

MEETING RECORD

Advanced public notice of the Nebraska Capitol Environs Commission meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP:	NEBRASKA CAPITOL ENVIRONS COMMISSION
DATE, TIME AND PLACE OF MEETING:	Friday, July 12, 2024, 8:30 a.m., City Council Chambers, County-City Building, 555 S. 10 th Street, Lincoln, Nebraska.
MEMBERS IN ATTENDANCE:	Eileen Bergt, Heidi Cuca, Ann Post, Delonte Johnson and Kile Johnson; (Andrea Gebhart and David Quade absent).
OTHERS IN ATTENDANCE:	Collin Christopher, Paul Barnes, Shelli Reid and Juan Carrasco of the Planning Department; Dan Grasso with Sinclair Hille Architects; Erin Bright and Keely Grass with Olsson; and other interested citizens were present.
STATED PURPOSE OF MEETING:	Nebraska Capitol Environs Commission Meeting

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

K. Johnson then called for the approval of the minutes of the regular meeting held June 28, 2024.

Motion for approval made by Post; seconded by Bergt.

Minutes approved 5-0: Bergt, Cuca, Post, D. Johnson, and K. Johnson voting 'yes'; Gebhart and Quade absent.

PERMANENT SUPPORTIVE HOUSING PROJECT PUBLIC HEARING (UDR24087): July 12, 2024

Members present: Bergt, Cuca, Post, D. Johnson, and K. Johnson voting 'yes'; Gebhart and Quade absent.

Collin Christopher, Planning Department, 555 S 10th Street, Lincoln, NE came forward and stated this review is for a new building to be located at 802 J Street. Christopher gave a quick summary of what was discussed at the previous hearing. This included the potential setback issue that needed to be addressed. Christopher discussed the Permanent Supportive Housing Project, which is to build a supportive

housing facility for the chronically homeless. The two-story, 15,000 square-foot facility will include 24 single bed apartments with a shared laundry room, secure entry lobby, reception area, secure offices and meeting space for CenterPointe staff, and common spaces for gathering such as a covered front porch, kitchen, yard and garden space. The Capitol Environs Standards state that the building is to come up to the property line where feasible, and that in places where it does not, the property line must be improved in some meaningful way to define that edge. The challenge as a Commission is to weigh the desires of this project versus the long-term vision for this portion of the South Haymarket area. The streetscape plans for South Haymarket envision this portion of J Street mirroring Lincoln Mall with a landscaped median and buildings that hug the property line. Christopher also stated that the design team has worked on a final landscape plan per the direction of the Commission. Finally, he reminded the group that the Aging Partners building to the east is not part of this review and any plans for it will need to come back to the Commission at a later date.

Dan Grasso, Sinclair Hille Architects, 700 Q Street, Lincoln, NE approached and stated that they had explored two concepts since the last meeting. In the first, they were able to come up with a plan to move the building forward to within five feet of the property line with a low wall and landscaping providing added definition of the property line. The second concept moves everything up within one foot of the property line. Like the first, the second concept uses a low wall and landscaping to create a buffer between private and public uses.

Keely Grass, Olsson Studio, 601 P Street, Suite 200, Lincoln, NE came forward and mentioned that with the five-foot setback option, they will add some perennials with some pops of color. The five-foot setback will allow for a landscape bed up to the property line and turf between the property line and the public sidewalk. Grass stated that the one-foot setback would necessitate eliminating the turf in favor of a landscape bed extending to the edge of the public sidewalk. The landscape strategy will be low maintenance with five to six plants for diversity.

Post questioned whether of the two options, which would be the best option from the project team's perspective. Grasso stated that to meet the intent of Capitol Environs, they believe they need to be within one foot. He is happy with this option.

K. Johnson asked if the building could have been brought south to pick up the additional foot? Grasso stated that one foot is needed to accommodate the building footing. K. Johnson asked if there will be some type of watering system. Grasso stated that there will be some type of irrigation system installed on the east side, but the west side was not discussed. Grass stated that it will depend upon the funding and what everyone wants. Grass stated that an irrigation system is nice to help the plants survive but will only be truly needed in the first season for establishment.

Bergt asked what they were talking about when referring to one foot – if this is referring to the distance between the porch and sidewalk. It was explained that one foot was the dimension from the porch to the property line, and that the edge of the

sidewalk doesn't match the property line. Bergt questioned how the plants would interact with the wall. Grass stated that there would be an eighteen inch maximum height for the plants in front of the wall.

Bergt stated that skateboard deterrents should be considered in the wall design to avoid having to address the issue later. Grasso agreed.

Bergt stated that Artic Fire Dogwood is a better alternative than the Isanti Dogwood being proposed. Grass took note of this recommendation.

Bergt also mentioned that the landscape plan had limited color. Grass stated that they wanted to focus most of the color on the entry along the south side. There is not much public traffic in the back area, so they wanted to keep that at a lower level of maintenance.

Post likes the design and appreciates the modifications.

K. Johnson likes the redesign that was presented.

Motion for approval of the one-foot setback made by Post, seconded by D. Johnson.

Motion approved 5-0: Bergt, Cuca, Post, D. Johnson, and K. Johnson voting 'yes'; Cuca, Gebhart and Quade absent.

Paul Barnes, Planning Department, 555 S. 10th Street, Lincoln, NE approached and introduced Juan Carrasco with the Planning Department. Carrasco is replacing Teresa McKinstry who recently retired.

Christopher came forward and wanted to thank the members for their great attendance and contributions to making the Permanent Supportive Housing project a better proposal.

K. Johnson asked if there is anything planned for the next meeting in July. Christopher stated that the only potential item would be the Downtown Corridors project, and it will be decided in the next few days if this can be postponed until August or not. Christopher stated that the next scheduled meeting would be on July 26, 2024. The group indicated that they would be interested in meeting again in two weeks.

Motion for adjournment made by Post, seconded by D. Johnson.

There being no further business, the meeting was adjourned at 8:54 a.m.