

## MEETING NOTES

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

**DATE, TIME AND PLACE OF MEETING:** Friday, July 24, 2020, 8:00 a.m., City Council Chambers, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska.

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

**OTHERS IN ATTENDANCE:** Collin Christopher, George Wesselhoft and Teresa McKinstry of the Planning Department; Lynn Johnson of Parks & Recreation; Bob Ripley and Matt Hansen with the Nebraska Capitol Commission.

**STATED PURPOSE OF MEETING:** Nebraska Capitol Environs Commission Meeting

Chair Kile Johnson called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Johnson then called for a motion approving the minutes of the regular meeting held June 26, 2020. Motion for approval made by Post, seconded by Campbell and carried 6-0: Campbell, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca absent.

### **J STREET ZONING UPDATE** **PUBLIC HEARING:**

**July 24, 2020**

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

Collin Christopher stated that this proposal was initiated by the relocation of the Police Garage. In order to pave the way for future sale and possible redevelopment, that property is being put up for surplus by the City. Planning staff determined this would be a good opportunity to rezone the area to align with the recommendations of the South Haymarket Neighborhood Plan. Though a rezoning does not require approval by the Commission, it is an important first step toward implementation of the vision for J Street, and so staff thought it was appropriate for the Commission to weigh in. This rezoning is not attached to a specific redevelopment proposal, but it does lay the groundwork for future redevelopment in the Capitol Environs District. The proposal is to rezone a number of I-1 and P zoned lots along J Street to O-1. O-1 zoning is fairly restrictive. It is a tight category that only allows for specific uses. It wouldn't allow the kind of broad mixing of uses that B-4 zoning allows, but would allow a greater mix than the residential

districts. This would set the stage for implementation of the South Haymarket Neighborhood Plan. Both the Capitol Environs Design Standards and the Neighborhood Plan recommend medium-density residential along J Street, along with some office uses. Clark Enersen Partners have also been working on street concepts for J Street. The streetscape component sets the stage for some of these new uses as well. This rezoning proposal will appear before Planning Commission for public hearing.

Nalow is excited to see this change. Christopher pointed out that the rezoning proposal only impacts publicly owned properties in the area. Properties not owned by the city/county are not being affected.

Kile Johnson inquired if the zoning change has any impact on the value of the property. Bob Ripley questioned if this is a downzone. Christopher replied yes, in that fewer uses are allowed. The potential for redevelopment would be generally be limited to the uses allowed in O-1. He believes any time you open it up to residential development, there is some value there.

Post asked when the streetscape would be implemented. Christopher does not have a precise timeline, but believes it could be considered as a catalyst project designed to fuel redevelopment. Alternatively, there could be a proposal for redevelopment that the city would want to coordinate street improvements with. J Street is not the highest priority on the list of projects that Clark Enersen has developed as part of the Haymarket South Streetscape Master Plan, but if there was significant redevelopment interest in this area, that could bump it up on the priority list. Rezoning is a preliminary step to put the pieces in place.

**ACTION:**

Post moved that the proposed rezoning conforms with the South Haymarket Neighborhood Plan and the Capitol Environs Design Standards, seconded by Campbell and carried 6-0: Campbell, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca absent.

**ADDITION OF A FOURTH EX-OFFICIO MEMBER TO THE NEBRASKA CAPITOL ENVIRONS COMMISSION**

**PUBLIC HEARING:**

**July 24, 2020**

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

Christopher received a request to add another ex-officio member to the Nebraska Capitol Environs Commission. There are currently three. The fourth would be the Capitol Administrator or their designee. This would balance out the Ex-Officio representatives to have two from the City and two from the State. The Mayor's office has indicated their support.

**ACTION:**

Kile Johnson moved approval, seconded by Nalow.

Kile Johnson thinks this is a great idea. It would be a great help with the issues the Commission faces.

Matt Hansen pointed out that the proposed text makes note of 'three' members when it should be amended to say 'four'. Christopher will correct the text.

Ripley wanted to explain how this came about. He is currently the Capitol Administrator. This was requested because of a 2004 change in the administrative structure of state government. The legislature and Governor changed the structure to separate the people who take care of the Capitol building into a separate agency and reactivated the historic Capitol Commission. This Commission came into being in 1919 with the creation of the current State Capitol. It was originally five members and was expanded to nine. When he was in a capacity under the State Building Commission, all environs were under one State entity. Those became two entities in 2004. There are almost eleven city blocks of State owned blocks in the Capitol Environs. Four are Capitol sites, the other seven are under Administrative Services. It makes sense to have both separate entities represented. This request is not self-serving. He was involved in the early days of the Nebraska Capitol Environs Commission and believes that whoever is heading the Capitol Commission should have representation.

Motion carried 6-0: Campbell, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'; Cuca absent.

**MISCELLANEOUS:**

Christopher is working with Clark Enersen on a streetscape master plan for Haymarket South. That plan will be released for a final round of public comment soon, and the Commission is encouraged to provide their feedback before the plan is finalized. This commission reviewed the conceptual plan in December 2019. He doesn't think much has changed. As projects from the Master Plan are prioritized, they will come forward for another round of design review. The first phase project that has been identified is the area under Rosa Parks Way. That is one example of a project that could come forward for review by the Commission soon.

There being no further business, the meeting was adjourned at 8:25 a.m.