Motion for approval made by Nalow, seconded by Cuca and carried 5-0: Cuca, K. Johnson, Nalow, Post and Quade voting 'yes'; Campbell and D. Johnson absent.

EXTERIOR IMPROVEMENTS AT 1320 LINCOLN MALL

PUBLIC HEARING:

August 27, 2021

Members present: Cuca, K. Johnson, Nalow and Post; Quade declaring a conflict of interest; Campbell and D. Johnson absent.

Nolan Schaefer stated that this building has access from the south and parking to north. He showed photos of the existing building. It was built in the 1920s and added onto in the 1980s. There are windows on the south, east and north. Most of the exterior improvements are focused on the south. They are proposing work on the east side off the alley. They want to freshen up this side, but also clean up the parking area and provide more secure conditions for after hours. The building is set back from the neighbors to the west. He showed a general site plan. They are proposing to add new stairs and a ramp access. They are covering the entry as well. This building will continue to be use for offices. The main access on the south is off of Lincoln Mall. There is also access on the east from the parking lot. Circulation will largely remain the same. They will be adding offices to the interior. They are also adding a new fire rated discharge into the alley, per code. The mechanical equipment is currently located on the roof. The new equipment will sit no further south than the existing. The visibility from the street should be no worse than now. All brick will remain. They are proposing new windows on the south to improve transparency. There will be some existing window wells below for the lower level. They are building up some small cheek walls to screen those from the street side. The ramp is accessed off the sidewalk. There will be a new covered canopy for the ramp. They are proposing brick for the cheek walls. They will also be coordinating the color for the fiber cement panels for the covering. For the brick walls, they will cap them with a cast stone cap.

K. Johnson inquired about the material above the garage. Schaefer believes it is a fiber cement siding that they will be leaving.

K. Johnson asked if there will be a change to the directional east/west sidewalk. Schaefer replied no. The only change is the sidewalk is currently accessed off center. They are proposing shifting it to the east.

Schaefer showed a view to the east where new cladding will be added.

Cuca questioned if the new garage door would allow for trucks. Schaefer stated the door will remain open during operating hours, allowing trucks to stick out beyond the door. It will be closed at night. Cuca asked if there will be an elevator in the building. Schaefer responded no.

Schaefer noted the new windows on the second level will remain the same. They are proposing to add brick in between. They are also proposing increasing the rough openings on the east side to allow for more glass.

K. Johnson inquired if they will be keeping both front doors to the building. Schaefer replied yes.

Nalow noted the change when Lincoln Mall was renovated years ago to the main entrance. It was extended to Lincoln Mall. She questioned with the shift to the east if that should remain. Schaefer sees that it still leads to the center. He believes the view is still the same.

Bob Ripley asked if the building we are looking at is essentially unchanged as it was designed – if the south façade is unchanged from the 1920s. Schaefer responded yes, as far as he knows. He is unsure about the windows, suggesting that they may have been replaced at some point.

Nalow asked about the setback of mechanical equipment from the east on the roof. Schaefer guesses it is about ten to fifteen feet. Nalow wondered if this was represented on the model. Schaefer doesn't believe so. He showed the existing mechanical units and pointed out where the new ones will be located. K. Johnson inquired if the units will be visible from the sidewalk. Schaefer doesn't believe so.

K. Johnson wondered if there is an exterior door from the garage to the building. Schaefer stated no. They are not allowed to have one per code. The building is not sprinkled.

Nalow recommended the applicant think about the new access to the entrance and if the south ramp is warranted. K. Johnson added that someone parking in the back would have to go all the way around the building. What about someone in a wheelchair? He would recommend coming down the ramp and heading south to the State Capitol. He would further recommend the strip of sidewalk go east instead of south for better access for someone in a wheelchair. Nalow wondered if access to the sidewalk is still needed. Schaefer stated they oriented the ramp the way they did so it didn't spill out into the alleyway.

Ripley noted that relative to the new walk that comes closest to the building, he is thinking that what looks like a driveway is technically an alley. There might be issues with an entrance off an alley. That makes more of a case for putting the sidewalk where it is being proposed by the applicant. He suggested it might be a code issue for safety purposes. It may well be a requirement to avoid the primary entrance off an alley. This may be another reason for the walk being as shown. Schaefer stated that it provides access from that side as well. Most clients are from out of city or state.

K. Johnson thinks they have done an amazing job on this building.

ACTION:

Post made a motion for approval of the renovations as presented, seconded by Cuca and carried 4-0: Cuca, K. Johnson, Nalow and Post voting 'yes'; Quade declaring a conflict of interest; Campbell and D. Johnson absent.

OUTDOOR NATURE CLASSROOM AT 1843 K STREET

PUBLIC HEARING:

August 27, 2021

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

Janelle Maybee is with the Head Start Program. They are purchasing this building and expanding services. They want more space for children. They would like to construct an outdoor classroom. They plan to use outdoor metal fencing. She showed the type of fencing and railing to be used.

K. Johnson inquired if the entire area will be fully screened. Maybee stated there will be decorative wrought iron-style fencing. They can install mesh if needed. Otherwise, there would be three inch spacing between pickets.

Collin Christopher reminded the Commission that this is a case where they are being asked to consider not just the Capitol Environs Design Standards, but also other relevant city standards. There are standards for early childhood care facilities, and specifically, a requirement to provide opaque fencing around outdoor play areas when adjacent to a residential use. There are residential uses to the south and east. However, there are parking lots between the play area and residential in both cases. His interpretation is that due to the parking in between, the applicant is not required to provide 100 percent opacity on the fence. That said, he is looking for guidance from the Commission on this interpretation. If they feel that 100 percent opaqueness is necessary, the applicant can add a mesh product or the Commission could recommend another fencing product. He believes the applicant is open to doing what is necessary to meet the standards, but they would prefer the more decorative, transparent product.

Cuca sees a playground on the other side. She asked about the fencing for that area. Maybee replied that it is fenced with chain link. They hope to mimic what is being proposed here on the other side as funds become available.

Johnson asked about the residence to the east. Maybee stated there is an apartment complex.

Post asked if the applicant will be adding plant material or some other type of screening. Maybee stated that additional landscaping will be included as part of the design of the nature classroom. There are also a couple of fairly mature trees there now that will remain.

Ripley assumes there is a door from the interior directly into the playground. Maybee responded that was correct. She noted there will be a sidewalk inside the fence.

Quade appreciates the decorative fence over chain link. He thinks it is good. He doesn't have any concerns about the opacity of the fence.

Nalow echoes Quade's comments. The fence the applicant is proposing is of a higher quality than the Commission looks for. She thinks a wood fence would be a step back. She appreciates natural playgrounds and believes that including plant material helps to soften the view. This plays a part in screening and the aesthetics.

ACTION:

Quade made a motion for approval of the exterior improvements as presented, seconded by Cuca and carried 5-0: Cuca, K. Johnson, Nalow, Post and Quade voting 'yes'; Campbell and D. Johnson absent.

STAFF UPDATE:

- Christopher wanted staff to give an update on the Landmark 2 building, asking Lynn Johnson to come up and update the Commission on the status of the trees along the block.

Lynn Johnson stated there are some mature oaks around the perimeter of the Landmark 2 site. The trees are very close to the building, and they anticipated there would be challenges in preserving them. Parks is now of the opinion that three trees need to be removed. He believes they are close to failing. They would like to have multigenerational trees around this building and removing and replacing these trees will allow that to happen over time. Parks crews have a backlog of over a year for tree removal at this point, so the developer has agreed to remove these trees. This is not being done as a result of anything being done wrong. Red oaks are not tolerant of disturbance of their root zones.

Nalow would like L. Johnson to touch on the two oaks on 11th Street. L. Johnson stated that staff talked about treating those and he thinks the best thing to do is remove them and get new young vigorous trees there. He wanted to make the Commission aware of this.

K. Johnson pointed out some trees on the north side and inquired if they will be removed. L. Johnson stated there are two that he believes will remain. K. Johnson asked what would be planted in place of the trees being removed. L. Johnson stated that the design standards recommend red oaks. K. Johnson asked how large the new trees would be. L. Johnson stated the largest they recommend is usually 2 to 2.5 inches in caliper size. A smaller size tree will outlast

others in the long run. Nalow agreed. That is their standards as well. Oaks on 11th Street were put in around 2-inch caliper and they have done well over time. L. Johnson believes the red oaks on the mall were around 2.5-inch caliper and they have done well.

Ripley asked about the numbers of trees along the mall and if any additional trees will be added. He believes there should be a consecutive row of trees. L. Johnson sees a fairly consistent spacing of the trees. Nalow added that this was a block where there had been one more tree removed prior to this construction. There was an open space that this project would fill in. L. Johnson stated they like to maintain consistent spacing. Ripley added that a cooperative owner helps.

- Christopher stated that there was a request from Commissioners to have an update from Lincoln Transportation and Utilities on the McPhee residential rehab project.

Danielle Vachal stated that her role ends once the project is awarded to a contractor. She invited Mike McCullough from MTZ Construction to give an update on the construction.

McCullough stated they are already working in the general area south of the Capitol. They are getting closer to Lincoln Mall. They want to make sure they are getting done what everyone wants done. They were the contractor of the Haymarket streetscape project that included decorative brick. He believes that project went well. They are looking forward to working on Lincoln Mall. They have been doing this a long time. He stated that he was open to any specific questions.

Ripley sees the project is progressing well. His concern is that the Commission voted to preserve as much of the existing conditions of the Mall. He wanted to be assured that would be honored. Some staff has been out and looked at Goodhue Blvd. On the first block south of the Capitol, there are gray concrete sidewalks that are in poor condition from the gutter to the ramp and there may be two or three more slabs that are broken up. McCullough stated they will be following the specific guidelines of the ADA (Americans with Disabilities Act). By the time they do calculations and see how far they need to go back on these intersections, everything is a little different. They will be matching what is replaced. He remembers doing sidewalks around the Capitol. Gray granite slabs are in the plan. They will go back in if they are removed. Ripley is hoping to see as many granite parcels be kept as possible. He would also like to keep as many inset panels as possible. McCullough stated that a lot of time they don't know until they are out there. He will make sure they don't remove any that are in those squares.

McCullough stated they are not touching the asphalt on the south side of the Lincoln Mall block between S 11th and S 12th Streets for now. Vachal added that this is to accommodate construction of the Landmark building. They will come back and complete this work in 2023 when mill and overlay is done on 11th Street. They won't be fixing curb ramps on that corner either. They will leave that until the landscaping is done.

Ripley stated that the bricks should go back in. He understands that a lot of them are deteriorated. Vachal said they plan to use and reuse what is in place. The bricks are a tri-color blend. MTZ Construction will match the best they can with new bricks. This is the same with laying the brick pattern. Ripley sees this as a good reason to have a blend.

Vachal wanted to address the condition of the brick pavers by the bus stop at 14th Street and Lincoln Mall. She thinks the brick pavers go under the stop and to the curb. They are popping up. She feels they need to remove them to make them more pedestrian friendly, but they would leave them under the bus shelter. They would like to return the sidewalk back to concrete. She believes this would be consistent with the rest of Lincoln Mall. It would also make it easier for snow removal. They are looking to make this as safe as possible. McCullough believes it will look a lot better from the Capitol view.

K. Johnson appreciates the fact they are respecting the brick inlays. He appreciates the cooperation and the design change.

Vachal asked McCullough to address when they planned to start on Lincoln Mall. McCullough stated that they need to source the pavers first. They hope this will be soon. Vachal noted this would be under construction for a few weeks. They will work with the school.

- Christopher wanted to make the Commission aware that staff is finalizing work on the text amendment for monuments and memorials. This will be before Planning Commission on September 15, 2021. The final step in moving the amendment forward is having other staff review and vet the language. In that process, there was a discussion with the City Attorney's Office and Lynn Johnson about allowed language for these types of installations. This wasn't part of the amendment that the Commission specifically recommended, but rather something L. Johnson originally offered. The proposed language in the amendment had some restrictions that related to slogans, logos, and wording that might be considered advertising, as well as references to race, religion, color, gender, etc. The City Attorney's Office had some concerns about first amendment rights, and felt it was not necessary to have that language included. Parks and Recreation and this Commission already provide oversight to make sure these references are not allowed. Because of that conversation, Planning is now proposing to eliminate that language from the design standard update.

Nalow wondered what would happen if something were to come forward that we find questionable. With nothing in the guidelines, how does that work? Christopher stated that regarding slogans and logos, the City has a sign code that would overlap the design standards and restrict such applications. L. Johnson stated there is a provision in the City code that prohibits advertising on park property. Because Parks and Recreation manages Lincoln Mall, that would

apply as well. He mentioned that there is other language that Parks is working with the City Attorney's Office on updating in relation to plaques and inscriptions. They have a working group to update the guidance about what can be inscribed on pavers, benches, etc. The City Attorney's Office felt these regulations would apply to Capitol Environs as well. They didn't feel something separate was necessary. They will continue to add the Spirit of Nebraska plaques. That language is all approved before installation on the Mall.

Ripley would think the idea of making this simpler so it doesn't conflict with what the City would be good. He would recommend the Environs Standards reference this language. He thinks it is important to have it noted by association and refer to Parks and Recreation. Ripley believes we don't need to rewrite our guidelines. Capital Environs has the same interest. He would be glad to assist. He would prefer to have this simply by reference.

Matt Hansen asked if this would apply only to Centennial Mall. Christopher stated the proposed Capitol Environs Standards for monuments and memorials only address Lincoln Mall and Centennial Mall at this point. Hansen is thinking about the potential for other monuments. Ripley stated that Centennial Mall was intended to be State or nation and Lincoln Mall more local. This might be more of a district comment. Christopher thinks that makes sense. L. Johnson stated the timeline is to have these guidelines updated by year end.

K. Johnson asked if this will be an amendment to the current code. L. Johnson stated these are amendments to departmental guidelines. They may be adopted by executive order. They are still coordinating with the City Attorney's Department. These are guidelines that Parks will use for inspection.

Christopher believes a reference to an executive order makes sense, but without that executive order in hand, he doesn't know if the Commission can finalize the language at this time. He is comfortable with removing the references now and going forward with an amendment, and then doing a much smaller amendment once those additional guidelines have been created. The second option is to just wait until the update. They could wait to finalize this for six months or so. A third option is to rewrite this in a more vague way and references Parks guidelines for these types of installations.

Nalow believes it would be best to have exact language. She asked if there is a downside to waiting and just doing one amendment. Christopher sees the only negative being that a proposal could come forward in the short term. In that case, the Commission would not be able to use the proposed standards to make their decision. This is probably not likely, but there is always a chance.

Post is glad that Law Department is taking a look at this. We want to make sure we aren't infringing anyone's rights. There are no standards now for monuments or memorials. She

believes it is important to get something in place. She wouldn't want to put in a vague reference. With First Amendment rights, she believes this needs to be clear. She is in favor of removing language with the condition that a second amendment be approved once there is a specific reference that has been vetted by the City Attorney's Office. K. Johnson agrees with that. Cuca does as well.

Christopher will remove the language before this goes forward. He also highlighted one other small change recommended by Lynn Johnson. Under Lincoln Mall guidelines, there is a reference to maintain turf grass in all public areas along Lincoln Mall. Parks wants to make sure turf isn't required in the median. The guideline also suggests that turf grass be converted to buffalograss where possible. Parks believes it doesn't make sense to convert to buffalo grass at this point (due to how shaded the Mall is) and would like this reference removed. They will plan to have this go forward in front of Planning Commission in September, and City Council in October.

Post noted there are plantings at the intersections on Lincoln Mall. It is important to note if any other areas beyond the medians are allowed to be landscaped with something more than turf. L. Johnson agreed. He suggested the language be reworded to perhaps allow the exception of landscaped areas approved by plan.

Ripley would support that suggestion in light of the fact that the Parks and Recreation Director is an Ex-Officio member of the Nebraska Capitol Environs Commission. This is expertise by association. He also thinks an approved plan is a good suggestion.

Christopher will write something up and send to L. Johnson and the Capitol Environs Commissioners for review.

There being no further business, the meeting was adjourned at 9:35 a.m.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for September 24, 2021
Date: September 10, 2021

Item 2: Demolition Work at 220 Centennial Mall

Back in November of 2020, the White Lotus Group (WLG) presented their plans to the Commission for the redevelopment of the Pershing Center block at 220 Centennial Mall S. That vision included a private redevelopment component (affordable housing, wellness center, retail) and a public redevelopment component (central public library). Since then, city staff has continued to work to make this project a reality. It is anticipated that Urban Development will be coming forward to City Council in the coming months with a redevelopment agreement for the private redevelopment component of the project, while Lincoln City Libraries recently began work with a design team to develop schematic designs for the public library component.

As a next step in the process for both the public and private components of this project, the City's Urban Development Department is requesting a certificate of appropriateness for demolition of the Pershing Center. The intent behind this request is to move the project forward by creating a "clean slate" for redevelopment of the block, while also eliminating a potential health and safety hazard that the Pershing Center has become.

The Capitol Environs Design Standards state the following as it relates to demolition:

Design Standard 7: Demolition

Any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design Standards. Applications for demolition and redevelopment shall be evaluated in light of the contribution of the site to the character of the District, and based on the assumption that landmarks designated by the City of Lincoln or identified in these Design Standards should be preserved.

This standard leaves some room for interpretation regarding what is deemed "detailed plans." While the proposal submitted by WLG provided a distinct vision for redevelopment, it is very much conceptual in nature. As such, it is difficult to determine with absolute certainty at this point whether the proposed redevelopment project fully complies with Capitol Environs Design Standards. And though the library team is beginning to move forward with schematic design, there is no new design information to share with the Commission at this time.

However, it is important to point out the following:

- 1) Before anything can be rebuilt on the site, a certificate of appropriateness for new construction will need to be approved by this Commission. That certificate will require more detailed drawings showing compliance with the Design Standards.
- 2) There are no designated landmarks on this block requiring preservation. While the Pershing Center has an important place in Lincoln's history, it has not been deemed a landmark.
- 3) Further, much thought and effort has been put into exploring the possible reuse of the existing structure over the last decade or so. An adaptive reuse study was completed in 2009, and Urban Development issued requests for proposals. Ultimately, the city did not receive any viable proposals for reuse of the Pershing Center.

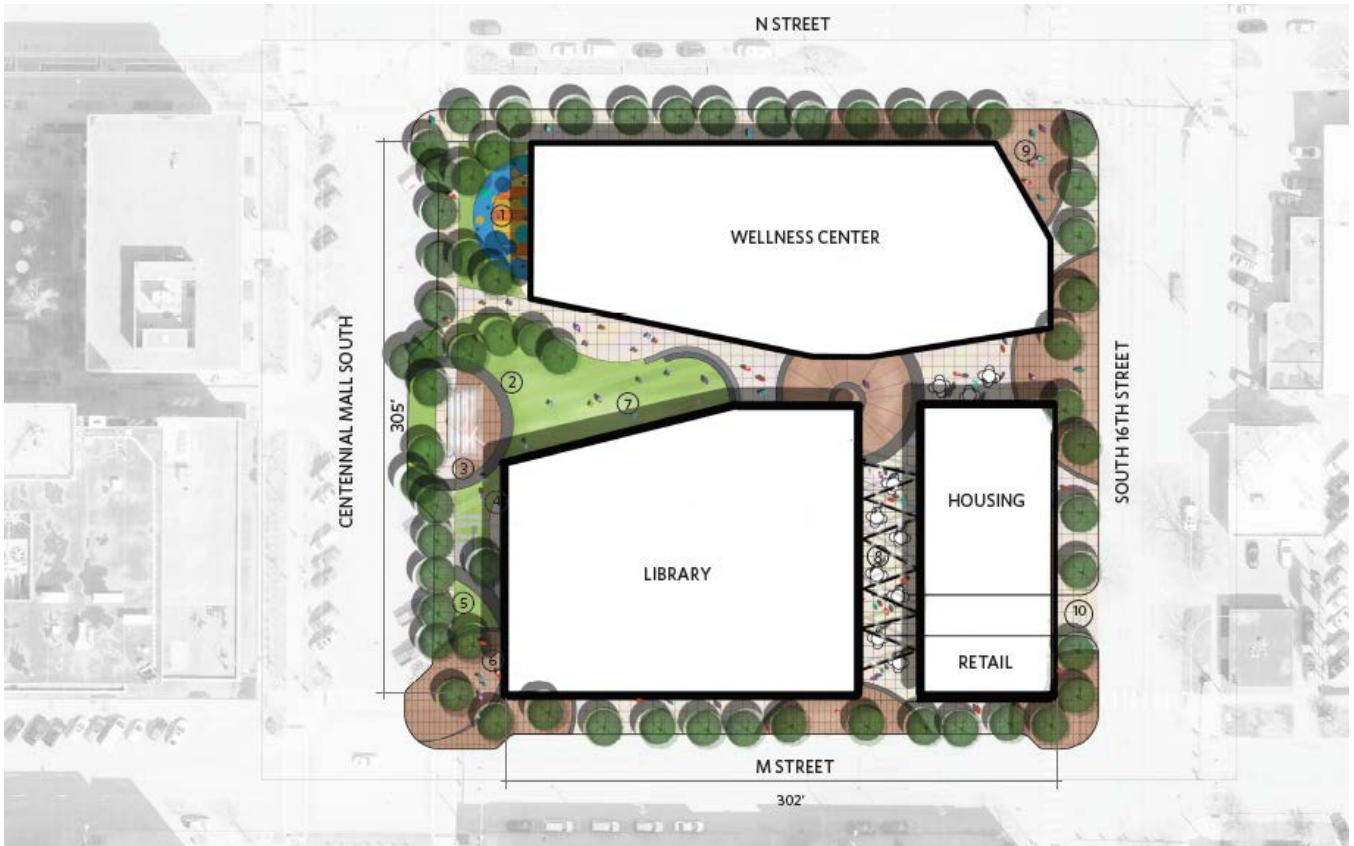
- 4) It could be argued that the Pershing Center in its current state poses a health and safety risk that requires action. Moving forward with remediation and demolition is the surest way to eliminate that risk.
- 5) Because this block is owned by the City, and because private development on the block would require a redevelopment agreement, there is a level of control that the City has over this block and its redevelopment future that might not exist with other redevelopment projects in the Capitol Environs District. Combined with the City's stated interest in redeveloping this block into a community asset and a catalyst for downtown revitalization, that control should give the Commission the assurance that Urban Development is acting in the best interest of the block's redevelopment future by requesting permission to demolish.

It should also be understood that the request for a certificate of appropriateness for demolition does not infer that demolition is imminent. Urban Development will continue to work with the developer, Lincoln City Libraries, and other key staff and consultants to identify the ideal time for demolition within the larger redevelopment schedule. However, receiving a certificate at this time allows Urban Development to confidently move forward with the production of remediation and demolition plans with a built-in understanding that the complete demolishment of the site has been approved by this Commission.

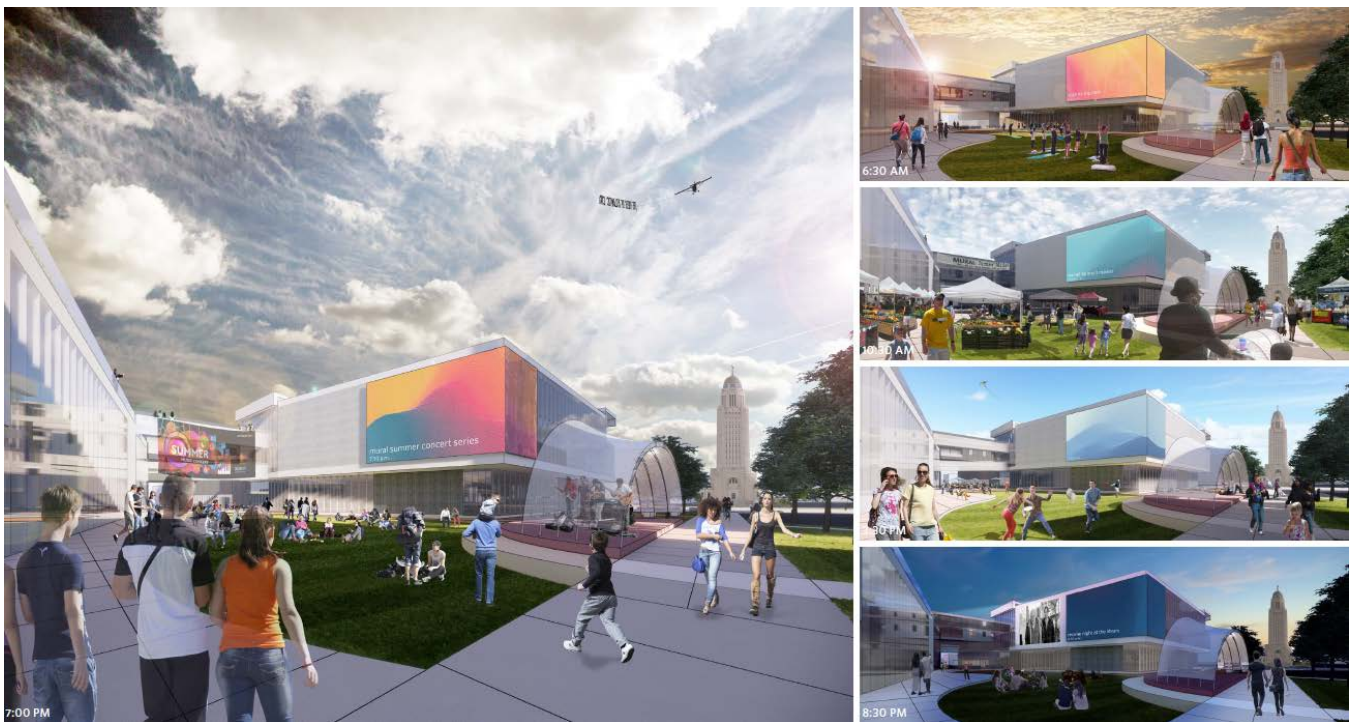
With all this in mind, Planning Department staff is of the opinion that the NCEC has the authority to issue a certificate of appropriateness for demolition, with the understanding that the developer(s) will be required to come back with a request for a certificate of appropriateness for new construction at a future date. That future certificate of appropriateness will require full compliance with the Design Standards.

Recommended Finding: *The demolition work being proposed at 220 Centennial Mall S is consistent with the intent of the Capitol Environs Design Standards.*

Recommended Action: *Approval of a Certificate of Appropriateness for demolition work at 220 Lincoln Mall S.*



The above site plan shows the layout for the proposed redevelopment of the 220 Centennial Mall, which includes a central library, housing, a wellness center, and retail.



The rendering above shows how the proposed greenspace might be activated throughout the day.



WEST ELEVATION
EAST ELEVATION
ELEVATIONS
12.08.2020

The elevations above show the preliminary exploration of building materials along the east and west facades.



NORTH ELEVATION
SOUTH ELEVATION
ELEVATIONS
12.08.2020

The elevations above show the preliminary exploration of building materials along the north and south facades.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2021/09-September\2021septembermemo.docx>

MURAL

TRANSFORMING
IMAGINATION
WELLNESS
LIFESTYLE

City of Lincoln, Pershing Center Site

Design Workshop Review
Lincoln, Nebraska

December 08, 2020



Design Workshop | PROJECT VISION

Information received from on site design workshop
 The team started off the workshop with responses to develop common themes throughout the project. Participants posted comments virtually via Mural or utilizing oversized sticky notes onsite. The overall consensus at the workshop were similar goals for a positive outcome to create a successful project.



What is the first word that comes to mind when thinking about what this project means....

(What does it mean to you, your community, Lincoln, etc)

- | | | | |
|-------------|--------------|-------------|---------------|
| innovative | catalyst | civic plaza | uplifting |
| overcome | library! | activation | opportunity |
| asbestos | exciting | catalytic | opportunities |
| opportunity | coordination | opportunity | |
| | | | |

How do you define Success of this Project?

- | | | | |
|---|--|--|--|
| benefit for community - JP | adds value to city - | brings lincoln community together through diverse set of forgets that can be very strong and beneficial - Bill | adds value to the city, we can do better than the current built environment and elevate good architecture - lowell |
| partnerships /sense of place/active/ vibrant - lynn | public/private partnership - abby | brings other people and blocks into the fold - activating adjacent blocks - halle | goals met/bring it all together - Adam |
| a thriving library as part of a thriving block - pat | a project that creates community pride - Dan | unique to the region - Jen | an active vibrant mixed use block filling the void/people friendly place- Collin |
| hundreds of people living here, will add to vibrancy of the space- dallas | community partnerships - Renee | sense of place community connect/active space on all sides - Wayne | |
| civic pride with its location along the mall | | | |

As a RESIDENT in Lincoln I anticipate utilizing the space by:

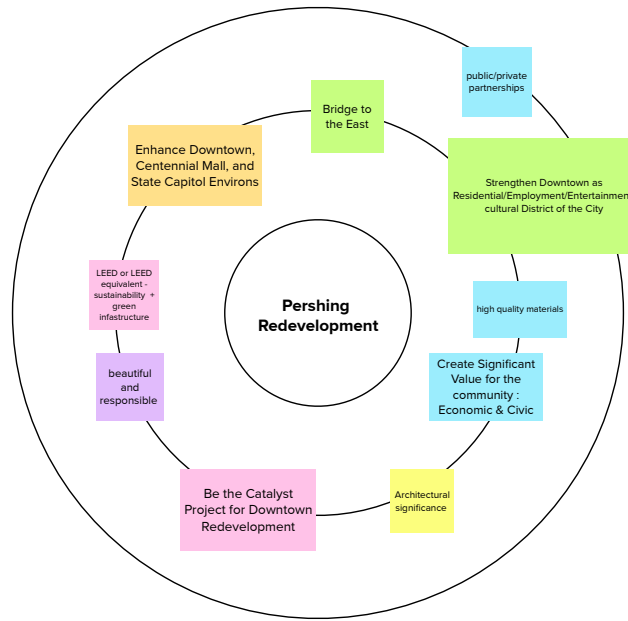
- | | | | |
|-----------------------------------|---|--|---|
| work out followed by a drink | gym, get a coffee, check out a book | coffee, good book, play for kids | take advantage of library/entertainment programming |
| Reading, relaxing, eating lunch | day out with kids | attend world class events followed by yoga | visit library and gym or wellness center |
| take advantage of library and gym | destination for quality time - play, destination for local food and local entertainment | | |
| | | | |
| | | | |

If money wasn't an object... I would include ___ in the project.

- | | | | |
|--|---|---|--|
| Lowell - a perfect new central library | dallas - iconic art piece | Lynn - interactive Water feature | wayne - 3 levels of underground parking |
| interactive digital art work/ever changing mural | great architecture (and a zipline) | | first class civic plaza including public art, interactive design elements and programmable space |
| parking 4 levels below - beautiful materials in keeping with mall, LLED gold cert - best tech in library | green roofs with capitol view - extreme environmental sustainability - a truly fabulous library | innovative / integrative YMCA/library/retail + residential space x2 | all ages attractions - get everyone to interact |
| | | | |
| | | | |

Design Workshop | GUIDING PRINCIPLES + SITE ASSESSMENT

Information received from on site design workshop



How do we know if we have hit the mark?

Project Enhances downtown, Centennial Mall & State Capitol Environs

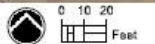
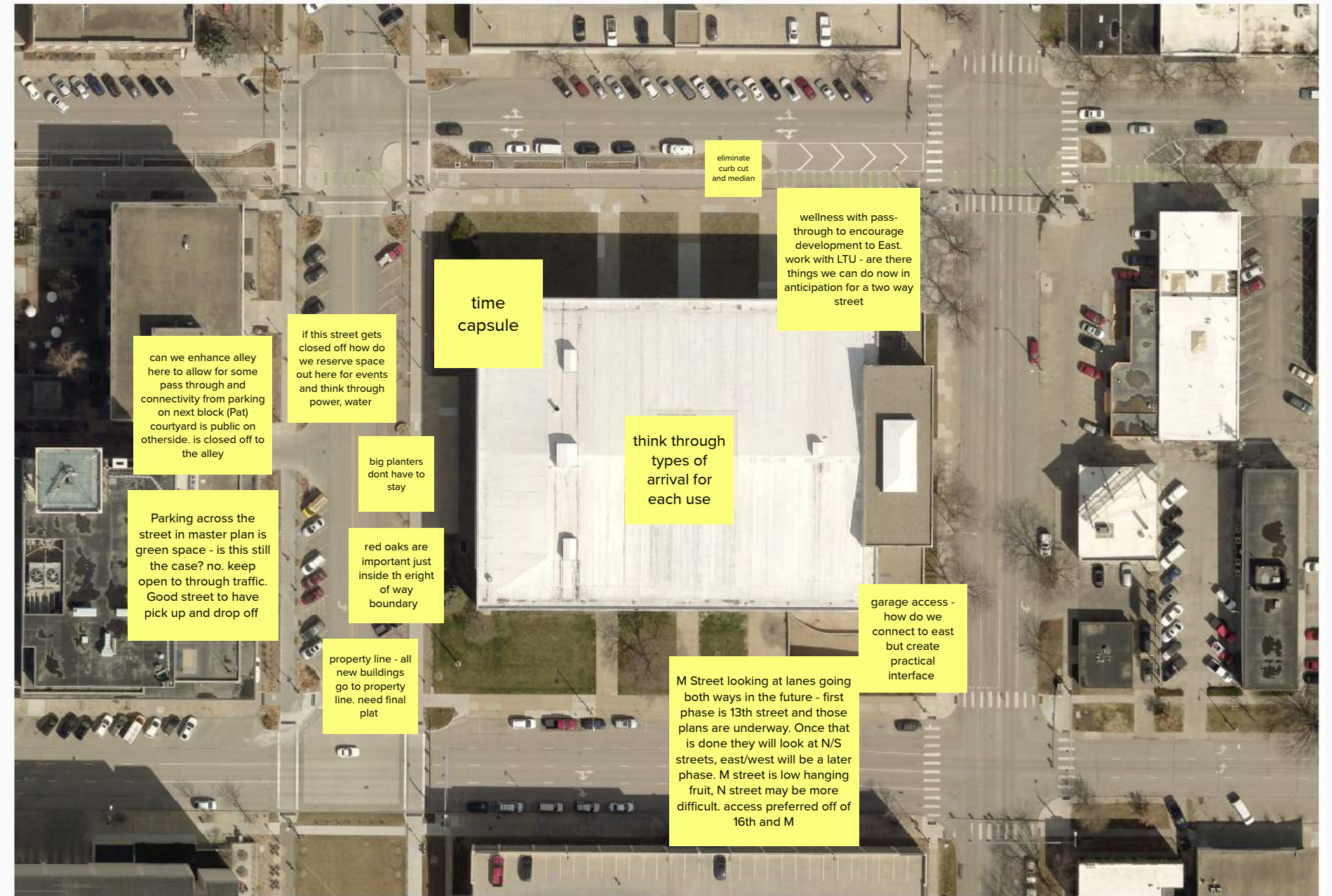
LEED or LEED equivalent, sustainable, showcases green infrastructure

The project is beautiful & responsible, uses high quality materials and has architectural significance.

The project is the catalyst project for downtown redevelopment and becomes the "bridge" to the east.

The project strengthens downtown as residential/employment/entertainment/cultural district of the City

The project creates significant value for the community | economic & civic



Visual Listening | SITE CONTEXT

The Nebraska State Capitol, when designed in 1920's, represented a thoroughly modern and groundbreaking design solution for its time, breaking from the repetitive neoclassical standards of other state buildings. It's presence has established a context in the capitol environs district that promotes a diverse blend of architectural styles, each representing the era in which they were designed and constructed. The Pershing site should reflect and honor this visionary spirit led by the capitol in developing a thoroughly modern, contextual solution.



NEBRASKA STATE CAPITOL



COMMUNITY FOUNDATION TOWER SQUARE



LINCOLN COMMUNITY FOUNDATION



WELLS FARGO BANK BUILDING



MADDEN GARDEN

Site Context Preferences

The following preferences were identified by the steering committee and key stakeholders present. Each participant was given the opportunity to vote and a consensus was developed. Site Context preferences were voted on in pairs by participants. The following preferences were noted:

<p>Follow the Leader</p> <p>Total Votes 10</p>	<p>Stand Out</p> <p>Total Votes 5</p>	<p>Academy Lincoln Apartments</p> <p>Total Votes 2</p>	<p>Latitude Apartments</p> <p>Total Votes 4</p>
<p>1526 State of Nebraska</p> <p>Total Votes 0</p>	<p>Robert V. Denney Federal Building</p> <p>Total Votes 0</p>	<p>Wells Fargo Bank Building</p> <p>Total Votes 8</p>	<p>Anderson Hall</p> <p>Total Votes 5</p>
<p>Lincoln Community Foundation</p> <p>Total Votes 11</p>	<p>Nebraska History Museum</p> <p>Total Votes 1</p>	<p>Madden Garden</p> <p>Total Votes 9</p>	<p>Lincoln Community Foundation Tower Square</p> <p>Total Votes 7</p>
<p>Academy Lincoln Apartments</p>	<p>Latitude Apartments</p>		

Visual Listening | PUBLIC SPACE DESIGN

Integrating into the surrounding urban fabric and creating inclusive, dynamic environments will be a primary driver for the site design. The site should relate to the ceremonial mall relationship while still creating a diversity of experiential moments to discover.



INFORMAL MOMENTS



NEUTRAL AND REFINED PALETTE



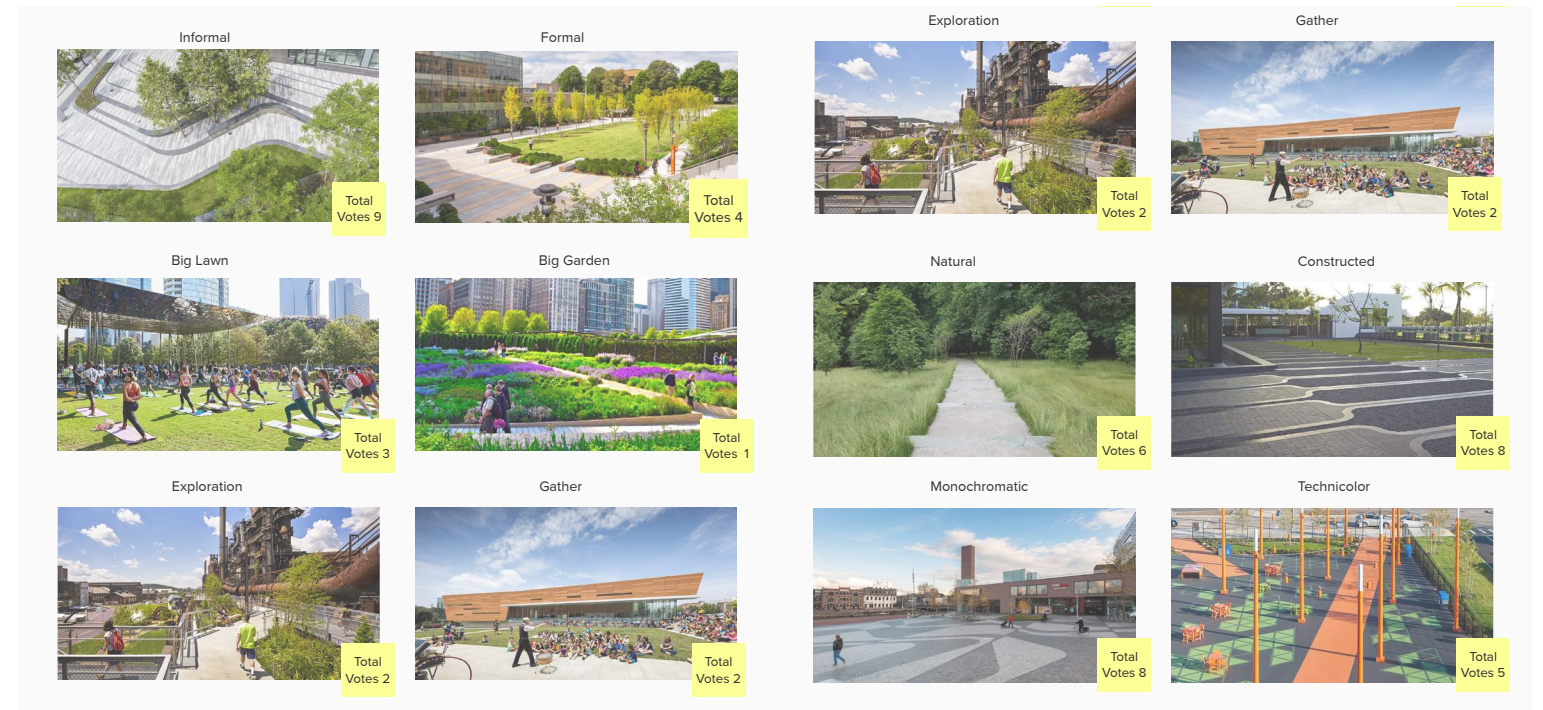
FORMAL GREEN SPACE



TREE CANOPY - SHADE

Public Space Design Preferences

The following preferences were identified by the steering committee and key stakeholders present. Each participant was given the opportunity to vote and a consensus was developed. The following preferences were noted:



Visual Listening | ART & EXPERIENCE

The project scope shall build upon the legacy of the Pershing Auditorium with a strong focus towards art and experience. The creation of new opportunities to interact and explore public art will keep the design transformative and changing over time.



HIGH-TECH - EXPERIENCE



INTERACTIVE EXPERIENCES



A CLEAN CANVAS

Art & Experience Preferences

The following preferences were identified by the steering committee and key stakeholders present. Each participant was given the opportunity to vote and a consensus was developed. The following preferences were noted:

<p>Pershing Mural - Blank Canvas</p> <p>Total Votes 10</p>	<p>Pershing Mural - Repurpose</p> <p>Total Votes 3</p>
<p>Low-tech</p> <p>Total Votes 2</p>	<p>High(ish)-tech</p> <p>Total Votes 13</p>
<p>Interactive</p> <p>Total Votes 12</p>	<p>Observational</p> <p>Total Votes 3</p>
<p>Is this the Instagram Moment?</p> <p>Total Votes 5</p>	<p>Or is this?</p> <p>Total Votes 8</p>

Visual Listening | BUILDING DESIGN

Project Precedents to inform design aesthetic aligning with capitol environs guidelines.



TRANSPARENCY



INTERIOR - EXTERIOR BLEND



CLEAN LINES AND FORMS



RICH AND EXPRESSIVE TEXTURE



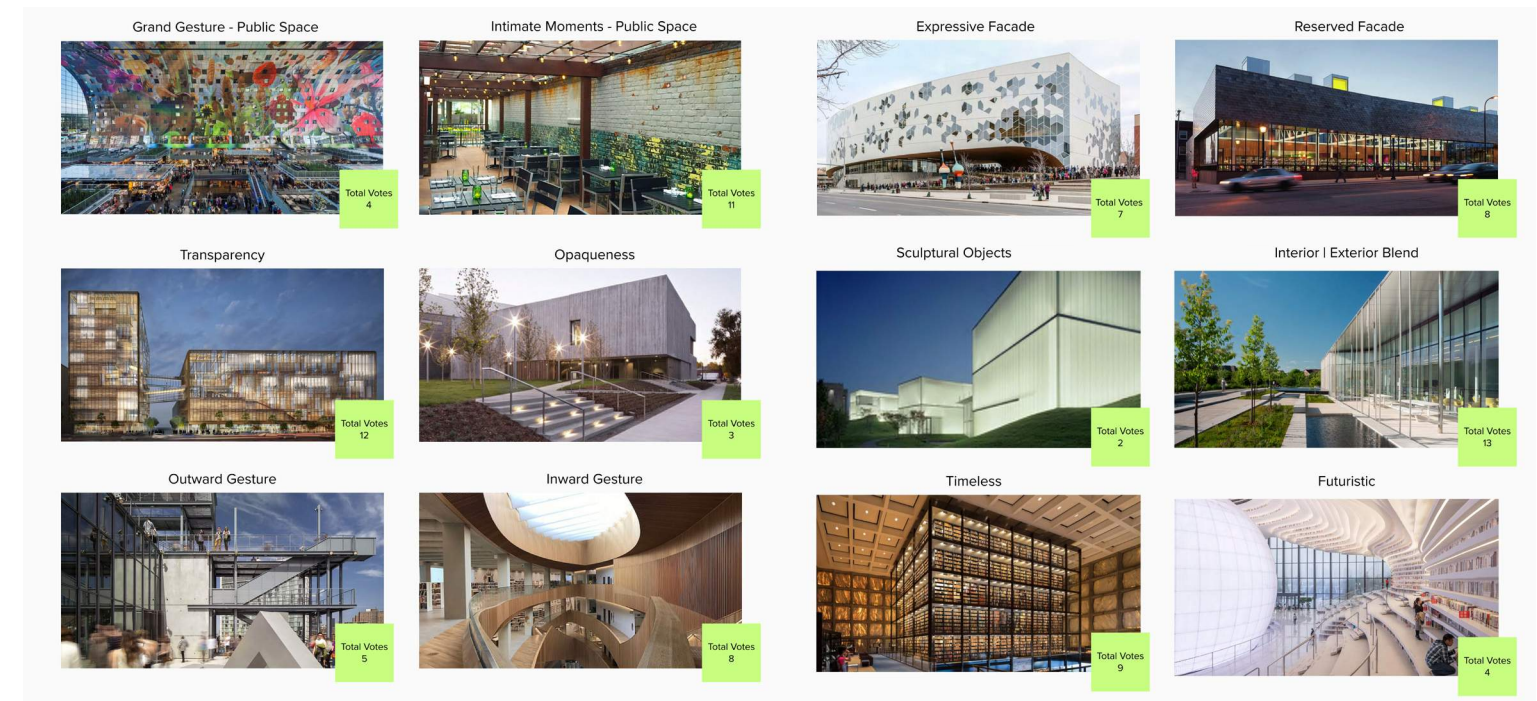
TIMELESS AESTHETICS



DAYLIGHT AND VOLUME

Building Design Preferences

The following preferences were identified by the steering committee and key stakeholders present. Each participant was given the opportunity to vote and a consensus was developed. The following preferences were noted:



Visual Listening | BUILDING MATERIALITY

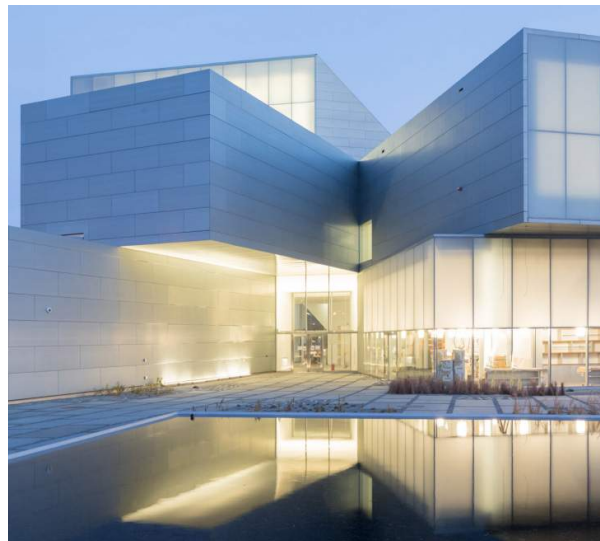
Project Precedents to inform design aesthetic aligning with capitol environs guidelines. The project will follow with the guidelines established by the Capitol Environs district in finding resilient, 100-year materials along the Centennial Mall, and will feature high-quality, attractive yet subtle expressions of honest material usage.



STONE FACADE



GLASS FACADE



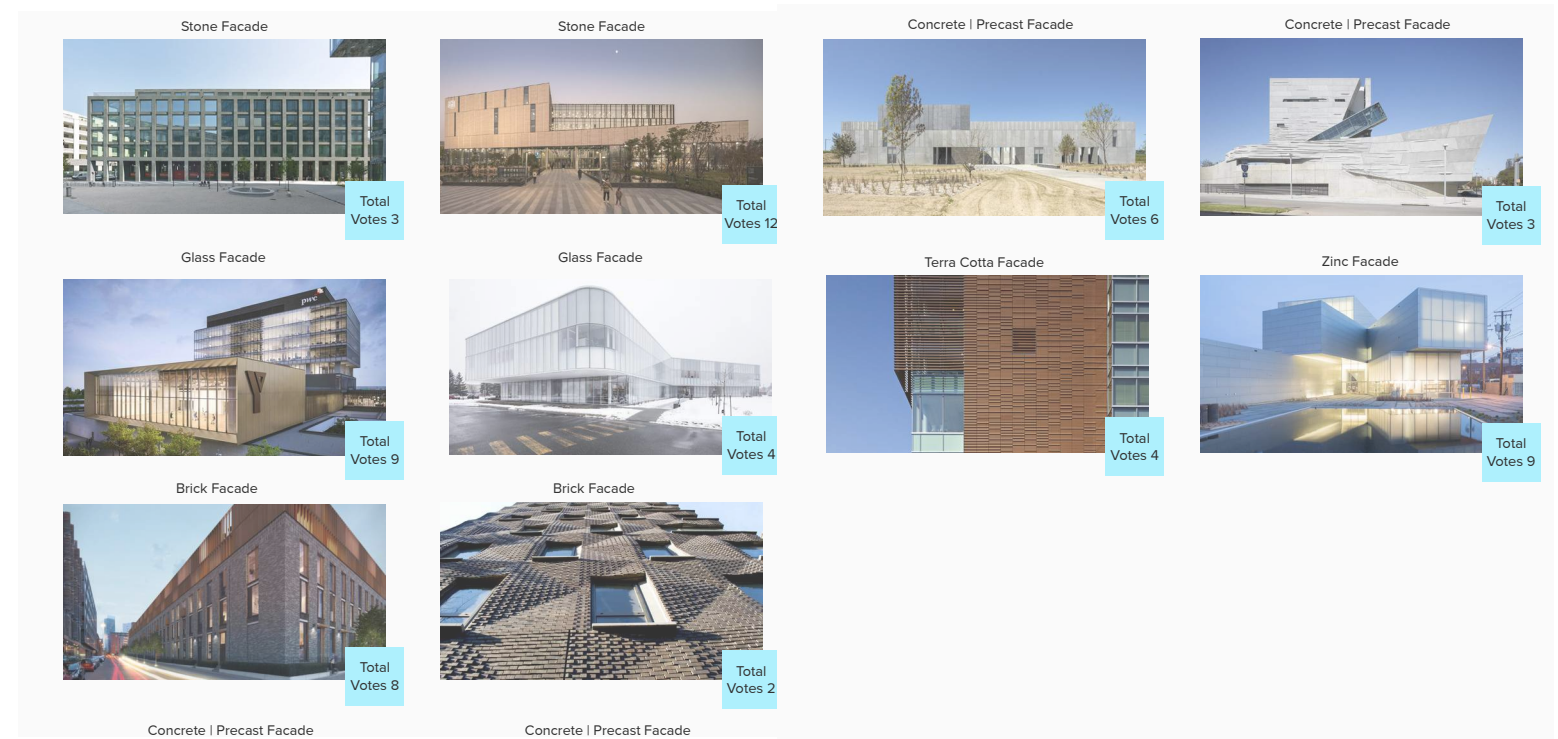
RESILIENT ZINC/STAINLESS STEEL ACCENTS



BRICK FACADE

Building Design Preferences

The following preferences were identified by the steering committee and key stakeholders present. Each participant was given the opportunity to vote and a consensus was developed. The following preferences were noted:



Design Workshop | PROJECT VISION

AFFORDABLE HOUSING -----

Living at MURAL

Over the last year, the City of Lincoln has worked diligently on the Lincoln Affordable Housing Coordinated Action Plan. The Mayor's One Lincoln Initiative clearly emphasizes affordable housing and redevelopment programs as vital to the City's growth. We believe that providing quality housing for individuals that work in our communities is a social imperative, and this alignment with the Mayor and her team is a natural fit for the project program.

- Our project plan provides approximately 100 units, of one-, two- and three-bedroom affordable apartments targeting 50% - 80% of the average area median income.
- These apartment units will look and feel like market-rate apartments, furnishing an equitable opportunity for lower-income singles, couples and families that are building a life living in Downtown Lincoln.

PUBLIC/PRIVATE PARTNERSHIP -----

The Canvas

Public Libraries create enormous social capital and typically return an 8-to-1 ROI as stand-alone civic investments for the cities whose leadership embraces their ability to act as catalysts for growth.

The proposed wellness center is one of the most pivotal contributors to community capital in any city. The center's philosophy, values and programs have provided countless opportunities for people of all ages to grow emotionally and physically.

These two entities weave together to inspire our imaginations and create wellness for our lives.

After substantial collaboration and discussion with leadership from both organizations, we built our preliminary conceptual plan. Please note that while the sizing of these facilities are preliminary in this proposal, we maintain flexibility to scale these programs to suit the organizations' respective needs.

Due to nature of the Central Public Library as a public entity, we understand that this component of the project may be required to be developed at a later date. As you continue through our proposal, you will see that we anticipate the wellness center and affordable housing components to interlock on the site. The library is planned as a stand-alone building, so that if required, this component of the development could be phased in.

COMMUNITY -----

The Services

We analyzed what the needs could be for the citizens of the downtown area, and how they could be met while aligning with the project mission and the 2018 Downtown Master Plan effort.

Partnering with service providers like healthcare, childcare and retail establishments, bring to MURAL ancillary elements that make life better.

The Open Public Spaces

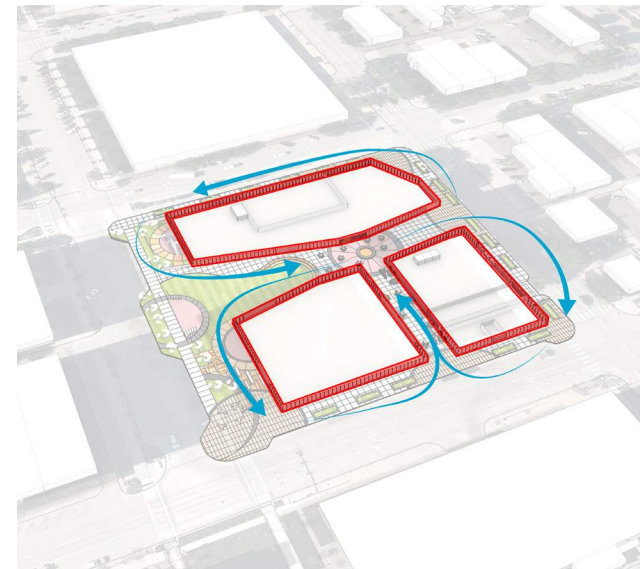
One of the key design goals for this project was to reimagine how open / green space can transform the project both internally, and externally to the site, enhancing the opportunities for public use off Centennial Mall.

- Emphasis was placed on view corridors into, through and from the site outwards to the surrounding fabric of the Mall and the Capitol surroundings beyond.
- Public art would enliven the site. As you can see, we named the project "MURAL" as homage to the legacy of the mosaic tile art-wall the community has experienced and loved for some time.
- While the original mural is contemplated to be removed, we have envisioned how its legacy and potentially, the physical pieces of it, could be employed in the design of the site or the buildings.
- Exploring partnerships within the Lincoln art community and the University could create many more opportunities for this legacy to continue such as a series of digital murals projected on the side of the buildings.

PARKING -----

The current project plan provides opportunity for underground stalls on one-level, and additional street parking for accessibility. We appreciate the level of importance that parking is to any project in the downtown area of Lincoln, and we have programed parking for the multi-family component and on-site staff members. Given the size of the site and the height restrictions, our goal is to work with the City to understand and identify what other parking solutions could be available.

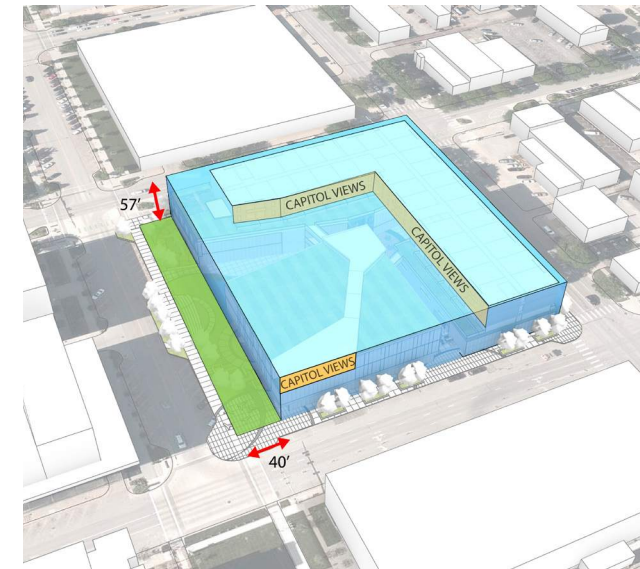
This project will seek to establish a new vision for safety with its concept for 360-degree activation.



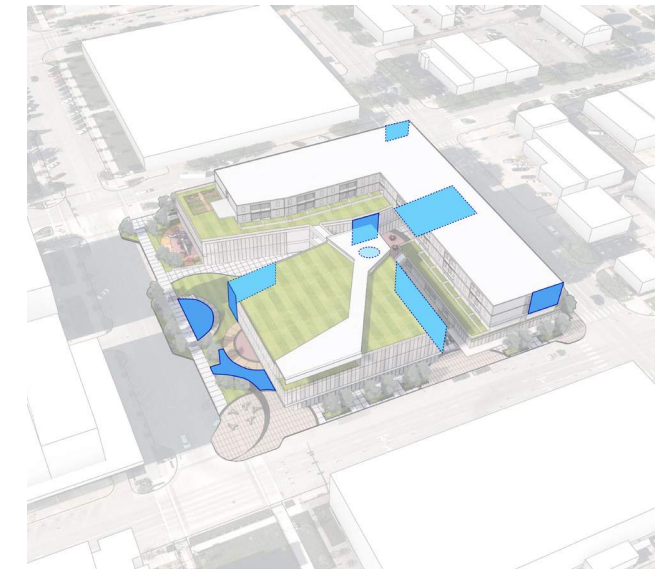
The opportunities to activate the green space are vast; imagine yoga classes outside, the library holding an outdoor reading event, City officials eating lunch on the green and live music playing on Fridays.



The project builds upon the Capitol Environs Standards in order to promote a development that celebrates the proximity to the Lincoln State Capitol.



The MURAL development will ultimately build from the history of the site to create a lasting and dynamic celebration for the Lincoln community.



Safety | Activation

An integral component to the site activation is in promoting a welcoming and safe environment for all individuals engaging with the project. In order to draw in all populations, the site needs to be as open and inviting as possible, yet also must establish a feeling of security without using the traditional means of fences and barriers.

The primary goal is that the design allows for no forgotten corners or alleyways, and achieves this through a variety of design methods, including chamfering corners to increase visibility, widening pass-throughs to create a more open environment, and promoting program activation on all sides of the project.

Outdoor Activity | Shared Uses

The key orienting element for the project is the shared greenspace located off Centennial Mall. This greenspace serves to provide an oasis along the Mall's central expanse of hardscape. The wedge shape draws in pedestrian traffic from the Mall to the east, while site openings to the east and south further allow access from all sides of the community.

Possible uses for the greenspace include:

- Yoga in the Park
- Farmer's Markets
- Ice Skating Rink
- Movie Nights at the library
- Concerts
- Shakespeare (and other plays) on the Green
- Fitness Classes

Capitol Views

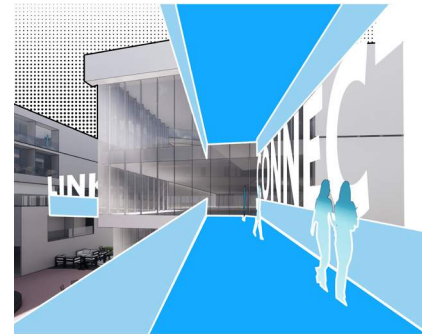
- The setback from Centennial Mall creates opportunities for unique site amenities, such as interactive sculpture gardens, play spaces and reading areas connected to the library.
- The project follows established building height requirements and utilizes these guidelines to bring a unique housing solution that offers some of the best views of the State Capitol in Lincoln.
- The library program at the southwest corner of the site is designed to be low enough and separated from the housing program so that all of the west and south facing units along the upper levels will have standout views of Nebraska's most iconic architectural statement.

Site Legacy | Community Engagement

The Pershing Center that currently stands proudly on the site is a memorable and beloved piece of architecture for the city and state, both for the activities that once took place within its confines, and for the bold mosaic mural adorning its west-facing façade.

The project will honor its legacy through the establishment of multiple murals featured throughout the site.

- These canvases will seek to bring the same vibrant and dynamic setting to the site that the Pershing Center once offered.
- Multiple opportunities exist for engagement with the art community of Lincoln for commissioned works of public art, rotating galleries of temporary installations, and potentially the integration of the existing Pershing mural artifacts.



Resiliency

As part of the Capitol Environs Design Standards, the development is designed to be a lasting component within Lincoln's urban fabric.

- The project will look to existing context for inspiration, including the use of brick, stone cladding, and precast materials, all planned for 100+ years of lifespan.
- Gestures such as the breezeway pass-through extending to 16th Street and the engaged alley spaces are implemented to encourage and support future re-imagining of surrounding sites, with the goal of creating a foundation of activity and community for the city of Lincoln for years to come.

Sustainability

Sustainability in today's design environment means much more than building energy and performance. While those metrics are still of utmost importance (and a baseline project goal), sustainability as a design concept includes more holistic ideals such as healthy lifestyles, regenerative use, and connected communities.

The design offers truly exciting possibilities—including green roofs for community gardens, enhanced natural daylighting through the buildings, connectedness promoting increased physical activity and more.

Flexibility

This project seeks to offer unique flexibility in its uses, with the goal of creating a fully connected community. By physically offering connections across different project elements, the development will promote increased sharing and engagement.

Imagine waking up, grabbing a coffee at the corner coffee shop, walking across to the library to get some reading materials, and heading to the wellness center for a workout, all before heading out to work.

The development will promote active participation from all major stakeholders in creating uniquely shared spaces and components.



ACTIVATED ALLEY RENDERING



- 1 WELLNESS CENTER
- 2 AFFORDABLE HOUSING
- 3 NEW LINCOLN LIBRARY
- 4 RETAIL OPPORTUNITIES

TOTAL PROGRAM

Please note that square footages and areas listed below are preliminary. Our careful organizational planning for the entire site allows flexibility to scale these program square-footages up or down depending on user needs.

LIBRARY	90,000 SF (3 LEVELS)
WELLNESS CENTER	30,000 SF (1 LEVEL)
FLEXIBLE PROGRAM TBD	30,000 SF (1-2 LEVELS)
HOUSING	100,000 SF (5 LEVELS)
RETAIL	3,000 SF (1 LEVEL)
PARKING	47,000 SF (1 LEVEL)
TOTAL BUILT	300,000 SF

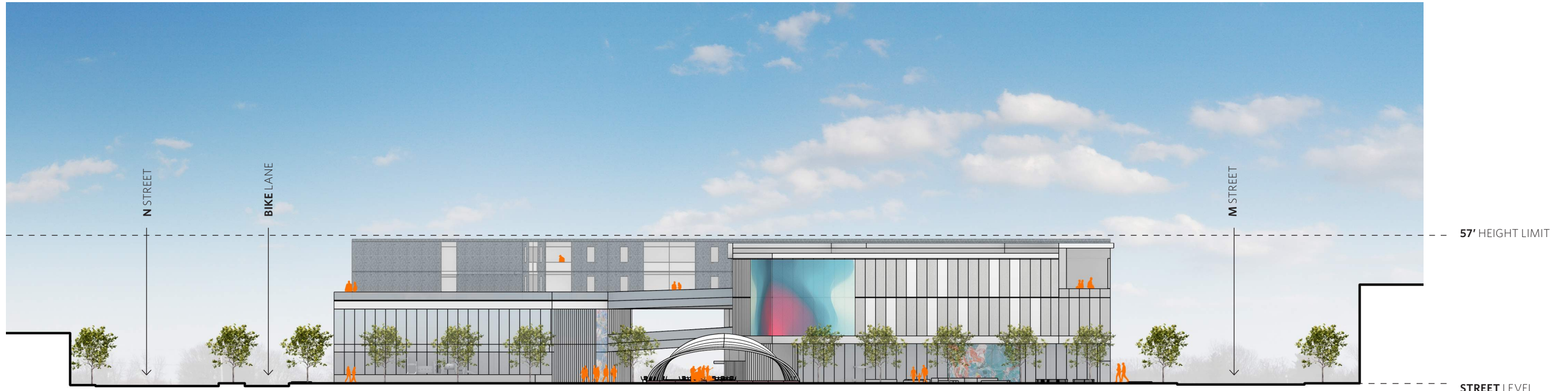


Site Design

The site design adheres to the requirements set forth in the Capitol Environs and reimagines a space that incorporates art, interactive public greenspace, and creates a destination for community activities in the heart of Lincoln.

- The site respects the setbacks and material requirements for the district and provides opportunities for the wellness center, the library and the community to program the space for their unique needs.
- As an extension of Centennial Mall and a gateway for continued development beyond, the spaces offer a wide variety of flexibility for various community or private events and engage visitors.
- The incorporation of smaller spaces for individuals, as well as the possibility of an outdoor play area for childcare at the wellness center or a public garden, create the heart and soul of this community development.

- 1 PLAYSACE
- 2 PERFORMANCE AREA/PLAZA
- 3 GATEWAY / ART
- 4 OUTDOOR READING LOUNGE
- 5 CHILDREN'S GARDEN
- 6 LIBRARY ENTRANCE
- 7 MULTI-PURPOSE LAWN
- 8 SHARED COURTYARD
- 9 WELLNESS CENTER ENTRANCE
- 10 PARKING ENTRANCE TO BELOW



WEST ELEVATION



EAST ELEVATION
 Page 28
 ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION
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 ELEVATIONS



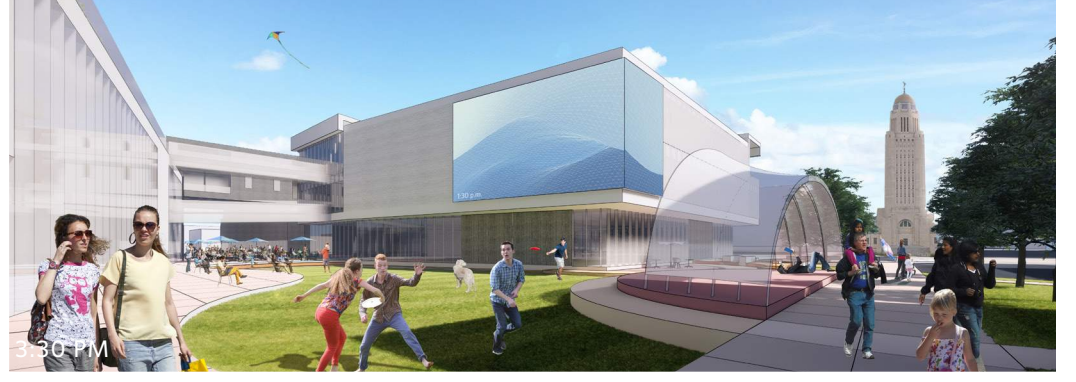
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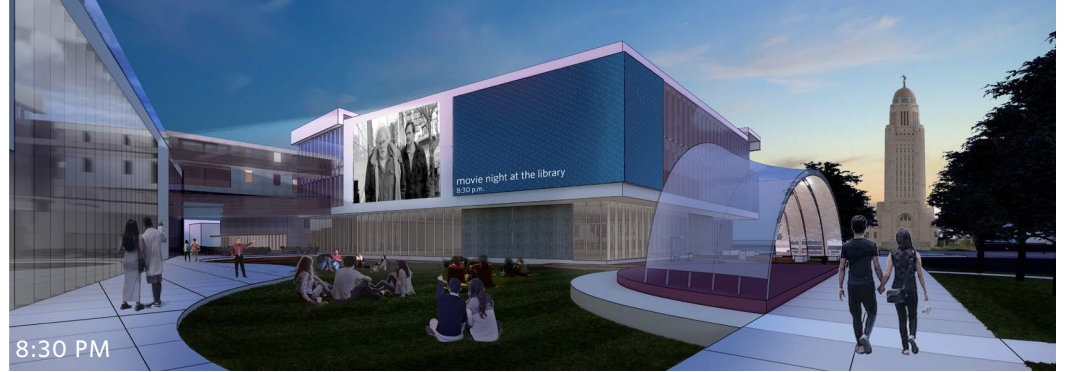
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MURAL

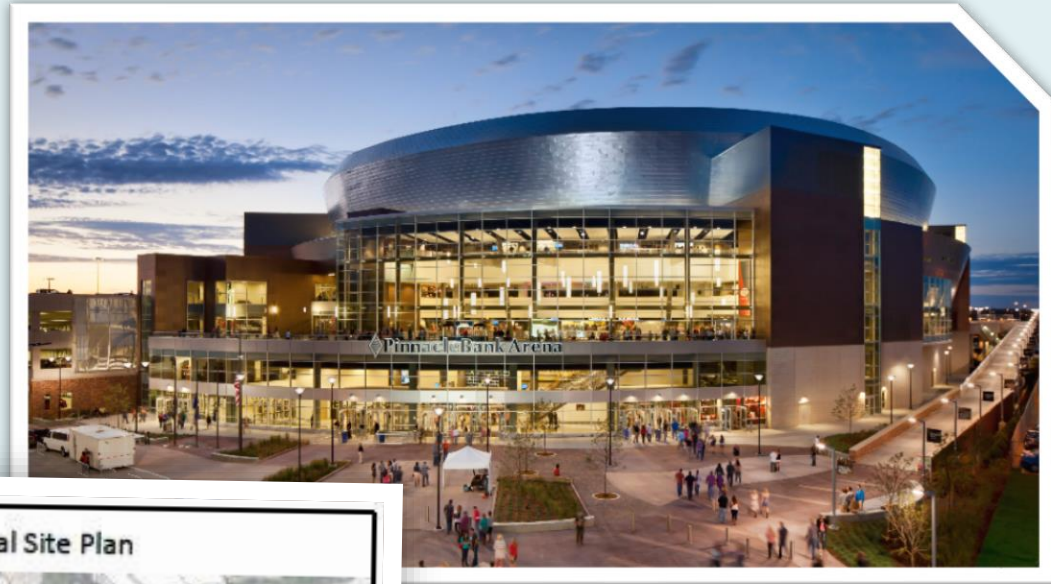
NEXT STEPS:

- Capitol Environs 1st Review: 11/20/20 (completed)
- Due diligence from the City (ALTA/environmental review)
- Directorial order processed so partner can begin work
- Goal to have completed no later than 1/15/20 so HDR can begin schematic design
- Upon receipt of due diligence the team will begin schematic design to incorporate into the development agreement and for the 2nd round of Capitol Environs review
- Plan amendment - City Council by early Q2

December 08, 2020



PERSHING BLOCK REDEVELOPMENT



2018 Downtown Lincoln Master Plan

Adopted December 17, 2018

Center Of
Opportunity

2018 Downtown Lincoln Master Plan Adopted

In 2018, the City of Lincoln, Downtown Lincoln Association, and the Consultant Team conducted a robust community engagement effort and completed an update of the Downtown Master Plan. This plan was approved by the Lincoln City/Lancaster County Planning Commission on November 28, 2018 and adopted by the Lincoln City Council on December 17, 2018. The Master Plan is part of the Lincoln City/Lancaster County Comprehensive Plan.

As part of the Downtown Master Plan The Community Identified Top Priorities

- Create a livable, kid-friendly neighborhood.
- Attract a variety of housing types, including affordable units.
- Redevelop blighted and vacant properties.
- Build a 21st-century library.
- Enhance pedestrian connections.
- Parking.
- Focus on catalyst sites, like Pershing Center and Bennett Martin Library.

Catalyst Project**Lead Agency****Key Funding Sources**

1. Redevelop Pershing Center	City	Public-Private Partnership; TIF; Citywide Bond Issue (Library); New Market Tax Credits; various housing development incentives
2. O Street Streetscape and Façade Improvements	City	CIP; Commercial Façade Improvement Program; Tax Abatements; Historic Property Development Incentives; BID
3. Create Greenways on M and 11 th Streets	City	CIP; Citywide Bond Issue; BID
4. Create a Local Music and Art District	DLA	Foundation/Corporate Grants and Scholarships; Crowd-Sourcing; BID; UNL
5. Create a Public Park in South Haymarket	City	CIP; Citywide Bond Issue; Public-Private Partnership

Invitation for Redevelopment Proposals for the

Pershing Center Site

in Downtown Lincoln, Nebraska



September 26, 2018

URBAN DEVELOPMENT:

Issues an Invitation for
Redevelopment Proposals

Lincoln receives a response to IFRP on March 12, 2020

City of Lincoln gets redevelopment proposal for Pershing

Matt Olberding
Mar 12, 2020



City officials said Thursday they received a redevelopment proposal for the vacant Pershing Center.

Journal Star file photo

Matt Olberding

City officials said Thursday they have received a redevelopment proposal for Pershing Center.

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A total of 5 proposals were received before closing of IFRP.

› IFRP Selection Committee Makes Recommendation to Mayor

› Mayor Selects WLG as developer of record

PERSHING CENTER

Lincoln mayor selects Omaha developer's proposal for Pershing block

Matt Olberding
Jun 23, 2020



The White Lotus Group's plan for redeveloping the Pershing Center block calls for a mixed-use community hub, including a new downtown library.

Redevelop Pershing Center Catalyst Project



The WLG Proposal Most Closely Resembles Catalyst One: Option D from the Master Plan.

Option D:

- Mixed-Use Residential
- Ground Floor Retail
- Civic Use – Library
- Parking Accessed from 16th Street

Path Forward for the Pershing Block

Planning Commission Approves Plan Amendment and B4 Zone change



City Council Approves Plan Amendment and Zone change



Application for Demolition at Capitol Environs Commission



Redevelopment Agreement with WLG



Design Work by WLG and Library – simultaneous design efforts



Project Design Review at Capitol Environs Commission

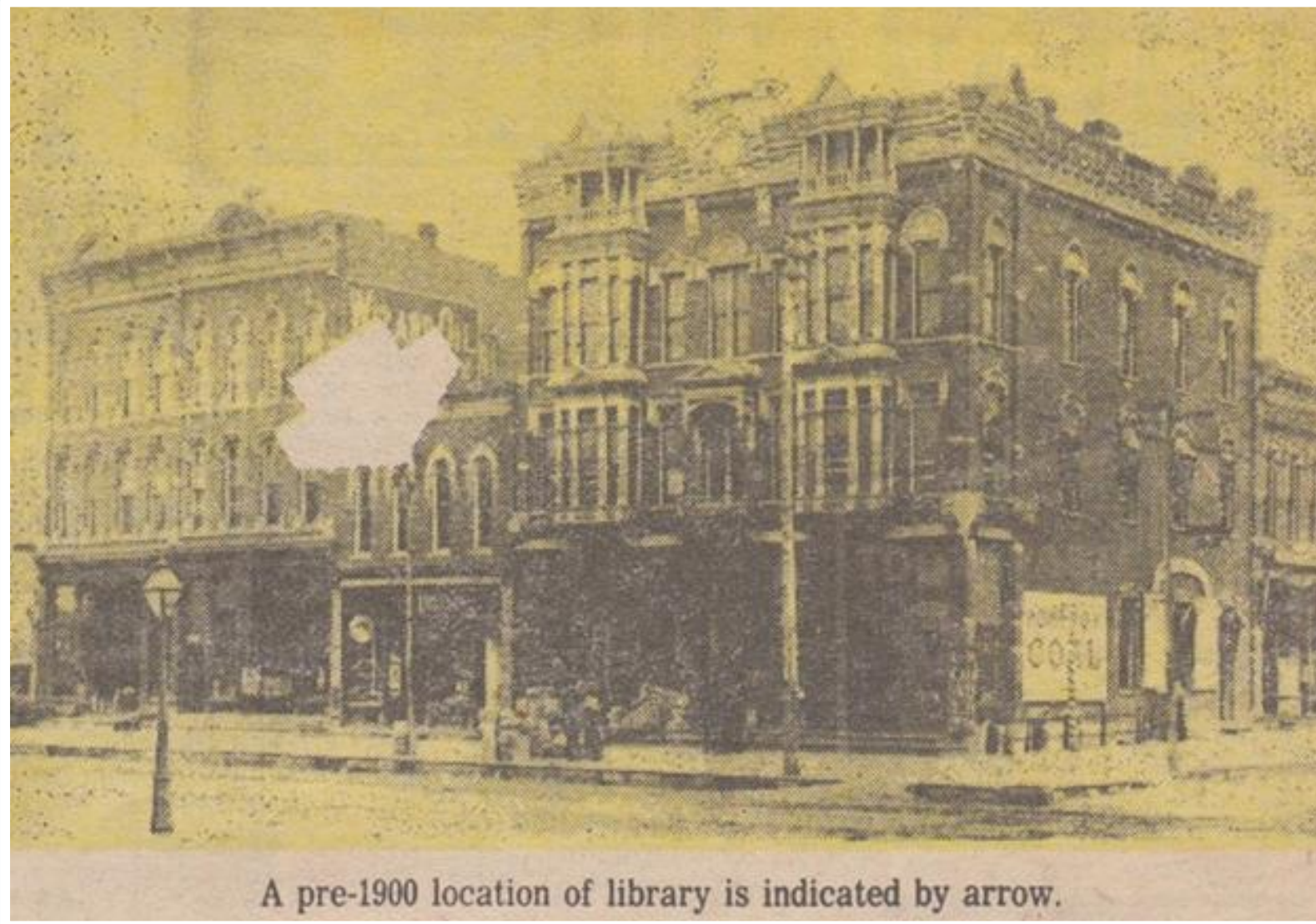


Voter Approval of Library Bond



Construction

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



A pre-1900 location of library is indicated by arrow.

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Old Main – 1902 Carnegie Building at 14th & N

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Demolition of Old Main in 1961

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Bennett Martin Public Library, Unit I, 1962

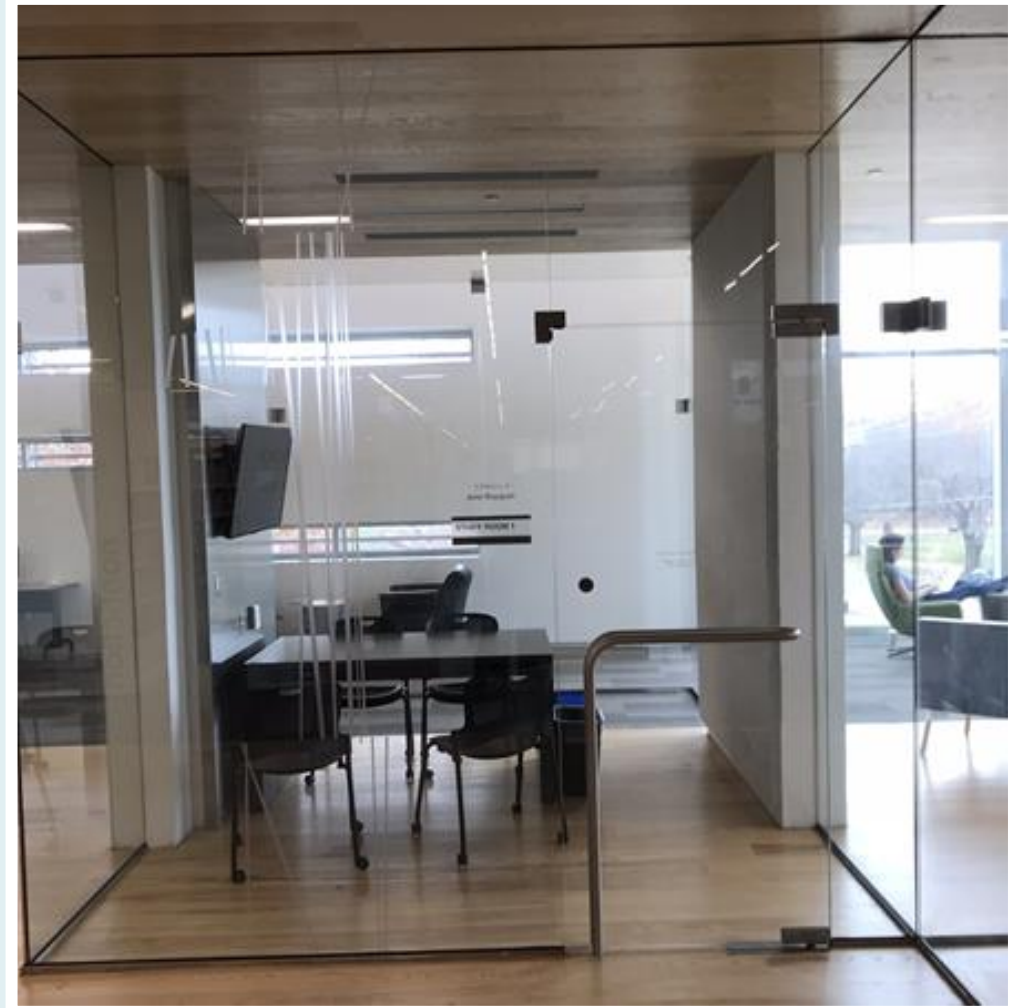
PERSHING BLOCK REDEVELOPMENT -- LIBRARY



PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Auditorium – Wichita (KS) Public Library



Study Room – Lawrence (KS) Public Library

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Teen Zone – Lawrence (KS) Public Library

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Children's Area – Cedar Rapids (IA) Public Library

PERSHING BLOCK REDEVELOPMENT -- LIBRARY



Maker Space AV Studio – Wichita (KS) Public Library