

City Council Introduction: Monday, January 22, 2007
Public Hearing: **Monday, January 29, 2007, 5:30 p.m.**

Bill No. 07-14

FACTSHEET

TITLE: STREET NAME CHANGE NO. 03002,
requested by the Nebraska Capitol Environs
Commission, to rename "South 15th Street"
between A Street and H Street as "***Goodhue
Boulevard***".

SPONSOR: Planning Department

STAFF RECOMMENDATION: Approval.

FINDINGS OF FACT:

1. This is a request by the Nebraska Capitol Environs Commission to change the name of South 15th Street from A to H Streets to "***Goodhue Boulevard***" in recognition of Bertram Grosvner Goodhue, the architect of the Nebraska State Capitol. In the proposal submitted by the Capitol Administrator for the Commission (p.6-11), it is noted that there is no public memorial in the city or state to honor the architect of this national landmark; the 7-block boulevard has retained its historical appearance; precedents for renaming have been established on two other axial legs to the Capitol: 15th Street to Centennial Mall and J Street to Lincoln Mall; and the changed addresses will impact few homeowners and no businesses.
2. A public information meeting was held at McPhee Elementary School on December 6, 2006. All property owners abutting this portion of South 15th Street were contact by mail, and fliers were distributed by hand to the dwelling units along the affected street (also see p.5). Notes by Ed Zimmer from that public information meeting are found on p.4.
3. The staff Street Name Committee has reviewed this request and did not oppose it; however, there were concerns expressed about the number of addresses that would be affected by this change.
4. The record consists of six letters in support, including the Witherbee Neighborhood Association, the Architectural Foundation of Nebraska, the Nebraska Chapter of the American Institute of Architects, and the Downtown Neighborhood Association.
5. The record consists of three letters in opposition, one from Beverly Berndt, 1212 South 15th Street (p.19), and two from Peggy Jalalian, 1135 S. 15th Street (p.20-22). One resident spoke in opposition at the public information meeting.
6. The Nebraska Capitol Environs Commission has agreed to pay the costs for the street name signs and the installation within one year of approval of this street name change. The costs are estimated to be \$1,250.00.

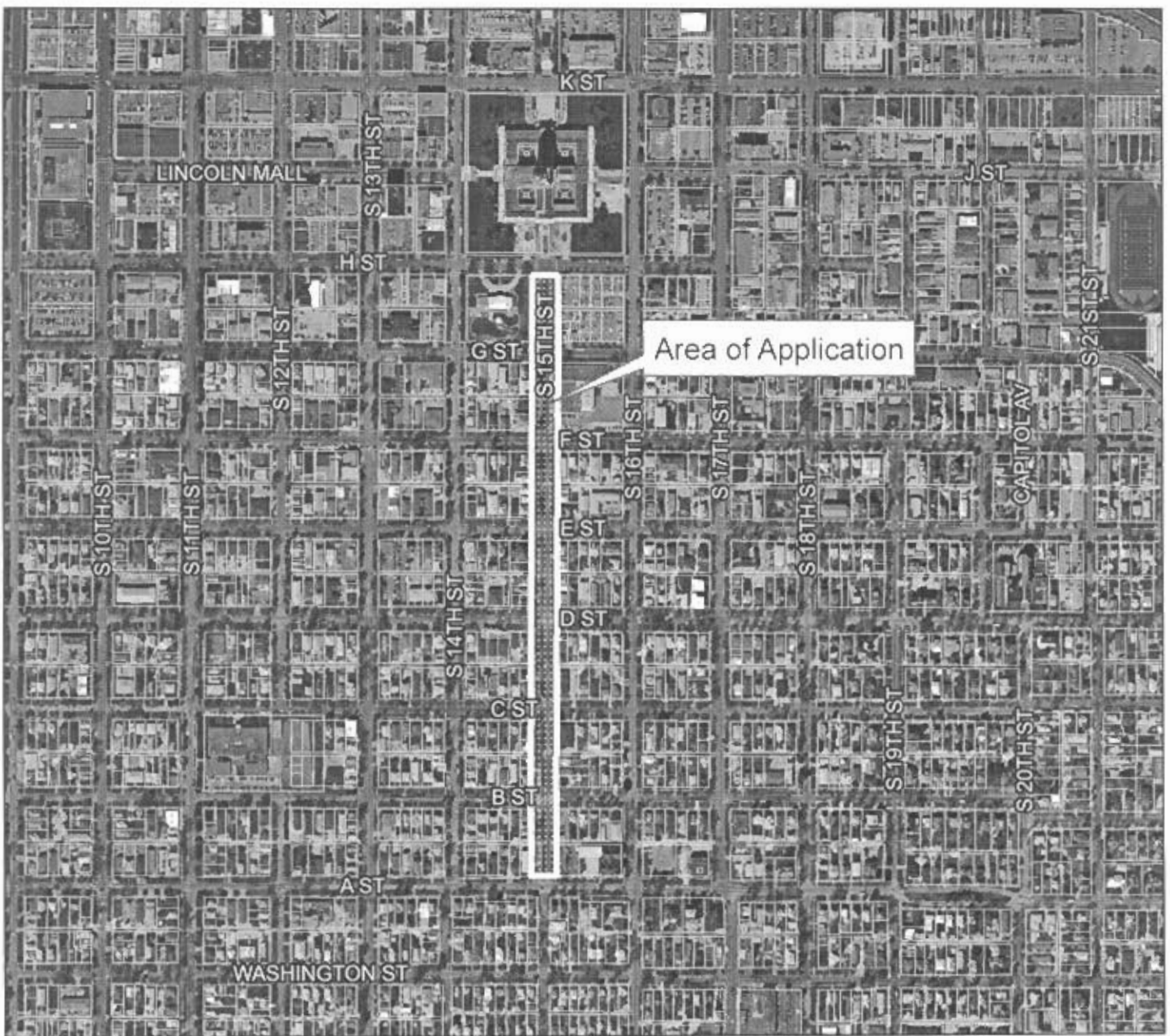
FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\2007\SNC.03002

DATE: January 9, 2007

DATE: January 9, 2007



Street Name Change #03002

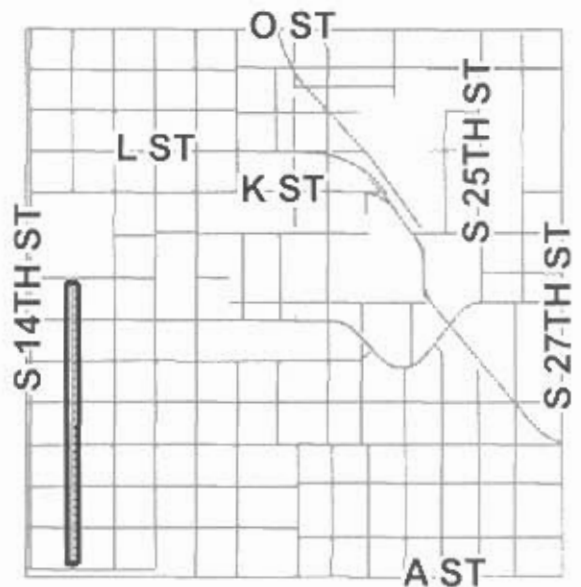
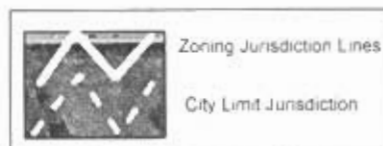
Change 15th Street to Goodhue Blvd. between 'A' and 'H' Streets

2005 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 25 T10N R6E



002



April 16, 2003

Nebraska Capitol Environs Commission
c/o Ed Zimmer
City-County Planning Dept.

Re: Renaming South 15th St. between "A" St. and "H" St. as Goodhue Blvd.

The Street Name Change Committee has reviewed a request for the above mentioned street name change and finds no duplicate street names or conflicts. However, there is a concern with the re-addressing of all affected property owners on 15th St. Drivers licenses, vehicle registrations, leases and many other items would have to be changed.

It is our policy that when a street name change is proposed, all affected property owners should consent to the change. We suggest the interested parties contact all affected property owners and obtain their consent and inform the tenants. When you have provided this information to us, this item will be scheduled on the City Council agenda for their review and consideration.

If you have any questions, please feel free to give me a call.

Sincerely,

Ray Hill
Land Use Manager

cc: Mary Jane Steward, Downtown Neighborhood Association

RH:tm

I:\PC\SNC\03000\03002 letter.wpd

003





Edward Zimmer/Notes
12/29/2006 04:06 PM

To Ray F Hill/Notes@Notes
cc
bcc
Subject Street Name Change: S. 15th Street to Goodhue Blvd.

As you know, the Nebraska Capitol Environs Commission has requested that the City Council change the name of South 15th Street from A to H Streets to **Goodhue Boulevard**, in recognition of Bertram Grosvner Goodhue, architect of the Nebraska State Capitol.

As directed by the Commission, I held a public information meeting regarding the Commission's proposal. All property owners abutting this portion of S. 15th Street were contacted by mail, and fliers were distributed by hand to the dwelling units along the affected street.

About 20 people attended the meeting at McPhee Elementary School at 7 p.m. on the evening of December 6, 2006, including Commission members, two reporters, property owners and South 15th Street residents. Bob Ripley of the Office of the Capitol Commission spoke about Mr. Goodhue and the purpose of the Environs Commission request.

I noted comments from five citizens:

- One resident spoke in opposition, citing potential confusion, and suggested as an alternative that H Street from 14th to 16th be renamed, noting the Governor's Mansion is the only property taking an address in that stretch.
- A property owner spoke in support, but suggested that a longer section of S. 15th than just A-H be renamed.
- Three owner-occupants spoke in support of the Environs Commission proposal.

I also gathered eleven names to notify of the time and date of the City Council hearing on this proposal.

I have received a variety of written communications on this topic, all of which I believe were intended to be shared with City Council. I will provide you with:

- notes from Beverly Berndt and Peggy Jalalain, residents of So. 15th Street, in opposition to the name change;
- a letter from Bob Ripley to AIA Nebraska outlining the rationale for the request;
- emails and letters of support for the name-change from David Anderson, Kandra Hahn, Steve Schwab for Witherbee Neighborhood Association, John Sova for the Architectural Foundation of Nebraska, and Ed Vidlak for AIA Nebraska.

Prior to the public meeting, I discussed the cost of changing the street signs with Buff Baker of PWU and he informally estimated a cost of about \$4,000. Bob Ripley, Administrator of the Capitol Commission, has pledged to meet that full expense, directly through funds on hand of the Nebraska Capitol Foundation, supplemented with such other funds as he may raise. I have received a letter from the Architectural Foundation of Nebraska agreeing to contribute \$1,000 towards that cost. I did not request a written estimate from Buff.



MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County
Planning Department
Marvin S. Krout, Director

Jon Carlson, Chair
City-County Planning Commission

555 South 10th Street
Suite 213

Lincoln, Nebraska 68508
402-441-7491
fax: 402-441-6377

INVITATION TO A PUBLIC MEETING

Dear Property Owner or Resident, South 15th Street (H to A Street vicinity):

The Nebraska Capitol Environs Commission has voted to sponsor a proposal to rename South 15th Street from A Street to the Capitol as "GOODHUE BOULEVARD."

Bertram Grosverner Goodhue was a nationally known architect based in New York City when he won the competition to design the Nebraska State Capitol in 1922. His vision of a 400-foot tower, enriched inside and out with artwork and inscriptions, resulted not only in one of America's finest State Capitols, but truly one of America's finest buildings of the 20th century. The building is recognized as a National Historic Landmark.

Just as 15th Street from the Capitol to the UNL City Campus is acknowledged as **Centennial Mall** and J Street from the Capitol to the County/City Complex has been renamed **Lincoln Mall**, the Commission proposes to celebrate Goodhue's contribution by renaming "South Mall"/South 15th Street as **Goodhue Boulevard**. The cost of changing the public street signs would be borne by private donations, not public tax funds, and those donations have been pledged through the Capitol Foundation. The estimated cost for new street signs is \$4,000.

The Environs Commission will ask the City Council to consider and approve this street-name change early in 2007. To inform affected owners and residents and to hear comments, **the Commission will hold a public information meeting at McPhee Elementary School, 820 South 15th Street, at 7 p.m. on Wednesday, December 6, 2006.**

Public comments on this proposal will be included in the Commission's request to the City Council. For more information or to comment, contact the Commission c/o Ed Zimmer, Lincoln Planning Dept., 555 S. 10th Street, Lincoln, NE 68508; 402-441-6360; ezimmer@lincoln.ne.gov

If you wish to be informed when the City Council hearing on this request is scheduled, provide your address or email to Ed Zimmer.

Goodhue Boulevard Proposal

(South 15th Street, 'A' to 'H' Streets, where landscaped medians exist)

Reasons for support-

1. The medians in 15th Street, south from the Capitol seven blocks (A St to H St), were designed and built under Paving District #89, in September, 1912. This makes 15th Street south of the Capitol the most historic street element within the entire environs district built specifically to enhance the presence of the State Capitol. This same year, on Labor Day, the D.C. French, Lincoln Memorial was dedicated near the west entrance of the Capitol. These improvements were constructed ten years before the current Goodhue Capitol started construction. If Goodhue could visit Lincoln today, this would be the only environs improvement he would recognize from his lifetime.
2. There is no place within the city of Lincoln (or state) where Bertram Goodhue's contribution to Nebraska has been acknowledged by commemorating something in his name. Where more appropriate to do so than in the environs of his Capitol... a building which has brought great distinction to our State and a design which he specified should have the four axial streets and flanking development as an extension of his building's creation?
3. With the improvements along this south axis in the fall of 2002 (ie. tree trimming, new street lighting, installing sprinklers and planting grass in the medians following misc. tree/shrub removal... *opening the Capitol vista from A Street*) the time would seem right to make such a name change.
4. Coupled with the recent TIF improvements on Lincoln Mall, this renaming would help create increased awareness of the importance of the environs and the potential created for selective redevelopment along this historic south axis of the Capitol (ie. redevelopment in association with the list of historic or significant structures to be preserved along this arm of the Environs District.)
5. The Downtown and Near South Neighborhood Associations have already endorsed this initiative to rename these seven blocks on the Capitol's south axis.

Goodhue Boulevard Proposal -

p.2

7. Other than comments from the U.S. Postal Service, little official concern has been heard about this renaming idea, especially from other Street Naming Committee members.

8. This street name change would cost relatively little to put into effect (ie. new street signs.)

9. Although such a renaming initiative if passed, would cause existing residents along this street to make change of address modifications to some personal items (ie. check books, drivers licenses etc.) many of the residents along this street are renters, who are already confronted with change of address issues periodically.

10. Non-resident landlords would need to be notified of such a change, but doing so should not affect them otherwise. It should be noted, many buildings located at corners on 15th Street do not front of 15th Street, but have an address on a lettered street perpendicular to 15th Street.

11. Resident owners of property along this portion of 15th Street would also need to be notified of such change in street name to make changes is some personal items. However, it is not anticipated the name change would negatively affect property values. It is hoped such a name change would help enhance the presence or stature of properties closely associated with an axis of the Capitol where the recent improvements noted in items 4 & 5 previously, have already taken place.

12. There is a precedent for renaming the axial streets of the Capitol (ie. in 1967, 15th Street north of the Capitol was renamed Centennial Mall; and most recently in 1983, 'J' Street west of the Capitol to the County-City Building was renamed Lincoln Mall.) In both cases a minimum of confusion was created by these changes and today most residents enjoy an address with increased distinction and name recognition. However, it is not recommended the name 'mall' be associated with this proposal, owing to the more residential character of the existing south axis of the Capitol and the desire to keep it residential, the term 'boulevard' is much more appropriate, therefore the recommendation "Goodhue Boulevard".



Dave Heineman
Governor

STATE OF NEBRASKA

OFFICE OF THE CAPITOL COMMISSION
State Capitol 7th Floor
Robert C. Ripley
Capitol Administrator

November 16, 2006

AIA Nebraska
Board of Directors
& The Architectural Foundation
c/o Sara Kay, Executive Director
P.O. Box 80045
Lincoln, Nebraska 68501-0045

Re: Goodhue Boulevard Initiative
Nebraska Capitol Environs District

Members of the Board:

As many of you know, the first civic gesture to the importance of the State Capitol within the City of Lincoln was made in 1912 with the creation of an on-axis boulevard with landscaped medians from the Capitol site south seven blocks to 'A' Street. This City improvement was constructed the same year the Daniel Chester French sculpture for the Abraham Lincoln Memorial was dedicated at the previous Capitol's west entrance on 14th Street. Although re-landscaped some twenty two years later by Ernst H. Herminghaus LA, designer of the Capitol grounds as well as Pioneers Park, this streetscape with medians, remains largely as originally built in 1912, ten years prior to the start of our Goodhue Capitol. (See attached documentation.)

This historic seven block boulevard (South 15th Street) now provides an historic opportunity to commemorate a fellow architect and AIA Gold Medal recipient Bertram Grosvenor Goodhue FAIA, for his outstanding contribution to our great State for his design of our national landmark State House. By name, we have no public memorial in his honor in Nebraska. Therefore, the Nebraska Capitol Environs Commission, in association with this office, has sponsored such a tribute by proposing renaming this seven block length of South 15th Street to "Goodhue Boulevard". If Goodhue were alive today, this would be the only on-axis street leading to the Capitol he would recognize from his lifetime.

Goodhue Boulevard Initiative

November 16, 2006

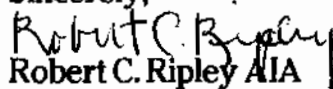
Pg. 2

The process for renaming this street in his honor has taken over two years of review and approval. Lincoln's Street Naming Committee, including the US Postal Service, two neighborhood associations and another public meeting of current residents on this section of 15th Street have all approved this proposal. However, before this measure is taken to the City Council for final approval, a commitment of \$4,000 is needed to pay the 'at-cost expense' to replace existing street signs with those indicating 'Goodhue Boulevard'.

The Environs Commission, the official sponsor for this initiative, is a volunteer body without funding except for staff, is seeking financial commitments to defray this expense. We are asking AIA Nebraska for a contribution for as much of this cost as you are willing to support. We hope that confirmation of pledges for this entire expense will be finalized prior to putting this measure on the council's agenda early next year.

As architects, we rarely see sufficient credit, much less lasting memorials, given publicly to the creators of our built environment. This is an excellent opportunity for AIA Nebraska to contribute and put the "stamp" of the profession on a project so closely aligned with landmark architecture and the State. Thank you for your consideration of this request. Should there be questions or need for further details, please contact me at your earliest convenience.

Sincerely,


Robert C. Ripley AIA

Capitol Administrator

cc: Nebraska Capitol Environs Commission

Attachments



South 15th Street, ca. 1929



South 15th Street, ca. 1940s

Capitol Tower, Looking North on Fifteenth Street, Lincoln, Neb.



BB-1-211

South 15th Street, ca. 1948
Herminghaus Landscape?



South 15th Street, November 2006

From: LorenDavid@aol.com
Subject: **Re: Goodhue Blvd**
Date: December 3, 2006 7:30:50 AM CST
To: veejaynelson@earthlink.net

December 3, 2006
Capitol Environs Commission
Lincoln, Nebraska

Dear Commission Members:

I heartily support the renaming of S. 15th Street (from the Capitol to A Street) "Goodhue Boulevard."

This area of town is under great stress due to a multitude of economic and social conditions. I am sure that none of us hold any illusions that renaming the street will have any great or immediate impact. However, I believe that the idea is a good and positive small step toward the revitalization of the area.

The capitol's architect, Bertram Goodhue, certainly is worthy of this long over due recognition.

Thank you for your efforts and I wish you success.

Sincerely,

David Anderson
1834 G Street
Lincoln, NE 68508

402/476-6007 Home/office/ans.machine/fax
402-432-1955 Mobile

Philosopher, mathematician, and writer, Bertrand Russell once said,
"The whole problem with the world is that fools and fanatics are
always so certain of themselves, and wiser people so full of doubts."

From: "Kandra Hahn" <kandra_hahn@hotmail.com>
Subject: **For Goodhue Boulevard**
Date: December 4, 2006 11:28:38 AM CST
To: <veejaynelson@earthlink.com>

VJ--

I plan on attending the Nebraska Capitol Environs Commission public information meeting Wednesday night at McPhee School but, just in case I cannot be there, I wanted to let you know and ask you to convey to Commissioners and to City Hall my support for the change of name of South 15th Street from A Street to the Capitol to Goodhue Boulevard. We should honor this person whose work contributes so positively every day to life in Lincoln.

I am an owner of property on the boulevard at 1044 South 15th Street, the northeast corner of 15th and D Streets. I live on the second floor and rent out the lower floor of the duplex at that location. Although I love living in the near south and especially on the boulevard, it can be difficult to rent the downstairs unit because of the real and perceived deterioration of the neighborhood. I believe, along with the physical investments already made along 15th Street, the renaming of the Boulevard would be a virtually no-cost way to further invest in the upgrading of the neighborhood. I certainly have made my own investments in my property as an act of faith and commitment that the neighborhood will retain its historic beauty and importance and regain what has been lost.

I know that small, low-cost and no-cost acts can make a difference in the character of the area. When I moved in two years ago, it was clear that a small area of my property was being used as a drug drop-off and pick-up point. So I spaded the area and planted a perennial herb garden on the site, weeding and watering frequently. Drugs are no longer dropped or picked up there.

Thanks for your support of this investment in the Capitol environs.

Kandra Hahn
1500 D Street
477-1505
Kandra_hahn@hotmail.com

Witherbee Neighborhood Association

Steve Schwab- President
3510 Wood Ave.
Lincoln, NE 68510



December 8, 2006

Lincoln-Lancaster County Planning Dept.
c/o Ed Zimmer, Historic Preservation Planner
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Re: Rename S. 15th Street from 'A' Street to 'H' Street as "Goodhue Boulevard"

Dear Mr. Zimmer:

On behalf of the Witherbee Neighborhood Association (WNA), I would like to submit this letter of support in favor of renaming S.15th Street, from 'A' Street to 'H' Street, as "Goodhue Boulevard."

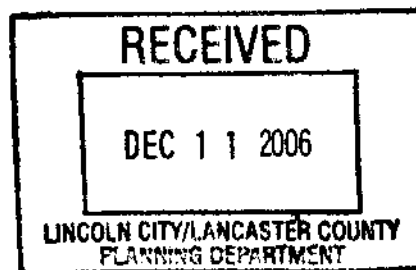
This proposed street name change would recognize Betram Grosvenor Goodhue, who is one of the most important people in the history of our state. As the architect of the Nebraska State Capitol, Mr. Goodhue has provided all Nebraskans with a sense of unity and pride unmatched by any other state symbol or landmark.

WNA would like this letter to be submitted as part of the public comment on this proposal and also have it be included in the Nebraska Capitol Environs Commission request to the City Council to consider and approve this street name change.

Sincerely,



Steve Schwab
President

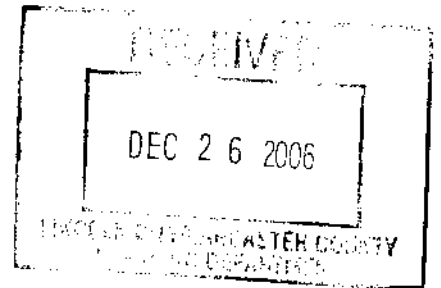




ARCHITECTURAL FOUNDATION OF NEBRASKA

December 20, 2006

Mr. Ed Zimmer
Co-City Planning Department
555 South 10th Street
Lincoln, NE 68508



Dear Mr. Zimmer:

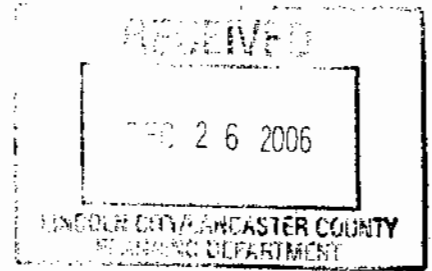
On behalf of the Architectural Foundation of Nebraska, the Board of Directors unanimously supports renaming the historic seven blocks, 15th street, A Street to H Street "Goodhue Boulevard." The Goodhue Boulevard initiative sponsored by the Nebraska Capitol Environs District is a historic opportunity to recognize renowned architect, Bertram Grosvenor Goodhue, FAIA for his design of the Nebraska State Capitol. ***In addition, the Foundation has agreed to contribute \$1,000 to support the efforts of replacing the existing street signs to Goodhue Boulevard.***

The Foundation will eagerly look forward to playing a role in promoting the significance of Goodhue's contributions and the built environment, specifically the treasured Nebraska State Capitol.

Sincerely,


John Sova, AIA
President

cc: Bob Ripley, AIA



December 21, 2006

Mr. Ed Zimmer
Co-City Planning Department
555 South 10th Street
Lincoln, NE 68508

Dear Mr. Zimmer:

On behalf of the American Institute of Architects, Nebraska Chapter, the Board of Directors unanimously supports renaming the historic seven blocks, 15th street, A Street to H Street "Goodhue Boulevard." The Goodhue Boulevard initiative sponsored by the Nebraska Capitol Environs District is an excellent opportunity to recognize renowned architect, Bertram Grosvenor Goodhue, FAIA, for his celebrated design of the Nebraska State Capitol.

The Nebraska State Capitol is a significant architectural landmark recognized and viewed by visitors from across the world. AIA Nebraska believes passage of this proposal would be an excellent opportunity to educate and raise public awareness of Nebraska's built environment, specifically the treasured Nebraska State Capitol.

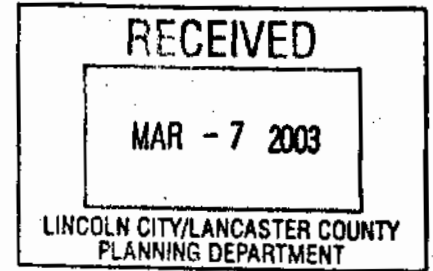
Thank you for your interest and consideration.

Sincerely,

A handwritten signature in black ink that reads "Ed".

Edward J. Vidlak, AIA
President

cc: Bob Ripley, AIA



March, 2003

The Nebraska Capitol Environs Commission
C/O City Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Members of the Commission:

The Downtown Neighborhood Association, Board of Directors wishes to inform the Commission that we unanimously support renaming South 15th Street from 'A' Street to 'H' Street to Goodhue Boulevard in honor of Nebraska Capitol architect, Bertram G. Goodhue. The board felt this measure to be especially appropriate at this time in light of recent improvements on the boulevard completed by the city this past summer. As well we feel this name change will lend additional support to the importance of the soon-to-be realized improvements to the Lincoln Mall west of the Capitol.

Although our neighborhood boundary may end at 'G' Street, our city-wide interest goes beyond such limitations. Accordingly, we feel this name change will only strengthen the presence of this historic south axis of the Capitol and lend greater distinction to the environs district and the downtown area overall.

Sincerely,

Mary Jane Steward, secretary
Downtown Neighborhood Association

TO SMC



Edward Zimmer/Notes
12/01/2006 01:21 PM

To Bberndtl@aol.com
cc
bcc
Subject Re: South 15th street, renaming.

Thanks for letting the Environs Commission know your views on their proposal. I will make sure the members see your message.

Ed Zimmer
Planning Dept.

Bberndtl@aol.com



Bberndtl@aol.com
12/01/2006 10:45 AM

To ezimmer@lincoln.ne.gov
cc Bberndtl@aol.com
Subject South 15th street, renaming.

To Ed Zimmer and to Ray Hill: First I would like to thank, Ray , for taking the time to speak to me, December 1st, and letting me voice my option, about the street renaming.

And now to Mr. Zimmer and to the other members of the Nebraska Capitol Environs Commission, I wish to vote, NO to the name change. I know there will be others who have the same voice as I do as to the BIG INCONVENIENCE TO THE ACTUAL PEOPLE LIVING ON THIS STREET.

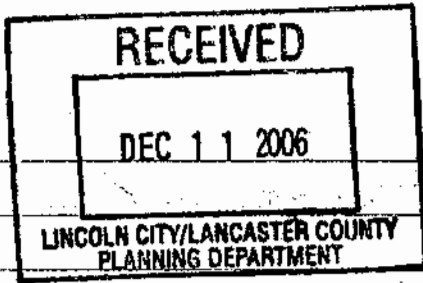
I would like to per pose my thought, of honoring Mr Goodhue. As I typed his name, it reminded me of the old movie (LOOKING FOR MR. GOODBAR).

Please consider renaming the street that runs on the south side of the Capitol, East and West. From the Southwest corner of the Capitol to the Southeast corner of the Capitol.
This would be the Street on the North side of the Mansion. I believe it would be easier to rename one address (the mansion) than all the TAX-PAYORS AND VOTERS that live on South 15th Street.

I believe I have lived here since (June of 1995) on this Street and worked on Election Days at McPhee Elementary, (6A1 Precept).

Thank-you for considering this idea.
Beverly S. Berndt
1212 South 15th, Apt 1
Lincoln, Ne. 68502-1402

402-476-7842



12-07-2006

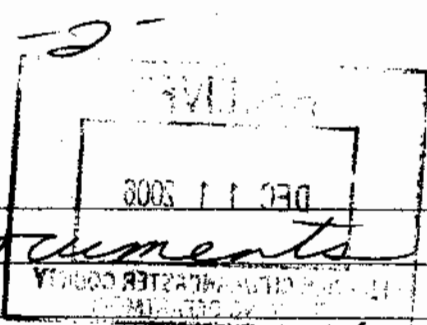
Dear Commission,

I live at 1135 S.
15th Street.

Please don't change
15th Street to "Jordan
Boulevard".

It will be too
much of a hassle
and inconvenience for
the people who live
on this street to
change the name.

We will have
to change our checks, →



-2-
bills, documents and
etc. of items that
are sent through the
mail.

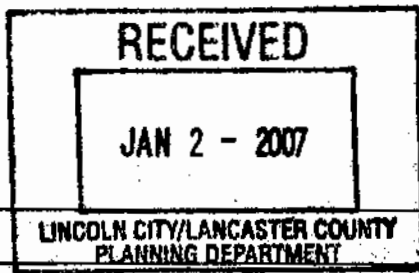
Again, please
do not change
the street name.

Respectfully yours,
Peggy Jalalian

P.S. why not erect
a statue or
a plaque of
Bertram Goodhue?



Peggy L. Jalalian
Apt. 3
1135 S 15th St.
Lincoln, NE 68502



- 1 -

12-28-2006

Dear Commission,
This is the
second letter that
I'm writing to
your committee.

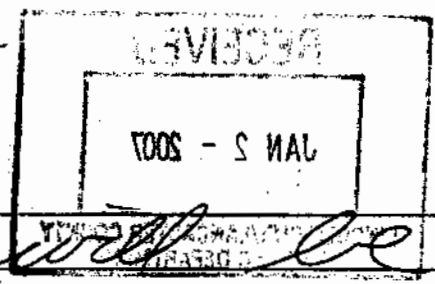
I live at
1135 S. 15th Street,
Apt # 3.

Please don't
change South 15th
to "Goodhue Boulevard."

If this proposal
goes through, this

→

-2-



endeavor will be
costly and a hassle.
I believe the
last time I got
a book of checks at
my bank the cost
was around \$15.00.

If this proposal
goes through, could
people be given a
check for \$15 or more
for going through this
inconvenience?

Sincerely,

Peggy Jalalian

Ms. Peggy Jalalian
Apt. 3
1135 S. 15th St.
Lincoln, NE 68502

Home phone
402-435-3396