

Proposal:

The Lincoln Urban Development Dept. proposes to assist (with TIF funding) improvements to the President and Ambassador apartments at S. 14th St. and Lincoln Mall.

Discussion:

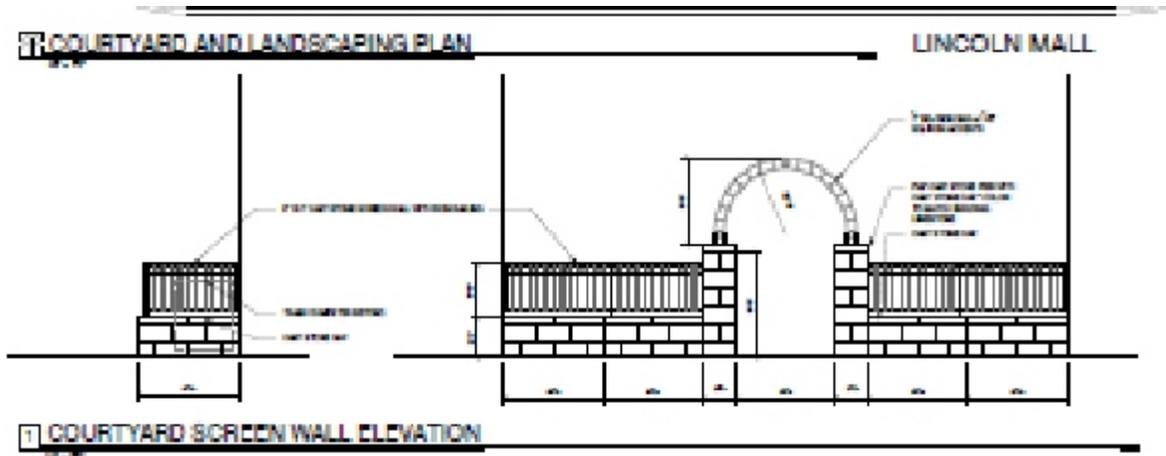
The President and the Ambassador are historic apartment buildings constructed in 1928 and 1929 by John Alexander for the Coryell family at the northwest corner of S. 14th and J Streets (now Lincoln Mall). The buildings are listed on the National Register of Historic Places and were rehabilitated in the early 1990s by a coalition of Lincoln churches to provide housing downtown for low-income individuals. That project worked within the existing configuration of the small apartments, many of which were efficiencies with “Murphy” fold-out beds.

The current owners are proposing to reconfigure the building to create more one-bedroom apartments, improve the mechanicals, and upgrade the site finishes.

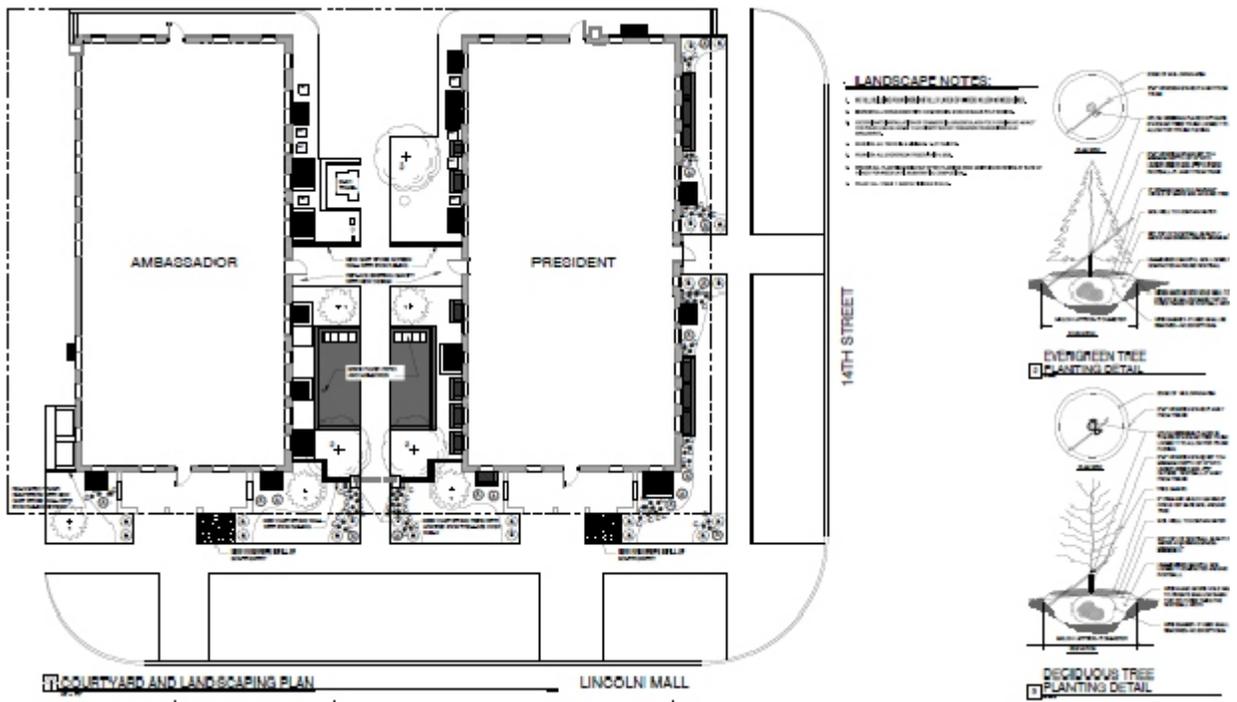
The Capitol Environs Design Standards call for the most careful treatment of sites facing Capitol Square, as well as preservation of historic properties in the Environs, such as these brick and limestone buildings.

The proposed renovations will mostly occur within the structures with little change to exterior appearance, especially on Capitol Square (S. 14th St.). Two welcome changes on Lincoln Mall are an upgrading of the courtyard space between the two buildings (which provides the principal entrances for tenants) and an improvement to the vacated alley south of the Ambassador).

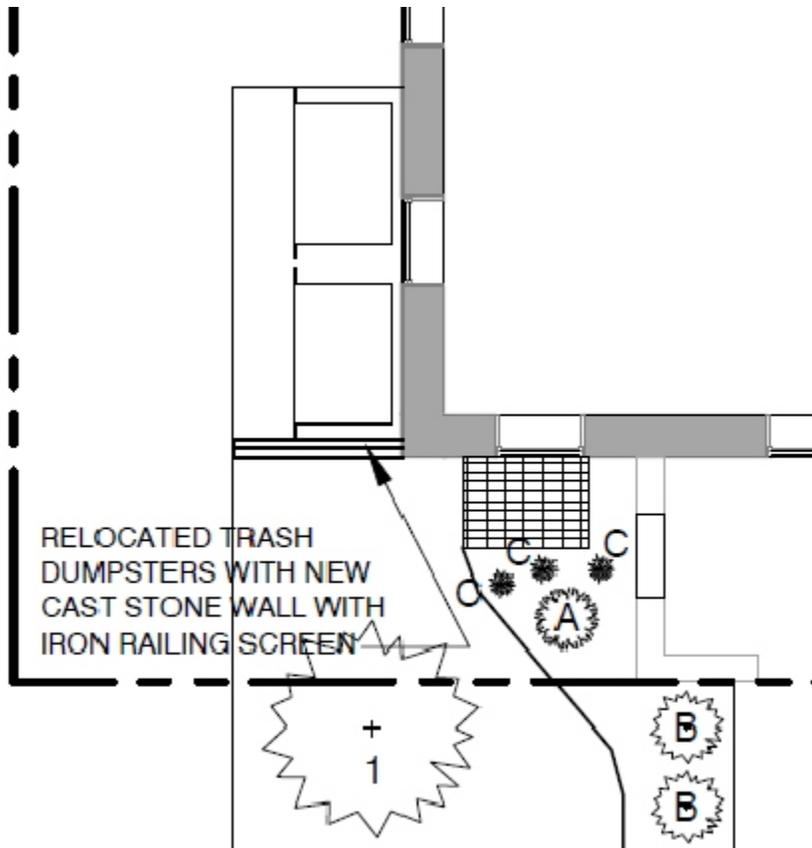




At the south end of courtyard, a cast stone and metal fence is proposed between the buildings, with a central sidewalk and iron archway. Mailboxes currently positioned near the east-west sidewalk would be relocated to the north within the courtyard. Plantings are proposed within and south of the courtyard, along the east-west sidewalk.



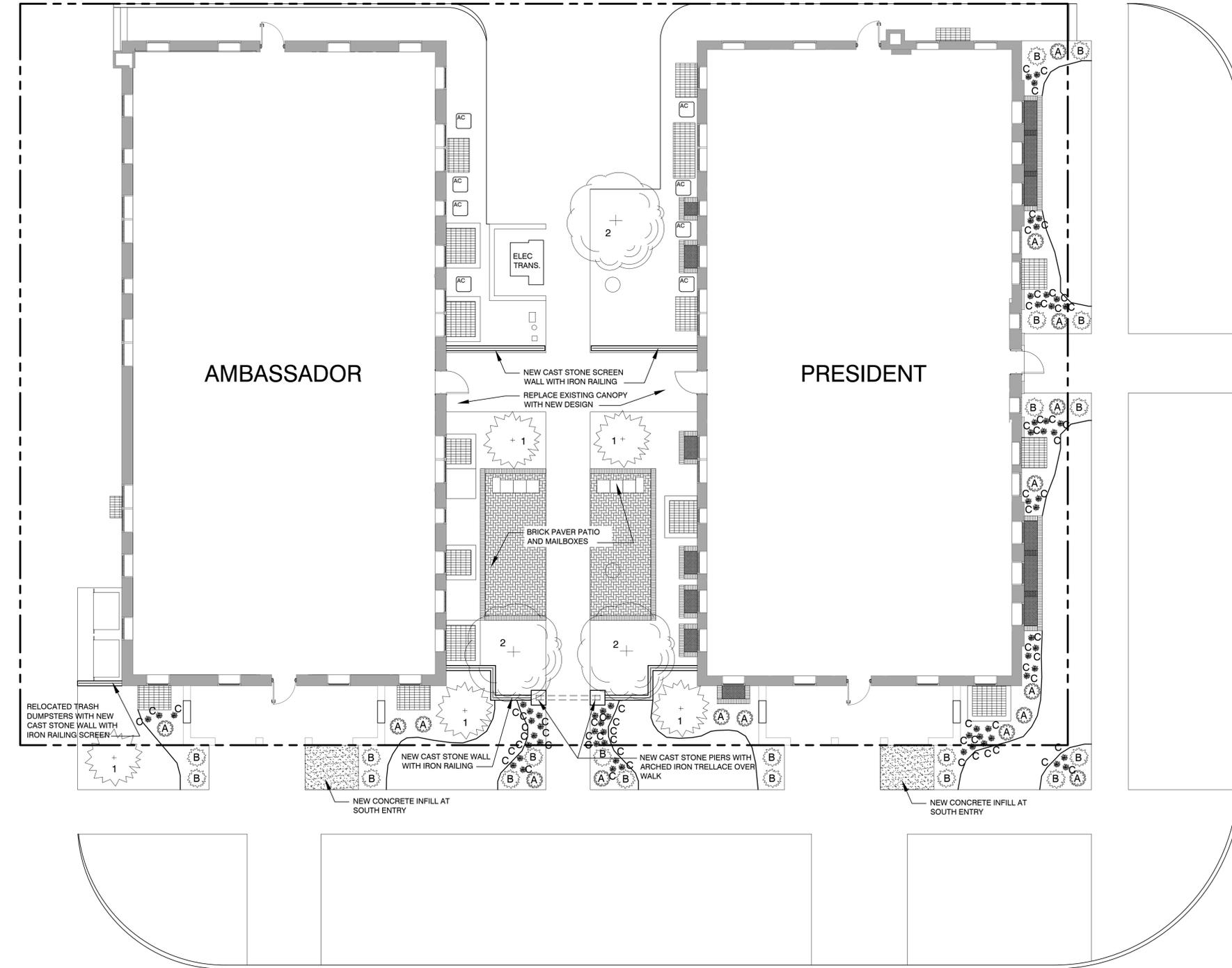
The complex's dumpsters have been located since the renovation in the 1990s forward of the main south wall of the Ambassador, intruding on the east-west pedestrian experience. The proposed site plan moves the trash area north and screens this necessary feature with a cast stone wall and metal railing.



Recommended finding: *The proposed improvements to the President and the Ambassador apartments enhance a key location in the Capitol Environs and maintain important structures on Capitol Square.*

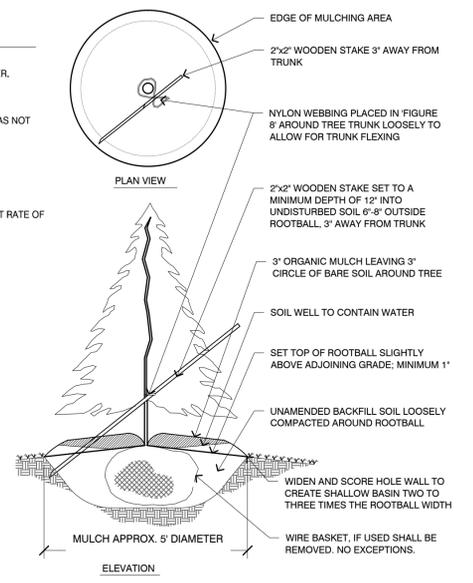
Recommended action: *Approval of a Certificate of Appropriateness .*

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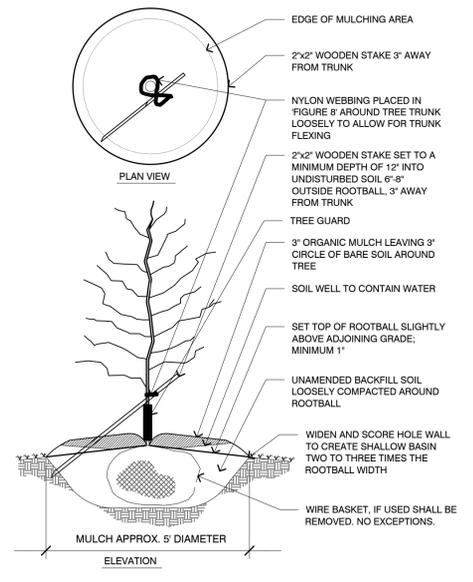


LANDSCAPE NOTES:

1. AT ALL BUILDING PLANTINGS, INSTALL 3" LAYER OF WOOD MULCH w/ WEED LINER.
2. BORDER ALL SHRUB BEDS WITH COMMERCIAL GRADE BLACK POLY EDGING.
3. COORDINATE INSTALLATION OF COMMERCIAL GRADE BLACK POLY EDGING SO AS NOT TO CREATE WATER DAMS THAT DIRECT WATER TOWARDS FOUNDATIONS AND WALKWAYS.
4. FURNISH ALL TREES IN A MINIMUM 1-1/2" CALIPER.
5. FURNISH ALL EVERGREEN TREES 5' HIGH, B&B.
6. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING AND MAINTAIN WATERING AT RATE OF 1" INCH PER WEEK UNTIL SUBSTANTIAL COMPLETION.
7. PLANT ALL TREES 1" ABOVE FINISHED GRADE.



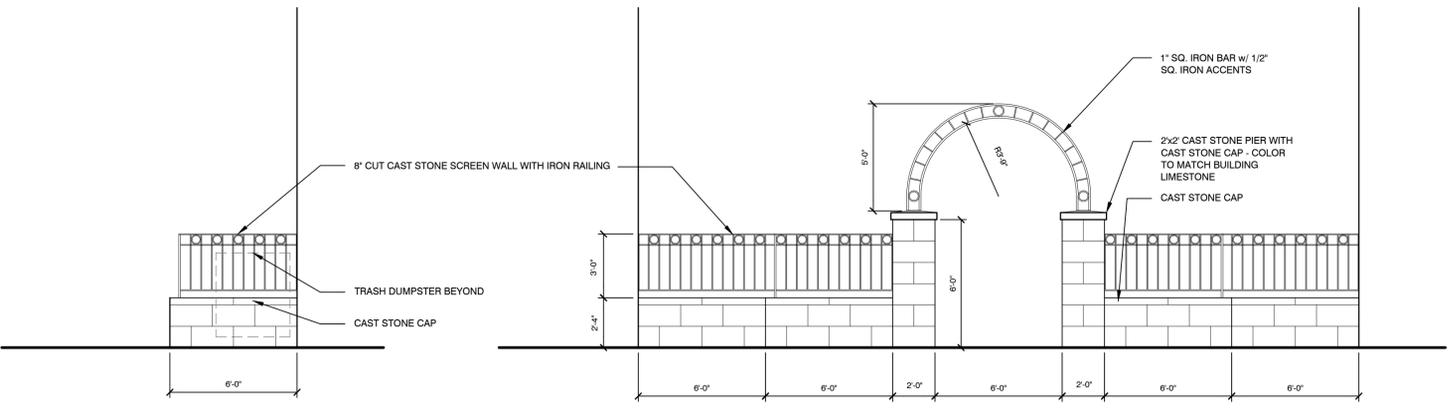
2 EVERGREEN TREE PLANTING DETAIL
 NO SCALE



3 DECIDUOUS TREE PLANTING DETAIL
 NO SCALE

COURTYARD AND LANDSCAPING PLAN
 1/8" = 1'-0"

LINCOLN MALL



1 COURTYARD SCREEN WALL ELEVATION
 1/4" = 1'-0"

TREE MATERIAL LIST

NO.	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING
1	TECHNY ARBORVITAE	THUJA OCCIDENTALIS	5	20"	10'
2	CHANTICLEER	PYRUS CALLERYANA	3	25"	15'

PLANT MATERIAL LIST - BUILDING PERIMETERS

NO.	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING
A	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	20	4"	4'
B	GREEN VELVET BOXWOOD	BUXUS MICROPHYLLA VAR. KOREANA X B. SEMPERVIRENS	16	3"	4'
C	FEATHER REEDGRASS	CALAMAGROSTIS KARL FOERSTER	63	6"	1'

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