



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, February 26, 2021**. The meeting will convene at **8:00 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

February 26, 2021

1. Approval of meeting record of [November 20, 2020](#) and [January 29, 2021](#)

Public Hearing & Action

2. [Placement of an inscribed plaque](#) along the Spirit of Nebraska Pathway. (*Lincoln Parks & Recreation; UDR21001*)
3. [Placement of a pedestal and plaque](#) to be located on the south side of 1526 K Street, highlighting the history of "The Protecting Hand" sculpture. (Department of Administrative Service and State Building Division for the State of Nebraska; *UDR21013*)

Discussion

4. [2020 Annual Report](#)
5. Lincoln Mall design standards for monuments and memorials
6. [Miscellaneous](#) & staff report: copy of [Certificate of No Material Effect](#), etc.

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 Wednesday, November 11, 2020.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, November 20, 2020, 8:00 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, Ann Post and David Quade; (Karen Nalow absent).

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Matt Hanson of the Capitol Commission; Doug Hanson of the State Building Division; Melissa Gengler with Historic Resources Group; Delaney Nelson with White Lotus Group; Jen Cross and Bill DeRoin of HDR; and other interested parties.

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 August 28, 2020. Motion for approval made by Cuca, seconded by D. Johnson and carried 5-0: Campbell, Cuca, D. Johnson, K. Johnson and Quade voting 'yes'; Post absent at time of vote; Nalow absent.

SKY PARK MANOR REMODEL AND RESTORATIVE WORK TO THE EXTERIOR

PUBLIC HEARING: **November 20, 2020**

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

Melissa Gengler is a historic preservation consultant presenting this project on behalf of the project owners and developers. Sky Park Manor is within the Capitol Environs boundaries and also on the list of National Register of Historic Places. This is primarily a new systems upgrade.

The building was completed in 1963 and hasn't been changed since. It has some very dated systems. One of the more notable exterior changes will be new mechanical systems on the roof which require ventilation. New windows will also be installed on the 12th floor. The railing system, which is such a prominent feature of the building, will be restored while also bringing into compliance with relevant codes. The second-floor "Sun and Fun" deck, which includes a pool and a recreation area, will be renovated. And finally, the exterior will be repainted to match its original colors.

Regarding visual changes to the exterior, the roof currently has a sizable penthouse, elevator and mechanical systems. These components are original to the building, which is one of the tallest in the Capitol Environs area. Gengler presented photoshop images of the roof with the new design. The only new features to be added to the roof is a new piece of mechanical equipment and some small vents.

Regarding the interior, the floorplan will remain the same. The owner is exploring historic tax credits for the project, and preserving the floorplan makes that achievable.

K. Johnson asked what changes will be visible on the roof from the Capitol. Gengler responded that the only visible additions to the roof will be one new mechanical unit and the added vents, which will only be visible from the equivalent floors of the Capitol Building. From the street level, those additions will not be visible from a pedestrian point of view.

Gengler continued that several new windows are proposed. All original windows will remain that are undamaged and do not need replaced. Adjacent to the laundry room, they are proposing to expand the area and add new windows for a fitness area. They will match the new windows to existing as close as possible.

Additional cables will be added to the balcony railings to bring them up to code. The railings will be repainted as well. There are panels that divide the balconies, which will be repainted and retained where needed. They intend to stick to the original color palette.

Post noted that some of the porches are enclosed. She inquired if they are individually owned. Gengler stated that they are not owned, but that people just added what they wanted over time. The enclosures will be removed and reopened.

K. Johnson inquired if any additional structural work will be done to the railings. Gengler stated that for exterior tax credits, it must be as original as possible. She showed what the new railings will look like. Additional vertical elements will be added, along with additional horizontal elements to bring the railings to code. The added horizontal element will be a cable rail that will be close to invisible. A lip will also be added to the balcony floor to keep things from rolling off the decks.

Gengler stated that the 2nd floor above the parking garage has what was is called a “Sun and Fun” deck. It wraps around the building from the east to the south. The pool is original, and will be retained. There are large concrete planters, as well as a dimensional concrete wall system. The putting green that was part of the original design is gone. It was replaced with a planting area that was removed due to its excess weight. The pool has been leaking and causing damage in the garage. The whole area will be retained and restored. The pool will be rehabbed and new tile added. The green space will remain. The lights fixtures are original. Those will be retained as well. In order to meet code, one more course of CMU (concrete masonry unit) will be added to the wall.

Campbell questioned who is doing the project. Gengler replied Sampson Construction. She also noted the exterior of the building will be repainted to match the original colors, which was an off-white with bluish gray trim.

Quade asked about the location of the new mechanical unit. Gengler pointed out where it would be located. There is CMU around the unit. For historic tax credits, they did not want to see anything added to the existing unit. This will be added and painted out to match the original.

Quade believes it will be good to get rid of the existing balcony enclosures. Gengler agreed. There is not consistency in the appearance.

D. Johnson sees this all as very appropriate. Campbell and Cuca agreed. Post believes it will be great to see it restored to its former glory. K. Johnson agreed as well. It will be nice to see this restored.

Cuca asked about occupancy. Gengler responded it is about half occupied. Tenants will be relocated to one side while the other half is being done and vice versa. She noted there is still a fallout feature in the basement.

ACTION:

Cuca moved approval of a Certificate of Appropriateness for the work as proposed, seconded by Post and carried 6-0: Campbell, Cuca, D. Johnson, K. Johnson, Quade and Post voting ‘yes’; Nalow absent.

PERSHING SITE DISCUSSION:

Collin Christopher stated that the City has hoped to reuse or redevelop the site as far back as 2014 when the Pershing Center hosted its last concert. Redevelopment of the block was a major focus of the 2018 Downtown Master Plan. This spring, the City received a number of proposals

for redevelopment of the block. The one presented today is what was chosen by the Redevelopment Committee and approved by the Mayor. City staff is currently working with the developer's team to establish a schedule and put forth a redevelopment agreement. This is just a first look at this point, as the project won't be voted on until 2021.

Delaney Nelson, who is representing the developer, gave an overview of the redevelopment. They have been working closely with the City. There is so much history here. For the last 100 years, this has been a community hub. They wanted to think about how they can transform and bring these project components into a development on this site. The project mission is to honor the legacy of Pershing. They want this to be a catalyst project that builds imagination and lifestyle. They thought about what that means to Lincoln, and looked at the Mayor's plan for affordable housing and explored how to implement mixed income, mixed use components to the project, along with a public library. The one hundred proposed units will be affordable. They also want to explore if there is an opportunity to have a wellness or childcare component. Knowing that on-site parking is essential to the project, an underground garage is being proposed. Her favorite part of this project is the integration of greenspace in a downtown project and creating a park-like space. She thinks that is the piece that pulls the project together.

Jen Cross of HDR stated that in their overall thinking about the site, the great view and vista to the Capitol building is key. They went to a large group of community stakeholders and held a workshop earlier this year. They walked the existing site to review opportunities and constraints. They also completed a survey with the stakeholders, and the view of the Capitol came out of that survey as a key issue to address. They looked at other downtown buildings with the group, and the Community Foundation building across the street and the Wells Fargo Bank building ranked high in terms of visual preference. They looked at materials already in use in the Capitol Environs District. They want to create a space that will evolve with the community over time. They are going for a neutral and defined pallet. They also looked at the mural and researched how to reuse it or what to do with it. They looked at how to make art a key component of the project, in one form or another.

Bill DeRoin of HDR was also involved in the charrette. As part of the survey effort, they talked through some aspects of building design and materiality. It was more about finding the right character and features. They identified important elements. Transparency was important, along with blending interior and exterior spaces. They wanted clean lines and forms, simple and elegant, rich and expressive texture. It is important to bring timeless aesthetics to the site. They want this to be enjoyed for years to come. They understand the Capitol Environs guidelines with regard to materials, but there could be some opportunities for high-quality metals as accents to more traditional materials.

Cross showed an aerial rendering of the space. The library would flank the southwest corner. The details of that space have yet to be determined. The building to the north of that would likely

include daycare and an exercise facility. In between those two buildings will be the greenspace. She noted that the intent on Centennial Mall is to build up to the property line and maintain some existing street trees. She believes that respecting those alignments are critical. She showed some areas for possible outdoor seating or dining. She is anticipating the parking being underneath the development.

K. Johnson asked how many cars the parking garage would hold. Cross doesn't have an exact number yet. They are working with the City on what is needed. K. Johnson questioned how much of the block footprint would be parking. Cross believes about 75 percent.

Cross continued that they want to make sure they have access to the wellness center. They don't want to create any additional conflicts with traffic. There could be a possible drop-off/pickup lane for the library.

DeRoin stated that they intend for this project to meet the height requirements of the Capitol Environs District. For the west elevation facing Centennial Mall, they felt it was important to have a strong presence. Greenspace is important to that view. This is the case on the east side as well, which would include more of the residential component. The north elevation reacts strongly to the context of N Street, where there is a bike lane. They saw the opportunity for perhaps a health and wellness center along that end with lots of windows. On the south, they felt it was important to draw people into that site with the library and housing components. Perhaps there could be dining or retail along this end as well, in order to help draw people in. One of the big ideas for the design, as they looked at the greenspace, was to look for ways to keep it activated. He believes the program types they are proposing would allow that to happen. There is the opportunity for concerts or other events. They believe the proposal includes a unique blend of uses and programming opportunities that could be used to promote healthy living and lifestyles. They felt it was important to have a 360-degree view for safety. They want the whole space to be active, and to draw people in. They are building to the height limit, but understand the Capitol view is important. The library on the south corner will give great views. The south and west facing units will have a view to the Capitol. Likewise, the history and impact of the mural is something they want to pay homage to. They will look at how that gets integrated at a later stage of design, but one idea they've considered is perhaps a digital mural or artwork. Resiliency is an important consideration that should be addressed with this design. They want to use long lasting materials, but maintaining some flexibility in the design is important. Sustainability is also key. Not just in terms of building materials and systems, but also in creating and encouraging a healthy lifestyle. Having so many different resources within one block is really important to the success of this project. He wrapped up the presentation by showing a video fly through of the area. He pointed out the different areas of the block. He thanked everyone for their time.

Campbell questioned the library space and greenspace. DeRoin reiterated that this is just initial ideas at this point, but that perhaps there could be greenspace on the roof. The actual library design still needs to go through a process.

Cuca wondered about the potential movie space shown. DeRoin noted it is all conceptual at this point, but that there could be a screen. They haven't worked through the final elements at this point. Cuca asked how many housing units are being proposed. DeRoin replied that they are anticipating about one hundred units.

K. Johnson inquired how many housing units would be affordable. Delaney believes they would all be in the 50-80% range for Area Median Income (AMI). 80% units are consistent with market rate. They will go through a formal market study.

Quade knows the obvious interest is in the library. This is a great vision and hopefully the City can make something like that happen. It looks like a lot of great things can happen here. He is curious how much of the public displays will happen and the height of the building. He is curious if there will be a mechanical element or something on the roof. He imagines something like that will have to be integrated. He would like to keep clean lines on the roof.

Delaney stated the library piece is separate effort. The public art piece will be a longer process. The housing piece could be considered a likely Phase 1 of the project.

Cuca is curious what happens to the existing mural. Cross stated they are looking at options to document the mural in some way. It is possible that it could be reintegrated digitally or reused in smaller pieces. They are looking at all options.

K. Johnson thinks that preserving the mural digitally is a unique aspect.

Post inquired about what funding/financing options are being considered for the affordable housing component. She asked if tax credits, like Low-Income Housing Tax Credits (LIHTC), are being considered. Delaney responded that there are a lot of details to be ironed out yet, but that the LIHTC is one of the options being considered.

K. Johnson would echo Quade's comments about the clean lines of the roof. It would be helpful to keep the roof clean.

Post sees a lot of great things incorporated into this. She is excited to see how it happens.

K. Johnson appreciates the opportunity to view this.

2020 ANNUAL REPORT

Christopher stated that the joint meeting with the Nebraska Capitol Commission for November had been postponed. The plan is to reschedule the joint meeting for December 10, 2020 at 10:00 a.m. at the State Capitol. He doesn't believe a separate Nebraska Capitol Environs Commission meeting will be needed for December. He also stated that the draft for the 2020 NCEC Annual Report had been included in the Commissioners' packets, but since they would be reviewing that report at the joint meeting in December, there was no need to go over it at this time.

There being no further business, the meeting was adjourned at 9:15 a.m.

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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 Wednesday, January 20, 2021.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, January 29, 2021, 8:00 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Lynn Johnson from Parks & Recreation; Danielle Vachal with Lincoln Transportation & Utilities (LTU); Bob Ripley and Matt Hansen of the Capitol Commission; Larry Small; Judy gaiashkibos; and other interested parties.

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.

Johnson noted there was not a quorum of members present.

INTRODUCTION OF PROPOSAL FOR A NEW SCULPTURE ALONG NEBRASKA'S CENTENNIAL MALL AND A CERTIFICATE OF APPROPRIATENESS FOR AN INSCRIBED PLAQUE ALONG THE SPIRIT OF NEBRASKA PATHWAY

Lynn Johnson appeared. This proposal is for a statue of Dr. Susan La Flesche Picotte that will be on Centennial Mall. Susan was a member of the Omaha tribe, and is recognized as the first Native American woman to become a doctor in the United States. She was also a major human rights proponent. Mr. Johnson showed an image of the sculpture. His understanding is that the sculpture would be approximately nine feet tall. The proposed placement is on Centennial Mall between 'L' Street and 'M' Street, east of the State office building. The sculptor is expected to be

Benjamin Victor, who also is responsible for the Standing Bear sculpture. They would like to have the sculpture in place on October 11, 2021 for the first Indigenous People's Day in Nebraska. They are working with Clark & Enersen on developing some concepts for the backdrop and will come back to the Commission with those details at a later date.

In addition to the sculpture, a bronze plaque is proposed to be placed in the pathway. The process on pathway tiles is that Parks brings the text for all of those to this Commission for review.

Ripley asked about the location. Lynn Johnson responded that it would ideally be centered between the State parking garage and the Scottish Rite building, but they are still determining the exact location. Ripley would hope for some plantings. Ripley thinks this is a great choice of location. The value could be enormous if the piece could be centered and have a wall that is just as impressive as the one behind Standing Bear. It is not a pleasant view corridor. He thinks this placement is very appropriate and could be a terrific asset to the Mall. It could also be an architectural barrier that wouldn't fade with the snow. He believes the barrier would give standing to the importance of the memorial. If underground utilities can be avoided, he would hope to find a way to center the sculpture, with a wall high enough to give closure to the alley behind.

Nalow noted that there were utilities at the location of Standing Bear. They weren't quite to the degree of this location, but they were able to make that work.

Kile Johnson believes this statue is well deserved and to have that class of a statue is wonderful. He thinks the location looks great. He doesn't anticipate any problems.

Campbell echoed everyone's comments. She is excited about the project.

Ripley inquired if the pedestal shown is what is proposed. He doesn't quite understand the scale. Lynn Johnson responded that the details are still being worked on. Ripley is glad to know she will be on a monumental scale. Lynn Johnson stated as they work through the final details, they will bring back a formal request.

Karen Nalow noted that when this comes before the Commission for a vote, she will declare a conflict of interest due to the fact that Clark & Enersen is providing design services for this.

RESIDENTIAL STREET REHAB WORK BY THE CITY OF LINCOLN IN THE PUBLIC RIGHT-OF-WAY OF LINCOLN MALL FROM S. 10TH TO S. 14TH STREETS, GOODHUE BOULEVARD FROM A TO H STREETS AND S. 14TH STREET FROM A TO K STREETS IN THE NEBRASKA CAPITOL ENVIRONS DISTRICT

Danielle Vachal stated this project is for street rehab and curb reconstruction. They will replace curb ramps when necessary. Ramps will be added along Lincoln Mall. Based on feedback from the Commission, they have changed their plans to include brick pavers at the intersection nodes

along Lincoln Mall. There was concern along Goodhue Blvd. where the sidewalk would impact the ramp. What they replace will match the existing pattern. Otherwise, the plans remain the same as what was previously presented.

Nalow appreciates Vachal coming back to accommodate previous comments by the Commission.

Kile Johnson appreciates the improvements being proposed.

Vachal stated the plans will be reviewed within her department and most likely constructed this summer.

Kile Johnson is in support of this. Campbell indicated her support as well.

Nalow would like to make sure that the pavers match. Vachal stated their intent would be to install a concrete base below the pavers and replace just what is needed.

Ripley commented with respect to paving on Goodhue Blvd., he would recommend replacing curbs as well, as needed. Based off stormwater and needing to make sure water is flowing correctly, Ripley would encourage the commission to not install barrier curbs on the islands. He would have those installed on the outside where water drains. They had the same thing occur with regard to re-curb-ing of islands on Sheridan Blvd. Barrier curbs look like something from an industrial park. He would propose any curbs replaced on islands only mimic what is there today. They would match what is on Sheridan Blvd. The top width of the barrier is not as wide. Sheridan Blvd. curbs were all replaced in the last ten years. He would like to see the curbs around the median similar to what is there now.

Vachal stated their intent is to replace only what is needed. She expects that they would replace to match what is there. Ripley noted they are lower than normal. He is delighted for the work that will be done and he supports it.

Matt Hansen inquired about the type of paver used on Lincoln Mall. Nalow replied that they are a concrete paver, not clay brick. She doesn't remember the exact product. She has information on file for what the product is and will pass that along to Vachal.

Christopher stated he believes this can now be approved with a Certificate of No Material Effect in order to speed up the process and give LTU the go ahead to proceed.

Kile Johnson believes the members today are quite comfortable with going ahead with a Certificate of No Material Effect. The Commission supports this. Christopher will initiate the process of approving a Certificate of No Material Effect. He will get this done in the next 10 days or so.

Hansen stated the last time this was presented, the applicant proposed handicap ramps along the Capitol. He wondered if perhaps adjustments were made to those. Ripley remembers the discussion. He hasn't seen any modified proposal. Vachal stated that as those are reconstructed, she would prefer to realign the crossing on the southwest corner of Lincoln Mall. There isn't a handicap ramp accessible on the east side of 14th St. There is a ramp, but it doesn't meet ADA. They will be cutting out the ramp and re-sloping it.

Hansen believes the discussion for the original proposal showed moving the ramp and shifting it. He believes the preference was for leaving it where it is. Ripley thinks the need to center and align crosswalks is exaggerated. He has never seen someone get lost crossing the street and not find the other side. Vachal noted they are proposing to take out the existing ramps that don't comply and place ramps that do. Nalow noted it appears that is what is being proposed.

Vachal wanted to bring attention to a future project. LTU will be replacing the water main along 'G' Street. Construction is scheduled for next summer. They are looking at curb ramps they might impact on 'G' Street and Goodhue Blvd. The water main is under the pavement on the north side of the street. Typically, when LTU replaces a water main, they like to get it out from under the street. They haven't found the exact location of where to put it yet. It may get into the curb ramps they show to be reconstructed. Vachal stated that if they rebuild those ramps and don't replace the patterning, it is because they are looking at coming back next year. At that point they would reconstruct it with the correct patterning.

Ripley is delighted to see the water main in this area being replaced. Vachal noted there will be significant water replacement in this neighborhood happening this summer.

OTHER

- Christopher stated that in August of last year, this Commission approved a law enforcement memorial. At that time, there was a discussion about drafting some design standards for monuments and memorials. He has recently begun drafting some potential standards. He has not identified where they would go in the Capitol Environs chapter yet. The draft language is more generally in nature, and in his experience, keeping them more general allows the Commission to make some judgement calls as they see appropriate. He asked that the Commissioners take a look at the draft between now and the next meeting. He talked with Lynn Johnson recently and used the Veteran's Memorial Guidelines as a template to start from. He hopes to have more Commissioners present next month and will talk about this more at that point. By then he will have more details in regards to where the standards would fit within the existing design standards chapter.

He also mentioned that he talked with Lynn Johnson a couple of days ago about the sculpture on Centennial Mall, and they discussed the possibility of revising the standards for Centennial Mall to limit future public art installations. He suggested it might be wise to pull this all together into one text amendment.

Lynn Johnson stated that he didn't know where else on Centennial Mall sculptures would be appropriate. He would be interested in exploring whether the Commission would consider Centennial Mall to be complete.

Ripley thinks of places like Andersen Hall. What if they were to propose a monument? The front yard of their property would be within the 120-foot right-of-way of Centennial Mall. He thinks the Commission might like to leave a little room for what others might ask for in the future. He is thinking of those property owners adjacent to the Mall's 120 feet of right-of-way. Nalow asked about plaques and those types of monuments. Ripley would suggest defining the language to only address aboveground statues and monuments, as opposed to surface enhancements like plaques.

Christopher believes this conversation could be continued next month.

- The Annual report approval will be delayed until next month.
- This group is scheduled to meet on Friday mornings through August of 2021, and it is possible that could extend out through the remainder of the year.

There being no further business, the meeting was adjourned at 8:45 a.m.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for February 26, 2021
Date: February 18, 2021

Item 2: Inscribed plaque along the Spirit of Nebraska Pathway

A plaque inscription along Centennial Mall's Spirit of Nebraska Pathway is being proposed that will honor Dr. Susan La Flesche Picotte. It is expected to be located toward the middle of the L to M block of Centennial Mall, along the east side. The proposed text will read as follows:

Dr. Susan La Flesche Picotte

Daughter of the last formal chief of the Omaha Tribe, Susan graduated in 1889 becoming the first Native American doctor in the U.S. and raised funds to build a hospital in Walthill, NE in 1913.

In addition to the plaque inscription, there is a proposal for the addition of a portrait sculpture of Dr. La Flesche Picotte that would be located behind the walkway on the east side of the same block of Centennial Mall. Lincoln Parks and Recreation is in the process of investigating underground utilities in the area so that the proper backdrop for the sculpture can be designed. For a more complete description of Dr. La Flesche Picotte and the sculpture proposal intended to honor her, please see the attached memo provided by Lincoln Parks and Recreation Director Lynn Johnson. It is expected that this sculpture proposal will come back before the Commission in the coming months to request a Certificate of Appropriateness.

While the plaque and the sculpture are clearly related in their effort to honor Dr. La Flesche Picotte on Centennial Mall, it is staff's opinion that they can be considered for Certificates of Appropriateness independent of one another. Approval of the plaque inscription, which is what is in front of the Commission this month, is not dependent on approval of the sculpture.

Recommended Finding: Dr. Susan La Flesche Picotte's place in Nebraska's history is significant, and a plaque honoring her is wholly appropriate for the Spirit of Nebraska Pathway, and specifically on the L to M Street Block, whose theme is "Our Home Nebraska."

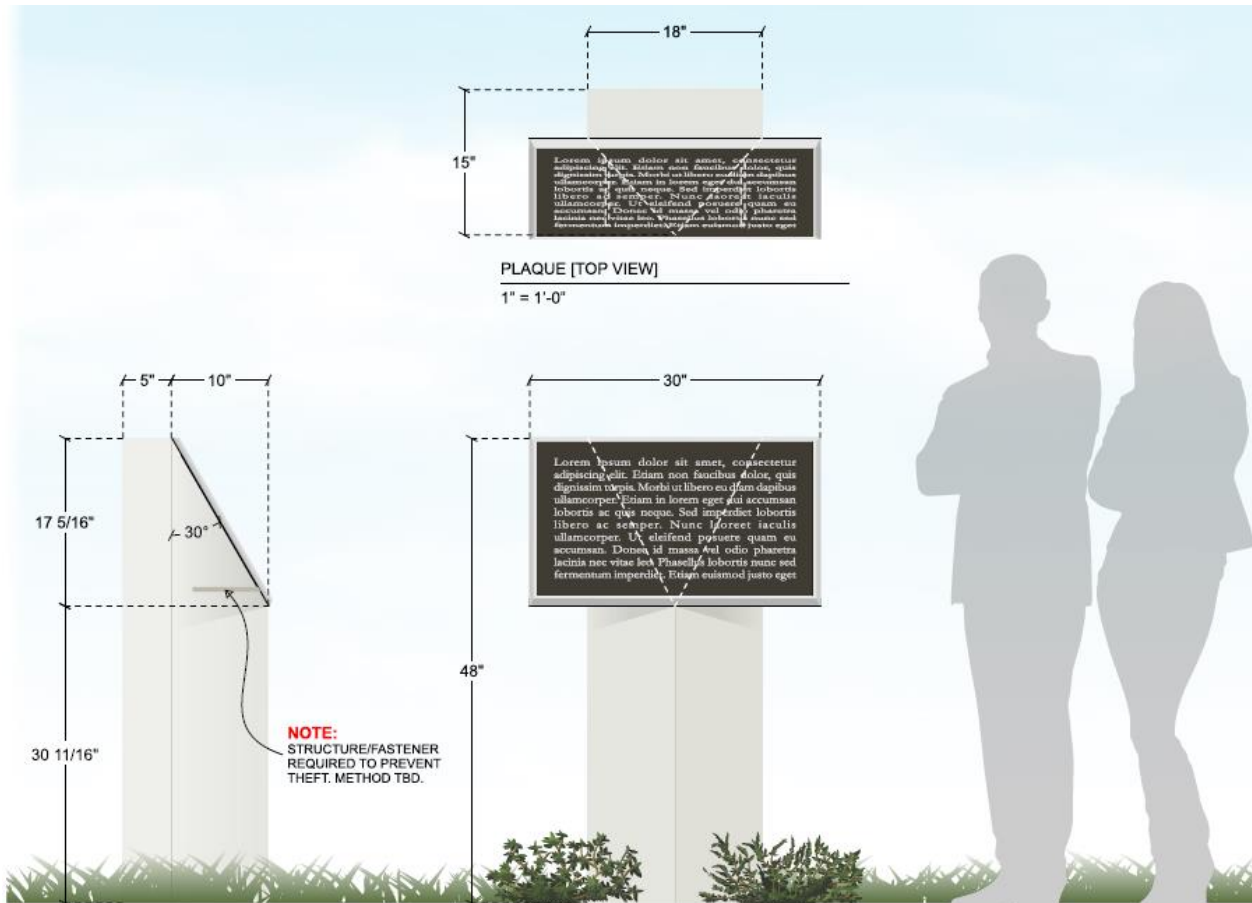
Recommended Action: Approval of a Certificate of Appropriateness for the proposed plaque inscription honoring Dr. Susan La Flesche Picotte.

Item 3: Plaque along south end of 1526 K Street (Woodmen Accident and Life Company building)

The Department of Administrative Service (DAS) and State Building Division (SBD) for the State of Nebraska is proposing the addition of an informational plaque within the Capitol Environs District, to be located south of the former Woodmen Accident and Life Company building at 1526 K Street. The

building, which the State of Nebraska purchased from Assurity in 2007, is the home of “The Protecting Hand” sculpture. Located on the building’s south façade above its entrance, the sculpture by artist Lawrence Tenney Stevens is made of Indiana limestone and weighs approximately 200 tons. It was completed and dedicated in 1955.

The proposed plaque, which can be seen below, will feature information about the sculpture and its history. The plaque’s pedestal base will be made of limestone, while the plaque itself will be constructed of cast aluminum with a duranodic bronze background finish.



The image above shows plan and elevation views of the proposed plaque and its limestone pedestal base.

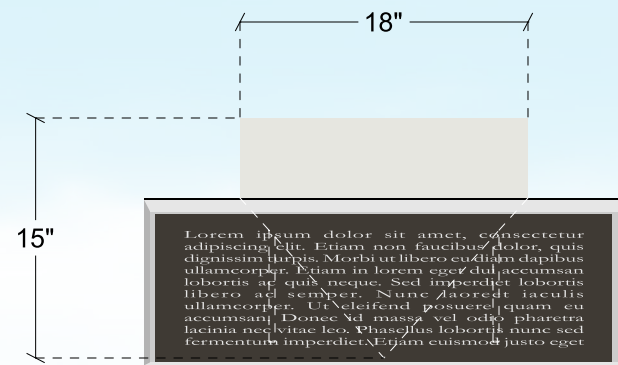
Recommended Finding: *The plaque, the materials being used to construct it, and the intent behind its addition to the site all align with the Capitol Environs Design Standards.*

Recommended Action: *Approval of a Certificate of Appropriateness for the proposed plaque related to “The Protecting Hand” sculpture.*

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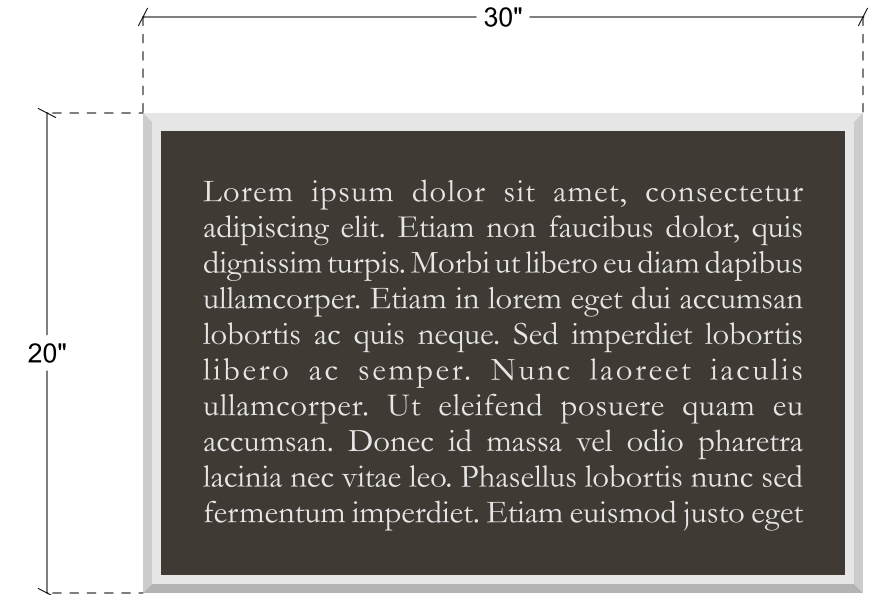
Dr. Susan La Flesche Picotte

Daughter of the last formal chief of the Omaha Tribe, Susan graduated in 1889 becoming the first Native American doctor in the U.S. and raised funds to build a hospital in Walthill, NE in 1913.



PLAQUE [TOP VIEW]

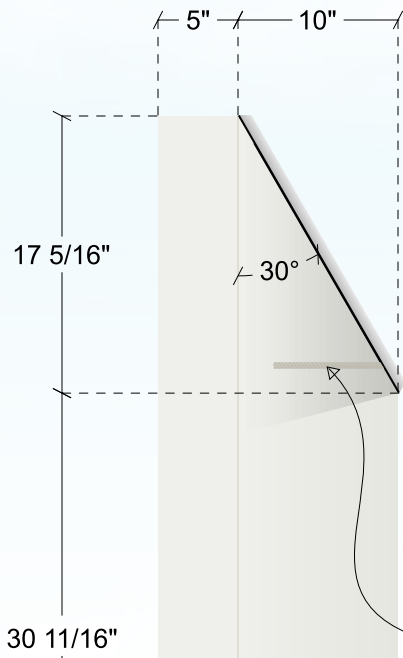
1" = 1'-0"



PLAQUE [TRUE FRONT]

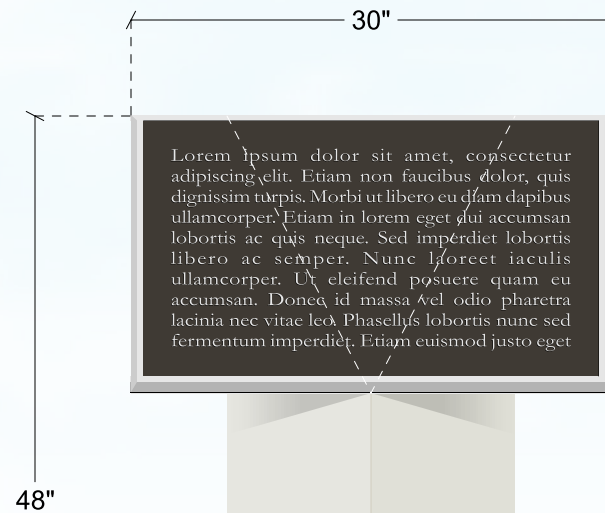
1-1/2" = 1'-0"

.75" CAST ALUM PLAQUE
 SINGLE LINE BEVEL
 DURANODIC BRONZE 3130 BACKGROUND
 STIPPLE TEXTURE
 SATIN BRUSHED FINISH
 BLIND STUD MOUNT TO LIMESTONE BASE
VERBIAGE TBD



PLAQUE [SIDE VIEW]

1" = 1'-0"



PLAQUE [FRONT VIEW]

1" = 1'-0"

[back to top](#)

[back to top](#)

NOTE:
 STRUCTURE/FASTENER
 REQUIRED TO PREVENT
 THEFT. METHOD TBD.



1140 North 21st Street PH. (402) 476-6563
 Lincoln, Nebraska 68503 FAX (402) 476-3461

CLIENT Assurity
PROJECT History Plaque
ADDRESS 2000 Q St, Lincoln, NE 68503

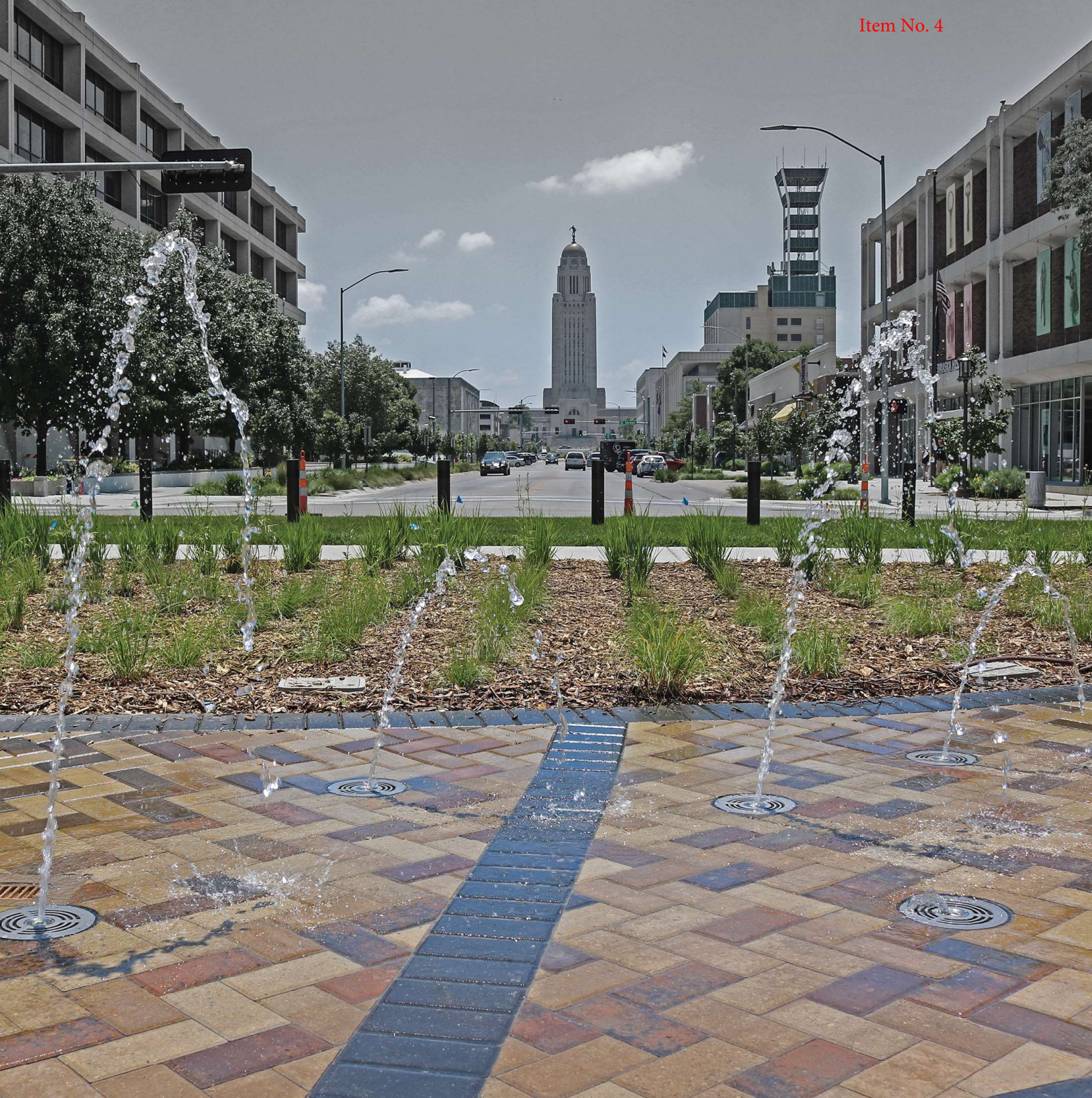
DWG # DC7375_v02
SCALE Noted
SALES Ryan Haffey
DESIGN Deanna Cheney ¹⁷

DATE 01/20/21
REV v02 -01/21/21

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APPROVAL SIGNATURE OF AUTHORIZED CLIENT

DATE OF APPROVAL



Nebraska Capitol Environs Commission

2020 Annual Report



NEBRASKA'S CENTEN

COMMISSION MEMBERS

Kile Johnson, Chair

Karen Nalow

Mary Campbell

Heidi Cuca

Delonte Johnson

Ann Post

David Quade

EX OFFICIO MEMBERS

Director of the Lincoln/Lancaster County Planning Department or their designee

Director of Lincoln Parks and Recreation or their designee

Director of Nebraska Department of Administrative Services or their designee

Office of the Nebraska Capitol Commission's Capitol Administrator or their designee

PLANNING DEPARTMENT STAFF

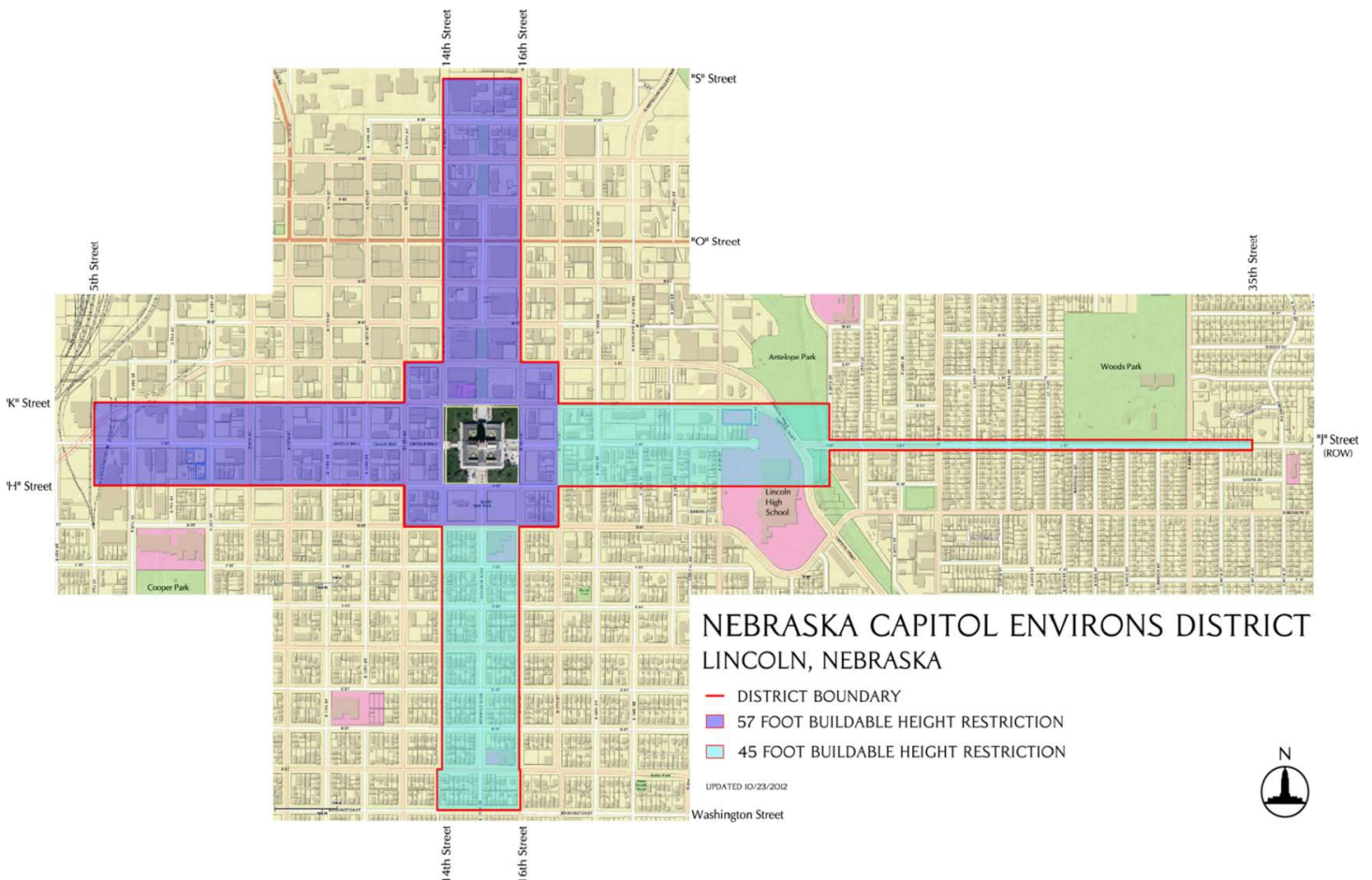
Collin Christopher

Stacey Groshong Hageman

Teresa McKinstry

APPROVED

The Nebraska Capitol Environs Commission approved this Annual Report on TBD.



The Nebraska State Capitol, designed by architect Bertram Grosvenor Goodhue in 1920 and built for the people of Nebraska between 1922 and 1932, is a National Historic Landmark and an aesthetic and historic treasure of our state. The purposes of the Nebraska Capitol Environs Commission (“the Commission”) are to maintain and enhance a dignified setting for the State Capitol, to encourage appropriate public and private improvements within the Capitol Environs District (“the District”), and to protect vistas to the Capitol which extend the impact and inspiration of the building throughout the city and the surrounding countryside.

Background

The Nebraska Capitol Environs Commission was established in 1988 to strengthen existing protections for the setting of Nebraska’s landmark State Capitol. The Commission’s voting membership of seven citizen volunteers includes five members appointed by the City of Lincoln and two appointed by the State of Nebraska.

In 2020, the Commission remained unchanged from the previous year, with Kile Johnson serving as chair, and Karen Nalow, Mary Campbell, Heidi Cuca, Delonte Johnson, Ann Post and David Quade continuing as members. The seven appointed citizen members are joined by four ex officio members – the Director of the Lincoln/Lancaster County Planning Department or their designee (David Cary), the Director of Lincoln

Parks and Recreation or their designee (Lynn Johnson), the Director of Nebraska Department of Administrative Services or their designee (Doug Hanson - State Building Division Administrator), and the Office of the Nebraska Capitol Commission’s Capitol Administrator or their designee (Bob Ripley). Staffing is provided by the Lincoln/Lancaster County Planning Department, including planners Collin Christopher and Stacey Groshong Hageman and administrative assistant Teresa McKinstry.

The Commission is required to meet at least quarterly by Section 27.56.060 of the Lincoln Municipal Code. The Commission met five times in 2020.

Project Reviews

The Commission reviewed a number of interesting projects in Environs District in 2020.

In February, the Commission approved a plan to demolish the existing house at 1515 F Street and build a new four-story structure with one dwelling unit per floor. Each unit will have a recessed balcony/porch that faces the Capitol. Demolition has already occurred, with construction anticipated to get underway in 2021.

In June, the Commission reviewed a residential street rehab project being proposed by the City's LTU Department for Lincoln Mall, 14th Street and Goodhue Boulevard. Though the Commission was supportive of many of the elements of the project, they raised concerns about the City's plans for replacing decorative paving with standard grey concrete at several intersections along Lincoln Mall and asked the City to explore alternative solutions that would preserve the existing rhythm and organization of the Mall.



The rendering above illustrates the north elevation of the proposed four-plex at 1515 F Street.



LINCOLN MALL, LOOKING TOWARD THE CAPITOL

In July, the Commission recommended the rezoning of a number of city-owned J Street properties, as proposed in the South Haymarket Neighborhood Plan and the South Haymarket Design Standards. Combined with the planned streetscape improvements for J Street, the

rezoning lays the groundwork for future redevelopment in the area, which is likely to include additional residential and office uses. The Design Standards specifically mention rowhouses as a possible redevelopment solution.



In December of 2019, the Commission reviewed a draft of the Haymarket South Streetscapes and Parking Improvements Plan. To coordinate with the vision for J Street that the Haymarket South Plan imagines in the renderings above, the Planning Department initiated a rezoning of city-owned properties along J Street to better accommodate future redevelopment of residential and office uses. This zoning change was previously highlighted in the South Haymarket Neighborhood Plan. In July of 2020, the Environs Commission made a recommendation to the Planning Commission to approve the zoning proposal. The Planning Commission acted on that recommendation and approved the rezoning of J Street.

In August, the Commission approved a law enforcement memorial in front of the Hall of Justice at 575 S 10th Street. The memorial will honor officers from the Lincoln Police Department and Lancaster County Sheriff's Office who have

died in the line of duty. While multiple locations and design alternatives were considered on the site, the one presented to the Environs Commission is positioned far enough north to not impact views along Lincoln Mall.



Above is the approved concept for the Law Enforcement Memorial in front of the Hall of Justice at 575 S 10th Street.

In November, the Commission approved the Sky Park Manor remodel project. Designed by prominent local architect Selmer A. Solheim, this mid-century high-rise apartment buildings was listed on the National Register of Historic Places in 2016. Exterior work to the building is expected to include, among other things, restoration of

the railing system, renovation of the Sun and Fun deck, and repainting of the building to match its historic colors - neutral white body, blue-grey soffit trim and a multi-colored penthouse. The project directly aligns with Guideline 14.1 of the Design Standards, which states the Sky Park Manor "should be preserved and maintained."



The Commission also got their first look at the Pershing block redevelopment project in November. As far back as 2014 when Pershing Center hosted its last concert, the block has been targeted as a key redevelopment opportunity for downtown. In 2018, it was identified as a catalyst project in the Downtown Master Plan. After receiving five redevelopment proposals in the spring of 2020, city officials awarded the project to White Lotus Group out of Omaha. The White Lotus team's vision for the block includes a library, a wellness center, affordable housing, and

a community greenspace. While there is still much work and coordination to be done to make this project a reality, it has the potential to dramatically impact Centennial Mall, the Environs District, and the larger downtown area for the better. The Commission looks forward to playing a key part in its implementation.



The concept for the redevelopment of the Pershing block includes a library, a wellness center, affordable housing units, and an active greenspace that should combine to bring added energy to Centennial Mall.

Text Amendments

In February, the Lincoln/Lancaster County Planning Department received a request from the Governor on behalf of the Capitol Commission to add the Capitol Commission's Capitol Administrator as the fourth ex officio member of the Capitol Environs Commission. In July, the Environs Commission discussed the topic and unanimously recommended that Planning staff move forward with a text amendment to the Municipal Code to add a fourth ex officio. In September, the

Lincoln City Council approved the amendment. In approving this addition, both the Environs Commission and the City Council acknowledged the expertise and historical knowledge that Mr. Ripley brings to the Commission.

As the year wraps up, Planning Department staff is also exploring a text amendment to the Capitol Environs Design Standards to include more specific standards and guidelines for memorials and monuments. The Commission will have a chance to weigh in on this topic in early 2021.



Nebraska Capitol Environs Commission

2020 Annual Report

Memorandum

January 6, 2021

TO: Collin Christopher, Planning

FR: Lynn Johnson, Parks and Recreation

RE: Proposed portrait sculpture of Dr. Susan La Flesche Picotte

The purpose of this memo is to request initial review by the Capitol Environs Commission of a proposed portrait sculpture of Dr. Susan La Flesche Picotte for placement on Centennial Mall. Dr. La Flesche Picotte was member of the Omaha Tribe, and the first Native American woman in America to become a doctor. Dr. La Flesche Picotte raise funds to build a hospital in Walt Hill, NE to provide medical services to Native American and other Nebraskans.

Creation of the portrait sculpture will be funded through a generous private donation. Benjamin Victor, sculptor of "Standing Bear, Chief of the Ponca" that is placed on Centennial Mall, on Ponca Tribal Lands and in the National Sculpture Gallery has agreed to create the portrait sculpture of Dr. La Flesche Picotte.

The proposed placement of the sculpture is behind the walkway on the east side of Centennial Mall between L and M Streets. The location is across from the State Office Building and between the Scottish Rite building and a State parking garden. A backdrop for the sculpture is proposed, either an architectural wall similar the backdrop wall behind the Chief Standing Bear portrait sculpture or formal planting of columnar evergreen trees. Determination of the type of backdrop is dependent on the outcome of investigation of underground utilities in the area.



Artist's rendering of portrait sculpture of Dr. Susan La Flesche Picotte.



Location proposed for placement of new portrait sculpture.

The proposal is to have the sculpture in place and ready for dedication on October 11, 2021, the first Indigenous People's Day in Nebraska.

I believe that placement of the proposed portrait sculpture of Dr. Susan La Flesche Picotte is consistent with the guidelines for placement of public art on Centennial Mall:

- The proposed portrait sculpture recognizes Dr. Susan La Flesche Picotte as a person of State and National significance as the first Native American doctor in America.
- Sculptor Benjamin Victor is recognized as a preeminent artist being the only person with three sculptures on display in the National Sculpture Gallery.
- The design theme of the L to M Street Block is "Our Home Nebraska" with the four Native American Tribes presently located in Nebraska being recognized there, including the Omaha Tribe. The work and accomplishments of Dr. Susan La Flesche Picotte are part of the heritage of Nebraska.

