



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Friday, August 26th, 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

August 26, 2022

1. Approval of meeting record of [July 22, 2022](#)

Public Hearing & Action

2. Site improvements and exterior work at [1420 K Street](#) (*St. Mary's Catholic Church, Clark & Enersen; UDR22079*)

Discussion

3. Staff updates & miscellaneous, [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 participating 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 Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

To: **Nebraska Capitol Environs Commission**
From: Collin Christopher
Re: Agenda for August 26, 2022
Date: August 18, 2022

Item 2: Site improvements and exterior work at 1420 K Street

St. Mary’s Catholic Church at 1420 K Street is planning a significant renovation project that will include both interior and exterior improvements to this historically-significant property. NCEC’s purview over the improvements is mostly focused on exterior and site improvements on the west side of the property, including:

- Existing site walls and landscaping to be removed and replaced. Initial removal will allow the building foundation to be repaired and waterproofed. When constructing the new site wall, it will need to be pulled back to the east so that it can be located entirely on private property.
- The west door, entry walk, and stairs are to be removed. The new site wall will then extend north without interruption, eliminating any direct pedestrian access to the former entry door.
- A statue base will be added in front of the removed entry door (statue selection not yet final).

This is a fairly straightforward renovation project that does not appear to deviate from the Capitol Environs Design Standards. Below is a summary of the relevant standards and guidelines:

Design Standard 7: Demolition

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

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 9.2

Special locations (such as focal points at ends of Malls) or uses (such as churches) present opportunities for buildings of greater individual prominence than is otherwise desirable along the Malls or facing Capitol Square.

Guideline 9.4

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

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 screening (especially of parking lots).

Design Standard 11: Buildings on Capitol Square

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

Guideline 11.1:

Capitol Square includes several historic structures listed on the National Register (NR) of Historic Places or designated as Lincoln Landmarks (LL), including Kennard House (NR, 1627 H St.), Ferguson House (NR, 700 S. 16th St.), Harris House (NR & LL, 1630 K St.), President and Ambassador Apartments (NR, 1330 & 1340 Lincoln Mall), Yates House (NR & LL, 720 S. 16th St.), and the Nebraska Governor's Residence (NR, 1425 H St.). These buildings should be preserved and maintained. Other historic buildings which contribute to the Capitol's immediate setting include St. Mary's Church (14th & K Sts.), First Christian Church (16th & K Sts.), and the Milburn Apartments (1345 H St.).

Guideline 11.2:

The principal elevation of new buildings constructed on property facing Capitol Square must be oriented towards the Capitol, including the primary entrance and fenestration.

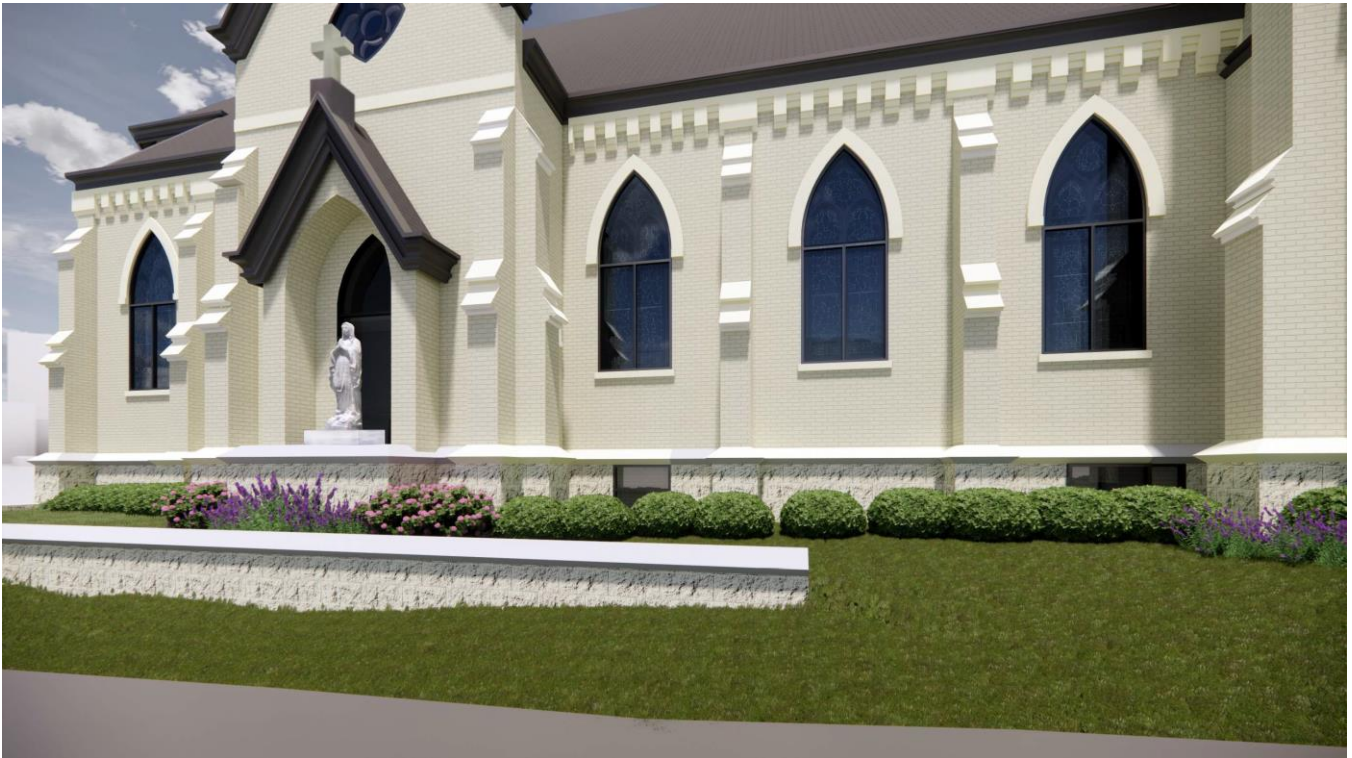
Guideline 18.6:

Retaining walls, seating walls, planters, and other vertical landscape features should be constructed of durable materials, preferably masonry; neutral or natural colors; horizontal lines; no exposed form lines or form-tie holes.

While the removal of an entry door is a significant change for a prominent building like this one, the standards appear to focus more on ensuring that primary entrances face the Capitol (See Guideline 11.2 above). Since the west entry does not face the Capitol and is not the primary entry for the building, staff sees no conflict with the Design Standards.

Recommended Finding: The proposed improvements comply with the Capitol Environs Design Standards.

Recommended Action: Approval of a Certificate of Appropriateness for the proposed work at 1420 K Street.



The rendering above shows the proposed improvements along the west side of St. Mary's, including new site walls, new landscaping, removal of the west entrance, and a new sculpture in front of the removed entry door.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/REPORTS/2022/08-August/2022augustmemo.docx>

MEETING RECORD

Advanced public notice of the Nebraska Capitol Environs Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Thursday, July 14, 2022.

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Friday, July 22, 2022, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Heidi Cuca, Delonte Johnson, Kile Johnson and Karen Nalow; (Andrea Gebhart, Ann Post and David Quade absent).

OTHERS IN ATTENDANCE: Collin Christopher and Teresa McKinstry of the Planning Department; Maggie Stuckey-Ross and J.J. Yost with Parks and Recreation; Bob Ripley and Matt Hansen with the Nebraska Capitol Commission; Michelle Potts from Nebraska State Building Division; Greg Newport; Doug Whitehead with Nebco; and other interested citizens.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair K. 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 April 22, 2022. Motion for approval made by Nalow, seconded by D. Johnson and carried 4-0: Cuca, D. Johnson, K. Johnson and Nalow voting 'yes'; Gebhart, Post and Quade absent.

Maggie Stuckey-Ross introduced herself. She is happy to be here, and is currently spending a lot of time observing and learning. She has been meeting with a lot of groups, as this is a busy time for Parks and Recreation. She is looking forward to working with everyone. The Commissioners introduced themselves.

SITE IMPROVEMENTS AT 1821/1843 'K' STREET **PUBLIC HEARING AND ACTION:**

July 22, 2022

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

Greg Newport appeared as a representative for Community Action. He explained that Jill Bomberger could not attend today. There are some issues with their property that they would like to address. They have had several accidents at 1843 'K' Street in the last couple of years. At the intersection of Antelope Parkway and 'K' Street, there have been several vehicles that have lost control and run into the building. This building will be used for day care and preschool aged children. They looked into a concrete barrier that would restrain vehicles, but the cost came in fairly high. That led them to their current solution of using concrete bollards. These are a little larger than the ones you see at The Hub. The bollards would be colorfully painted to tie in with what is happening in the

building with children. This would also make them more visible. The idea is to stop the vehicles before they enter the building.

D. Johnson would like to see some images. Newport showed some images of the building and the intersection in questions, including images from previous accidents.

K. Johnson wondered if these were night accidents. Newport believes they were during the day. K. Johnson noted his only concern would be the colors.

Nalow inquired what the applicant is proposing to paint the bollards with. Newport responded they are looking at an acid etch material. The bollards come bare. He is unsure what is on the bollards at The Hub or Target. His opinion is that acid etch would hold up better. They might want to do an anti-graffiti coating. The acid etch would make them a little duller in appearance. Nalow noted that those in front of The Hub are integral to the structure and there is an acid etch. The color goes all the way through the concrete. Newport believes that is an option for them. Nalow would like a follow up about the color. This doesn't face the Capitol and it is not on the Mall. She is just thinking about how bright the colors may be and if they would fade over time. This needs to be part of the consideration.

Cuca believes there are reasons why, but she wondered about protecting people on the sidewalk as well. Newport responded that the city would not support bollards in the public right-of-way. Cuca asked if the colors would be monochromatic. Newport stated there would be differences in the color. He is not one hundred percent certain they are in agreement yet on what colors they want to use. They would gladly take direction from the Commission, but the idea is to have some rhythm with three or four colors.

D. Johnson believes this is appropriate for the property.

Bob Ripley stated that based on the number of accidents they have had in this location, he questioned if the bollards would be readily replaceable. That would be his only concern. He agreed with Cuca about protecting the building, but he would be concerned about pedestrians as well. He believes City of Lincoln Transportation and Utilities needs to take a second look at this intersection. He would also suggest the applicant look at replaceability. He wondered if a car could take the bollard off its footing or if there is a pole inside the bollard. Replacement would be his primary concern.

Newport stated that the bollards are manufactured by three or four companies around the country. They can be readily purchased and shipped. They weigh about 400 pounds each. They sit on a post that is buried in a footing in the ground. They haven't done a study to see what size of vehicle they would restrain, but he feels that they will be adequate.

K. Johnson asked for input on color choice. Nalow would recommend more muted colors. She believes they would wear better over time.

ACTION:

Cuca moved approval of a Certificate of Appropriateness for the addition of vehicle barriers as proposed, seconded by D. Johnson and carried 4-0: Cuca, D. Johnson, K. Johnson and Nalow voting 'yes'; Gebhart, Post and Quade absent.

SITE WORK AT 1010 LINCOLN MALL

PUBLIC HEARING AND ACTION:

July 22, 2022

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

Collin Christopher noted that Nalow cannot vote on this item due to a conflict of interest. However, he believes a Certificate of No Material Effect would be appropriate if the three voting Commissioners are supportive. This could be issued administratively with the concurrence of the Chair of this Commission and the Director of the Planning Department.

Nalow appeared representing the applicant and showed the location of the NEBCO property at 1010 Lincoln Mall. They are looking specifically at improvements to the two corners on the south side. At one point in time, there was a parking lot between 11th Street and 12th Street to the east of the building on Lincoln Mall. NEBCO eventually redeveloped that parking lot into an office building similar in style. The south side of the block from 11th – 12th is being redeveloped as well. These properties are all owned by NEBCO. They are considering the removal of the seat walls at the southeast and southwest corners of the building and the addition of landscaping that extends to the building. The seat walls are mostly on NEBCO property. Some of the older landscaping around this building has been replaced already. They want a refresh similar to the approach at the other two NEBCO-owned Landmark buildings on the Mall.

Cuca wondered if this was a purely aesthetic change. Nalow stated the only change being requested would be the removal of the seat walls. She doesn't believe they have a significant impact on the overall streetscape.

K. Johnson understands there are no benches in the design of the buildings to the east and south. Nalow noted he was correct. This would make all three of the buildings consistent. Looking at the overall approach to the Mall, the benches are typically located in the mid-block range. K. Johnson also pointed out that the bus shelter has benches. He has seen people gathered at the east end, but no one in the shelter.

K. Johnson supports the change and believes this could proceed administratively pursuant to the approval of the Director of Planning. The other Commissioners indicated their agreement with K. Johnson and concurred that this could be approved administratively.

D. Johnson personally likes the benches, but understands if they aren't being used and believes this would give a more uniform look. He agreed this proposal would be appropriate.

Christopher suggested that he would like to hear the opinion of Parks and Recreation. J.J. Yost stated Parks would support the removal as well. They have this issue along Lincoln Mall. They don't get the appropriate use. He believes a cleaner look would be better.

Ripley would support this as well. He agreed with K. Johnson's comments. The applicant has a reputation that proceeds them. He has confidence knowing whatever is removed will be replaced with something better. He concurred with the Chair's observations.

Nalow wanted to note that the seat walls that were installed were done so before the most current design standards. They do not technically meet the current design standards.

MISCELLANEOUS:

- Christopher gave an update on the discussion about a text amendment from the April 2022 meeting. Going back to December of 2021, there was a proposal from the State Building Division (SBD) to add a radio antenna to one of their buildings in the Environs. The Commission was informed at that time that government entities wishing to appeal a decision have the option to appeal to the Department of Administrative Services (DAS). That seemed to staff and Commissioners to be somewhat of a conflict of interest, given that the SBD is a division of the DAS. So, staff looked into changing the process. In April, staff brought forward a proposal that would change the appeal body from the DAS to the Capitol Commission. The DAS expressed concern about this change, noting that the language in the City's Municipal Code regarding the appeal process is also included in State Statutes. The Commission asked staff to consult with the City's Law Department to get advice on how to proceed. The Law Department agreed that the overlap between the Municipal Code and the State Statutes complicates the issue, and recommended that the City not proceed with a text amendment to the Municipal Code until the State Statutes are first changed. In order for that to happen, the logical next step would be for staff from the Planning Department and the Mayor's Office to identify a State Senator willing to sponsor a bill to amend the State Statutes. Given this added level of complexity, Christopher asked the Commissioners how they would like to proceed.

K. Johnson believes this would be a logical change and an improvement. He thinks it should be looked at. The other Commissioners agreed. Christopher will work on that. He assumes it will not be a quick process.

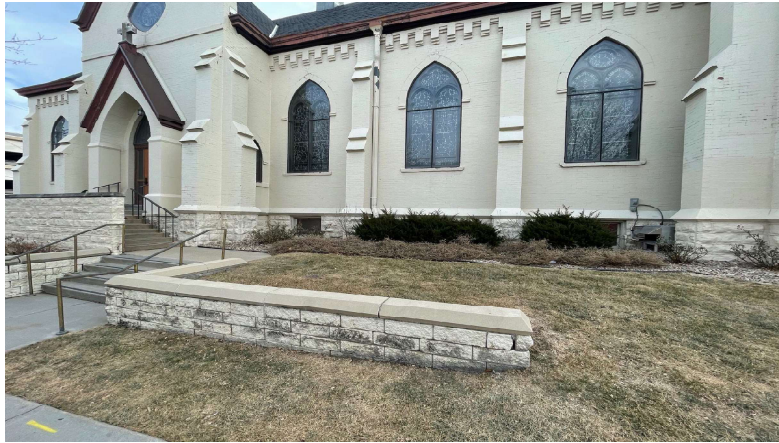
- Nalow asked Parks and Recreation staff about the maintenance of Lincoln Mall, which appears to have been inconsistent over the last couple of years. She would like to have an understanding of the approach to maintenance and anything that could be done to have a year-long approach to weed control.

Yost believes they need to visit with their maintenance staff and find a more consistent approach in order to be able to provide the desired level of service. Sunken Gardens and Cascade Fountain have received a lot of extra attention this year, but he will talk with staff about their approach. Nalow understands and knows this is about time and money. She appreciates the response.

There being no further business, the meeting was adjourned at 9:05 a.m.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/NCEC/Minutes/2022/072222.docx>

St. Mary's Catholic Church West Side Improvements



Existing West Facade



Proposed West Facade



North Side Retaining Wall

Site Walls

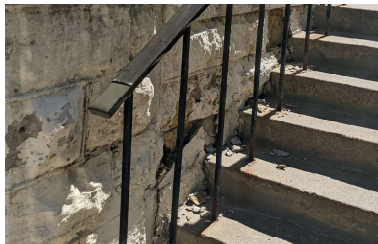
- Existing sandstone and concrete walls are damaged beyond repair
- Water infiltration is causing foundation issues



West Retaining Wall (Back Side)

Site Grading

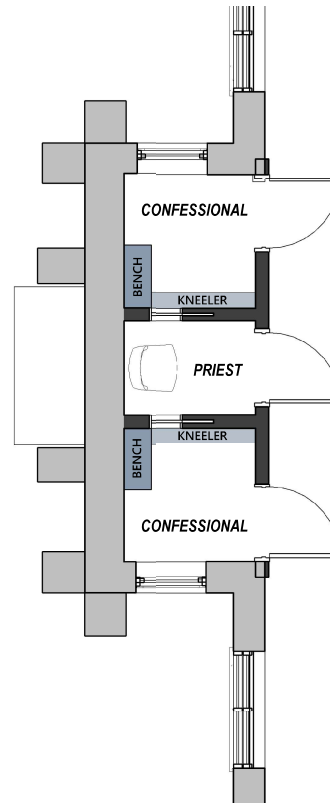
- The west site walls are past the City right-of-way and would need to be moved closer to the Church if replaced
- Existing grade has settled behind the retaining walls causing poor drainage and additional damage to the site walls



Stairs & Foundation Walls

Stairs & Handrails

- The existing stairs and handrails are heavily damaged due to age and years of salt use
- Salt use has caused significant damage to sandstone foundation walls
- The stairs and handrails no longer meet Code



9 Confessional Floor Plan

Exterior Improvements

- Existing landscaping and site walls will be removed to allow the foundation to be repaired and waterproofed
- The west door and stairs will be removed
- A statue base will be placed in the old door entry (*Rendering for reference only, statue has not been finalized*)

Interior Improvements

- Confessionals will be re-built using the existing confessional and vestibule space
- Improved security by removing an exterior door and unmonitored vestibule
- Confessionals will be ADA accessible and sound-proofed
- A kneeler and seat will be provided for each confessional
- An operable screen in each confessional will allow either private or face-to-face confessions
- New modern mechanical, lighting, and sound masking systems will be installed
- The east confessional will also be sound-proofed as part of this project

Pricing Set #1

**St. Mary Catholic Church
 Ph. 1 West Improvements**
 1420 K St
 Lincoln, NE 68508

CE No.: 251-017-22
 Cheever No.: 202213

Existing Conditions/
 Site Demolition Plan

L1.01

SYMBOLS LEGEND

● SECTION MARK (W. REBAR & CAP)	_____ PROPERTY LINE
○ FOUND MONUMENT AS NOTED	_____ STREET CENTERLINE
P - PLATTED DISTANCE	— GAS — UNDERGROUND GAS LINE
M - MEASURED DISTANCE	— UGE — UNDERGROUND ELECTRICAL LINE
U/B UTILITY BOX	— S — S — UNDERGROUND STORM SEWER
CB/F FIBER OPTICS BOX	— SS — UNDERGROUND SANITARY SEWER
• SIGN	— FO — UNDERGROUND FIBER OPTIC LINE
☀ LIGHT POLE	— T — T — UNDERGROUND TELEPHONE LINE
⊕ AND W/PLATED TRANSFORMER	— W — W — UNDERGROUND WATER LINE
☐ AIR HANDLING UNIT	● TREE (DECIDUOUS)
⬤ GUARD POST (BOLLARD)	● TREE (EVERGREEN)
COO CLEAN OUT VALVE	
SP/BSO SPRINKLER CONTROL BOX	
SP/CO SPRINKLER	
PI/V - POST INDICATOR VALVE	
⚠ CORRESPONDS TO SURVEYOR'S NOTES	

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN AND DISCREPANCIES NOTED IN FIELD SHALL BE RELAYED TO LANDSCAPE ARCHITECT OWNER PRIOR TO COMMENCEMENT OF WORK.
- THE EXISTING SITE CONDITIONS ARE BASED ON INFORMATION PROVIDED BY K & M LAND SURVEYING INC. ON JULY 16, 2022. PHONE: (402) 473-3022.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORD DRAWINGS PROVIDED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EXTENSIVE PENETRANCE OR ABANDONED, THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE AND INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. FURTHER VERIFICATION MAY BE REQUIRED TO VERIFY UTILITIES NOT SHOWN HEREIN. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES LOCATED THROUGHOUT THE STATES "ONE CALL" SYSTEM AT (800) -333-1846 OR BY FIELD VERIFY ALL SITE SPECIFIC UTILITIES.
- THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SHRUBS AND TREES ON SITE AS INDICATED. PROVIDE TEMPORARY FENCINGS AS INDICATED ON THE PLANS AND DO NOT PARK, DRIVE OR STACK CONSTRUCTION MATERIALS UNDER THESE AREAS.
- THE GENERAL CONTRACTOR SHALL NOT REMOVE OR ALTER ANY PROTECTION FENCING WITHOUT PRIOR WRITTEN CONSENT FROM OWNER AND LANDSCAPE ARCHITECT.

LEGAL DESCRIPTION

LOTS SEVENTH (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), BLOCK NINETEEN (19), ORIGINAL PLAN OF LINCOLN, LANCASTER COUNTY, NEBRASKA.

FLOOD ZONE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" NOT A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF LINCOLN, NE. COMMUNITY No. 215273, PANEL 0315-F, DATED 3-19-2011.

SPECIAL EXCEPTION ON TITLE COMMITMENT

NEBRASKA TITLE COMPANY
 TITLE NO. E1786L, JUNE 2, 2022 AT 8:00 A.M.

1) TERMS AND CONDITIONS OF ORDINANCE NO. 15236 CREATING THE DOWNTOWN PERIMETER MANAGEMENT AND ENHANCEMENT DISTRICT, RECORDED OCTOBER 14, 1989 AS INSTR. NO. 86-18651, RECORDS OF LANCASTER COUNTY, NEBRASKA, SURVEYOR'S NOTE: NOTHING TO GRAPHICALLY LOCATE.

2) TERMS AND CONDITIONS OF ORDINANCE NO. 20351 CREATING THE DOWNTOWN MANAGEMENT BUSINESS IMPROVEMENT DISTRICT, RECORDED MAY 19, 2011 AS INSTR. NO. 201101886, RECORDS OF LANCASTER COUNTY, NEBRASKA, SURVEYOR'S NOTE: NOTHING TO GRAPHICALLY LOCATE.

SURVEYOR'S NOTES

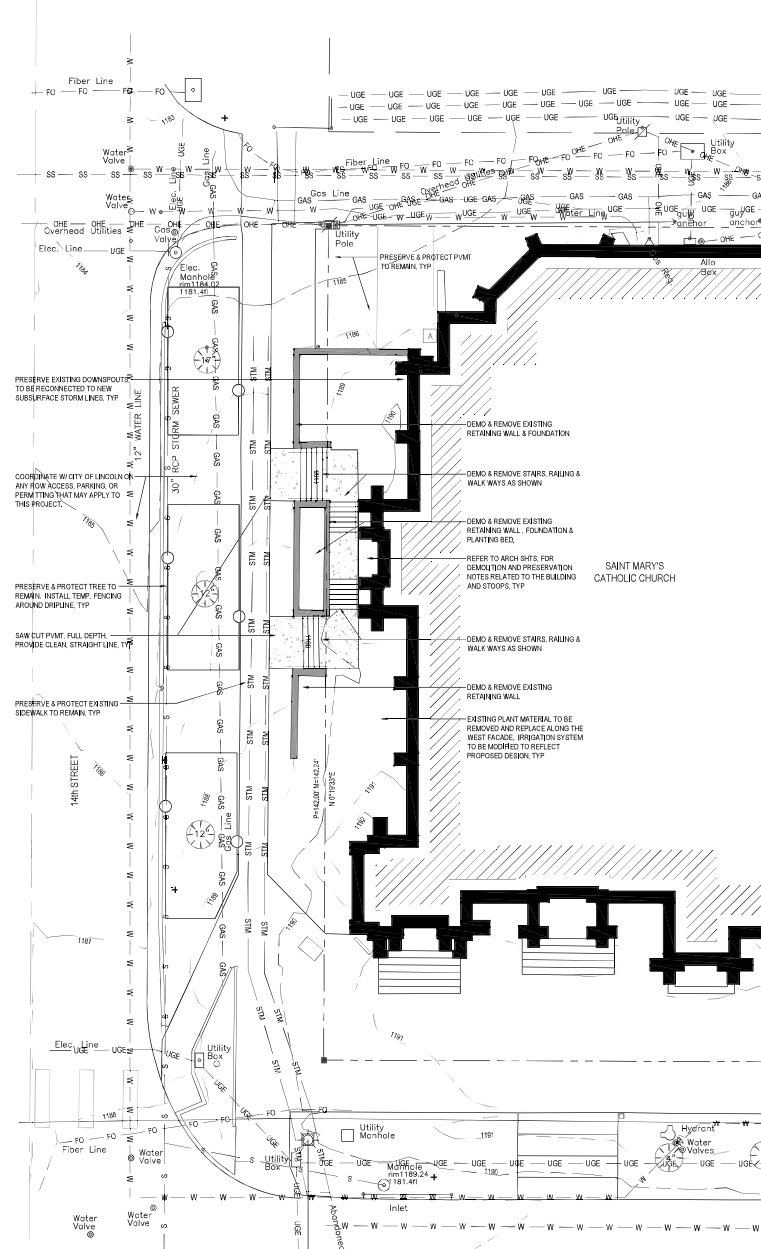
- THE ELECTRICAL PANEL CROSSES THE PROPERTY LINE AS SHOWN.
- THE CHAIN LINK FENCE CROSSES THE PROPERTY LINE AS SHOWN.

DEMOLITION NOTES

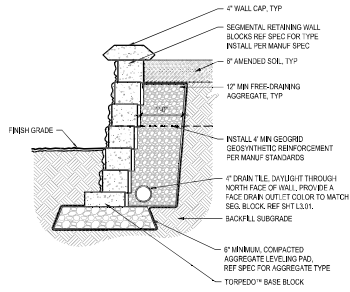
- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL POINTS.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNS, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND APPROVED BY THE OWNER AND THE CITY OF LINCOLN.
- CONTINUOUS PEDESTRIAN & VEHICULAR ACCESS SHALL BE MAINTAINED FOR ST. MARY'S CATHOLIC CHURCH DURING SITE DEMOLITION AND CONSTRUCTION.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF FENCE, FLAMES, FOUNDATIONS, DRIVE, DRAINAGE STRUCTURES, UTILITIES, ETC. EXCEPT WHERE NOTED BY ENGINEER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERLTO SUITABLE MATERIAL, AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE CITY OF LINCOLN SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITIONS AND DISPOSAL.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNLOCATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED UNDER BUILDING.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED, RELOCATED, AND/OR ABANDONED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
- ALL SIDEWALK & PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF MATERIAL BEING CONCRETE. THE CONTRACTOR SHALL SAW CUT FULL DEPTH AT NEAREST JOINT WHERE NECESSARY.
- DO NOT DISRUPT UTILITY SERVICES TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.

PHASING NOTES

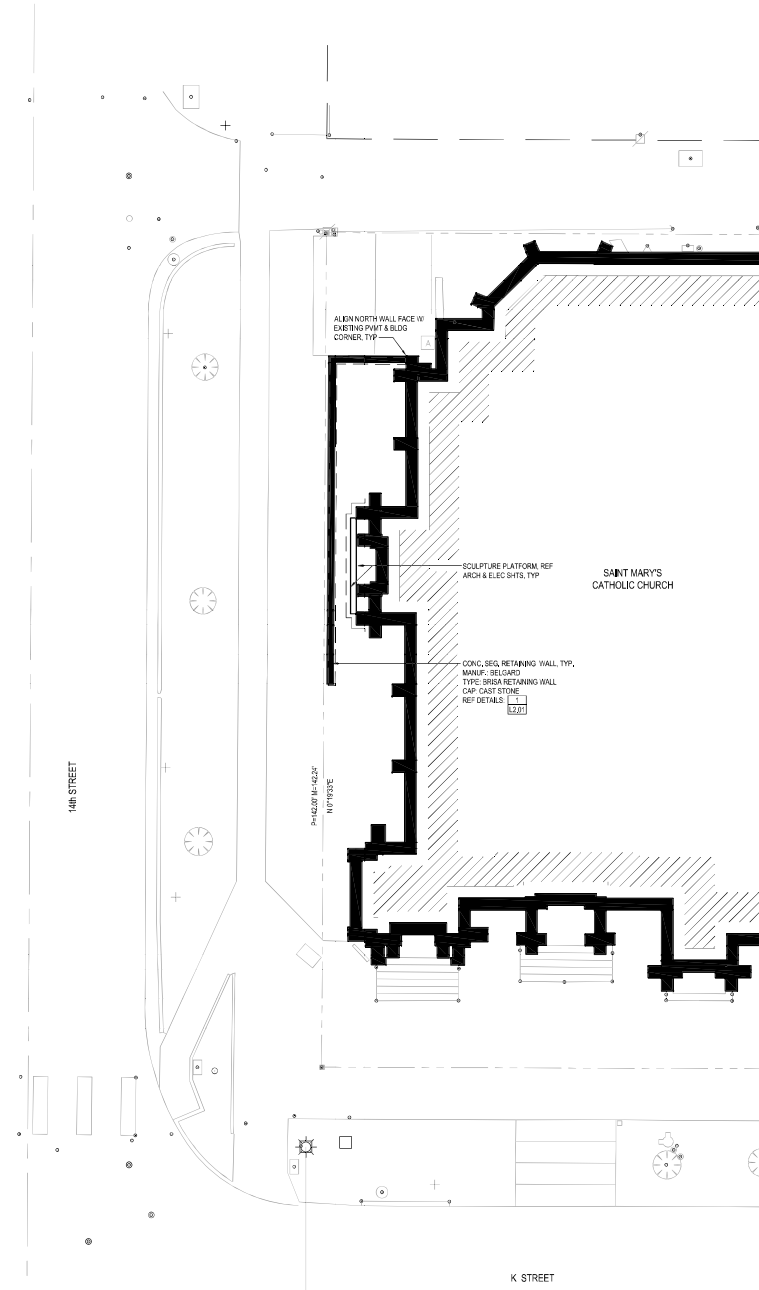
- THIS BUILDING WILL REMAIN OCCUPIED AND IN USE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION.
- COORDINATION LOCATION OF MATERIAL STORAGE WITH OWNER.
- COORDINATE WITH OWNER AND CITY OF LINCOLN ANY SIDEWALK OR STREET CLOSURES THROUGH EACH PHASE OF CONSTRUCTION.



EXISTING CONDITIONS/ SITE DEMOLITION PLAN
 SCALE: 1"=10'-0"



1 SEGMENTAL RETAINING WALL
 SCALE: 3/4" = 1'-0"



PRELIMINARY SITE LAYOUT AND MATERIALS PLAN
 SCALE: 1/4" = 1'-0"

CLARK & ENERSEN

Architecture | Engineering | Interior Design | Landscape Architecture | Planning

clarkensers.com
 Lincoln, Nebraska
 1010 Lincoln Mall, Suite 200
 Lincoln, NE 68508-7053
 P: 402.477.9291 F: 402.477.6542

Kansas City, Missouri
 Fairway, Kansas
 Portland, Oregon
 Fort Collins, Colorado
 Omaha, Nebraska

CHEEVER
 / in construction

cheeverconstruction.com
 3425 North 44th Street
 Lincoln, NE 68504
 P: 402.477.6744 F: 402.477.2063

SHEET HISTORY:
 ISSUED 08/17/2022 PRICING SET #1

Pricing Set #1

**St. Mary Catholic Church
 Ph. 1 West Improvements**

1420 K St
 Lincoln, NE 68508

CE No.: 251-017-22
 Cheever No.: 202213

For Information Only
 Preliminary
 Site Layout and
 Materials Plan

L2.01

Pricing Set #1

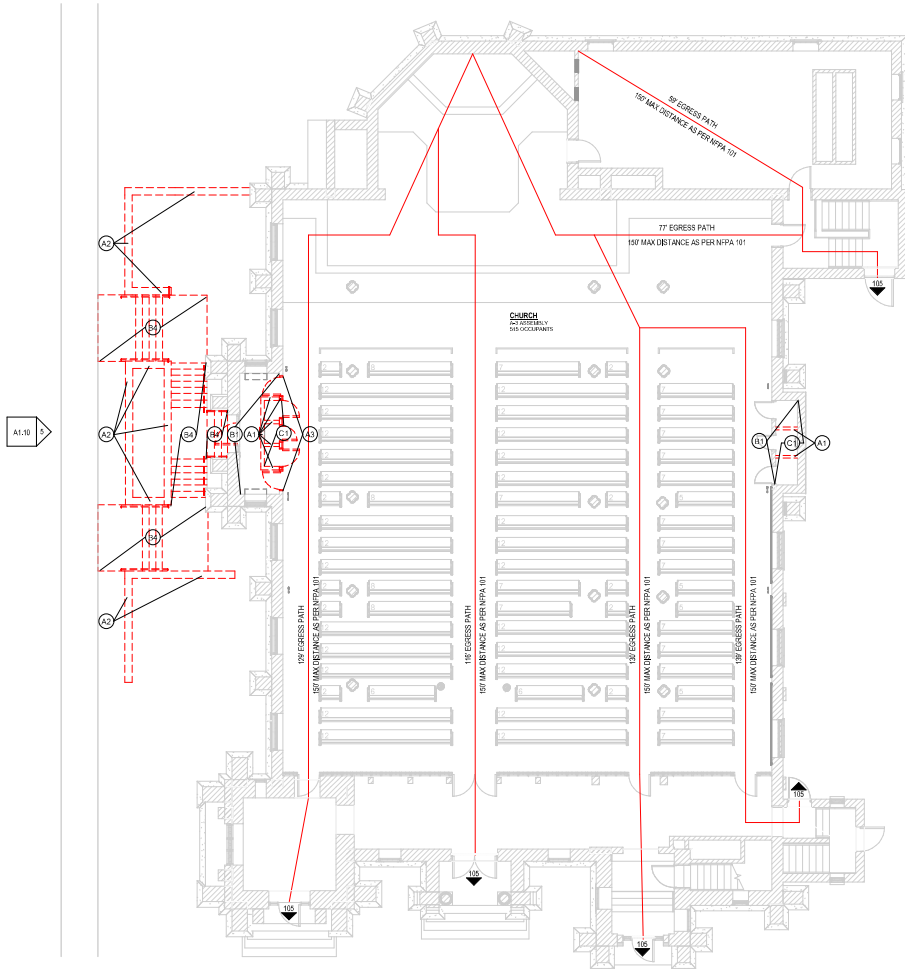
St. Mary Catholic Church Ph.1 West Improvements

1420 K St
Lincoln, NE 68508

CE No.: 251-217-22
Cheever No.: 202213

Demo & Roof Plans

A0.11



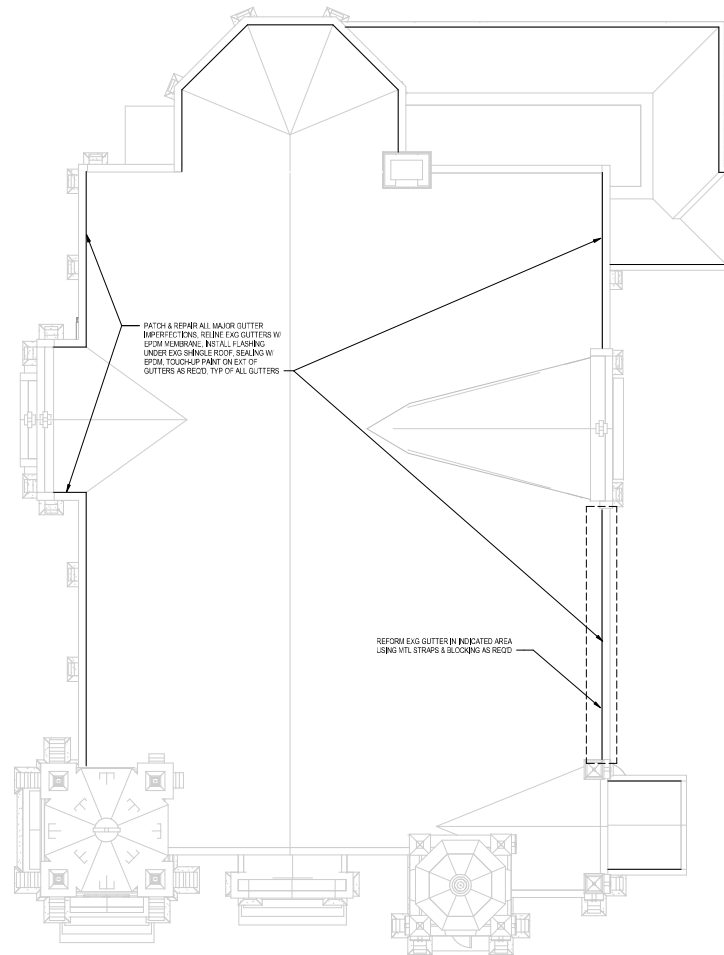
1 DEMO PLAN
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

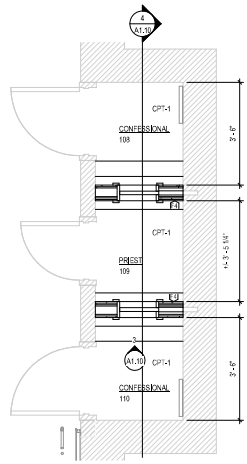
- PROTECT ITEMS NOT BEING REMOVED FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS TO DETERMINE THE TOTAL QUANTITIES AND SCOPE OF WORK THAT IS TO OCCUR AND COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF NEW WORK WITH EXISTING CONDITIONS.
- ALL MATERIALS REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFICALLY DESIGNATED TO REMAIN THE PROPERTY OF THE OWNER.
- SAFELY CONSERVE AND TEST BUILDING HARDWARE FOR REUSE DURING NEW CONSTRUCTION. TURN OVER UNUSED HARDWARE TO OWNER.
- ALL WALLS INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL ELECTRICAL RECEPTACLES, SWITCHES AND CONDUITS, TELEPHONE OUTLETS, WIRING, MECHANICAL PIPING AND PIPING, ETC.
- REMOVE ALL SURFACE INDICATED OBJECTS IN AREA OF WORK THAT ARE ABANDONED AND NOT INTENDED FOR REUSE. PREPARE SURFACE FOR NEW FINISH.
- COORDINATE ALL DEMOLITION WORK BETWEEN TRADES.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DEMOLITION WORK APPEARS TO AFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING BEFORE PROCEEDING WITH DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING MATERIALS TO REMAIN RESULTING FROM WORK UNDER THE CONTRACT AND SHALL RESTORE SUCH DAMAGE TO ITS ORIGINAL CONDITION.
- BEFORE DEMOLITION BEGINS, CONTRACTOR SHALL CONSULT WITH THE OWNER AND/OR BUILDING USERS TO SCHEDULE DISRUPTION OF DAILY ACTIVITIES.
- PURSUANT TO THE FEDERAL OSHA EMPLOYER SAFETY AND HEALTH ACT, THE CONTRACTOR IS HEREBY ADVISED THAT A POTENTIAL FOR LEAD HAZARD EXIST. LEAD PAINT CAN BE PRESENT ON OLD PAINTED SURFACES. THE CONTRACTOR IS ADVISED THAT HE/SHE IS RESPONSIBLE TO COMPLY WITH THE FEDERAL STANDARDS FOR LEAD PAINT IN THE CONSTRUCTION INDUSTRY THAT WERE ADOPTED IN JUNE OF 1988 BY OSHA CFR 29 PART 1926.42. THESE REGULATIONS REQUIRE THE CONTRACTOR TO USE OF WORK STRATEGIES WHICH WILL LEAD TO MINIMIZE AND PROTECT WORKERS FROM LEAD HAZARDS.
- ASBESTOS ABATEMENT WILL BE PERFORMED PRIOR TO WORK IN THE CONTRACT. IF ASBESTOS IS SUSPECTED OR DISCOVERED DURING DEMOLITION, NOTIFY THE ARCHITECT.
- CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS ONLY AND CLEAN AREAS OF WORK UPON COMPLETION.
- FINAL CLEANING SHALL INCLUDE THE FOLLOWING:
 - REMOVE LABELS THAT ARE NOT INTENDED TO BE PERMANENT.
 - CLEAN ALL TRANSPARENT SURFACES, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS.
 - CLEAN EXPOSED SURFACES AND INTERIOR HARD-SURFACED FINISHES TO A DUST-FREE CONDITION.

DEMOLITION KEY NOTES (A1)

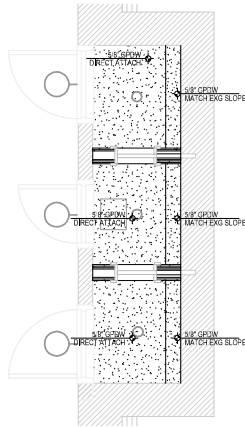
NOTES	DETAILS
A1	REMOVE EXISTING STUD FRAMES, WALL PARTITION AND CAP CEILING IN ITS ENTIRETY FROM FLOOR TO TOP OF WALL TO THE EXTENT SHOWN, INCLUDING BUT NOT LIMITED TO PLASTER, TRIM, FRAMING, ELECTRICAL AND MECHANICAL. REMOVE ELECTRICAL AND MECHANICAL BACK TO JUNCTION OR MAIN SUPPLYING UTILITY AND CAP. REPAIR FLOORING AND ADJACENT WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH OR COORDINATE WITH NEW CONSTRUCTION & INTERIOR FINISHES.
A2	REMOVE EXISTING SITE WALLS IN THEIR ENTIRETY INCLUDING FOOTINGS. REPAIR ADJACENT CHURCH WALLS IF APPLICABLE, TO MATCH EXISTING FINISH OR COORDINATE WITH NEW CONSTRUCTION.
A3	REMOVE EXISTING STUD FRAMES, WALL PARTITION IN ITS ENTIRETY FROM FLOOR TO TOP OF WOOD TRIM INCLUDING BUT NOT LIMITED TO PLASTER, INNER TRIM, FRAMING, DOORS, BALUNES, HARDWARE TO BE USED DURING NEW CONSTRUCTION. REPAIR ADJACENT WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH. COORDINATE WITH NEW CONSTRUCTION FOR INTERIOR FINISHES.
BLOCKS	
B1	REMOVE EXISTING FINISH FLOORING AND WALL BASE TO THE EXTENT SHOWN. PREPARE SUBFLOOR AND WALL TO RECEIVE NEW FINISH FLOORING AND WALL BASE. COORDINATE EXTENT OF NEW FINISH FLOORING AND INTERIOR FINISHES. REPAIR WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH OR COORDINATE WITH NEW CONSTRUCTION & INTERIOR FINISHES.
B4	REMOVE EXISTING STAR STRIP SYSTEMS IN ITS ENTIRETY EXCEPT FOR WORKS NEW WALLS TO BE INSTALLED, INCLUDING BUT NOT LIMITED TO STAR STRIPS, STAR TREADS, AND HARDWARE. REPAIR ADJACENT CHURCH WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH OR COORDINATE WITH NEW CONSTRUCTION.
CEILING	
C1	REMOVE EXISTING CEILING SYSTEM AS REQUIRED FOR NEW CONSTRUCTION, INCLUDING BUT NOT LIMITED TO CEILING PANELS, CEILING GRID, LIGHT FIXTURES, MECHANICAL, DIFFUSERS, ELECTRICAL, SERVICE AND FIRE SERVICES. COORDINATE EXTENT OF MECHANICAL, ELECTRICAL AND PLUMBING RELOCATION WITH NEW CONSTRUCTION. REPAIR WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH OR COORDINATE WITH NEW CONSTRUCTION & INTERIOR FINISHES.



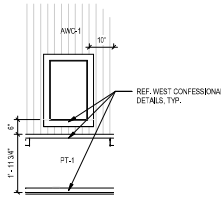
2 ROOF PLAN
SCALE: 1/8" = 1'-0"



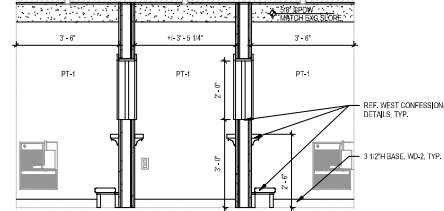
1 **FP - EAST CONFESSIONAL**
SCALE: 1/2" = 1'-0"



2 **RCP - EAST CONFESSIONAL**
SCALE: 1/2" = 1'-0"



3 **IE - EAST CONFESSIONAL**
SCALE: 1/2" = 1'-0"



4 **SECTION - EAST CONFESSIONAL**
SCALE: 1/2" = 1'-0"

GENERAL PLAN NOTES

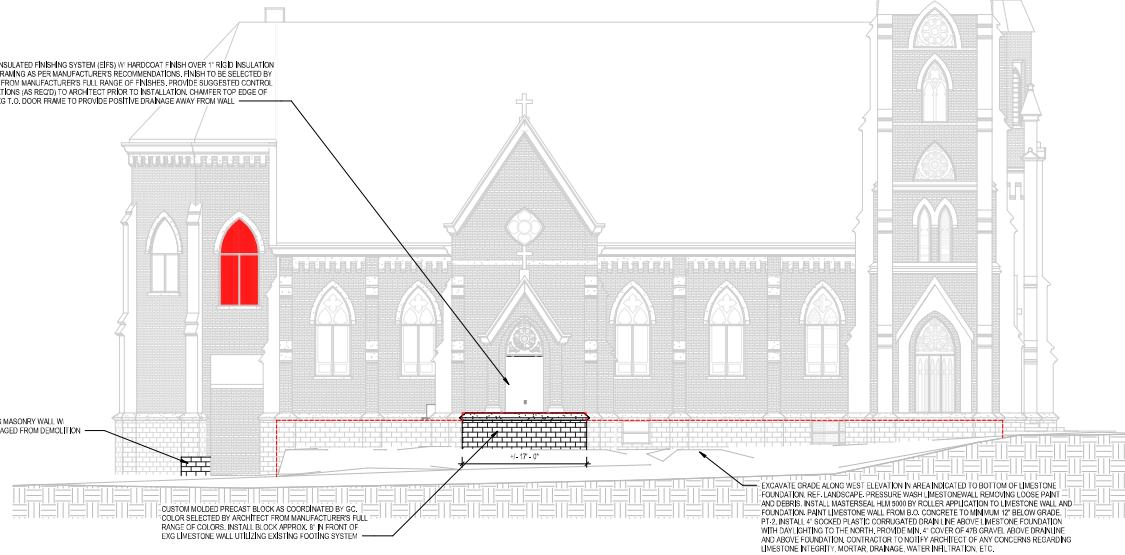
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE INSTALLATION OF NEW WORK WITHIN THESE EXISTING CONDITIONS. ANY DEVIATIONS IN EXISTING CONDITIONS OR DIMENSIONS INDICATED SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER.
- ALL WALL / GENERAL PLAN DIMENSIONS ARE TO EXISTING EXISTING CONSTRUCTION.
- ALL STICRATED WALL ASSEMBLIES AND PARTITIONS INDICATED SHALL HAVE STAGGERED SHEAR JOINTS AND JOINT BOARD JOINTS ON OPPOSITE SIDES OF ASSEMBLIES. REFERENCE WALL TYPE SCHEDULE FOR SOUND AND ATTENUATION INSULATION REQUIRED WITHIN STUD CAVITIES. SEAL ASSEMBLIES AT CONSTRUCTION PENETRATION, DECORATING MATERIAL, TOP & BOTTOM, FINISH CONTACTS, JOINTS, AND AT ALL CRACKS AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACoustICAL JOINT SEALANT. INSTALL ACoustICAL JOINT SEALANTS AT BOTH FACES OF ASSEMBLIES.
- GENERAL CONTRACTOR SHALL COORDINATE REPAINTING OF WALLS BETWEEN SUBCONTRACTORS AFTER EXISTING FIXTURES ARE SCHEDULED TO BE REMOVED AND PRIOR TO FIXTURES BEING REINSTALLED. REFER TO ELECTRICAL, & MECHANICAL PLANS.

FINISHES

ACOUSTIC WALL COVERING	
AWC-1	MANUFACTURER: DESIBATEX
	PRODUCT: WANNARE RB
	SIZE: 48" WIDE
	COLORWAY: DOVE
	APPLICATION: PENITENT FRONT WALLS
CARPET	
CPT-1	MANUFACTURER: INTERFACE
	PRODUCT: COMPOSURE
	SIZE: 30" X 30"
	COLORWAY: 38302/DELBERATE
	INSTALLATION: NON-DIRECTIONAL
PAINT	
PT-1	COLOR: MATCH EXISTING INTERIOR PAINT COLOR
	FINISH: MATCH EXISTING INTERIOR PAINT
	TYPE: INTERMEDIATE
PAINT	
PT-2	COLOR: MATCH EXISTING EXTERIOR PAINT COLOR
	FINISH: MATCH EXISTING EXTERIOR PAINT
	TYPE: INTERMEDIATE
UPHOLSTERY	
UPH-1	MANUFACTURER: WOLF GORDON
	PRODUCT: LARK
	SIZE: 48" WIDE
	COLORWAY: CARSON
	APPLICATION: PANELERS & BENCH
WOOD	
WD-1	SPECIES: RED OAK
	STAIN: MATCH EXG DOORS
WD-2	SPECIES: RED OAK
	STAIN: MATCH EXG COLUMN BASES

EXTERIOR INSULATED FINISHING SYSTEM (EIFS) W/ HARD COAT FINISH OVER 1" RIGID INSULATION AND 3/4" FRAMING AS PER MANUFACTURER'S RECOMMENDATIONS. FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF FINISHES. PROVIDE SUGGESTED CONTROL JOINT LOCATIONS (AS REQ'D) TO ARCHITECT PRIOR TO INSTALLATION. CHAMFER TOP EDGE OF WALL TO EXG 1.0. DOOR FRAME TO PROVIDE POSITIVE DRAINAGE AWAY FROM WALL.

REMOVE EXISTING MASONRY WALL IN UNITS SALVAGED FROM DEMOLITION



5 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

Pricing Set #1

St. Mary Catholic Church Ph.1 West Improvements

1420 K St
Lincoln, NE 68508

CE No.: 251-217-22
Cheever No.: 202213

East Confessional, West
Elevation, & Finishes

A1.10

**NEBRASKA CAPITOL ENVIRONS DISTRICT
CERTIFICATE OF NO MATERIAL EFFECT**

TO: David Cary, Planning Director DATE: July 25, 2022
Kile Johnson, Chair, NCEC

CC: NCEC agenda packet FROM: Collin Christopher, Planning Department

RE: Certificate of No Material Effect for
improvements at 1010 Lincoln Mall and the
adjacent right-of-way.

NEBCO, Inc. is planning to make minor upgrades to their property at 1010 Lincoln Mall to bring it more in line with their other Landmark properties along the Mall. As part of these improvements, they have requested the ability to remove two benches at the southwest corner of the building and another two at the southeast corner. While seating along the Mall is desired, the four benches in question are not ideally placed for use by the general public or users of 1010 Lincoln Mall. Further, their removal is not likely to negatively impact the Lincoln Mall experience.

This request was advertised and placed on the agenda for the July 22nd Capitol Environs meeting. Unfortunately, the Commission lacked a quorum for this item and was unable to approve a Certificate of Appropriateness. However, the three Commissioners who were in attendance and able to vote were supportive of the proposal, along with the ex-officio representatives from Lincoln Parks and Recreation and the Office of the Capitol Commission.

While a vote on this item could be moved to August, staff is of the opinion that a delayed vote will not change the expected outcome. NEBCO would like to move forward with updates to the property as quickly as possible, and given the relatively minor nature of this work, it is reasonable to conclude that the proposal may be approved via a Certificate of No Material Effect. The Capitol Environs District chapter of the zoning code (LMC 27.56) provides that the Planning Director may recommend and the Environs Commission chair may issue such a certificate when the application is for "minor work which is not restricted by the Standards, which has no material effect on architectural or landscape features of the District, and which is in harmony with the purposes of this ordinance."

The proposed work is minor in nature, has limited impact on the Lincoln Mall landscape, and does not explicitly conflict with the Capitol Environs Design Standards. As such, I believe it favorably qualifies to be considered for such a certificate. Therefore, I request that the Planning Director recommend and the NCEC Chair approve this communication as a Certificate of No Material Effect.


Recommended, Planning Director (date)
7/27/22


Approved, NCEC Chair (date)
7-26-22