

MEETING RECORD

NAME OF GROUP:	NEBRASKA CAPITOL ENVIRONS COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, July 26, 2012, 8:00 a.m., Room 210, County/City Building, 555 S. 10 th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Christie Dionisopoulos, John Kay, Tom Laging, Karen Nalow and Jeff Searcy. Cecil Steward and Jon Weinberg absent.
OTHERS IN ATTENDANCE:	Dennis Scheer and Jeff Chadwick (Clark Enersen Partners); Mark Walz and Greg Allen (Farmers Mutual); Jerry Shorney (Parks & Rec); 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 8:00 a.m. The Nebraska Open Meetings Act was acknowledged.

Adoption of meeting record of May 24, 2012

Laging moved approval of the May 24, 2012 meeting record, seconded by Nalow. Motion carried 4-0; Dionisopoulos, Laging, Nalow and Searcy voting 'yes'; Kay abstaining; Steward and Weinberg absent.

Recommendation on alley vacation (11-12th, between Lincoln Mall and K Street) and Redevelopment Plan amendment for 3 Landmark Centre in 1100 block, Lincoln Mall

Zimmer stated that staff is in discussion with Nebco, who is represented by Kent Seacrest, for a redevelopment project on the block between 11th Street and 12th Street, K Street and Lincoln Mall. Currently the site is an open parking lot on Lincoln Mall. There are two parts to the application: the request for vacation of the alley and the redevelopment plan that would encompass the whole block for a project to include an office building and a parking structure on the north half of the block with underground parking. The project follows the provisions of the Environs standards. The property is split by a zoning line with O-1 office on the south half and B-1 zoning on the north half. The Commission is being asked about the basic concept moving forward at this point.

Scheer stated that the intention is to present the building to the Commission in successive months. They will start on the design of the building on August 1. The intention is to begin site demolition and utility location in December of this year. There is a tenant in one of the buildings that will move to Landmark 2 (1111 Lincoln Mall). The construction of the office building will start in late winter or early spring. The building needs to be open for occupancy in November 2014. The redevelopment agreement draft is done and will go to Planning Commission in late August.

Chadwick stated that the building will be like Landmark 1 and will have a low parking structure with 300 stalls. You will enter off of K Street. Preliminary designs are similar to Landmark I in terms of materials and scale.

Zimmer stated that there is nothing atypical about the sequence of design work. Because this is in the capitol environs district, the Commission will have oversight of the design for the building and the parking structure.

Laging stated that he would appreciate seeing the project in the context of the street as opposed to always being on the architecture. He would like to see the streetscape as the Commission deals with the context and not the building. It is important to see the project in relation to Farmers Mutual.

Kay moved to provide preliminary support of the project concept including vacation of the alley, seconded by Dionisopoulos. Motion carried 5-0; Dionisopoulos, Kay, Laging, Nalow and Searcy voting 'yes'; Steward and Weinberg absent.

Update on Centennial Mall

Nalow explained that the first construction phase of the Centennial Mall project is M to N Street. They are bumping out the curbs at intersections to reduce the distance for pedestrians when crossing the street. They are going to create a walkway from north to south.

Nalow then reviewed the project schedule. On M Street to the alley north of N, they expect substantial completion of the street by August 1, 2012 in order to accommodate Ribfest. On the alley north of O Street to P Street, they expect completion between August 1 and August 31, 2012. They expect entire project substantial completion from M to P Streets by November 16, 2012. Some of the schedule has been reworked because of the downtown resurfacing project.

Nalow presented photos of the construction including the silva cell installation, the sidewalk in front of Pershing Center, a view to the capitol from N Street, and a view from the Lincoln Community Foundation.

Dionisopoulos asked about the trees in the walkway. Nalow explained that the large overstory trees will be on the outside of the walkway and the smaller trees will be on the inside, so as not to block the view of the capitol.

There being no further business, the meeting was adjourned at 8:33 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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