



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, February 25th, 2022**. 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

February 25, 2022

1. Approval of meeting record of [December 17, 2021](#)
2. Introduction of new Commissioner Andrea Gebhart
3. Election of vice-chair

Public Hearing & Action

4. New construction work at [220 Centennial Mall S](#) (*White Lotus Group; UDR22001*)

Discussion

5. [YWCA](#) presentation and discussion
6. Pershing mural update
7. [2021 Annual Report](#)
8. Staff updates & [miscellaneous](#)

Accommodation Notice

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

MEETING 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, December 8, 2021.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, December 17, 2021, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Collin Christopher, Paul Barnes and Teresa McKinstry of the Planning Department; Bob Ripley and Matt Hansen with Nebraska Capitol Commission; Michelle Potts and David Collett from Nebraska State Building Division; William Deroin with HDR; Lynn Johnson from Parks & Recreation; and other interested citizens.

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 November 18, 2021. Motion for approval made by Campbell, seconded by Nalow and carried 4-0: Campbell, K. Johnson, Nalow and Quade voting 'yes'; Post abstaining; Cuca absent.

EXTERIOR WORK AT 501 S. 14TH STREET
PUBLIC HEARING AND ACTION:

December 17, 2021

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

Michelle Potts with the State Building Division (SBD) stated they are asking to place an antenna on top of the 501 Building which houses the data center for the State of Nebraska. At the last meeting of the Capitol Environs Commission, there was some concern about placing it on the top of this particular building. The SBD has since had time to further investigate other buildings, including the Nebraska State Office Building. That building does not have a backup generator that could provide power. There is also no data center. Her budget is set for the biennium. For this fiscal year, her budget is set and she doesn't have the funds

to acquire a backup generator or build a data center. They also looked at 1526 'K' Street, but that building does not have a backup generator or data center either. They have looked in the Capitol area for any other options and have found the only immediate solution is the 501 Building. It has a backup system and houses the required data center, which is a controlled climate. It has the infrastructure to support this system. She understands the current equipment doesn't have a wind screen on top currently. The placement of the antenna on this building is very vital. She understands concerns that the antenna would impede the view of the Capitol. She believes the bigger concern is for safety in the Capitol area. This solution will provide the necessary frequency for State Patrol and the Governor's Patrol. To not place the antenna on top of this building would jeopardize the safety of visitors to the Capitol, the Governor, State Patrol and many others. She would ask the Commission to strongly consider approval of this proposal.

K. Johnson asked if this proposal includes screening. Potts replied it does not. That would have to come out of the budget one and a half years down the road. K. Johnson asked if the applicant has an estimate for the cost of screening. Potts replied no. K. Johnson asked if the applicant has an estimate to put this in the State Office Building. Potts replied they do not have an estimate. She would guess it would cost around \$500,000.00.

K. Johnson would like more information as to the removal of the equipment from this building. Scott Gatewood with the DLR Group had previously referenced that the equipment would be removed. Potts pointed out that Gatewood is a representative of the DLR Group and doesn't work for the State of Nebraska. The State is working to remove that equipment in the future. The 501 Building is very secure and a sensitive building. To replace all the air handlers at one time would be a huge burden. They are currently in the second phase of construction.

K. Johnson is not familiar with the State budget process. Potts stated that they will start budget talks next summer that would go into effect in July 2023. The Nebraska State Legislature would approve it winter or spring of 2023. K. Johnson asked when the equipment would be removed if that took place. Potts stated if the funding was approved spring 2023, they would have to wait until the bill was signed in summer 2023. Design work would take place in late 2023 and on into 2024, and then construction would follow in 2024 or 2025. It would be at this time that the equipment would come down. K. Johnson asked if Potts expects that to happen. Potts replied yes. She noted that until she is given funds, she cannot make any promises.

K. Johnson fears if the antenna goes up, the unsightly stuff will not come down. You can see it unscreened, so it is a concern. He has concerns about setting a precedent.

Post asked if the State has explored what the screening might look like. Potts has not. That would have to come out of the budget. They were evaluating if the other buildings could support this.

K. Johnson noted that the design standards require screening. Potts is aware of the requirement. She noted this was more of a security aspect they were taking on. From the direction she was given, it was very important to evaluate if any other buildings could accommodate this. She apologizes there is no current wind screen. She wasn't here when those decisions were made.

Nalow stated that as this commission is looking to the future, she understands there aren't funds in the budget. However, the Commission is looking for some assurance that allowing this addition to the rooftop would not negate the plans to remove the equipment long-term. Whether or not it is in the budget, we need to have some assurances. She understands the need for security, but the Commission needs some assurance this will not become permanent.

K. Johnson inquired what steps have been taken for working with the current radio system with the City. David Collett stated that the City has decided that they want to go their own direction and not go with the State Patrol. K. Johnson asked if the City has agreed to extend the agreement while this is worked out. Collett responded no. The City wants to be off the radio system by the end of March 2022. K. Johnson inquired if they have had any discussion with the City since the last meeting of this Commission. Collett responded no. They tried to get a meeting but have not discussed anything with them.

K. Johnson pointed out that this Commission is in a position to deny this and let the State come back with a new proposal with reference to screening the antenna and the material on top of the roof. We seem to be able to find things in our budget statewide when it comes to other items. He believes we have an obligation to make a decision within 45 days of the application. The current proposal has nothing with reference to screening. He believes it would be appropriate if they could come back with commitments to screening.

Post understands everyone's comments. Her opinion is that she is disappointed that there aren't any ideas for screening. She understands the budget isn't there, but that does not exempt them from the standards. She also understands the City's actions have put the State in a difficult position. She would support issuing a Certificate on the grounds of hardship, acknowledging that the actions of the City have necessitated this. She would encourage an expiration date for perhaps 2026 to provide a long-term solution for this rooftop. If that doesn't happen, the State needs to come back and justify why that didn't happen. This doesn't meet the standards, but she understands this is for safety.

ACTION:

Post made a motion for approval of a Certificate of Exception on Grounds of Hardship to expire at a future date, seconded by Campbell.

Post believes that gives the State enough time to go through the budget process. She understands the State can't commit to anything with regard to future funding, which is the reason for including an expiration date. At that time, they would need to come back for another Certificate or show how they intend to meet the standards.

K. Johnson asked if we have authority to force the State to remove the equipment. Collin Christopher believes that is the issue. Once it has been done, it is very difficult to take it back. Where do we have the ability to enforce it? If they weren't willing to comply, it would have to go to court. There is a route, but it is not an easy one.

K. Johnson inquired if this application was denied and the Commission asked the State to come back with a revised plan with screening and conditions, does our position of enforcement improve? Christopher would think so. There would be a plan that they were required to comply with. K. Johnson wondered if the plan included screening. Christopher stated that is one of the issues to wrestle with is, does it need to be screened or removed. The expectation would be that the goal is to ultimately remove it. He believes that is what needs to be focused on.

Nalow would agree that spending money on screening only to then remove it later isn't cost effective.

Quade sees that this appears to be about 24 feet in height. Potts replied yes. Quade stated that if we were talking screening, it would be twelve to fifteen feet that would be visible. This structure is taller than that. He agrees that he would like to keep mechanical equipment off the roof. In the future, are we saying the antenna is the only thing up there? The antenna won't be screened.

K. Johnson believes the antenna would be on the southeast corner of the structure so it is recessed off the 13th St. side of the building. Collett noted it would be mostly toward the back of the building. It would be closer to the 13th Street side, directly in front of where the air handler is now.

Matt Hansen had a question on functionality. He inquired if it needs to be vertical to function, or if a horizontal orientation would have the same effectiveness. Collett stated that the antenna is vertically polarized. It must be in an upright position to obtain the pattern they need for coverage.

Robert Ripley inquired if there is an alternate antenna that could be horizontally oriented. Collett replied no. Hansen asked about the range for horizontal distance. Collett stated it would go to West 'A' Street and Coddington Avenue, almost to the State Penitentiary. That is part of the consideration that we need coverage. Hansen asked if the antenna could be on another property and reach this area. Collett stated it is possible, but the concern is covering the basement of the Capitol. There is very spotty coverage in the basement of the Capitol. Hansen asked if there is any possibility of a partnership with the City. Collett replied that is not something they have explored. Potts believes it would get messy. They would need a backup generator and a server room.

Campbell asked about the dimensions of the antenna. Collett had an image that he showed. Potts believes the antenna is about three inches in diameter. Collett stated that if the air handler were removed, it could be moved down a little so it wouldn't have to be quite so high.

Nalow noted there is a drawing in the agenda that gives an idea. As we are talking about this, she thinks we are looking at approving a Certificate of Hardship. The question is what the antenna looks like by itself. She believes the look is somewhat minimal and the height could be reduced. She would have liked to have seen an image of what it looks like as you approach the Capitol.

Quade stated that if this application were just the new antenna, he would probably not be that concerned. He is looking for a confirmation from the applicant that they understand the importance of removing the equipment from the roof.

Campbell believes the discussion is relying on this antenna being fairly minimal in its impact. In light of recent 93 mph winds, she asked if the applicant had any thoughts on shoring it up. Collett stated that the criteria requires them to design it for sustained 100 mph wind for 30 minutes with a half inch of ice on it. Mechanically, it is designed to withstand a 100 mph wind.

K. Johnson thinks it would be appropriate to deny this application and let the State come back with proposed conditions for equipment removal. Removal of rooftop equipment in a timely manner should be the ultimate goal.

Post inquired when the State will not be able to use the City system. Collett replied in March 2022.

Nalow asked how long it will take to install this new equipment. Collett stated the equipment is coming in February 2022. Nalow wondered about the timeline to accomplish this. Does the applicant need to have an approval by January 2022? Collett answered that if the Motorola equipment comes in January 2022, the antenna needs to be installed before that. Potts added they are hoping to have it all in place in February 2022. Collett added that it has all has been tested already.

K. Johnson asked if the parts have been ordered already. Collett responded yes. K. Johnson asked if there is a contract to install in place. Collett responded yes. K. Johnson asked if this is deferred until January 2022, would that work for the applicant. Potts would ask for a decision today.

Post believes there should be a finding of fact of hardship caused by the pending inability to use the City system and the need to get the system in place to ensure communications for the State Patrol and downtown. She believes a finding of hardship is warranted. The timeline hasn't allowed the State to go through the typical City process. The timeline has caused a hardship for the State. She would propose a Certificate of Exception on the Grounds of Hardship with an expiration date of July 1, 2026, with the understanding that at that time, the grounds no longer exist, and the Nebraska Capitol Environs Design Standards need to be addressed.

Post moved an amendment to her original motion stating that the certificate would have an expiration date of July 1, 2026, seconded by Campbell.

Nalow clarified to the applicant that it is the expectation of this Commission that the existing equipment would be removed in the future. It is also the expectation that the new equipment would meet the requirements and guidelines for screening.

Campbell believes we need to get past the next biennium. Post believes this should be allocated by 2023. To design it and get it done would be longer. She believes an expiration date of 2026 would give adequate time for the State's budget process and the design process with a little cushion. She believes this gives more than enough time.

Potts pointed out that in the next few years, you don't know what can happen with the supply chain or other issues.

K. Johnson believes the position would be improved by denying it and having the State come back. He believes the Commission needs a commitment that the equipment on the top of the roof will be removed.

Nalow is concerned that with the position the applicant is in, that there isn't a luxury to wait. She is concerned that delaying until January 2022 may not be feasible and won't provide adequate time for the State to install new equipment and test the system.

Christopher stated that the Lincoln Municipal Code appeals section allows any person aggrieved by the Nebraska Capitol Environs Commission to appeal a decision to the City Council, except a government unit may opt to appeal decisions to the Nebraska Department of Administrative Services. He believes that means that if the applicant appeals, the appeal would go to the Department of Administrative Services, which would be Potts's boss.

Post agreed it would work to everyone's benefit to set clear expectations, but it is important to get something in place now to avoid an interruption in communications.

Quade agreed it is important to get this in place. It is unfortunate that today's review is just an antenna. Sometimes it feels like the Commission doesn't have any teeth for enforcement. He appreciates all the Commissioner's concerns. If he would suggest anything, he would encourage the applicant to not move towards screening, but complete removal of the old equipment.

Motion for approval of amendment for an expiration date of July 1, 2026, carried 5-0: Campbell, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca and D. Johnson absent.

Motion for approval of a Certificate of Hardship as amended to include the expiration date of July 1, 2026, carried 5-0: Campbell, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca and D. Johnson absent.

PERSHING AUDITORIUM:

Christopher stated that a representative is here from HDR to talk about the Pershing block redevelopment. He stated that the focus for today's discussion is the private redevelopment component of the project. More specifically, they are primarily looking to discuss exterior façade material use. The applicant is not going to get into the streetscape and open space design today. He provided information to the Commissioners that included a summary of relevant design standards. This is not a public hearing but a precursor to a public hearing. This discussion will provide important feedback for the design team and help them finalize their plans before they come back for official approval of the project.

William Deroin with HDR has appeared before this Commission previously and talked about this. He will be focused on the housing portion today. The library portion is being carried on by another design team. He showed an overview of the block. The housing portion is on the north along 'N' Street. The library portion is on Centennial Mall. He provided some preliminary elevations of the project. This is still in the design phase. This is the basis for the project design moving forward. The overall concept is a podium base with mixed use on the first floor. It is primarily intended to be more retail type use on the ground floor and housing on the second, third, fourth and fifth floors. He showed the elevations for the project. He showed how they intend to handle the height restrictions of the district. He indicated that due to the fact

that there is no room on the site for the condensing units, they intend to place them on the roof. The guidelines state that these be set back fifteen feet from the roof and screened. He showed the streetscape. They haven't fully gotten into that portion of the design yet. They would like to do an outdoor community deck feature for the housing. The building materials being proposed by the design team is a concrete structure for the base and a brick material along the façade. They want something that will be long lasting and durable. They are proposing a warm lighter tone. The primary material they are proposing along the housing portion for levels two, three, four and five is a cement plaster stucco system. This is a full stucco plaster system. He sees it as being very durable. They are proposing a medium neutral gray. He believes a lighter color would pick up stains. At certain areas, there will be balconies and other recesses. They are also planning a fiber reinforced cementitious panel. They are looking at a warm wood tone color. This is more of a design accent feature. They are looking at a few key areas where they can explore using the cement stucco system in a more artistic way. For the west elevation looking towards the Capitol, there may be some opportunities to articulate with different shades or subtle patterning. They are looking at typical glazing systems and aluminum clad windows for the housing. The housing units will have individual HVAC. There would be louvres integrated into the façade. There is some alternate material concept materials included in the information, but those are not the preferred. This is the current design intent of the project. He is looking to verify that the plan of materials and approach is acceptable to the Commission.

Nalow sees looking at the proposed elevation that brick would be just the first level. The design guidelines clearly state that masonry in general is desirable for exterior finishes, specifically on Centennial Mall. Deroin noted that they looked at some options early on in the process. Some concern was the weight of the material with the brick. There were some concerns with the affordable housing budget. They felt a stone like material with stucco would be appropriate. It has an almost panelized stone appearance. Nalow pointed out her concern that the lifespan of material is one thing, but the aesthetic attributes with the rest of the Mall is something to consider. She doesn't know that necessarily meets that design intent. She suggested that when thinking about lifecycle considerations, the concerns are whether the material will last and what it will look like aesthetically ten years from now. That would be her concern with a project like this on Centennial Mall. That needs to be a factor. The façade along the mall needs to be of a higher quality.

Quade agreed. When he looks at the façade, the dominance of the project is a plaster wall which should not be the primary material. The masonry on the first floor is being used as a token. With the vistas and dominance of the Capitol, he sees the proposal still has the depth at the podium level looking out rather than encouraging the mass. This is relying in some regard on the library project on providing that mass along the mall. He has a couple other concerns. He is not familiar with all the materials. He doesn't feel comfortable that all these products are 100-year materials. A lot of these products have concealed fasteners, but there is still some concern.

Nalow noted it is not just the physical lifespan to be considered, but also how the materials age aesthetically.

Quade understands the cost of full depth masonry and all other structural aspects that add to the cost of the project. He knows he needs to do more research on thin brick, but there are other lightweight means to provide masonry. Deroin believes this is a different product.

Bob Ripley appreciates the approach. He believes the Commissioners have articulated the intent of quality in the product. He sees what is being proposed as more of a 50-year product. If the goal is to have a 100-year project – and he would like to think it is – then we should be looking at 100-year materials. He thinks we are a little too optimistic about thinking that plaster panels would have that longevity. This is a little bit of a repeat about what he said about materials on Pershing. It had limestone and granite. Metal panels make him nervous. Cementitious materials push the limit as well. As a design thing, the multicolor panel give him great caution. He has lived through a few generations of fashionable materials. He applauds the premise of doing 100-year materials, but he thinks we have to be consistent when we choose those materials. He believes we need to look at stone, brick, precast, etc. While he understands new construction budget constraints, the desire to have a 100-year building requires an additional investment in more noble materials that will clearly pay off in the long-term. The City should be looking at the longest term material. Maintenance that has been required to the exterior of Pershing has been minimal. He believes investing in the right materials upfront will benefit the long-term costs.

Campbell wanted to underscore that as she looks at some student housing projects, she believes they will look so dated with all the multi-color finishes and materials. She doesn't think they will survive the test of time.

Post supports a lot of what she has heard.

K. Johnson appreciates the expertise of the architects on the Commission. Deroin understands the majority of materials are to be stone masonry or true concrete. Quade thinks that from his personal opinion, it looks like the proportions are flipped. If stone or masonry were taken to the fourth or fifth level, proportionally it would feel like it has a more elegant presence. He understands the challenge of a budget, but believes it is a site worthy of high expectations.

Nalow agrees the site dictates more elegance with material, but the presence it has on the mall needs to be noted and the view corridors back to the Capitol need to be kept in mind as well.

Deroin noted that in regard to the view corridors and the area along Centennial Mall, the building has been stepped back. They are proposing a community amenity space that could have a view back to the Capitol. Having the setback on Centennial Mall was seen as a way to give an equal opportunity view to experience the Capitol.

Nalow believes the ideal is to have the façade along Centennial Mall frame the view back to the Capitol. We don't know what the library will look like at this point. She thinks that goes back to those views are important not to just those that live in or use this development, but everyone including city residents and visitors to this area. She believes we need to think about it in the broader sense in how this plays to the mall. How does this complete the mall? She would encourage the applicant when looking at building

massing, to think about this more. She would continue to recommend looking at some of the views and how this fits into the overall puzzle.

Deroin noted that internally, they have discussed the possibility of holding the corner tight to the property line, but still allow for a bit of a recessed amenity area. Nalow thinks that would be a good thing to study. Quade believes it is a question of how far south it runs.

Deroin wanted this group to get a sense on the proposed colors. He asked if there were any primary concerns on keeping a neutral palette.

Nalow believes when looking at material colors, it is important to look at the overall context of the mall so there isn't anything that is standing out. With a higher contrast, that can lead to a distraction. She would caution against going with anything too dark or contrasting

Quade likes the Norman brick size. He is glad to see a standard size being proposed rather than a jumbo brick. With a twelve inch wide unit, it is important to pay attention to details. The coursing needs to be thought out.

Deroin asked if there was any concern about using building materiality as a feature in this area, or if there were concerns with any element or creating subtle patterns. He would like any comments on the variation of brick or texture on the façade. Quade wouldn't have any concerns with that. There are so many variations for options. Nalow agreed. Her concern would be that this needs to be timeless and not dated ten years from now. It needs to last aesthetically for 75 to 100 years. She doesn't want to distract from the Capitol.

Deroin noted that there is some higher-end manufactured stone and they also have brick veneer. He wondered if the Commission has previously looked at that kind of product. It is a fully textured brick product. This would still be something we anticipate having a lifespan within the 75 year requirement. Quade is familiar with the product but hasn't used it. He will explore the product in the interim. It comes down to installation. He doesn't know if that type of a system would have a similar lifespan. It is more of a concrete product that looks like brick.

Deroin will be in touch with Christopher about the next steps to keep the discussion going. He assumes there is no issue with the condensing units on the roof being screened as long as it is in keeping with guidelines. The Commission agreed.

1020 GOODHUE BOULEVARD:

Christopher stated that Ripley reported a construction project underway at 1020 Goodhue Blvd. Ripley was wondering if it was approved by the Commission. It has not been. Building & Safety did not review it either. There are no permits in progress. He has a little history with this property. In September, they applied for a permit for a porch structure. He made the owner aware at the time that he needed to appear before the Nebraska Capitol Environs Commission. Unfortunately, Christopher didn't know at that time

the owner had already started with some significant façade improvements. Shortly after that discussion with the owner, he decided to void his permit request.

An enforcement record for the property has been opened and a letter was sent out. An inspection will be done in the near future. If there is a determination that a building permit is required for the exterior work, the project will be required to come in front of this Commission for review. If a Certificate of Approval were denied, they could appeal to City Council and on to district court. The court would ultimately make a decision as to preserving the work that has been done. They have gone from a lap siding to more of a stucco finish. A change in material doesn't require a building permit, but the change in the windows typically would. This is going from stained glass to a more generic window. He believes we will hear from Building & Safety about their site inspection in the next few days. He thinks unfortunately to some extent, the design standards aren't specific enough. If this goes to appeal, he thinks the design standards wouldn't work in the Commission's favor. The standards state that Goodhue has historic structures that are desirable to maintain. He believes the way the sentence is structured, it is important to maintain but doesn't specifically say it is important to maintain the historic character. In reviewing this with the City Attorney's office, that was their initial reaction.

Nalow believes if we were to review this, it could set a precedent. She asked about the weight of any decision that would be made. Christopher stated that the first task is to make an interpretation of these standards and how they apply to the property in question. From his perspective, there is an intent to these design standards. Perhaps a text amendment is needed to clarify that intent. In terms of what it means for this specific project, there are some limits to the Commission's authority. If a determination were made that this project doesn't fall in line with the design standards, the owner could go along with that decision and restore the building to something that meets the standards. However, if they decide they want to appeal, it is out of this Commission's hands at that point. Someone else would make the determination if what was done falls in line with the design standards or not. An initial appeal would go to the City Council, and then a district court for further appeal. He will keep the Commission informed as he finds out more.

OTHER:

Christopher stated that the next meeting is on January 28, 2022. Today is Campbell's last meeting. K. Johnson thanked Campbell for her service. Campbell thanked everyone. It has been very rewarding as she travels and sees the impact on other Capitols of not having this kind of Commission or regulations.

There being no further business, the meeting was adjourned at 10:05 a.m.

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for February 25, 2022
Date: February 18, 2022

Item 4: New construction work at 220 Centennial Mall S

White Lotus Group is proposing an affordable housing project on the block currently occupied by Pershing Auditorium. As a reminder, the Urban Development Department of the City of Lincoln applied for and received a Certificate of Appropriateness for demolition of Pershing on September 24, 2021. This project represents the first of multiple phases that will be required in the redevelopment of the block. The proposal includes the construction of a new building consisting of approximately 90 affordable housing units and some ground floor commercial fronting S 16th Street. (Note: Although the material submitted by the applicant shows some streetscape work along the S 16th Street side, this application is only for construction of the building. All streetscape and open space improvements will be reviewed by this Commission at a later date.)

The primary factor in the review of this proposal is the project's location in relation to Centennial Mall. Though this phase of the development is aligned along S 16th Street, it is part of a larger project that will front Centennial Mall. Thus, it is expected that the proposal meet the high standards set forth for new construction along the Mall. Design Standard 9 and its associated guidelines (copied below) provide the clearest direction for this phase of the project.

Design Standard 9: Facades

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

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

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

Guideline 9.1:

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

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

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

Guideline 9.5

Metal is not a suitable primary material for building exteriors in the District.

Guideline 9.6:

Non-concrete stucco-like materials are discouraged from use on Capitol Square or Centennial and Lincoln Malls, especially on ground floors.

Guideline 9.7:

Wood is not a suitable primary material for building exteriors on Capitol Square or Centennial and Lincoln Malls.

Guideline 9.10:

On Centennial and Lincoln Malls, balconies, terraces, and other indoor/outdoor elements should be set back from the main plane/built-to line of the mall facade.

The applicant is proposing that brick masonry serve as the primary building material for the façade of the building. The first floor exterior will consist of a lighter architectural face brick that complements the limestone so prevalent in the District, while the upper floors will use a full-size modular brick with a medium grey tone. Brick is an acceptable primary façade material and one that this Commission recommended in previous discussions with the applicant. The colors being proposed also appear to be generally acceptable, although it is well within the Commission's authority to recommend alternative color choices in order to ensure that the project is compatible with others in the District and along Centennial Mall. Secondary materials include cementitious accent panels and aluminum systems being used for framed storefront systems, window cladding and louvers.

The building is being proposed to sit along 16th Street property line, and will go right up to but not exceed the 57' height limit. It may require mechanical equipment along the rooftop that exceeds 57', but that is allowed via the highlighted language from the Municipal Code that follows:

Chapter 27.56 CAPITOL ENVIRONS DISTRICT

27.56.030 Height of Buildings in Capitol Environs Area.

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

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

27.72.110 Exceptions to the Height Requirements

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

The equipment being shown is properly set back from the face of the building and falls below the allowable height for such equipment. It is being screened by an aluminum screening system. The Commission should review and provide feedback to the applicant regarding the material and effectiveness of this screen.

Overall, the proposed project appears to meet the intent of the Design Standards, and the applicant has been responsive to feedback provided by this Commission.

Recommended Finding: *The proposed new construction project at 220 Centennial Mall S generally complies with the Capitol Environs Design Standards.*

Recommended Action: *Approval of a Certificate of Appropriateness for new construction at 220 Centennial Mall S.*

Item 5: YWCA Presentation and Discussion

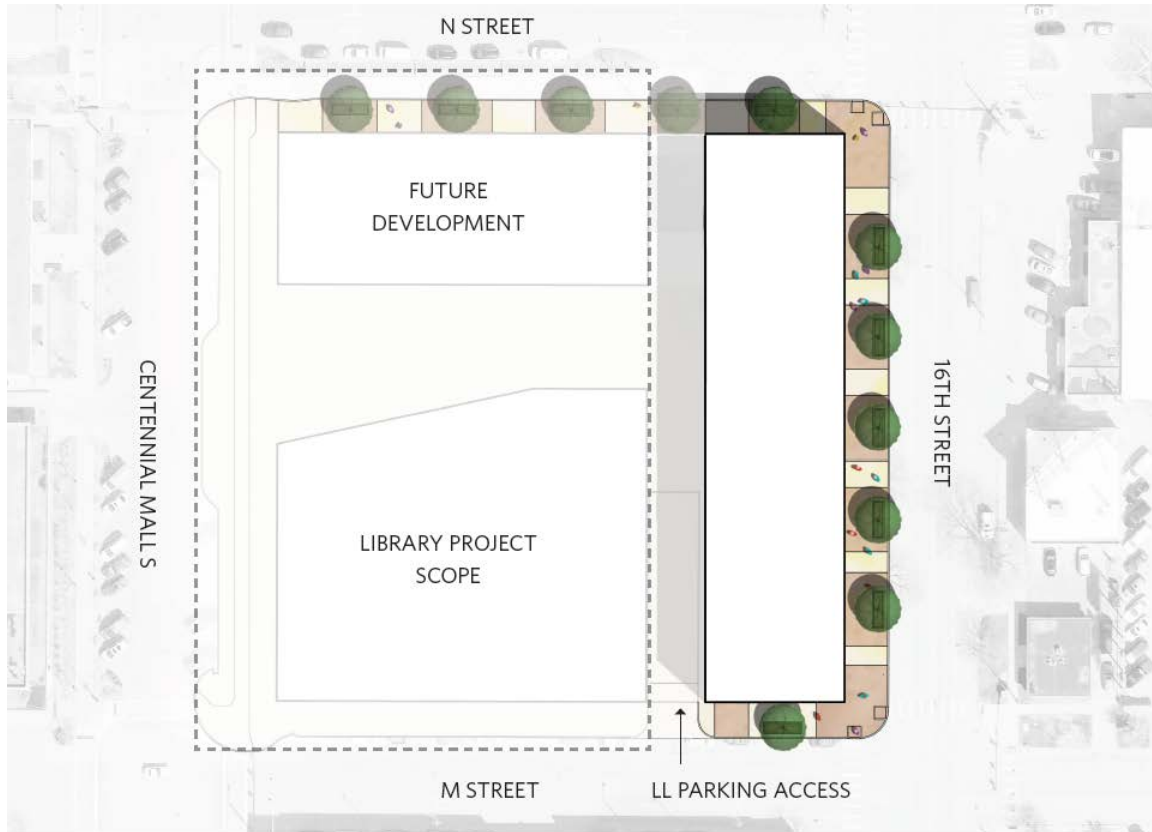
WRK has plans to redevelop the old YWCA site at 1432 N Street. They will be giving a presentation on their plans for this site, and will be looking for feedback from the Commission prior to applying for a Certificate of Appropriateness in March.

Item 6: Pershing Mural Update

Representatives from a local group of private citizens interested in saving the Pershing mural will be updating the Commission on their efforts.

Item 7: NCEC Annual Report for 2021

Planning staff presented the first draft of the 2021 Annual Report at the November joint meeting with the Capitol Commission. Since then, the draft has been updated to reflect the November and December NCEC meetings. The Commission is being asked to approve this updated draft.



The site plan above shows the proposed location for the first phase of redevelopment on the Pershing block, as well as its relationship to future redevelopment efforts.



The Pershing block perspective above illustrates the east façade of the building that will front S 16th St., showing ground floor commercial or mixed use space and upper floor residential.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2022/02-February/2022februarymemo.docx>

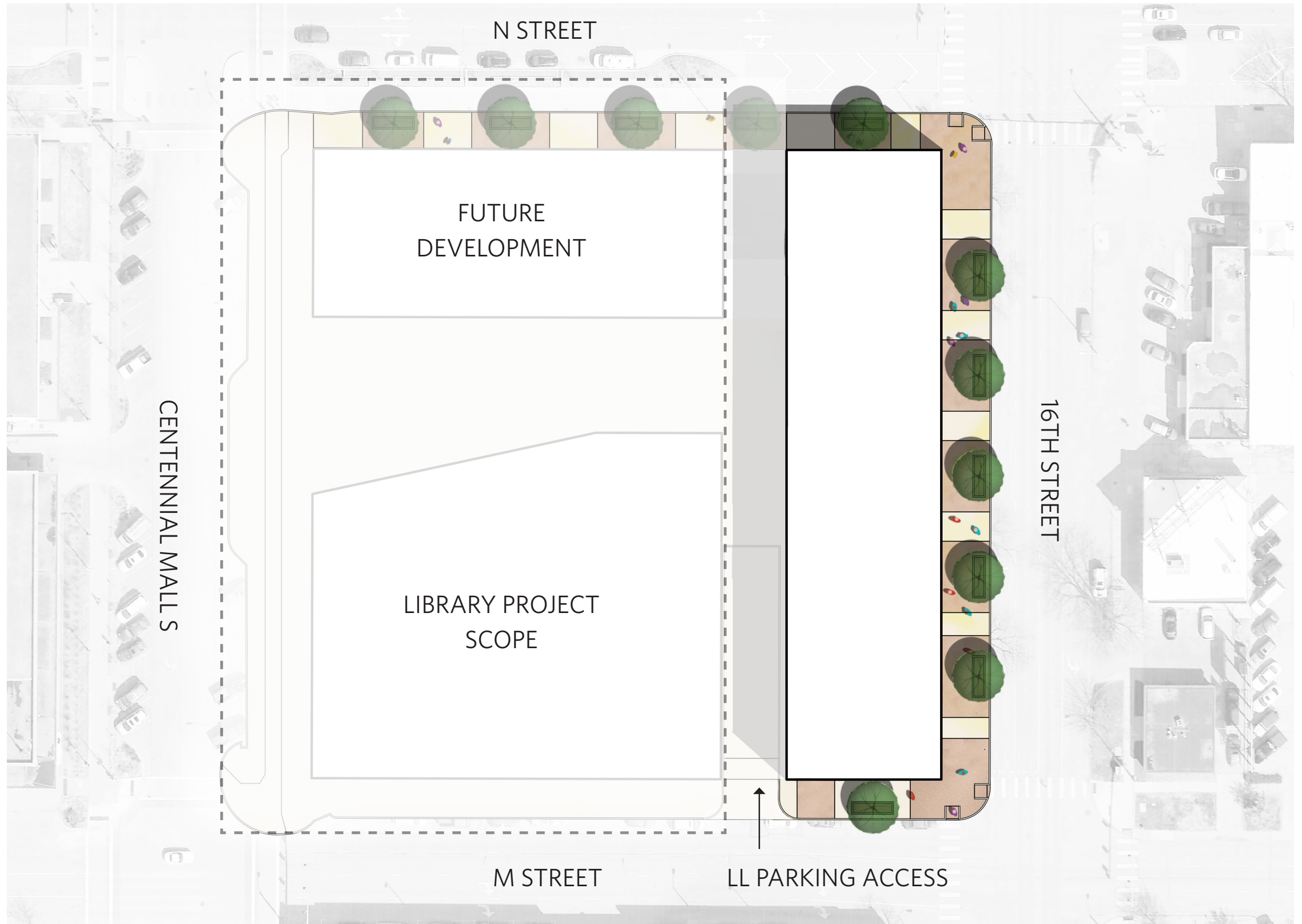


PERSHING PROJECT

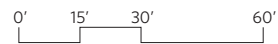
CAPITOL ENVIRONS - PROJECT REVIEW

02.25.2022





Note: Streetscape improvement design to be developed and reviewed with the downtown Lincoln Urban Design Committee at a later project stage.



SITE PLAN



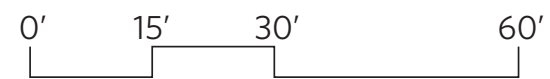
NORTH ELEVATION

_____	T.O. PARAPET	157' - 0"
_____	FIFTH LEVEL	145' - 0"
_____	FOURTH LEVEL	134' - 0"
_____	THIRD LEVEL	124' - 0"
_____	SECOND LEVEL	114' - 0"
_____	GROUND LEVEL	100' - 0"
_____	LOWER LEVEL	85' - 0"



EAST ELEVATION

_____	T.O. PARAPET	157' - 0"
_____	FIFTH LEVEL	145' - 0"
_____	FOURTH LEVEL	134' - 0"
_____	THIRD LEVEL	124' - 0"
_____	SECOND LEVEL	114' - 0"
_____	GROUND LEVEL	100' - 0"
_____	LOWER LEVEL	85' - 0"



Material Legend

- A. Light Brick Podium
- B. Medium Brick Facade
- C. Cementitious Panel System Accent
- D. Aluminum Framed Storefront System
- E. Aluminum Clad Wood Window Systems
- F. Aluminum Louvers
- G. Aluminum Mechanical Screening



SOUTH ELEVATION

_____	T.O. PARAPET	157' - 0"
_____	FIFTH LEVEL	145' - 0"
_____	FOURTH LEVEL	134' - 0"
_____	THIRD LEVEL	124' - 0"
_____	SECOND LEVEL	114' - 0"
_____	GROUND LEVEL	100' - 0"
_____	LOWER LEVEL	85' - 0"



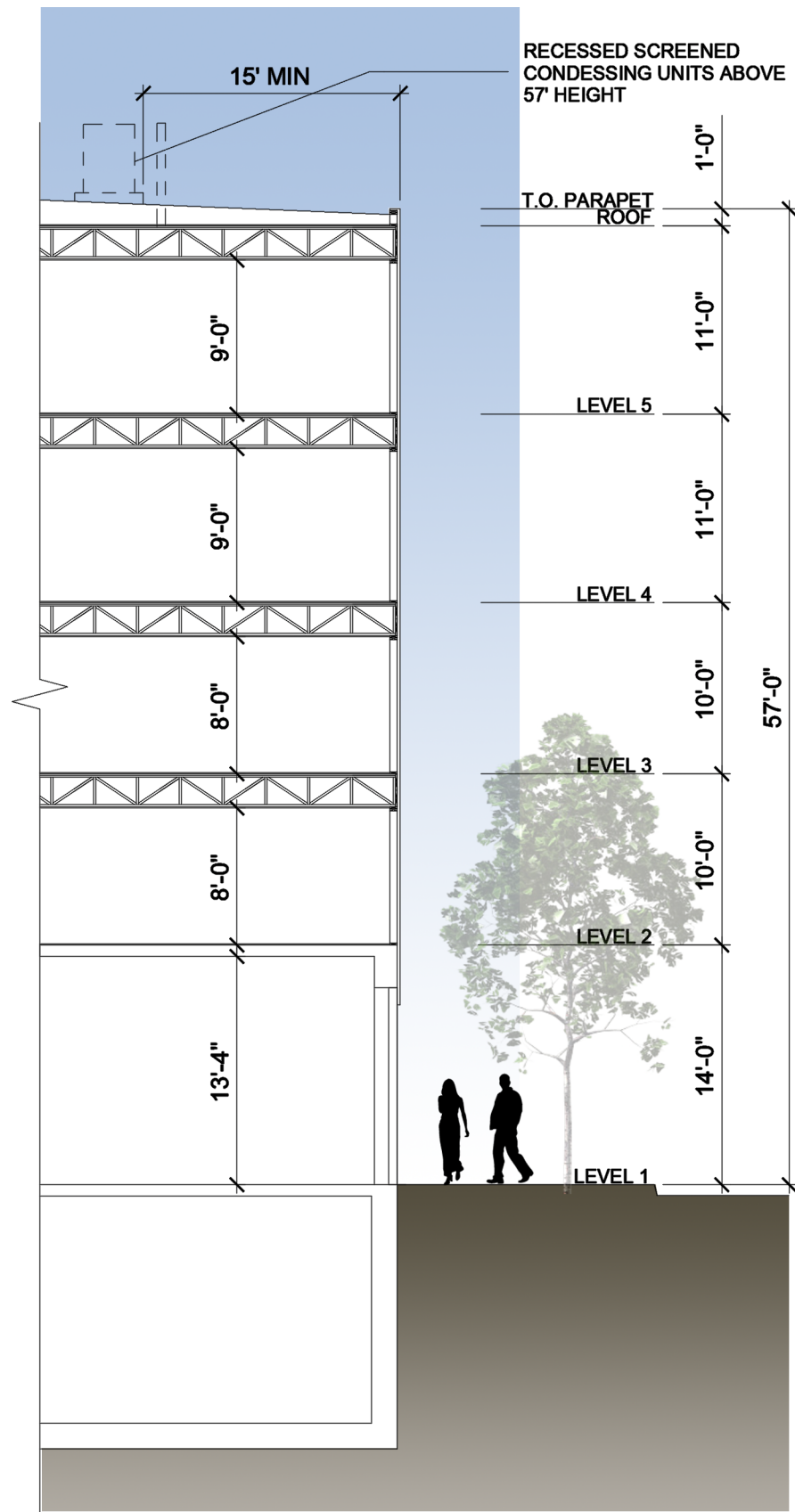
WEST ELEVATION

_____	T.O. PARAPET	157' - 0"
_____	FIFTH LEVEL	145' - 0"
_____	FOURTH LEVEL	134' - 0"
_____	THIRD LEVEL	124' - 0"
_____	SECOND LEVEL	114' - 0"
_____	GROUND LEVEL	100' - 0"
_____	LOWER LEVEL	85' - 0"

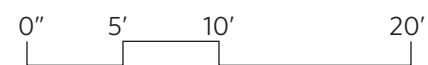


Material Legend

- A. Light Brick Podium
- B. Medium Brick Facade
- C. Cementitious Panel System Accent
- D. Aluminum Framed Storefront System
- E. Aluminum Clad Wood Window Systems
- F. Aluminum Louvers
- G. Aluminum Mechanical Screening



SECTION - N STREET, 16TH STREET



Primary Material Basis of Design

A. Light Colored Face Brick Podium

Description: Architectural face brick over either a CIP concrete or steel framed podium. A lighter, warm-colored brick will be selected that works with the limestone textures within the Capitol Environs District.

Location: Ground Level exterior facade material.

Color: Glazed Grey - VC2 - Endicott Brick

Finish: Velour - Norman



Primary Material Basis of Design

B. Medium Gray Face Brick

Description: Full-size modular face brick over exterior wood framing. The medium gray color will be complementary to the lighter/warmer toned podium base.

Location: Housing Levels of Project (2-5).

Color: Charcoal Face Brick by Yankee Hill Brick

Finish: Velour - Modular



Accent Material Basis of Design

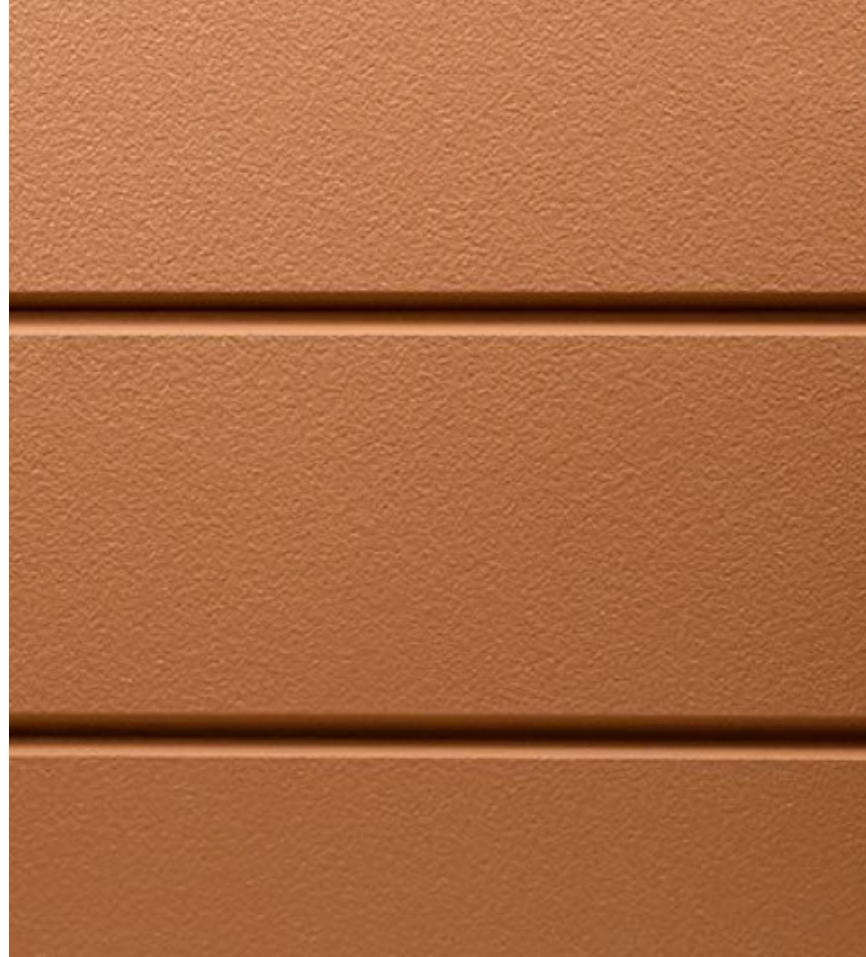
C. Fiber Reinforced Cementitious Panel

Description: Durable, factory-finished panelized rain-screen facade cladding for the residential portions of the project. System to be designed with concealed fasteners, integral reveals, with warm tones referencing a wood finish.

Location: Housing Levels of Project (2-5), Facade Recess Locations

Color: Clay

BOD: Novenary Dimension Series by Nichiha Fiber Cement



Glazing Material Basis of Design

D. Aluminum Framed Storefront

Description: 70% PVDF finished aluminum storefront framing systems at the ground level mixed-use and retail zones and vertically glazed sections (Storefront system structurally broken at each floor slab).

Location: Ground Level and Vertical Glazing Areas

Color: Black/Dark Bronze Frames

BOD: Tubelite 14000 Series Framing



E. Factory-Finished Aluminum Clad Wood Windows

Description: Durable, aluminum-clad single-hung and fixed wood windows located at the housing portion of the project. Exterior factory-finished aluminum facing material will require minimal maintenance.

Location: Housing Levels of Project (2-5)

Color: Factory-Finish, Black

BOD: Pella Proline 450 Aluminum Clad Wood Windows



F. Aluminum Louvers

Description: Aluminum exterior louvers designed for residential VTAC units. Factory-finished products will be integrated into the facade to match adjacent materials.

Location: Housing Levels of Project (2-5)

Color: Match Material B.

BOD: Airlite K6772 Narrow Profile Louver



Primary Material Basis of Design - Alternate

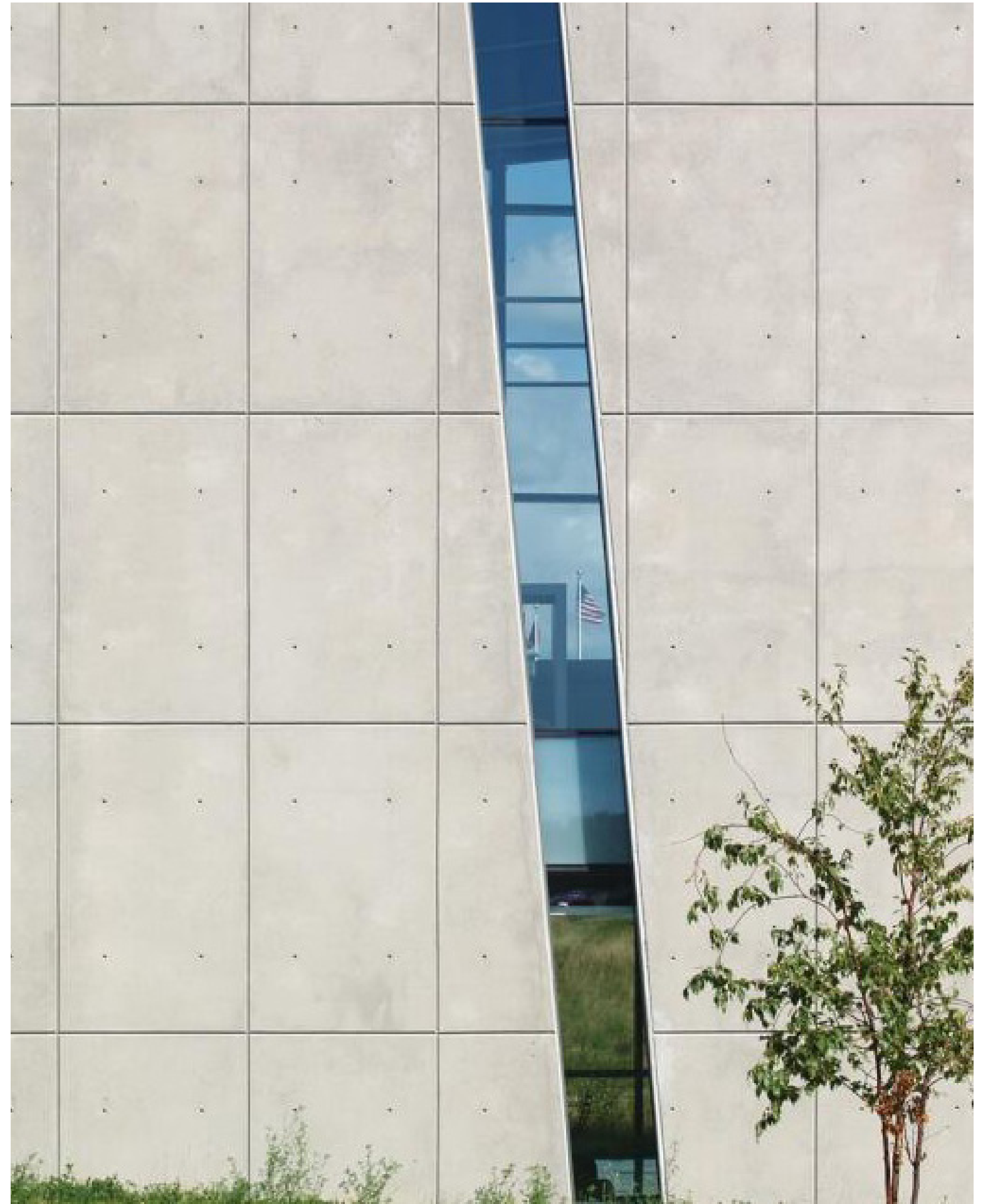
A. Architectural Cast-In-Place Concrete

Description: Architecturally finished Cast-in-Place concrete that simulates a limestone appearance/finish. The color of the concrete can be controlled to be lighter/warmer in appearance through pre-selection of aggregate blends or with optional color-add mixtures. Use if CIP podium structure is implemented.

Location: Ground Level exterior facade material.

Color: PCI 127; Buff/Tan White Concrete

Finish: Acid-Etched





A



B



C



D



E

Material Precedents

- A. Sky Park Apartments
- B. St. Mary's Catholic Church
- C. Parkhaus Apartments
- D. Bennett Martin Public Library
- E. Pershing Auditorium

CAPITOL ENVIRONS GRAY MATERIAL USE PRECEDENTS



VIEW NORTHWEST CORNER



VIEW NORTHEAST CORNER

YWCA Project Discussion

Overview

1. **Site Overview**
2. Development Efforts
3. Property Investment & Current Status
4. Project Overview
5. Downtown Masterplan & Capitol Environs

Site Overview / Building

- Address: 1432 'N' Street
- Midpoint of Centennial Mall between Capitol & UNL's Campus
- 21,300 SF (.49 acres)

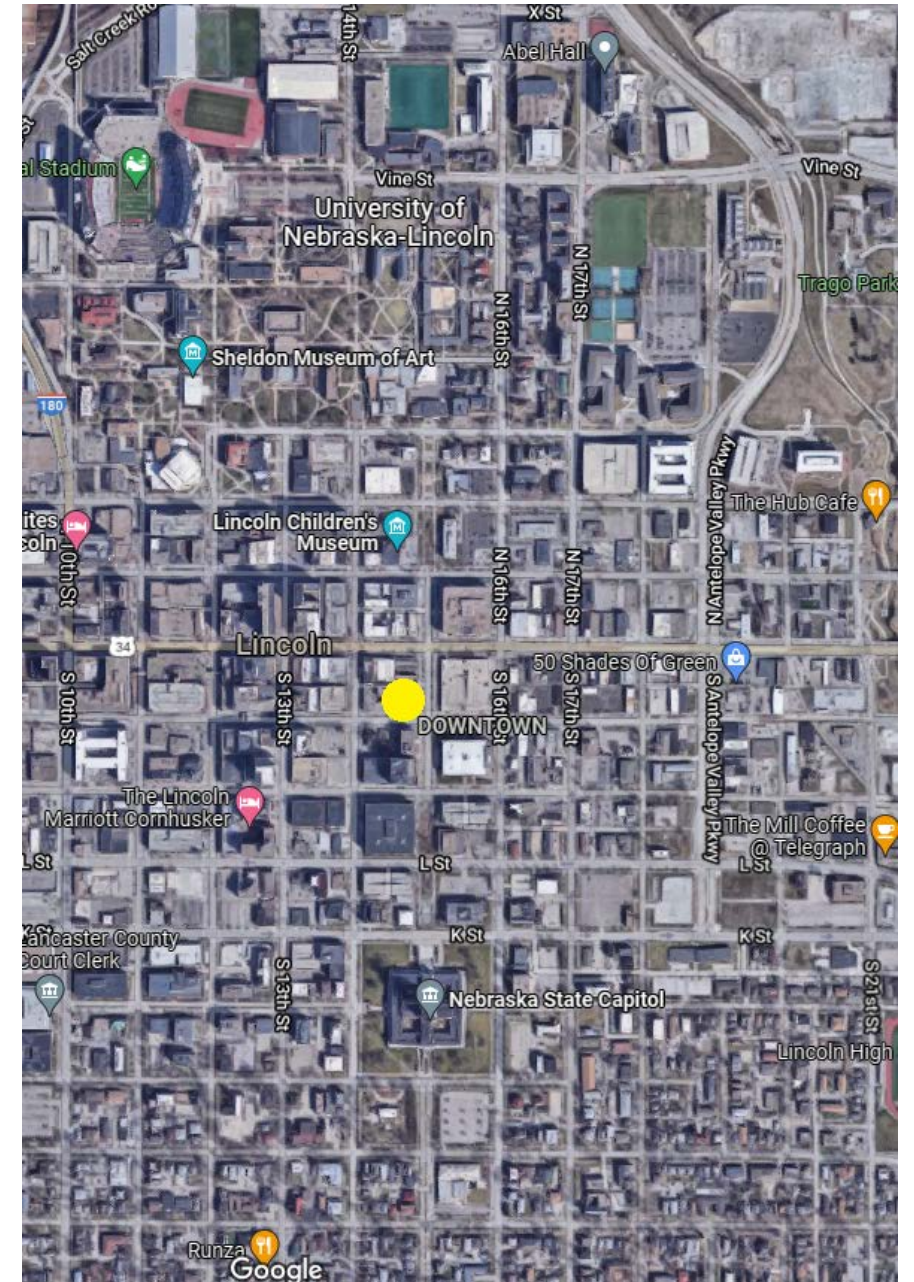
- Constructed in 1932
- Three-Story + Lower Level: Approx. 11,000 SF floorplates (37,000 SF total)
- H-Shaped Brick Construction with Limestone Trim
- Symmetrical main (south) façade with 9 bays & Georgian Revival Detailing



2/25/2022



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3

Site Overview / Pre-Development Timeline

- Built to support the YWCA's growth and owned by the YWCA until distressed auction sale in 2009
- WRK presented the only bid which was high enough for the YWCA to settle its debt (\$575,000)
- At time of sale, maintenance & utility costs were unsustainable for the YWCA.



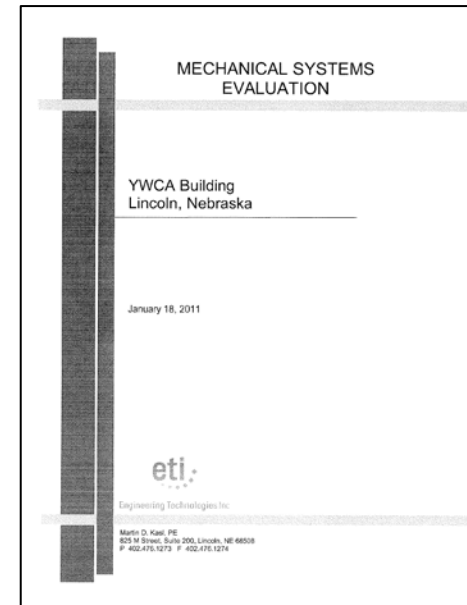
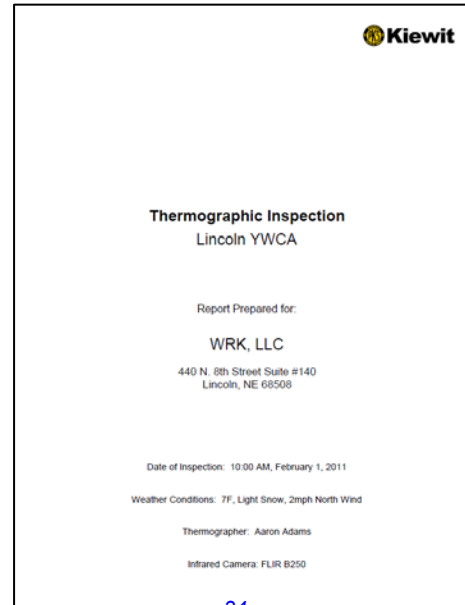
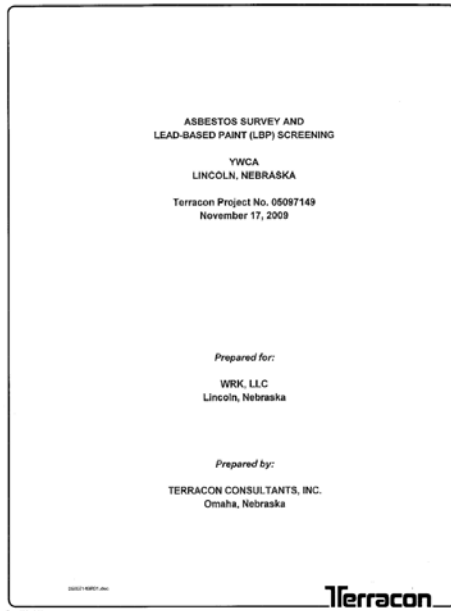
Site Overview / Pre-Development Timeline

- Leased back to commercial/non-profit tenants over the next 5 years, including:
 - **YWCA:** Leased the property back until 2012.
 - During this time, WRK worked with the YWCA on their utility expenses and accommodated the YWCA as they needed to reduce their footprint in the building.
 - **Quiet Earth Yoga:** Signed a 2 year lease in 2011
 - **Bright Morning Star Childcare:** Leased the space in the building from 2009 until 2014



Site Overview / Pre-Development Timeline

- Thermographic, Hazardous Substance, & Mechanical system inspections were performed between 2009-2011 in an effort to renovate the building.
- A budget with bids was prepared for these and other building improvements in 2011.
- Due to below market rents from then-current tenants, WRK required financing assistance to pursue the project.
 - In 2011, WRK applied for Energy Assistance Funds from the City of Lincoln and Dollar and Energy Savings Loans from the State of Nebraska, but the project was not able to move forward.
- In 2012, WRK granted a license for \$1 to the City of Lincoln for the adjacent Library to exhaust heating system air & gas onto the YWCA property

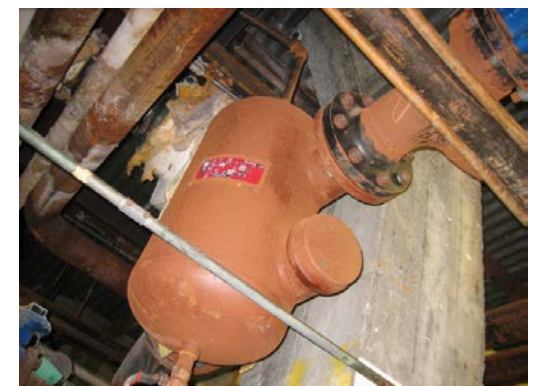
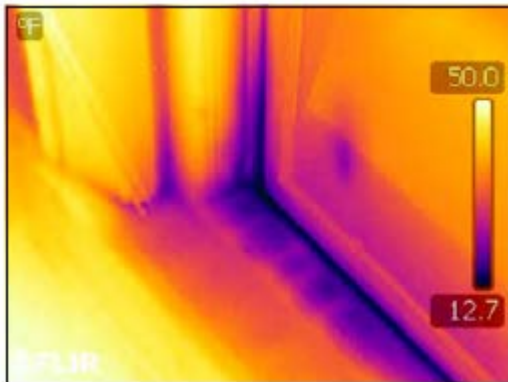


Overview

1. Site Overview
2. **Development Efforts**
3. Property Investment & Current Status
4. Project Overview
5. Downtown Masterplan & Capitol Environs

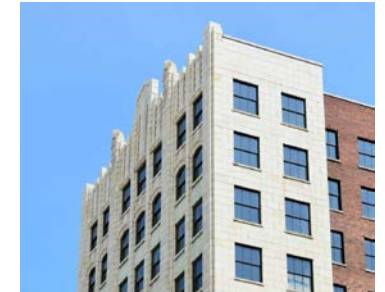
Development Efforts / Pre-Development Condition

- Asbestos & Lead Paint found throughout the building's interior. Asbestos found in roof.
- ADA Issues with Ingress/Egress & Mechanical/Electrical Systems
- Outdated Mechanical Systems
- Significant Thermal Envelope Issues
- Soil/Waste Piping in Poor Condition
- Elevator needs to be replaced
- Additional Code Compliance Issues
 - The building does not have an automatic fire sprinkler system
 - The facility ventilation system does not meet ASHRAE Indoor Air Quality guidelines
 - Emergency Lighting is inadequate and does not allow for safe egress from the facility
 - There are no boiler emergency shutdown switches located adjacent to boiler room doors
 - Exit signage is inadequate
 - Fire alarm notification system does not meet ADA guidelines



Development Efforts / Relevant Team Experience

- State Capitol Restoration (1445 K St)
- Sawmill Building (440 N 8th St)
- AR720 Building (720 O St)
- Color Court Building (625 M St)
- Booth Fishery Building (301 S 9th St)
- McKelvie Building (210 N 14th St)
- Lind Building (1230 P St)
- Sky Park Manor Rehabilitation (1301 Lincoln Mall)
- LPD NE Team Station (4843 Huntington Ave)
- Badgerow Building (Sioux City, IA)
- Stuhr Museum of the Prairie Pioneer (Grand Island, NE)
- Gateway Arch Conservation (St. Louis, MI)
- Rail & Commerce Building (Omaha, NE)
- J.M. Pile Hall (Wayne, NE)
- Moon Block Building (Red Cloud, NE)
- cont'd..



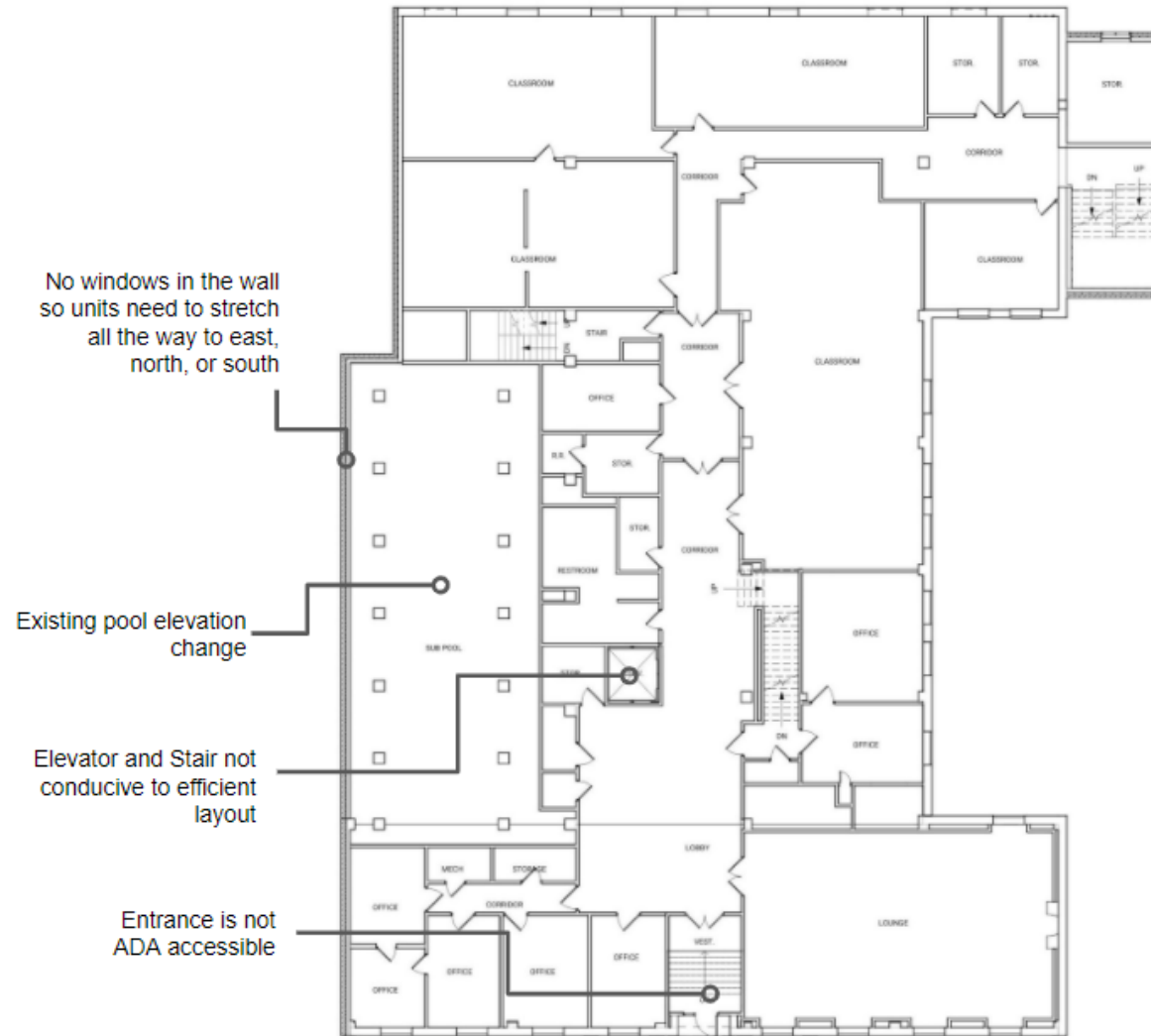
Development Efforts / Adaptability Constraints

- Parking
 - Unable to accommodate near the required amounts on/near the site, even with new costly subgrade parking
- Building Shape/Site Orientation
 - Irregular 'H' Shape results in inefficient/difficult to layout floors
 - Lack of windows along west face further limits programming options & site attractiveness for users
- ADA
 - Ingress/Egress not ADA accessible

- Building Shape/Site Orientation
 - Irregular 'H' Shape, Circulation, and Orientation creates oddly-shaped & improperly-sized units
 - Lack of windows along west face, lining up floors, and existing interior improvements further complicate design
- Parking
 - Less intensive ratio than Office use but lack of nearby parking still requires need for on-site subgrade stalls



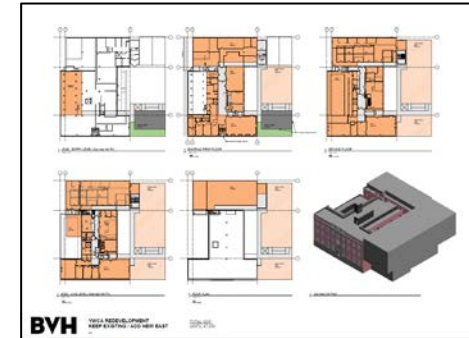
Development Efforts / Adaptability Constraints



Footprint does not equal workable perform

Development Efforts / Summary

- Type: Sales & Rentals
 - Size: Ranging from 300 SF Microunits to 3,700+ SF residences
 - Layout: Flats & Multi-Story Lofts
-
- The required removal of vital project elements, including the subgrade parking, made the project infeasible.



Overview

1. Site Overview
2. Development Efforts
- 3. Property Investment & Current Status**
4. Project Overview
5. Downtown Masterplan & Capitol Environs

Property Investment & Current Status / Current Condition

Condition of Improvement

The building has experienced large amounts of deferred maintenance throughout the years. The upper floor of the building, including the gymnasium area, has experienced substantial water damage associated with a leaky roof. Other portions of the improvement are also determined to include water damage, as staining and mold was observed during the inspection.

Large portions of the improvement include damaged and missing ceiling and wall areas. The HVAC and electrical of the building also appear to be insufficient for current building codes and standards. The improvement does not appear to be ADA compliant and would need to be modified for new tenancy. The building also includes original elevators and boiler, which would also need to be updated to conform to current standards and building codes.

The improvement being listed on the National Register of Historic Places is determined to add additional renovation costs based on the restrictions associated with this designation.

Based on the previous information, it is expected that the building would need to experience a complete renovation and remodel to be considered occupiable. **The shell structure of the subject improvements do not appear to be physically feasible for alternate use.**

The cost of a complete renovation and remodel of the existing improvements does not appear to be financially feasible and therefore it is determined that demolition of the building is applicable to support the highest and best use of the property, which is determined to be commercial development land.

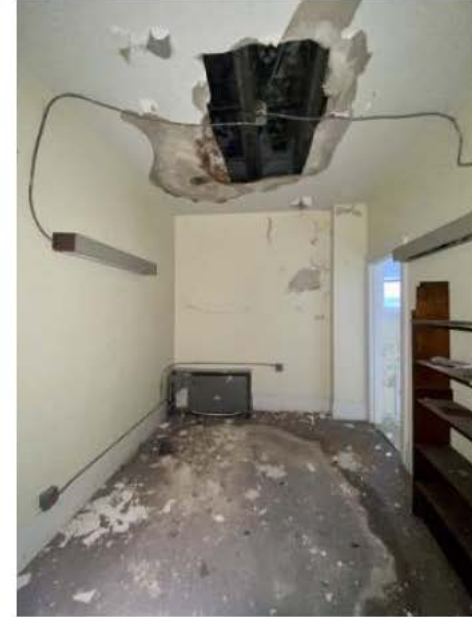
Property Investment & Current Status / Current Condition



Property Investment & Current Status / Current Condition



Property Investment & Current Status / Current Condition



Property Investment & Current Status / Current Condition



Overview

1. Site Overview
2. Development Efforts
3. Property Investment & Current Status
4. **Project Overview**
5. Downtown Masterplan & Capitol Environs

Project Overview / Concept Development

- Create an economically feasible project to redevelop the property**
- Keep/Restore to best of our ability, prioritizing the most architecturally significant aspects of the Building
- When required, deconstruct and reuse materials from remaining portion of Building where viable
- Be in accordance with the Downtown Masterplan & Capitol Environs
- Thoughtfully engage & further activate Centennial Mall
- Reinforce the west edge of Centennial Mall
- Enhance Centennial Mall's retail offerings
- Use Design Restraint to honor & emphasize, and not mimic, the historic Building's architecture
- Utilize timeless, durable materials
- Be parking self-sufficient
- Create a project that will help spur additional development in this area of Downtown

Project Overview / Concept Development

- Nominated in January 1984 by Daniel Kidd, City Historic Preservation Officer
- [Right]: When Kidd describes the specific areas of the building's exterior, the Green Highlighted text (352 words) describes the south ('N' Street) portion of the building. The Yellow highlighted text (50 words) describes all other portions of the building.
- [Below]: Kidd describes the structure as a virtual "façade building", due to the amount of design attention placed on the south side relative to the rest of the building.

Significantly, the Lincoln YWCA Building captures the essence of the Georgian Revival: paramount among its visual qualities are formality and restraint -- hallmarks of the style. The brick structure may be regarded as a virtual "façade building", as most design attention is focused on that principal side. Stone trim on the facade has a two-dimensional treatment, an execution that may be interpreted as emphasizing the urbanity of the site, (i.e., abutting a sidewalk on the south). Also, the decidedly "applied" appearance of the stonework reveals that the architects responsible for the design did not feel so confined as to follow exactly the tenets of the English Renaissance; instead, they were free to render to the YWCA Building an American spirit.

National Register of Historic Places Inventory – Nomination Form

Lincoln YWCA Building - January, 1984

7. Description (Building Exterior)

"Three-story, H-shaped building of brick construction with limestone trim: symmetrical main (south) facade with five bays and Georgian Revival detailing including waterable, entrance frontispiece, fluted pilasters, window lintels, inset panels, and blind balustrades; darker brickwork simulating quoins at corners and diaperwork on side walls; new stairwell added at the northeast in 1971; notable Adamesque interior detailing; constructed in 1932, with replaced windows in 1982.

The nominated property contains a modified H-shaped, three-story structure of brick construction with limestone trim. Receiving cardinal design attention is the lateral section facing south toward "N" Street: the main facade has five bays arranged symmetrically and formally. A centered and transomed entrance is framed by a stone frontispiece composed of small Ionic pilasters flanking the opening and a broken pediment with a centered urn against a rectangular panel. Focal attention continues upward to the center of the second floor where there is an opening arrangement reminiscent of a Palladian window -- this opening being a tripartite window with a shallow, scalloped arch centered overhead.

An emphatic stone waterable spans the "N" Street facade, and a decorative wrought-iron balconet appears on each lower-floor window. Stonework above first-floor windows is in two treatments: the two windows flanking the entrance have splayed arches with a keystone and radiating voussoirs; other windows have flat stone arches with raised and swag-embellished panel in the center.

All windows of the second floor excepting the center one have a splayed arch with a keystone overhead, third-floor windows are of a lesser dimension and are without overhead treatment, excepting the center one, which has a stone surround.

Four fluted Corinthian pilasters of stone frame the central three bays of the main facade and span the common-bound brick wall between the waterable and a stone entablature. Above the latter element is a brick parapet that has six small inset panels aligned vertically with outer main facade fenestration, in the parapet's center is a raised stone section with three blind balustrade divisions aligned with central fenestration. Darker bricks at the corners simulate quoins.

The southern lateral section's west end abuts another building, but the east side is fully exposed. This exterior portion is unfenestrated, yet is given visual attraction in the form of darker brickwork simulating quoins at the corners and darker masonry imitating diaperwork in the center. The main (south) facade's brick parapet is continued on the east, but the stone entablature is not.

The stem contains regular fenestration in the form of multi-paned windows lacking the south wall's stone ornamentation. Three sections of darker brick diaperwork are on the exterior wall of the northern lateral portion's third floor, but this brickwork is now concealed by a three-story fire escape stairtower added in 1971. An almost entire city lot owned by the YWCA to the building's immediate east has been leased to the City of Lincoln, which has landscaped the area with grass, plantings and contemporary outdoor park furniture.

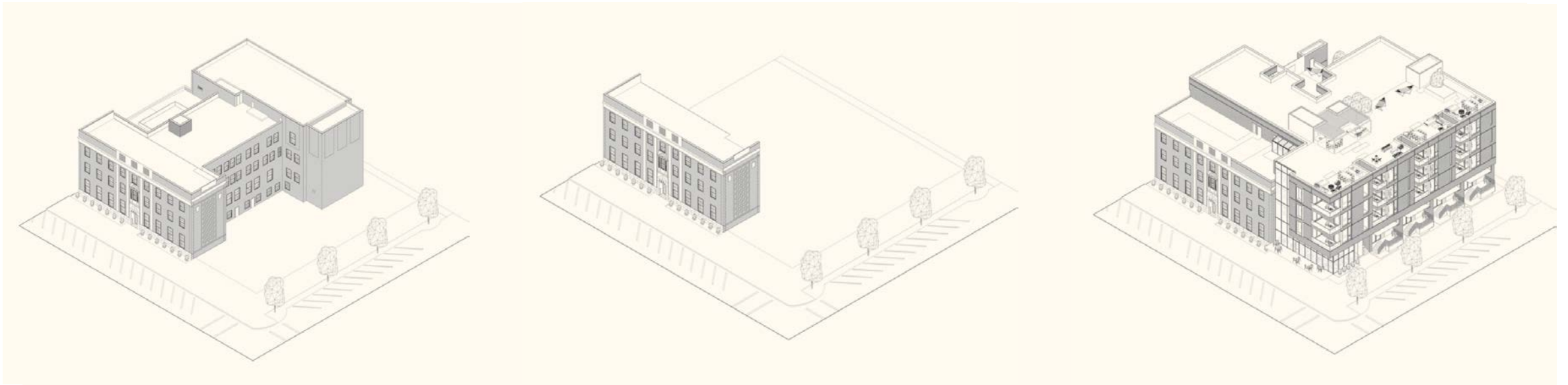


Project Overview / Design

- Prioritize & frame the South Historical Façade, which will be restored as part of project
- By building on empty lot to the east, the deconstructed portion will be covered from street views
- Engage Mall with Primary ADA entrance, Corner Retail, & Walk-Up Units
- Maximize Density & Floorplan Efficiency while Maintaining Unit Desirability

Current

Proposed



Project Overview / Design



Project Overview / Design

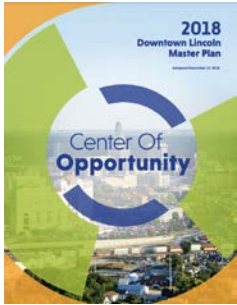
- 30+ residential condo units planned
 - Primarily 2 BR / 2 Ba
 - 4 walk up units along Centennial Mall
 - ADA Accessible Unit
- Approx. 1,000 SF Corner Retail Space
- 50 on-site parking stalls (lower level/first floor)



Overview

1. Site Overview
2. Development Efforts
3. Property Investment & Current Status
4. Project Overview
5. **Downtown Masterplan & Capitol Environs**

Downtown Masterplan & Capitol Environs / Compliance & Enhancement



Overall, development forecasting finds the nonstudent residential segment to be a strong investment opportunity driven by demographic and lifestyle trends that are poised to converge in Downtown Lincoln. Development of approximately 900 to 1,900 non-student-oriented units is achievable over the next ten years. Based on results of the community survey, the **most desired unit types include ownership condominiums and townhouse**

Redevelop **underutilized** and vacant sites **69%**

ACTIVITY CONCENTRATED IN SMALL AREAS:

Housing development activity is concentrated in Haymarket (including South Haymarket) and along the P Street corridor. **Very little redevelopment activity is happening south of O and east of 9th, a very large proportion of Downtown. The concentration of housing development in small areas is what makes the Telegraph District on the southeastern edge of Downtown an important project – drawing activity to the opposite side of Downtown.** Additionally, City Centre is an important project to bridge the 9th-to-10th Street divide between Haymarket and the core of Downtown.

Community Survey

As part of the Downtown Plan, an online survey was available from March 2018 through July 2018 to collect broad stakeholder and community input about their experience and desires for Downtown Lincoln as well as priorities and improvements to over the next 5 to 10 years. The following presents the survey's key findings and results. Over 1,700 responses were recorded.

KEY FINDINGS:

The largest age group among respondents was 25-34 (32%). 39% of survey respondents are Downtown visitors, and 34% are Downtown employees. Respondents represent a broad income distribution, and 56% of survey respondents identify as women.

14% of respondents visit Downtown daily, or live Downtown, while 47% visit once a week or more. When visiting Downtown, 67% of respondents walk, while 26% drive.

Outside of work, respondents primarily visit Downtown for:

- Restaurants and bars (83%)
- Concerts and movies (57%)
- UNL sporting events (31%)

When given one choice from a list of 16 options, the top three elements that were selected as most important for improving the overall Downtown experience are:

1. Redevelop underused and vacant sites, such as Pershing Center, Post Office, etc. (17%)
2. More neighborhood retail and services, such as grocery, daycare, doctors' offices, veterinarian, etc. (12%)
3. More events and entertainment options to draw people on weekends and evenings (10%)
4. A new, modern headquarter library (8%)
5. Improve the parking experience (8%)

IMPORTANT DOWNTOWN ELEMENTS



New amenities that would make Downtown Lincoln a more attractive neighborhood to live in include:

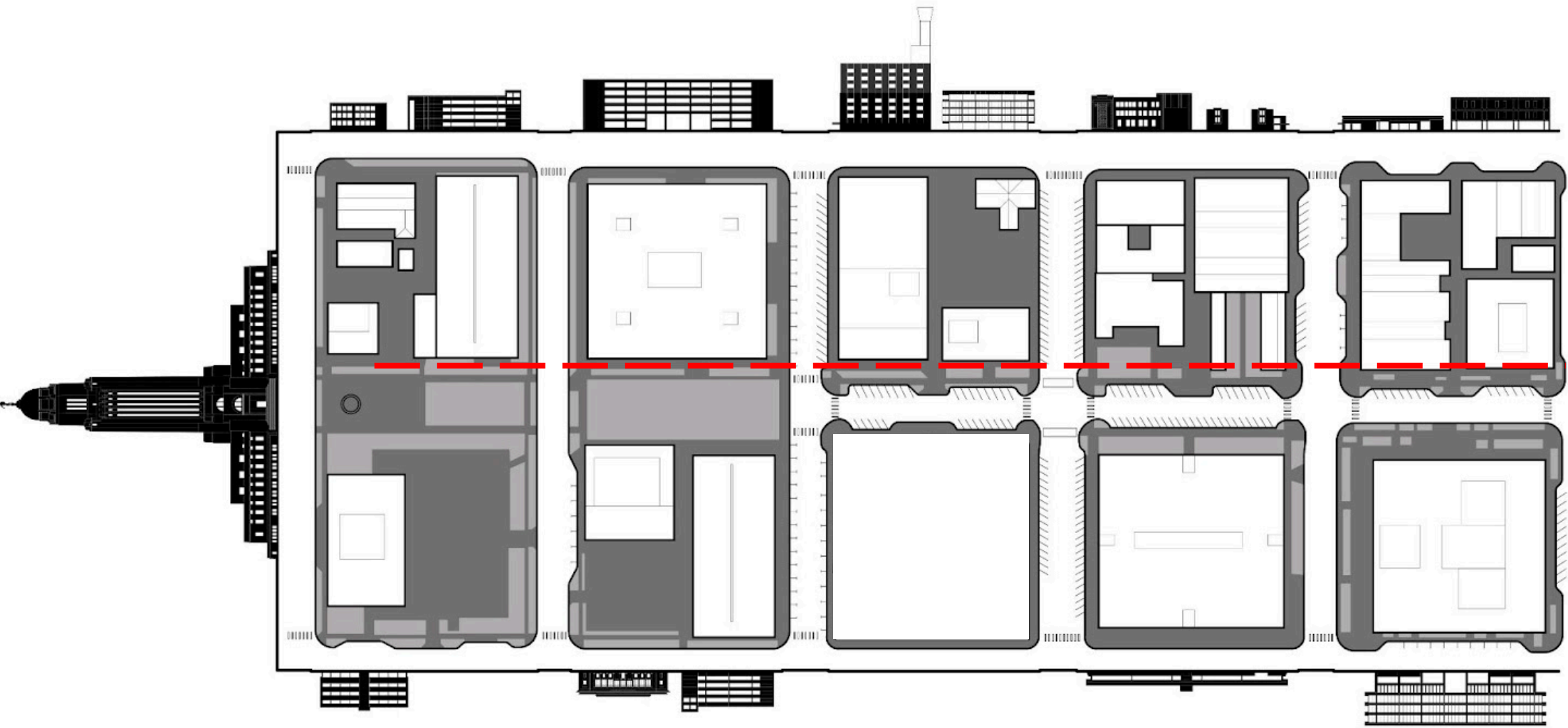
1. Full-service grocery store (83%)
2. Parks and playgrounds (43%)
3. Additional parking (43%)

The five most common words used to describe respondents' vision for Downtown Lincoln in the next ten years were: **vibrant, accessible, safe, walkable, and parking.**

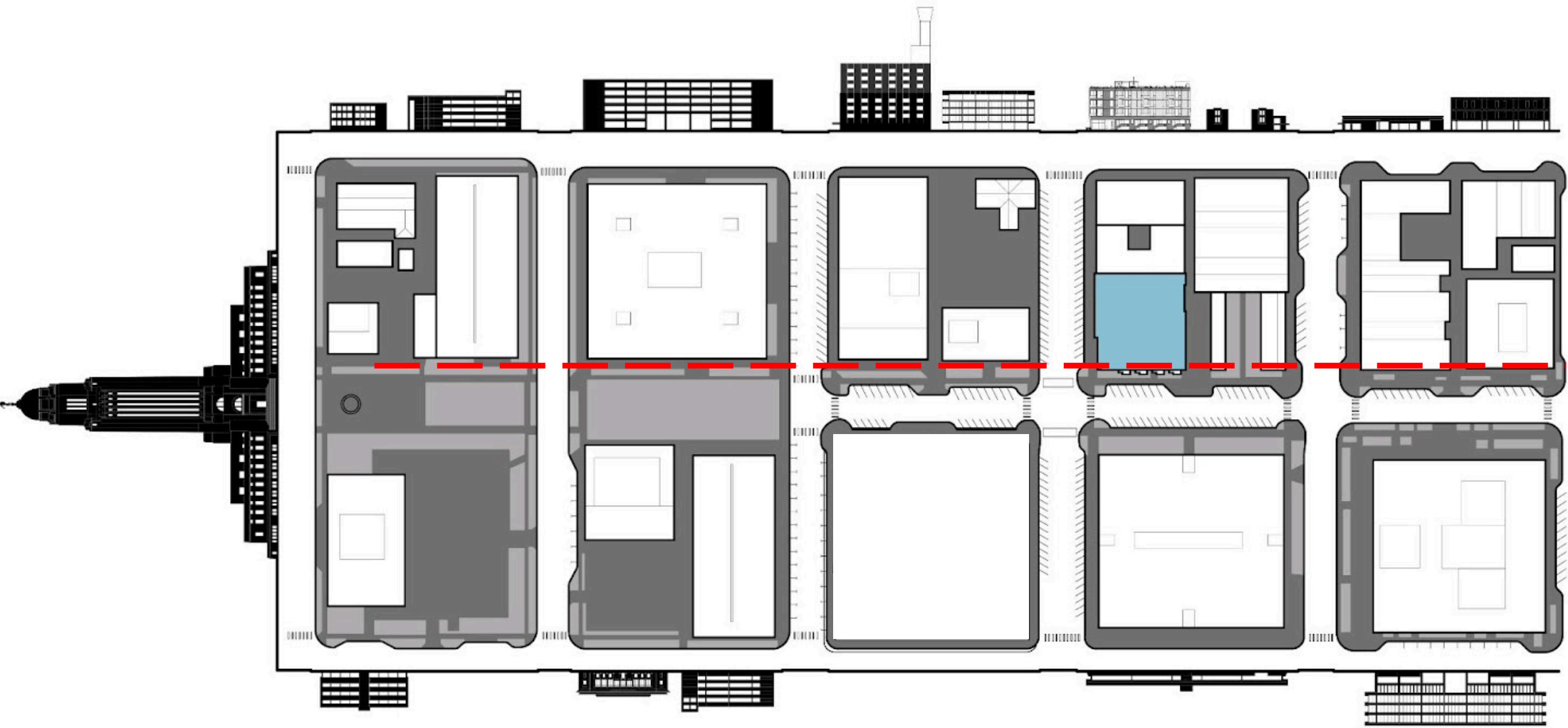
Respondents chose the following **five actions as very important steps** for achieving their vision for Downtown:

1. Redevelop underused and vacant sites, such as Pershing Center, Post Office, etc. (69%)
2. Make Downtown more walkable (56%)
3. More events and entertainment options to draw people on weekends and evenings (48%)
4. Improve the safety of Downtown, including better lighting, shorter crosswalks, etc. (48%)
5. More neighborhood retail and services, such as grocery, daycare, doctors' offices, veterinarian, etc. (47%)

Downtown Masterplan & Capitol Environs / Compliance & Enhancement



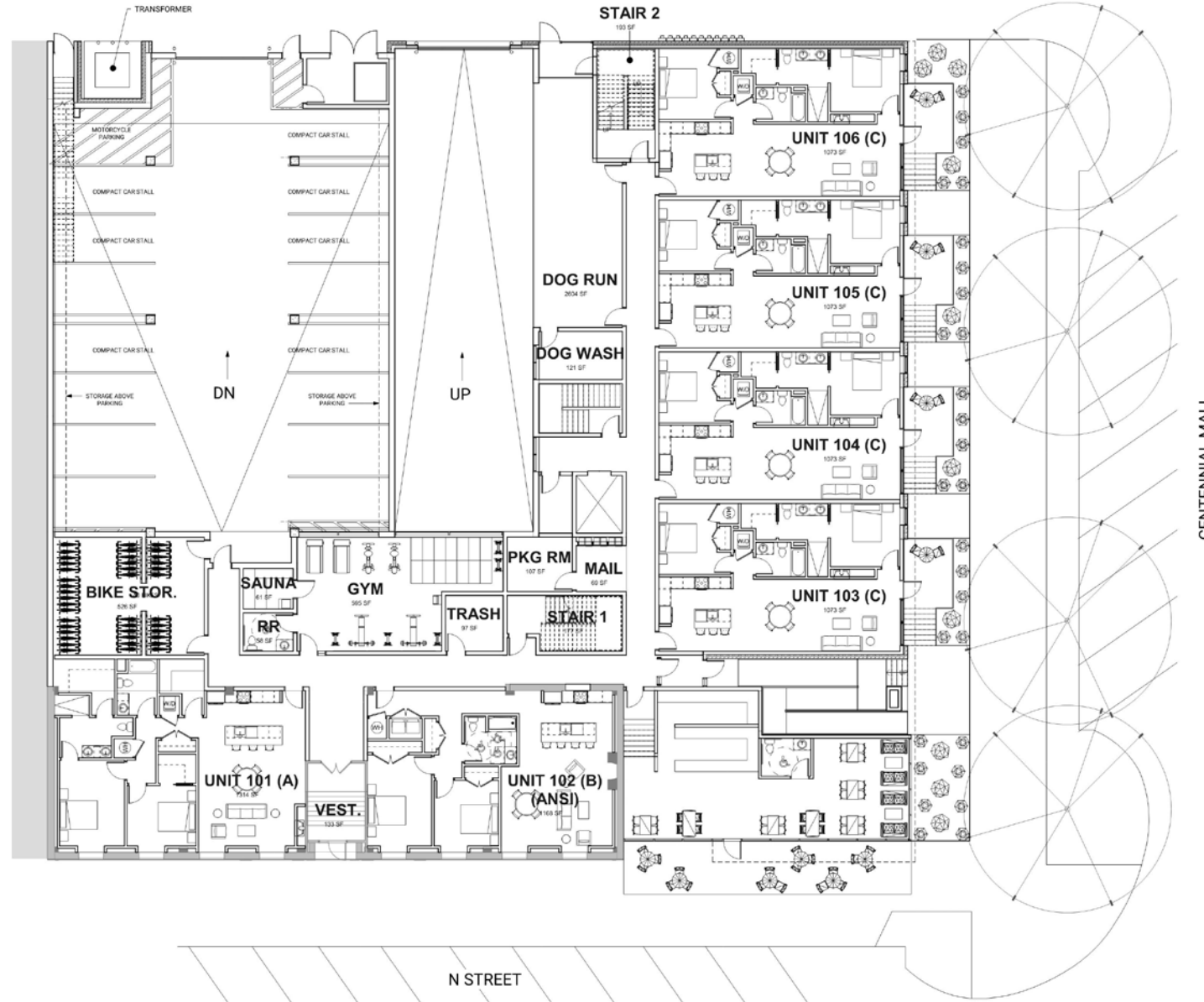
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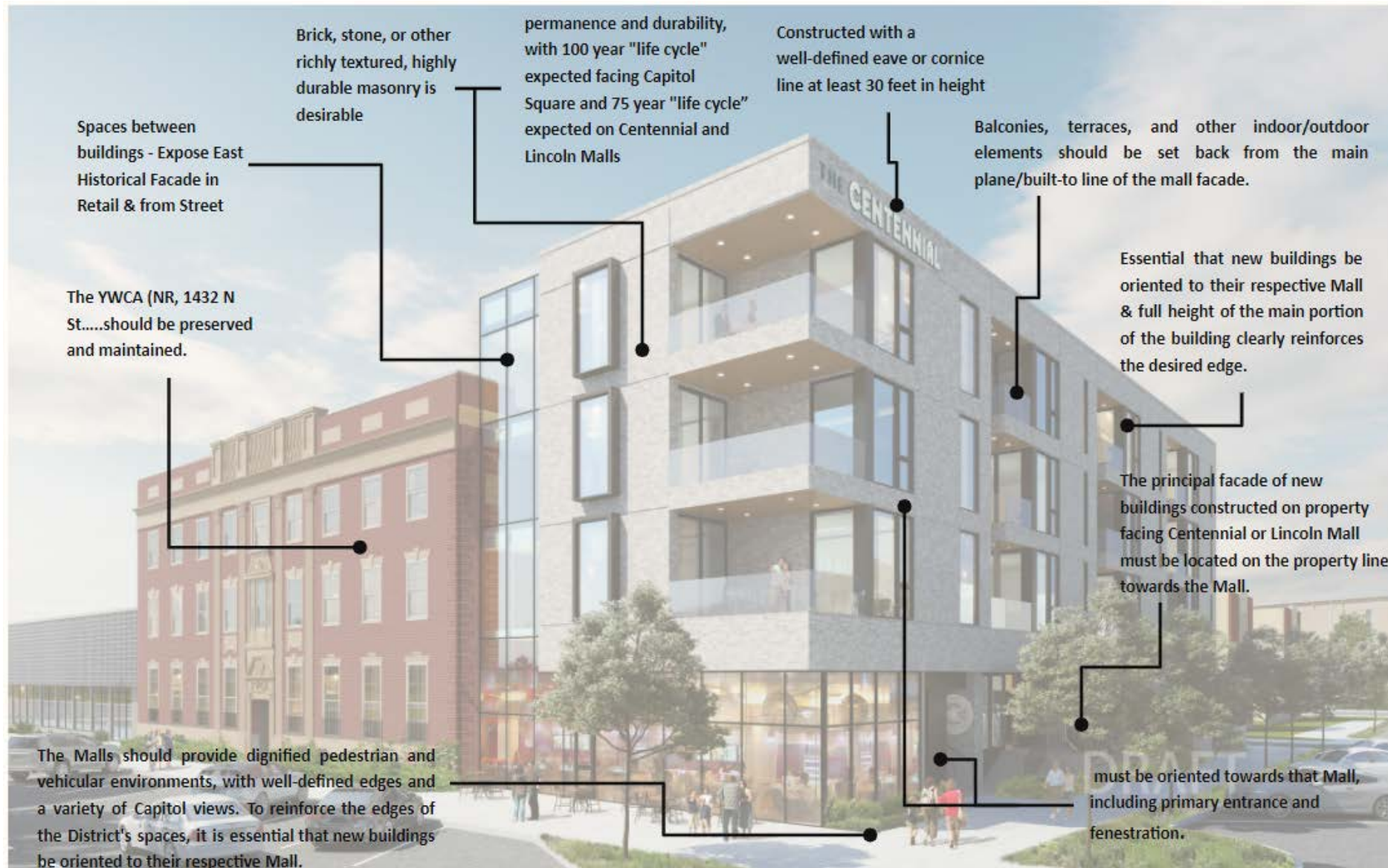
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new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features

Brick, stone, or other richly textured, highly durable masonry is desirable

Colors should be drawn from a **muted palette** of warm, earth tones or shades of white



Downtown Masterplan & Capitol Environs / Compliance & Enhancement

Guideline 9.1:

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

- alignment and setback;
- spaces between buildings;
- silhouette, including height and roof pitch;
- building base--relationship of building to ground or site;
- materials and material scale;
- mass and scale;
- building shade and shadow pattern from massing;
- permanence and durability, with 100 year "life cycle" expected facing Capitol Square and 75 year "life cycle" expected on Centennial and Lincoln Malls;
- entrance position, scale, and features;
- color, finish, and texture;
- size, type, and proportion of openings;
- ornamentation and detail, particularly at street level and in the residential areas;
- landscape design and features;
- cornice heights.



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Guideline 9.4

The Commission encourages the use of walls, gates, building bases, or landscape features to integrate architectural mass and the street environment.

Guideline 9.5

Metal is not a suitable primary material for building exteriors in the District.

Guideline 9.6:

Non-concrete stucco-like materials are discouraged from use on Capitol Square or Centennial and Lincoln Malls, especially on ground floors.

Guideline 9.7:

Wood is not a suitable primary material for building exteriors on Capitol Square or Centennial and Lincoln Malls.

Guideline 9.9:

Roof drainage for buildings on Capitol Square shall not be positioned beyond the facade line facing the Capitol.



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Guideline 9.9:

Roof drainage for buildings on Capitol Square shall not be positioned beyond the facade line facing the Capitol.

Guideline 9.10:

On Centennial and Lincoln Malls, **balconies, terraces,** and other indoor/outdoor elements should be **set back from the main plane/built-to** line of the mall facade.

Design Standard 10: Walls and Fences

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

Guideline 10.1:

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



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Guideline 10.2:

Fences need not be solid to define the Mall edge, but should be continuous

Design Standard 12: Reinforcing the Edges of the Malls

The Malls should **provide dignified pedestrian and vehicular environments, with well-defined edges** and a variety of Capitol views. To reinforce the edges of the District's spaces, it is **essential that new buildings be oriented to their respective Mall**, or to Capitol Square, and that new buildings have a consistent setback.

Guideline 12.1:

For new buildings constructed on property in the Capitol Environs District **not** facing Capitol Square but fronting one of the Malls, new buildings must be **constructed with a well-defined eave or cornice line at least 30 feet in height** on Centennial or Lincoln Mall and at least 20 feet in height on Goodhue Boulevard, J Street/West, and J Street/East.



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Guideline 12.2:

The **principal elevation** of new buildings constructed on property that fronts on a Mall but does not front on Capitol Square **must be oriented towards that Mall, including primary entrance and fenestration.**

Guideline 12.3:

The **principal facade of new buildings** constructed on property facing Centennial or Lincoln Mall **must be located on the property line towards the Mall.** This guideline does not preclude use of courtyards or recessed entries as features when the **full height of the main portion of the building clearly reinforces the desired edge.** When the edge is strongly reinforced by a wall or landscape feature, a front yard may be considered.

Design Standard 13: Buildings on and North of Centennial Mall

Centennial Mall should be maintained and improved as an area of private and governmental offices and services, providing important links between the Capitol, the downtown core, and the UNL City Campus. The Campus portion of the District, bounded by R and S Streets and North 14th and 16th Streets, should be developed and maintained with high-quality buildings within the District's height limits.



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Design Standard 13: Buildings on and North of Centennial Mall

Centennial Mall should be maintained and improved as an area of private and governmental offices and services, providing important links between the Capitol, the downtown core, and the UNL City Campus. The Campus portion of the District, bounded by R and S Streets and North 14th and 16th Streets, should be developed and maintained with high-quality buildings within the District's height limits.

Guideline 13.1:

The Scottish Rite Temple (NR, 332 Centennial Mall South), **the YWCA** (NR, 1432 N St.) and the Nebraska State Historical Society Headquarters (NR, 1500 R St.) are the premier historic structures on Centennial Mall and are listed on the National Register (NR) of Historic Places; they **should be preserved** and maintained.



DRAFT

Nebraska Capitol Environs Commission

2021 Annual Report





NEBRASKA CAPITOL ENVIRONS COMMISSION

COMMISSION MEMBERS

Kile Johnson, Chair
Mary Campbell, Vice-Chair
Karen Nalow
Heidi Cuca
Delonte Johnson
Ann Post
David Quade

EX OFFICIO MEMBERS

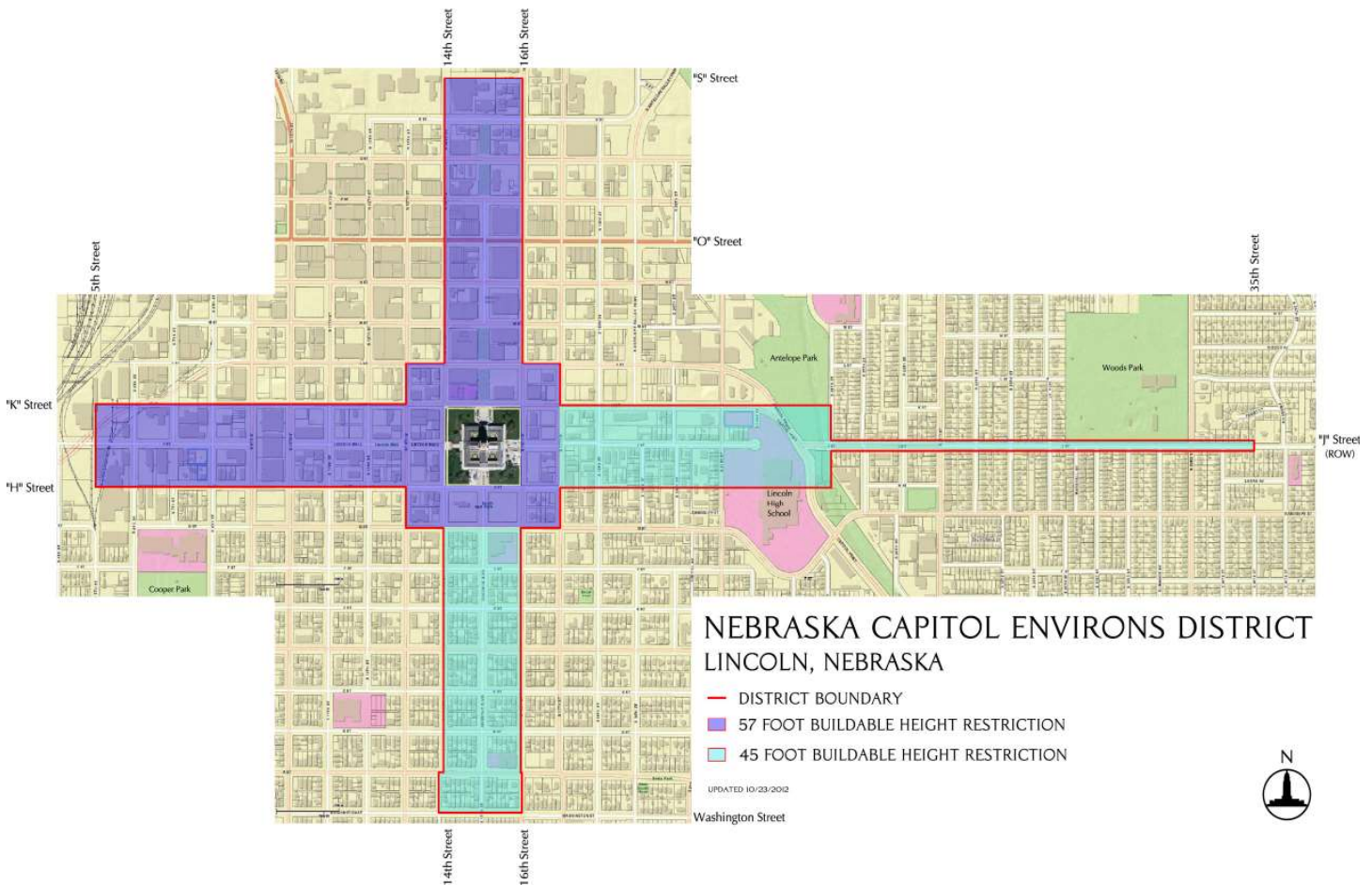
David Cary, Lincoln/Lancaster County Planning Department
Lynn Johnson, Lincoln Parks and Recreation
Michelle Potts, State Building Division, Nebraska Department of Administrative Services
Bob Ripley, Office of the Nebraska Capitol Commission

PLANNING DEPARTMENT STAFF

Collin Christopher
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 2021, the Commission remained unchanged from the previous year, with Kile Johnson serving as chair, Mary Campbell as vice-chair, and Karen Nalow, 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 (Michelle Potts - State Building Division Director), 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 planner Collin Christopher and administrative assistant Teresa McKinstry.

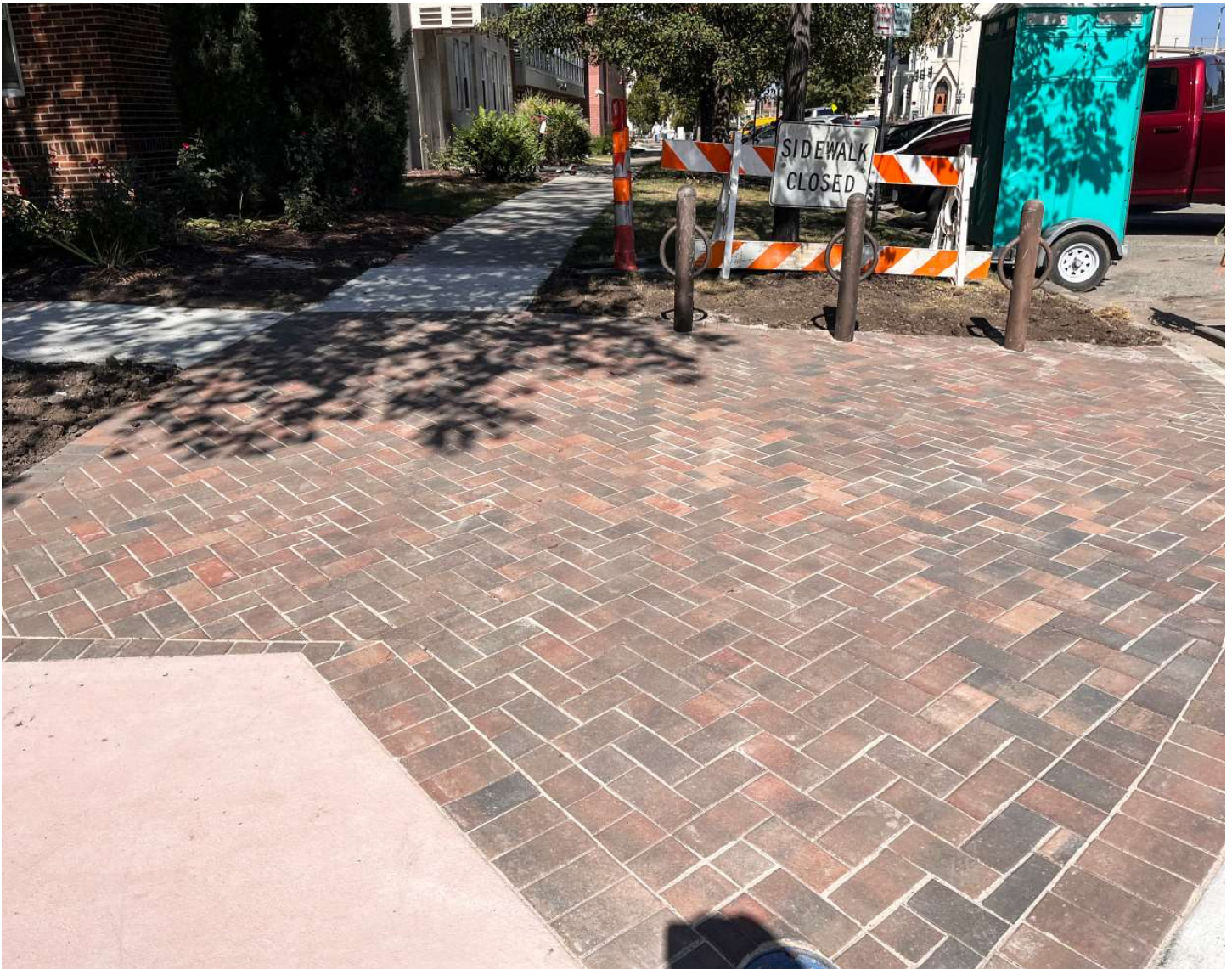
The Commission is required to meet at least quarterly by Section 27.56.060 of the Lincoln Municipal Code. The Commission met nine times in 2021.

Project Reviews

The Commission reviewed a number of interesting projects in the Capitol Environs District in 2021:

Residential Street Rehab Project - Kicking off the new year in January, the Commission reviewed and approved a residential street rehab project being proposed by the City's Transportation and Utilities Department for Lincoln Mall, 14th Street, and Goodhue Boulevard. The project had previously been reviewed by the Commission in June of 2020, at which time they directed LTU to revise their plans to preserve the decorative paving at the pedestrian nodes along Lincoln Mall. The revised plans presented in January did just that, and construction commenced in August and wrapped up in October.

Dr. Susan La Flesche Picotte Sculpture - In February and March, the Commission approved a plaque and portrait sculpture of Dr. Susan La Flesche Picotte to be located on the east side of the L to M block of Centennial Mall. Dr. La Flesche Picotte was a member of the Omaha Tribe, and the first Native American woman in America to become a doctor. She raised funds to build a hospital in Walt Hill, NE to provide medical services to Native Americans and other Nebraskans. The sculpture was funded through a private donation, and created by sculptor Benjamin Victor. Victor is also responsible for the "Standing Bear, Chief of the Ponca" sculpture on Centennial Mall. On October 11th, Lincoln celebrated Indigenous Peoples' Day with the unveiling of the sculpture.



As part of the residential street rehab project along Lincoln Mall, contractors restored the decorative paving nodes at each intersection back to their original design, per the direction of the Commission. The result is perfect example of how the Commission's oversight can positively impact the built environment within the Capitol Environs.



On October 11th, the Dr. Susan La Flesche Picotte sculpture was unveiled as part of the celebration of Indigenous Peoples' Day. The sculpture was created by Ben Victor, who is also the artist responsible for the Chief Standing Bear piece on Centennial Mall. The natural limestone pedestal that the sculpture stands on is meant to mimic a stone outcrop.

1526 K Street Plaque - March also saw the approval of a new pedestal and plaque in front of the DAS 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 was completed and dedicated in 1955. The new plaque honoring the sculpture reads as follows:

The Protecting Hand sculpture, created by artist Lawrence Tenney Stevens, was dedicated on October 6, 1955 on the façade of the late Woodmen Accident and Life Company building located at 1526 K Street. The sculpture weighs in at roughly 200 tons and was sculpted out of the same Indiana limestone used to construct the Nebraska State Capitol. The artwork was sculpted to represent support of the family circle by nestling six family members into one palm.

In 2007 the building was purchased by the State of Nebraska and was later dedicated as the First Nebraska Administrative Building, to honor the First

Nebraska Infantry Regiment that fought heroically in the Civil War. This plaque was dedicated in 2021 with the support from Assurity Life Insurance.

2 Landmark Centre - In March and April, the Commission approved NEBCO's plans to demolish and redevelop a portion of the block bounded by Lincoln Mall, H Street, 11th Street and 12th Street. The plan for redevelopment is to construct an office building similar to NEBCO's two Landmark buildings on the north side of Lincoln Mall.

South of Downtown PUD - The Commission also provided an advisory review in April and May of the South of Downtown PUD and the associated O-1 text amendment. The PUD and the text amendment aim to provide added land use flexibility in the South of Downtown area, and the Commission had a great discussion that helped propel both efforts toward approval by the City Council.

McPhee Elementary Sign - A new sign in front of McPhee Elementary was approved by the Commission in May.



1320 Lincoln Mall - In August, the Commission approved exterior improvements at 1320 Lincoln Mall being proposed as part of a larger renovation of the office building.

1843 K Street Outdoor Play Area - Also in August, the Commission approved an outdoor play area at 1843 K Street designed to include art easels, musical instruments, seating, sandbox, child building materials, and plantings conducive to children’s learning in an outdoor environment.

Pershing Center Demolition - In September, the City’s Urban Development Department requested and received a certificate of appropriateness for the demolition of the Pershing Center on Centennial Mall. Plans for redevelopment of the block include a private development component consisting of affordable housing, a wellness center, and retail. It is anticipated that the Commission will be reviewing schematic designs for this portion of the block in early 2022.

Redevelopment plans also anticipate the construction of a new central library on the block, which will likely come forward for review in the summer of 2022.

501 S 14th Street - Wrapping up the year, the Commission granted the State Building Division a Certificate of Exception on Grounds of Hardship in December to place a radio antenna on the rooftop of the State-owned building at 501 S 14th Street. The Commission expressed concerns about the

rooftop equipment that exists at this location and its impact on views to the Capitol, and thus chose to attach an expiration date of July 1, 2026 to the Certificate in order to hasten the equipment’s eventual removal.

Text Amendments

2021 also included another update to the Capitol Environs Design Standards. This change dates back to August of 2020, when the Commission approved a Law Enforcement Memorial in front of the Hall of Justice. While the Commission fully supported the proposal, they expressed a desire to have more definitive standards for monuments and memorials along Lincoln and Centennial Malls. Over the course of several meetings in 2021, the Commission discussed and ultimately recommended approval of the added standards. Those standards were sent to and approved by the City Council in September.

Looking Ahead

Looking ahead, the redevelopment picture for the Pershing block should start to come into focus in 2022, and the Commission will be asked to play a major role in pushing this catalyst project forward. Beyond Pershing, there are a handful of other significant redevelopment projects in the Capitol Environs District that are in the early planning stages. Each could serve to bring additional reinvestment and activity to the District.



Lincoln Mall saw examples of both public and private reinvestment in 2021, including the proposed rehab of the office building at 1320 Lincoln Mall.



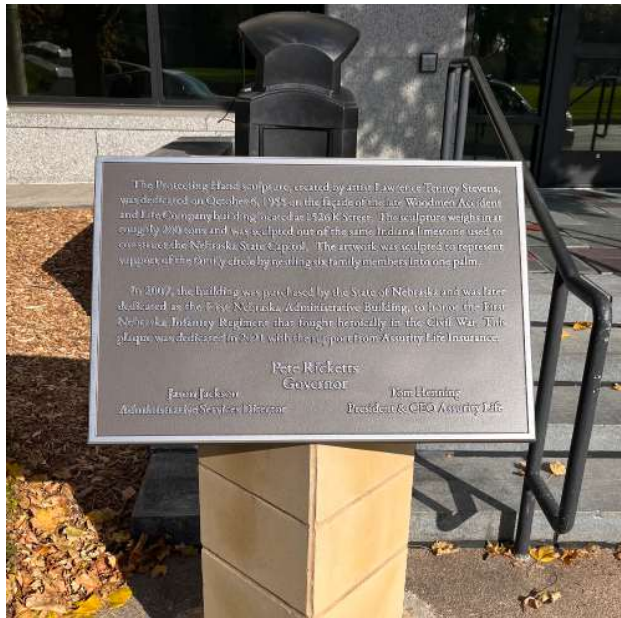
Construction Underway at 2 Landmark Centre on Lincoln Mall



Law Enforcement Memorial in Front of Hall of Justice (Approved in August 2020)



1526 K Street Plaque for "The Protecting Hand" Sculpture





NEBRASKA CAPITOL ENVIRONS COMMISSION

2021 ANNUAL REPORT

**NEBRASKA CAPITOL ENVIRONS DISTRICT
CERTIFICATE OF EXCEPTION ON GROUNDS OF HARDSHIP**

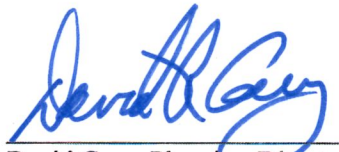
TO: Michelle Potts, Director of the State Building Division DATE: January 4, 2021

CC: NCEC agenda packet FROM: David Cary, Planning Department Director
Kile Johnson, NCEC Chair

RE: Certificate of Exception on Grounds of Hardship for the placement of a radio antenna on the roof of 501 S 14th Street

On December 17th, 2021, the Nebraska Capitol Environs Commission (NCEC) approved the placement of a radio antenna on the rooftop of the state-owned building at 501 S 14th Street by issuing a Certificate of Exception on the Grounds of Hardship. Per the Commission's action, the certificate is set to expire July 1, 2026. The intent of this expiration date is to give the State a reasonable period of time to bring the rooftop of this building into conformance with the Capitol Environs Design Standards. If the State is able to move forward with removal or screening of rooftop equipment prior to this expiration date, it is expected that these plans will be presented to the Commission for their approval prior to construction.

If no action has been taken by July 1, 2026, the State shall be required to reappear before the Commission to present their plans for complying with all Capitol Environs Design Standards as it relates to the rooftop equipment at 501 S 14th Street.

 1/4/22

David Cary, Planning Director (date)

 1-4-22

Kile Johnson, NCEC Chair (date)