

FACTSHEET

TITLE: Amendment to the LINCOLN CENTER
REDEVELOPMENT PLAN: A & P II Redevelopment
Project (Comprehensive Plan Conformance No. 14019)

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the
Urban Development Department

RECOMMENDATION: A finding of conformance
with the Comprehensive Plan (6-0: Sunderman,
Harris, Beecham, Cornelius, Hove and Lust voting
'yes'; Weber, Scheer and Corr absent).

STAFF RECOMMENDATION: A finding of
conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban
Development

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION:

To approve a proposed amendment to the Lincoln Center Redevelopment Plan to add the "A&P II Redevelopment Project" to redevelop the Ambassador and President apartment buildings located across from the State Capitol Building. This project would create new affordable residential opportunities (approximately 71 units) while maintaining and preserving the art deco style, decorative brick work and finely carved stonework facades. The Redevelopment Project Area includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the east ½ of the vacated north/south alley adjacent thereto, and adjacent S. 14th Street and Lincoln Mall rights-of-way, generally located at the northwest corner of S. 14th Street and Lincoln Mall. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska.

DISCUSSION / FINDINGS OF FACT:

1. The staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.4, concluding that investments in Greater Downtown housing options is a priority for the City of Lincoln. The staff presentation is found on p.6.
2. Testimony in support is found on p.6-7.
3. There was no testimony in opposition.
4. This proposal was reviewed and approved by the Nebraska Capitol Environs Commission on February 27, 2014, and the minutes of that meeting pertaining to this proposal are found on p.17-18.
5. On October 1, 2014, the Planning Commission agreed with the staff recommendation and voted 6-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 14019**).

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer

DATE: October 13, 2014

REVIEWED BY: Marvin Krout, Director of Planning

DATE: October 13, 2014

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 1, 2014 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 14019

PROPOSAL: To add a redevelopment project to the Lincoln Center Redevelopment Plan entitled the "A & P II Redevelopment Project." The new project area includes Lots 5 & 6, Block 122, Original Lincoln and the adjacent Lincoln Mall and S. 14th Street rights-of-way.

The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180, and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street, and Sun Valley Boulevard on the west.

LOCATION: The northwest corner of S. 14th Street and Lincoln Mall

LAND AREA: 0.32 acres, more or less

CONCLUSION: Investment in Greater Downtown housing options is a priority for the City of Lincoln. This project is in conformance with the Comprehensive Plan and the Downtown Master Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 5 & 6, Block 122, Original Lincoln, the east ½ of the vacated north/south alley adjacent thereto, and the adjacent S. 14th Street and Lincoln Mall rights-of-way all within Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: O-1, Office District

EXISTING LAND USE: Multi-family Dwellings

SURROUNDING LAND USE AND ZONING:

North: O-1; Government Offices
South: O-1; Government Offices and Multi-Family Dwellings
East: P; Nebraska State Capitol
West: O-1; Offices

HISTORY:

The Lincoln Center Redevelopment Plan was first adopted in 1975 and has added 27 major project areas and multiple sub-projects since its major update in 1985. Projects implemented include a

wide variety of retail, residential, parking, and public uses such as University Square, Cornhusker Square, Entertainment Center (theater), Old Federal Building (Grand Manse), Lincoln Mall, various projects in the Haymarket, Catalyst One/Civic Plaza, and West Haymarket (includes arena).

This property was rezoned from “F”, Restricted Commercial District to O-1, Office District in the 1979 Zoning Update.

January 1992 A redevelopment project was approved to rehabilitate the two vacant apartment buildings. Other site improvements included a recreation area between the buildings, landscaping and sidewalks.

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.9 - The 2040 Comprehensive Plan Future Land Use map shows this area as Public and Semi-Public.

P. 1.2. 1.3 - The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown’s unique role and will guide decisions that will maintain Downtown’s vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

P. 1.3 - Downtown Lincoln — the Heart of our Community
Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed use neighborhood. At the same time, Downtown Lincoln belongs to all residents of Nebraska because “downtown” is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications. LPlan 2040 will ensure that downtown remains a special place.

P. 5.1 - Enhance Downtown’s role as the heart of the City. A strong downtown is important to the economic future of the community. Lincoln’s Downtown is unique in the community as the home of State government, the State Capitol Building, and the flagship campus of the University of Nebraska. Together with Antelope Valley and the surrounding neighborhoods, it forms a vital core for the City.

P. 5.4 - The City should preserve and enhance Downtown’s role as: A major focus for new residential reuse, infill, and redevelopment.

P. 6.1 - The primary focus for new dwelling units is the “Greater Downtown” which includes Downtown proper, Antelope Valley, the Haymarket, and Innovation Campus. These areas should accommodate roughly 3,000 new dwelling units by 2040.

P. 6.3 - A major focus for new residential reuse, infill, and redevelopment is in the Greater Downtown area. The Plan envisions an additional 3,000 dwelling units in this core area by 2040. This area is the main hub of employment, entertainment, and higher education. Over the years, there have been significant public and private investments in new building construction, renovations, and infrastructure. In order to capitalize on these collective investments, further development in the Greater Downtown should be realized.

P. 6.5 - Downtown is a primary area for mixed use redevelopment nodes and corridors.

P. 7.1 - Ensuring safe, adequate and affordable housing is an important function in maintaining the vitality of neighborhoods and the city as a whole.

P. 7.2 - Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods.

P. 7.2 - Preserve areas designated for multi-family and special needs housing in approved plans to support a distributed choice in affordable housing.

P. 7.2 - Provide safe and decent affordable and special needs housing for low and moderate-income households.

P. 7.3 - Preserving our existing housing stock is one of the best ways to provide for affordable housing in our community.

P. 7.9 - Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.

DOWNTOWN MASTER PLAN AND DOWNTOWN MASTER PLAN UPDATE SPECIFICATIONS:

P. 20, 35 - The project area is shown as “Government” in the Downtown Master Plan Land Use Framework and Employment Framework.

P. 31 - Assuming these requirements are fulfilled, it is expected that Downtown Lincoln will be able to support an additional 1,900 to 2,000 units in one or more neighborhoods by 2025. The market will consist of approximately 75% rental housing (lofts, artist studios and apartments) and 25% owner housing (condominiums and townhouses). The absorption is projected to average 80 units per year in the near future, climbing to 135 units per year over the 20-year period. The Lincoln Downtown Master Plan accommodates 2,000 units to meet this demand.

P. 3 - S. 14th Street is shown with a future, extended bike facility south of K Street, adjacent to this site.

ANALYSIS:

1. This is a request to review an amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan. The proposal is to renovate two existing residential buildings and create new affordable residential opportunities in Downtown Lincoln. The project proposes to reduce the number of existing dwelling units from 84 to 71 but will enlarge the very small units to mostly one-bedroom units.
2. Much of the language in the Downtown Master Plan related to this site recommends “Government” as a future use. The concept of government uses along Lincoln Mall and around the Capitol building is still valid and encouraged, but this project will renovate residential buildings for continued residential use. Maintaining dwelling units in the Greater Downtown area is a major goal of the Comprehensive Plan.
3. This property is zoned O-1, Office District. O-1 zoning is subject to the Lincoln Downtown Design Standards. Exterior features of projects requiring building permits must be reviewed. Since this property is within the Capitol Environs District, the Nebraska Capitol Environs Commission has jurisdiction over design review.
4. The Nebraska Capitol Environs Commission (NCEC) reviewed this project at their regular meeting on February 27, 2014. The NCEC had several comments about the project including the east canopy on the President building, substituting greenspace instead of concrete between the sidewalk and the porches, and requested that the developer consider modifying the metal arch over the entrance to make it the full width of the supporting piers. The NCEC voted in support of the TIF aspects of the project. Minutes from the February NCEC meeting are attached.
5. The source of funds for public improvements will be Tax Increment Financing generated by this project.

Prepared by:

Paul Barnes, Planner
402-441-6372
pbarnes@lincoln.ne.gov

DATE: September 11, 2014

APPLICANT: Dave Landis
555 S. 10th Street, Suite 205
Lincoln, NE 68508

CONTACT: Ernie Castillo
555 S. 10th Street, Suite 205\
Lincoln, NE 68508

OWNER: AP Limited Partnership
1340 Lincoln Mall
Lincoln, NE 68508

COMPREHENSIVE PLAN CONFORMANCE NO. 14019

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 1, 2014

Members present: Sunderman, Harris, Beecham, Cornelius, Hove and Lust; Weber, Scheer and Corr absent.

Staff recommendation: A finding of conformance with the 2040 Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **Ernie Castillo of the Urban Development Department** explained that this is the first step in the redevelopment process. The A & P (Ambassador and President) proposal consists of an extensive renovation to the existing two buildings, currently consisting of 55 efficiency and 29 one-bedroom units. These buildings will be renovated to include 30 efficiency and 41 one-bedroom affordable units. The tax increment financing (TIF) eligible expenses include an energy efficient HVAC system, energy efficient windows (while still preserving the historic elements of the building), and some improvements to the courtyard. The courtyard is in between the two buildings.

Hove inquired why the redevelopment planning goes to the south side of Lincoln Mall. Castillo explained that on Downtown projects, they generally include all of the rights-of-way abutting or adjacent to the project area.

Beecham inquired whether this project will go back to the NCEC (Nebraska Capitol Environs Commission) again. Castillo stated that as far as he knows, it is not currently scheduled to go back to NCEC.

Proponents

1. Andrew Willis, of the Cline Williams Law Firm, 233 South 13th Street, Suite 1900, appeared on behalf of the developer of this project. Essentially, this is a rehabilitation and remodeling of the Ambassador and President buildings. It includes the internal design renovation and remodel of the units to a larger, more updated 71 units, including energy efficient HVAC, the restoration of the historical facades, and the rehabilitation and reconstruction of the courtyard to make it more in line with historical buildings, including some additional updating and suggestions made by the NCEC.

Willis then indicated that the goal is not to change much of the exterior other than damaged areas. The replication of the historical awning and the courtyard changes which include some green space, a fence and gated areas were recommendations from the NCEC and will be implemented.

Lust noted that the Planning Commission decision today is whether this project conforms with the Comprehensive Plan, and she asked the applicant to indicate the items of conformance.

Willis suggested that it is going to be a reuse of the area and renovation. It is affordable housing being brought into the Downtown area. It is preserving safe and affordable housing opportunities and historical preservation in the area of the Capitol.

Beecham noted that this project is just a couple of blocks from an elementary school and she wondered why these are going to only be one-bedroom and efficiency units. Willis explained that this project represents a change from very small efficiencies to a more typical one-bedroom unit. He did not know why they did not include any 2-bedroom units.

Hove inquired as to the current clientele in the buildings. Willis stated that it is and will continue to be low income housing. There will be some tenant relocation involved during construction.

Support

1. **Paula Rhian of Excel Development Group**, 8551 Lexington Avenue, the developer of the project, appeared and stated that they have been working with the owner of the buildings. The owner feels very strongly about the clientele that they support, and they are extremely low income. She advised that there is a service coordinator and a food pantry on-site. The owner wishes to continue to serve this very vulnerable population. This owner is interested in being sensitive to the historic nature while insuring that the buildings will be viable for the next 50 years.

There was no testimony in opposition.

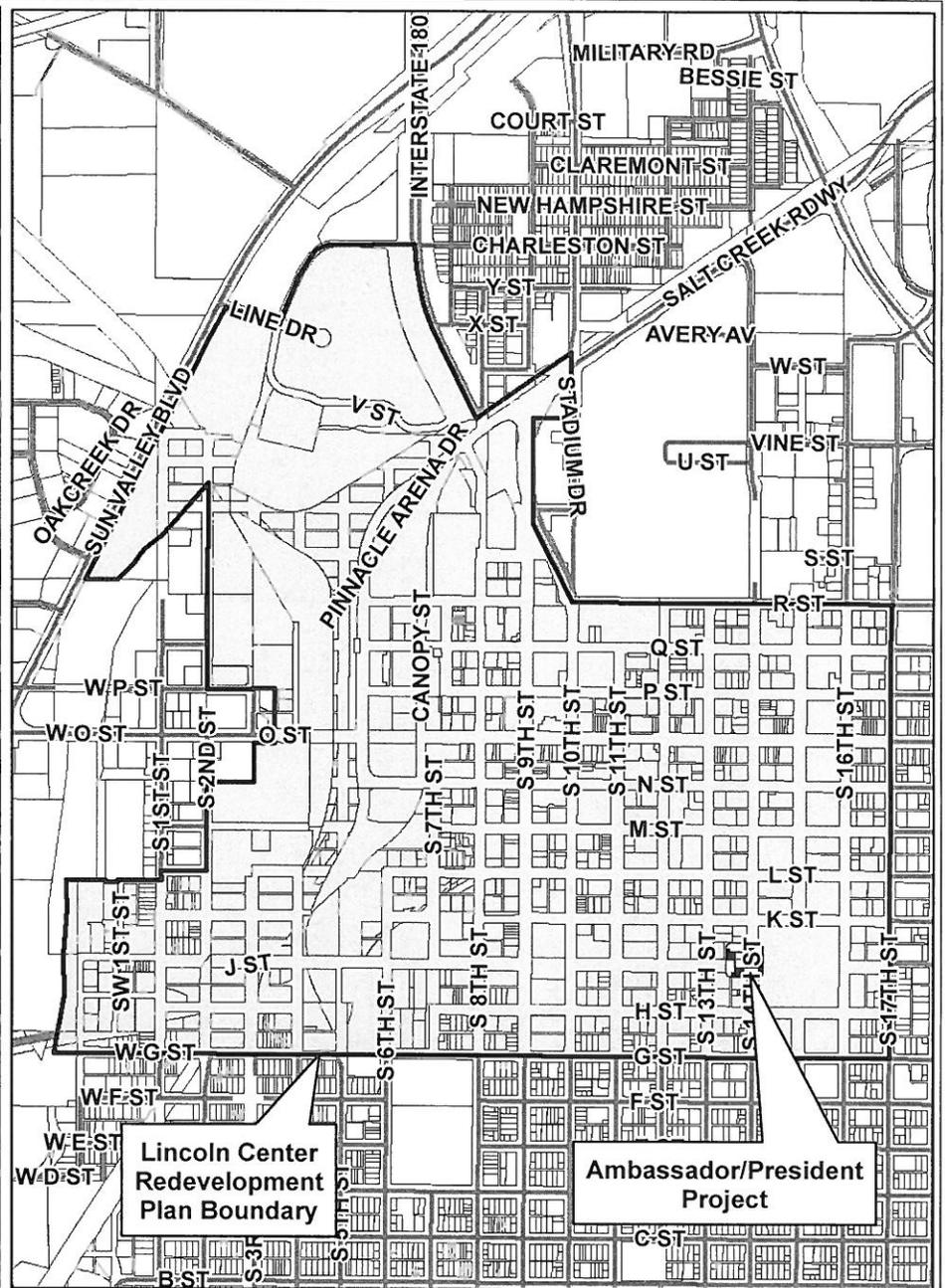
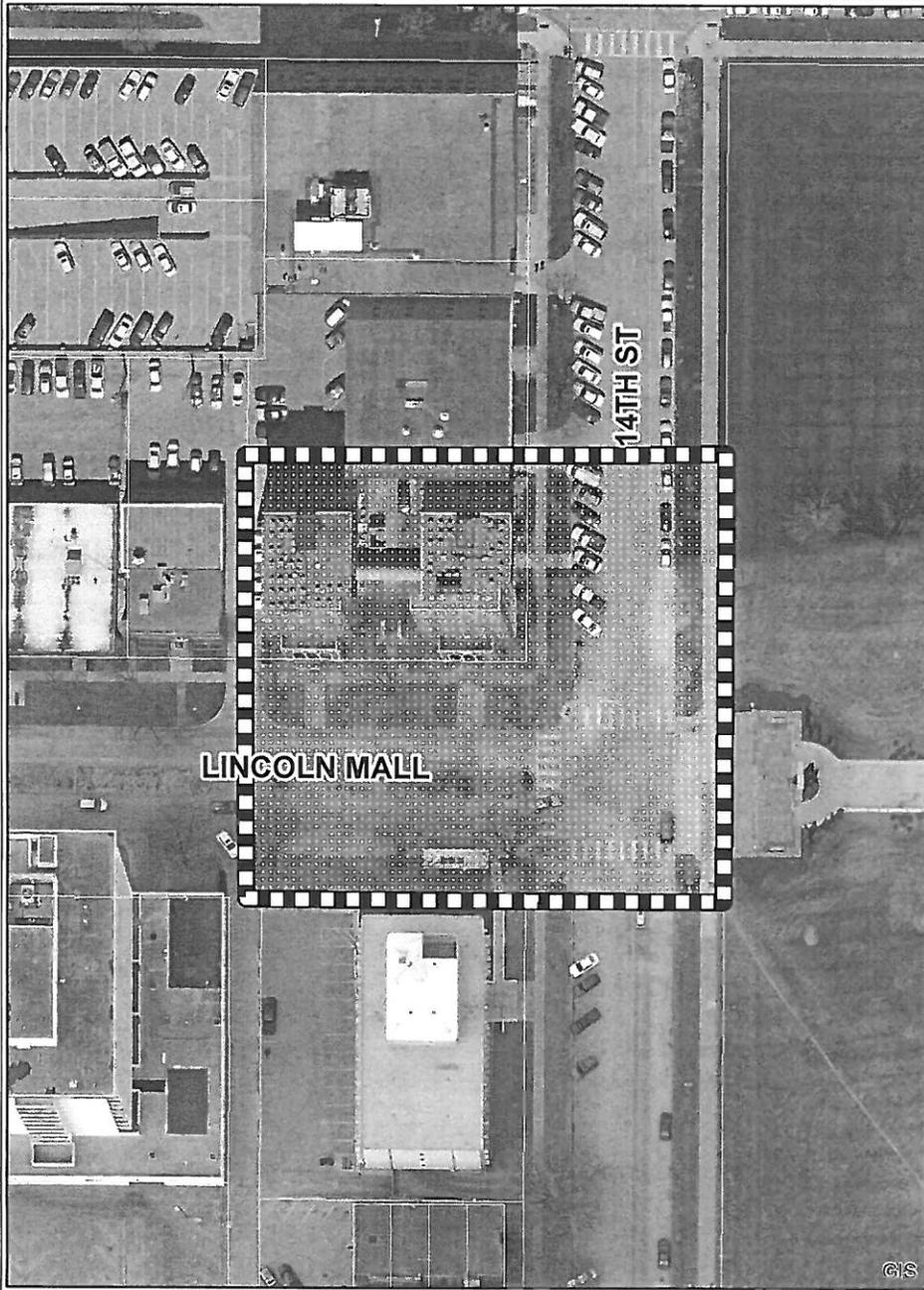
ACTION BY PLANNING COMMISSION

October 1, 2014

Beecham moved to approve a finding of conformance with the Comprehensive Plan, seconded by Hove.

Beecham thinks this is a good project and she is very happy that the historic integrity will remain.

Motion carried 6-0: Sunderman, Harris, Beecham, Cornelius, Hove and Lust voting 'yes; Weber, Scheer and Corr absent. This is a recommendation to the City Council.



2013 aerial



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Comprehensive Plan Conformance #14019
 Lincoln Center Redevelopment Plan
 Ambassador/President Project
 S 14th St & Lincoln Mall

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AMENDMENT TO THE LINCOLN CENTER REDEVELOPMENT PLAN

A&P II REDEVELOPMENT PROJECT

1. Revitalization Project Description

The A&P II Redevelopment Project area, located on 14th and Lincoln Mall in Downtown Lincoln, includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the East Half of the vacated alley adjacent thereto, and adjacent alleys, city-owned property, and rights-of-way, as shown on Exhibit A attached and incorporated by this reference.

The goal of this project is to strengthen Downtown Lincoln as a 24-hour livable community by creating new affordable residential opportunities through the redevelopment of an existing deteriorating building. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. The Project will increase the security and safety in the Redevelopment Area and Downtown Lincoln through the removal and redevelopment of certain blighted and substandard conditions.

The Project consists of the redevelopment of the Ambassador and President Buildings, located across from the State Capitol Building, while maintaining and preserving their art deco style, decorative brick work, and finely carved stonework facades that contribute to the historical significance of the buildings.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector residential development in this redevelopment area. Publicly funded redevelopment activities may include historic façade preservations, tenant relocation, environmental remediation, demolition, energy efficiency improvements, and other public improvements in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III of the Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- Encouraging private redevelopment in and enhancing the architectural character of Downtown Lincoln;
- Encouraging the preservation of the historic character of the area;
- Redeveloping an underdeveloped and undervalued parcel; and
- Encouraging residential development to foster 24-hour activity and lively, vibrant streets in Downtown.

2. Statutory Elements

Currently, there are no plans for the City to acquire, convey or demolish the real property. Should any of these occur, the City will follow the policy outlined in the Plan. The project is anticipated to include the relocation of certain current tenants on the real property. Such relocation assistance shall comply with the Nebraska Community Development Law, including Neb. Rev. Stat. §18-2154, and will follow the policy outlined in the Plan. Land coverage will not be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

The project will result in a small decrease in population density. There are two (2) buildings consisting of 84 residential units -- in poor condition currently -- within the proposed project boundaries. The existing land use in the project area is residential (see Exhibit B). The redevelopment of the building will result in the redevelopment and renovation of the current units into approximately 71 housing units in the project area. One hundred percent (100%) of the units will be affordable housing under Section 42 of the Internal Revenue Code. The resulting land use will remain residential (see Exhibit B).

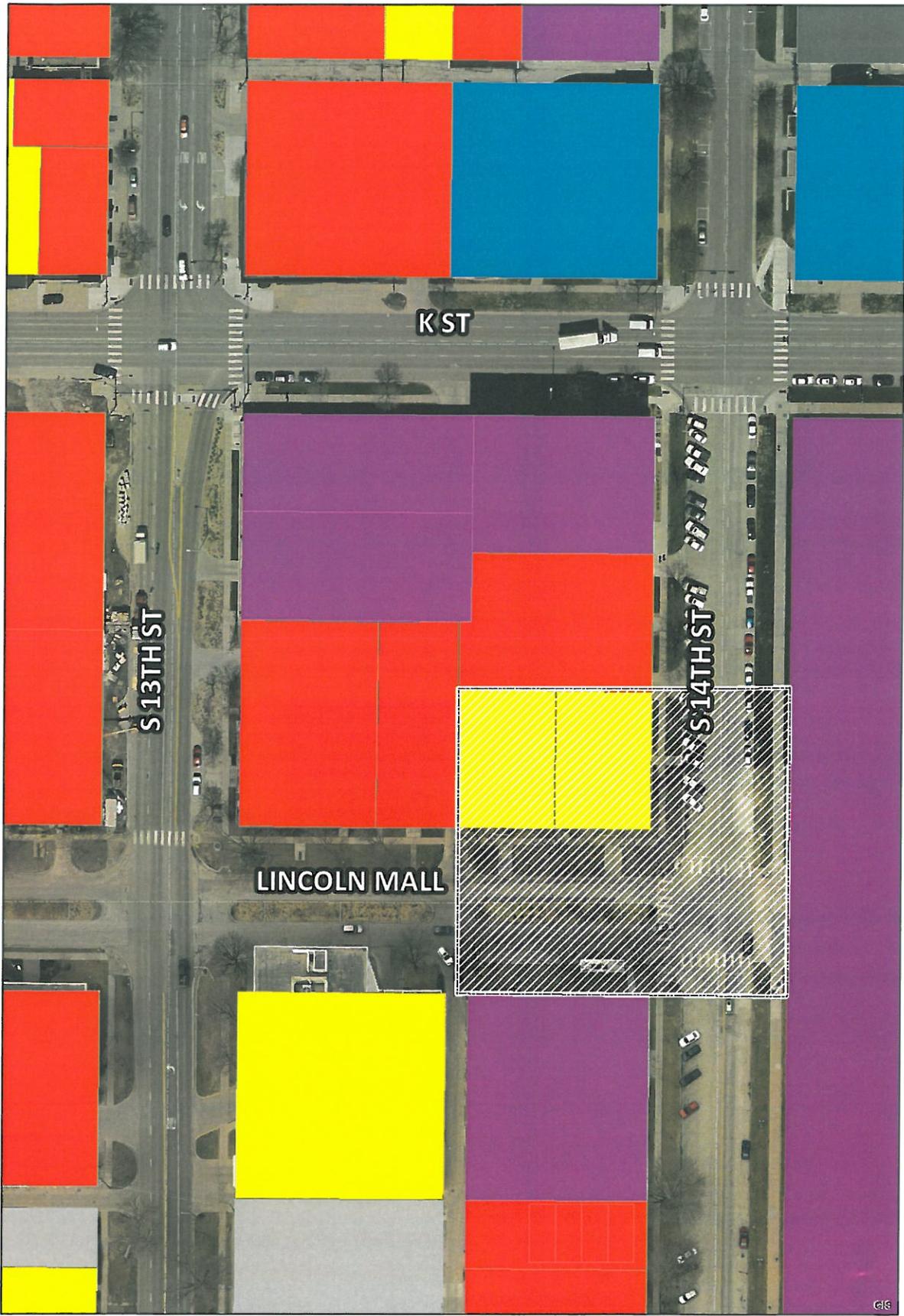
The area is located within the O-1 Zoning District. The residential development that is being proposed is a permitted use in the O-1 District. Zoning will remain unchanged as a result of this project. The project will meet all parking requirements under the Lincoln Municipal Code.

3. Proposed Costs and Financing

The estimated total cost to implement this redevelopment project is approximately \$6.9 million, including approximately \$400,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area.

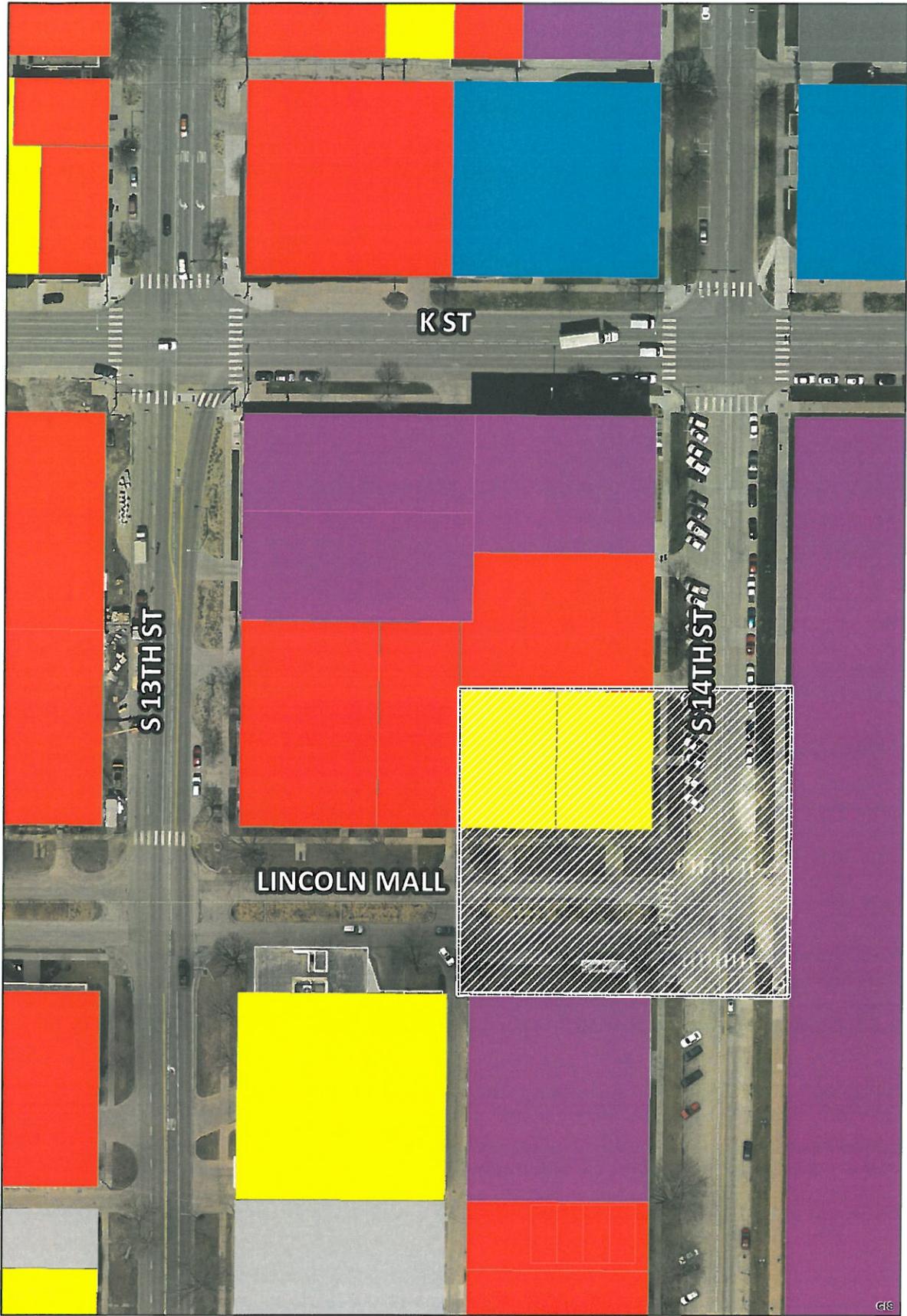
Public investment may assist in the facilitation and implementation of the historic façade preservation, tenant relocation assistance, environmental remediation, demolition, energy efficiency improvements, and other eligible public improvements and enhancements.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.



Ambassador & President Redevelopment: Current Land Use





Ambassador & President Redevelopment: Future Land Use

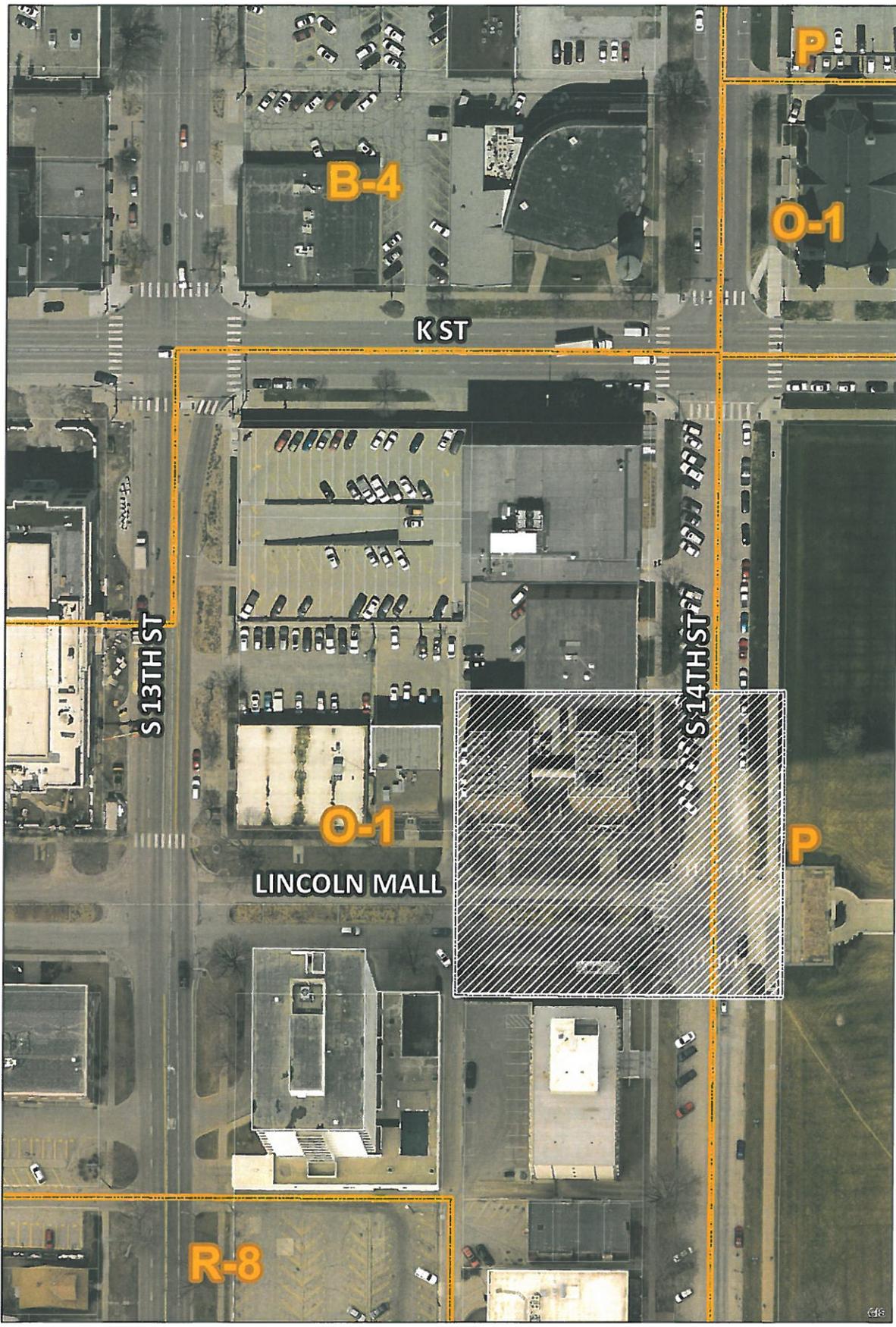




Ambassador & President Redevelopment: Project Area

 Ambassador/President





Ambassador & President Redevelopment: Zoning

Zoning
 Ambassador/President



MEETING RECORD

NAME OF GROUP: **NEBRASKA CAPITOL ENVIRONS COMMISSION**

DATE, TIME AND PLACE OF MEETING: Thursday, February 27, 2014, 8:00 a.m., Room 214, County/City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Christie Dionisopoulos, John Kay, Karen Nalow, Jeff Searcy, Cecil Steward and Jon Weinberg. Tom Laging absent.

OTHERS IN ATTENDANCE: Robin Wilcox (Alta Planning & Design, by phone); Bo Jones and Steve Powell (Tru-Built); Kevin Abourezk (Lincoln Journal Star); Lynn Johnson and JJ Yost (Parks & Rec); Dallas McGee, Ernie Castillo and Hallie Salem (Urban Development); Bob Ripley and Matt Hansen (Capitol Commission); Ed Zimmer, Stacey Hageman and Michele Abendroth (Planning Department)

STATED PURPOSE OF MEETING: Regular Meeting of the Nebraska Capitol Environs Commission

The meeting was called to order at 8:01 a.m. The Nebraska Open Meetings Act was acknowledged.

Approval of meeting record of January 23, 2014

Dionisopoulos moved approval of the meeting record of January 23, 2014, seconded by Weinberg. Motion carried 6-0. Dionisopoulos, Kay, Nalow, Searcy, Steward and Weinberg voting 'yes'. Laging absent.

Certificate of Appropriateness for work on the N Street Bikeway at Centennial Mall and N Street, in the Capitol Environs District.

McGee began by stating that they are focusing on the intersection of N Street and Centennial Mall. They have the 90% drawings for the project ready. They anticipate going out for bids in March and beginning construction in May. Wilcox stated that they are meshing the cycle track project with the Centennial Mall project. On either side of the intersection, there is a protected section for pedestrians. Adjacent to each of those are two widened landscaped nodes. The plant materials in each node are very similar to what is shown in the Centennial Mall plan. There are step out zones for people exiting their cars. It will be made of permeable pavers. They are proposing stormwater cells and open tree wells with plantings.

McGee stated that they addressed the question of silva cells. It was not in the budget initially. They made some changes along the bikeway that would allow larger areas for the roots of trees without using silva cells. It will be helpful for costs as well as provide space for the trees to grow.

Steward asked about the stormwater cell and if it has a raised curb. McGee stated that it has. Steward asked if it is at seat height. Wilcox stated that is a 6" curb so there is a 12" angle transition to make up for that height. Steward asked if there are no seating arrangements in the design. McGee stated that there are none adjacent to the bikeway. The seating would occur on the traditional sidewalk that remains in place. Steward asked if there is any street furniture. McGee stated that there is not.

Nalow asked about the rest of the streetscape. McGee stated that they intend to leave the existing curb in place. Mayor Beutler wanted to ensure that if there is room for additional trees in the sidewalk, they would do that. The bioswale goes from 11th Street to 16th Street.

Steward stated that the basis for his question is envisioning the pedestrian strip separation from the bikeway would indicate that it is going to be a very pleasant landscape. He is challenging whether it is a wise decision to make no room for pedestrian seating. Wilcox stated that is not something we want to encourage. The idea is not that people will linger in those separation zones. We want to discourage people walking in the cycle track and pedestrians and walkers coming into contact.

Ripley asked about the storm cells and the elevation change. Wilcox stated that the level of the base of the stormwater cell is 12" below the level of the curb but is 6" below the cycle track. That area is intended to be used for snow storage. It should not be an issue as it would be fairly compacted snow. Ripley stated that his comment is a concern for stepping into a much lower well, and perhaps an 18" seating wall would be a little more of a warning if they were attempting to cross there. McGee stated that is the intention of the curb.

Steward asked if the pavers are pervious. McGee stated that they are.

Nalow stated that with the change in the curb line, she asked what kind of precautions are going to be used to protect what is already there. Wilcox stated that it will have to be addressed in construction phasing. McGee stated that we need to coordinate on that and determine how far the new construction can fit back into what is already there. This allows for a narrower crossing. Nalow stated that changing the curb line is great, but it is a matter of protecting what is already there. McGee stated that it will be the same contractor as Centennial Mall so it will be coordinated with them.

Nalow asked about the north-south crosswalks and if the "tactile" warning strips will be yellow. Wilcox stated that it has to be delineated to a visually impaired person. Nalow stated that we have typically seen black in Lincoln and recommended maintaining that color. Wilcox stated that they have heard they are not approving black anymore; yellow is the guidance they have received in the last couple years for accessibility requirements. But the intent is to match material types as much as possible.

Steward asked what the anticipation completion date is. McGee stated that they hope to be complete the entire project this construction season.

Steward moved to approve the design on the N Street Bikeway with the recommendation to use black tactile strips, seconded by Weinberg. Motion carried 6-0. Dionisopoulos, Kay, Nalow, Searcy, Steward and Weinberg voting 'yes'. Laging absent.

Certificate of Appropriateness for inscribed plaques in the Spirit of Nebraska Pathway of Nebraska's Centennial Mall, in the Capitol Environs District.

Zimmer stated that he has not received any material on this item, so it will be delayed to a later meeting.

Recommendation on redevelopment project at 1421 P Street in the Capitol Environs District, and Certificate of Appropriateness for work at and adjacent to 1421 P Street.

Jones stated that they intend to fully renovate the building at 1421 P Street to apartments. They are working with the City on the redevelopment agreement which also includes vacation of the alleyways. It

will be used as a courtyard with some greenery, picnic tables, and a barbecue. It can be put to much better use than what it is today. The previous owners had neglected the building and there is water damage on the front of the building. They will remove whatever brick is necessary and repair it. There will be new windows, a new front entry door, and they will repaint the concrete on the lower portion. They are working with LES to bury the power lines. They will remove the graffiti, remove the trash chute, and repair the fire escape. Their biggest concern is safety and security for their tenants. They also want to remove the exterior stairs on the east side of the building. They are proposing two new mailbox units. They are proposing three gates to secure the alley areas. They want an ornate wrought iron fence.

Ripley stated that his concern is that it will be a series of trash cans along the fence. He would hate to see another wall along the street. Jones stated that they intend it to be see-through as they do not want a big black wall.

Kay stated that the fence should be consistent with other elements on the Mall. Kay also noted that the History Museum will be renovated starting in October. He asked how they will tie the gate in to the museum. Jones stated it will have to be pushed back to the same plane.

Ripley stated that he is delighted to see the renovation on this building. He feels it will be a nice improvement. His concern was that it was going to be a dark back alley, but he can see that is not their intent.

Salem stated that this will be introduced to City Council on Monday, March 3 with public hearing on March 10. If there are any substantial changes, Zimmer will determine if it needs to go back to this body.

Steward stated that what is shown on the drawing is aluminum sash windows and the color needs careful consideration. Powell stated that they will not have the aluminum screens. Jones stated they are proposing vinyl windows because they can make them to the exact size. The color is the same color as the tan columns.

Searcy commended the design team on the project.

Dionisopoulos asked where they intend people to park. Jones stated that there is a parking garage to the west, and there may be University tenants as well.

Weinberg moved to approve the project, seconded by Dionisopoulos. Motion carried 6-0.

Dionisopoulos, Kay, Nalow, Searcy, Steward and Weinberg voting 'yes'. Laging absent.

Recommendation on redevelopment project and Certificate of Appropriateness for work at the President and the Ambassador Apartments, 1330 and 1340 Lincoln Mall.

Zimmer stated that these buildings were rehabbed about 20 years ago and kept the original floor plans. These are very small units or efficiency apartments. They found these are not working well and would like to do an extensive rehab. There is little exterior change on the project. They want to reconfigure these to be 1 bedroom apartments. The item of most interest to the environs is the courtyard treatment as it has been kind of awkward. They want to move the mailboxes back up to the front door. A cast stone and metal fence is proposed between the buildings with a sidewalk and iron archway. They

are also proposing plantings in the courtyard and to the south along the sidewalk. Trash dumpsters will be moved north and will be screened.

Ripley asked if they could discourage vendor parking on entrance walks on Lincoln Mall. He then asked if the east canopy of the President that was once there will be put back in again. Zimmer stated that when it came off, it was supposed to be restored. He is pursuing where that is. Ripley stated that they are adding more concrete between the sidewalk and the porches, and he encouraged that to be more of a green space as opposed to more concrete. He also asked about the metal arch over the entrance and suggested making that the full width of the supporting piers. He feels it would add better scale and more prestige to the building.

Ripley asked if the Commission will see the project again. Zimmer stated that the Commission is reviewing this project for the TIF elements. Ripley asked if the Commission will see the project again for review prior to any construction.

Steward stated that this will never be what it could be as long as a majority of the tenants are one paycheck away from being homeless. At the same time, its location presents such high value in terms of good housing opportunities. He is not sure what multi-million dollar improvements are going to do unless there is a major change in the management of the occupancy status. Zimmer stated that they are working to stabilize the occupancy by producing better units. It also meets a significant downtown housing need.

Dionisopoulos stated that she is concerned about parking. Zimmer stated that this produces a slight reduction in the overall units.

Weinberg moved to approve the TIF aspects of the project, and noted that the Commission appreciates the direction they are heading and would like more details in the future, seconded by Nalow. Motion carried 5-0. Dionisopoulos, Kay, Nalow, Searcy and Weinberg voting 'yes'; Steward abstaining; Laging absent.

Miscellaneous: staff report, etc.

Zimmer stated that he has added the section on the East Capitol District Planning recommendation to the Commission's Annual Report.

Zimmer noted that he has been asked to make contact with Public Works on the traffic light style on Centennial Mall, and has done so. The matter will be brought to the Commission at a future meeting. Hansen stated that he would like to eliminate the overhead arms on the Mall. Zimmer stated that Roger Figard has concerns about the timing as the design of the project is at a very advanced stage. Figard also stated that there might be a particular challenge on O Street. The other piece that could be challenging is that these allow the support column to be further back, and to get corner units installed might require changes to the streetscape design. Nalow stated that it is not cheap to redo the traffic signals, and at the time, Public Works was set on the type of traffic signalization. Steward stated that there are some positive characteristics to the traffic arm, such as the light and traffic signal being on one pole. Another consideration is color treatment of the poles. The lighter color is less intrusive. Hansen stated that we have done so much work on the Mall to improve it, and it is a shame to see these signals intruding into this vista.

Steward asked that Public Works be invited to the next meeting to have this discussion.

Searcy stated that there will be a news event tomorrow at the capitol on Centennial Mall and the upcoming sesquicentennial.

There being no further business, the meeting was adjourned at 9:31 a.m.

****Please note that these minutes will not be formally approved until the next meeting of the Capitol Environs Commission.****

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