

City Council Introduction: **Monday**, October 21, 2002
Public Hearing: **Monday**, October 28, 2002, at **5:30 p.m.**

Bill No. 02R-243

FACTSHEET

TITLE: A Resolution adopting and approving **THE NORTH 27TH STREET CORRIDOR AND ENVIRONS REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department, covering an area composed of all the city blocks generally bounded on the south by "N" Street, on the west by 23rd Street, on the north by Leighton Avenue and on the east by 31st Street.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/04/02 and 10/02/02
Administrative Action: 10/02/02

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (7-0: Carlson, Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser and Steward absent).

FINDINGS OF FACT:

1. The staff recommendation to find the proposed **North 27th Street Corridor and Environs Redevelopment Plan** to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.4-5, concluding that the proposal conforms to the goals of the Comprehensive Plan. The Comprehensive Plan identifies a number of implementation strategies that support the finding that the proposed Redevelopment Plan is in conformance with the Comprehensive Plan.
2. This proposal was deferred by the Planning Commission on September 4, 2002 (See Minutes, p.5), and the Planning Commission was briefed on the proposal at their noon meeting on October 2, 2002.
3. Testimony in support is found on p.7.
4. There was no testimony in opposition.
5. On October 2, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to find the proposed **North 27th Street Corridor and Environs Redevelopment Plan** to be in conformance with the 2025 Comprehensive Plan (See Minutes, p.7).
6. The Redevelopment Plan document is being submitted under separate cover.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 14, 2002

REVIEWED BY: _____

DATE: October 14, 2002

REFERENCE NUMBER: FS\CC\2002\CPC.02008 No. 27th

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformity #02008
The North 27th Street Corridor and Environs
Redevelopment Plan

DATE: August 22, 2002

PROPOSAL: The Director of the Urban Development Department has requested a review of the The North 27th Street Corridor and Environs Redevelopment Plan for conformance with the Comprehensive Plan.

CONCLUSION: The proposal conforms to the goals of the Comprehensive Plan. The Comprehensive Plan identifies a number of implementation strategies that support the finding that the The North 27th Street Corridor and Environs Redevelopment Plan is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

APPLICANT: Marc Wullschleger
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
Phone: 441-7606

CONTACT: Wynn Hjernsted
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
Phone: 441-7606

PURPOSE: The Planning Commission is required to review the proposed plan for conformity with the Comprehensive Plan. Copies of the plan are available on file at the Urban Development and Planning Department.

COMPREHENSIVE PLAN SPECIFICATIONS: The following goals of the Comprehensive Plan are addressed by the programs and activities in the The North 27th Street Corridor and Environs Redevelopment Plan

“The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies.” (page F 15)

“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (page F 17)

“Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.” (page F 18 & 73)

“Commerce Centers should generally contain a mix of land uses, including residential uses.” (page F 41)

“Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along roadway nor be completely auto oriented.” (page F 41)

“New or established commercial uses should not encroach upon, or expand into, existing neighborhoods.” (page F 41 & F 49)

“Physical linkages (i.e. sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized.” (page F 41)

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.” (page F 49)

“Maintain and encourage retail establishment and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.” (page F 49)

“Maintain and encourage ethnic commercial establishments that are convenient to existing neighborhoods.” (page F 49)

“Make green space an integral part of all environments - Green space can come in a variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.” (page F 57)

“Pursue the active coordination of all future trail network extensions and enhancements. The urban network of trails should connect employment centers, shopping areas, schools and residential neighborhoods. Trails should be an integral part of the community’s green spaces and corridors.” (page F 62)

“Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.” (page F 65)

“Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods. Maintain and enhance infrastructure and services in existing neighborhoods.” (page F 68)

“Implement the housing and neighborhood strategies as embodied in the City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.” (page F 73)

“Activity Corridors and Centers - These areas tend to be located along arterials, particularly where two major arterials might intersect. These locations often have strip commercial or L shaped neighborhood shopping centers. Directness and safety for pedestrians going to, from, and within these corridors and centers should be stressed.” (page F 91)

“Other Areas - All areas of the community should have safe, secure, and reasonably direct pedestrian connections.” (page F 91)

“Strategies: Bicycle and Trails Standards for Existing Areas:

- Identify critical segments offering greater system continuity and connections for major activity centers schools and the University of Nebraska. Undertake projects to complete identified gaps in the system.” (page F 94)

ANALYSIS:

1. The North 27th Street Corridor and Environs Redevelopment Plan has been prepared to supersede all previous Redevelopment Plans and amendments that cover an area generally bounded by “N” Street on the south; the viaduct over the Burlington Northern Santa Fe right-of-way, parallel to the Cornhusker Highway on the north; 23rd Street on the west; and, 31st Street on the east. The boundaries of the project are more specifically set forth on the attached map.
2. *The North 26th/27th Street Redevelopment Area, Lincoln, Nebraska, Blight and Substandard Determination Study* determined that the area was blighted and substandard. The City Council declared the area blighted and substandard on June 19, 2000.
3. The City Council adopted the 2025 Lincoln-Lancaster County Comprehensive Plan which incorporated *The North 27th Street Corridor Plan* as a subarea plan of the Comprehensive Plan on May 28, 2002.
4. The Redevelopment Plan identifies the following objectives, which are consistent with *The North 27th Street Corridor Plan*, an approved subarea plan of the Comprehensive Plan:
 - The North 27th Street Corridor should be a mixed use corridor.
 - Redevelopment should occur in ways that strengthen existing commercial and residential investments.
 - Replace affordable housing stock by assuring adequate sites.
 - Make North 27th Street a link between neighborhoods.
 - Separate, to the degree possible, local and through traffic movements.
 - Establish defensible edges between residential and non-residential uses.

- Provide additional open space/green space.
 - Provide a pedestrian friendly environment.
 - Develop zoning and signage regulations for the corridor which recognizes its mixed use character and reduce visual conflicts.
 - Design features that encourage/promote security in the area.
5. The redevelopment activities are consistent with *The North 27th Street Corridor Plan*, an approved subarea plan of the Comprehensive Plan and include, but are not limited to:
- Intersection improvements to accommodate pedestrian needs.
 - Closing access to North 27th Street at Dudley and Orchard
 - Replace and repair sidewalks
 - Design and implement a plan for street unification and beautification
 - Study, repair and replace sanitary sewers in the 27th and Vine Street area
 - Study, repair and replace drainage and storm sewers in the vicinity of X Street
 - Provide commercial redevelopment projects in several areas
 - Replace, rehabilitate and expand affordable housing
 - Develop a trail bridge in the vicinity of X Street
 - Extend and landscape the MoPac trail
 - Develop a community wrap-around center in the vicinity of 27th and Holdrege
 - Reconfiguration Pentzer Park
 - Potential to rezone areas to be compatible with redevelopment
6. The objectives of The North 27th Street Corridor and Environs Redevelopment Plan are consistent with *The North 27th Street Corridor Plan* and the goals of the *2025 Lincoln-Lancaster County Comprehensive Plan*.

Prepared by:

Duncan L. Ross, AICP
Planner

**COMPREHENSIVE PLAN CONFORMANCE NO. 02008
THE NORTH 27TH STREET CORRIDOR AND
ENVIRONS REDEVELOPMENT PLAN**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 4, 2002

Members present: Steward, Duvall, Krieser, Bills-Strand, Larson, Taylor, Carlson, Newman and Schwinn.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

This application was removed from the Consent Agenda and had separate public hearing.

Schwinn noted that some of the Commissioners did not receive their packets until yesterday and have not had an opportunity to review the Redevelopment Plan. Deferral has been suggested.

Bills-Strand moved to defer for four weeks, with continued public hearing and administrative action on October 2, 2002, seconded by Duvall and carried 9-0: Steward, Duvall, Krieser, Bills-Strand, Larson, Taylor, Carlson, Newman and Schwinn voting 'yes'.

Carlson requested that the staff provide a separate briefing for the Commission and that the Commissioners should submit questions to Urban Development in advance.

The staff briefing was scheduled for October 2, 2002, at 12:00 Noon in Room 113 of the County-City Building.

There was no public testimony.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 2, 2002

Members present: Carlson, Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn; Krieser and Steward absent.

This application was deferred on September 4, 2002, with a request by the Commission for a staff briefing, which was held at noon on October 2, 2002.

Proponents

1. Wynn Hjermsstad appeared on behalf of the **Urban Development Department** to answer questions.

Schwinn noted that the Planning Commission did receive a briefing at noon today.

Support

1. **Anthony Bonelli**, President of the **North 27th Street Business and Civic Association**, testified in support. This has been a very inclusive situation where several meetings have been held with individuals from the businesses, neighborhood associations and civic organizations in the affected area.

2. **Maurice Baker**, 3259 Starr Street, testified on behalf of **Clinton Neighborhood Organization** in support. There are things going on as a result of this that really add to our neighborhood.

3. **Peggy Struwe**, 530 No. 25th Street, immediate past president and current secretary of the **Hawley Neighborhood Association**, testified in support. Residents in this area are very excited about the changes that have been occurring on No. 27th Street. The Hawley Neighborhood Association has been included in the meetings that have occurred. Struwe requested that the Commission please approve this plan.

There was no testimony in opposition.

Public hearing was closed.

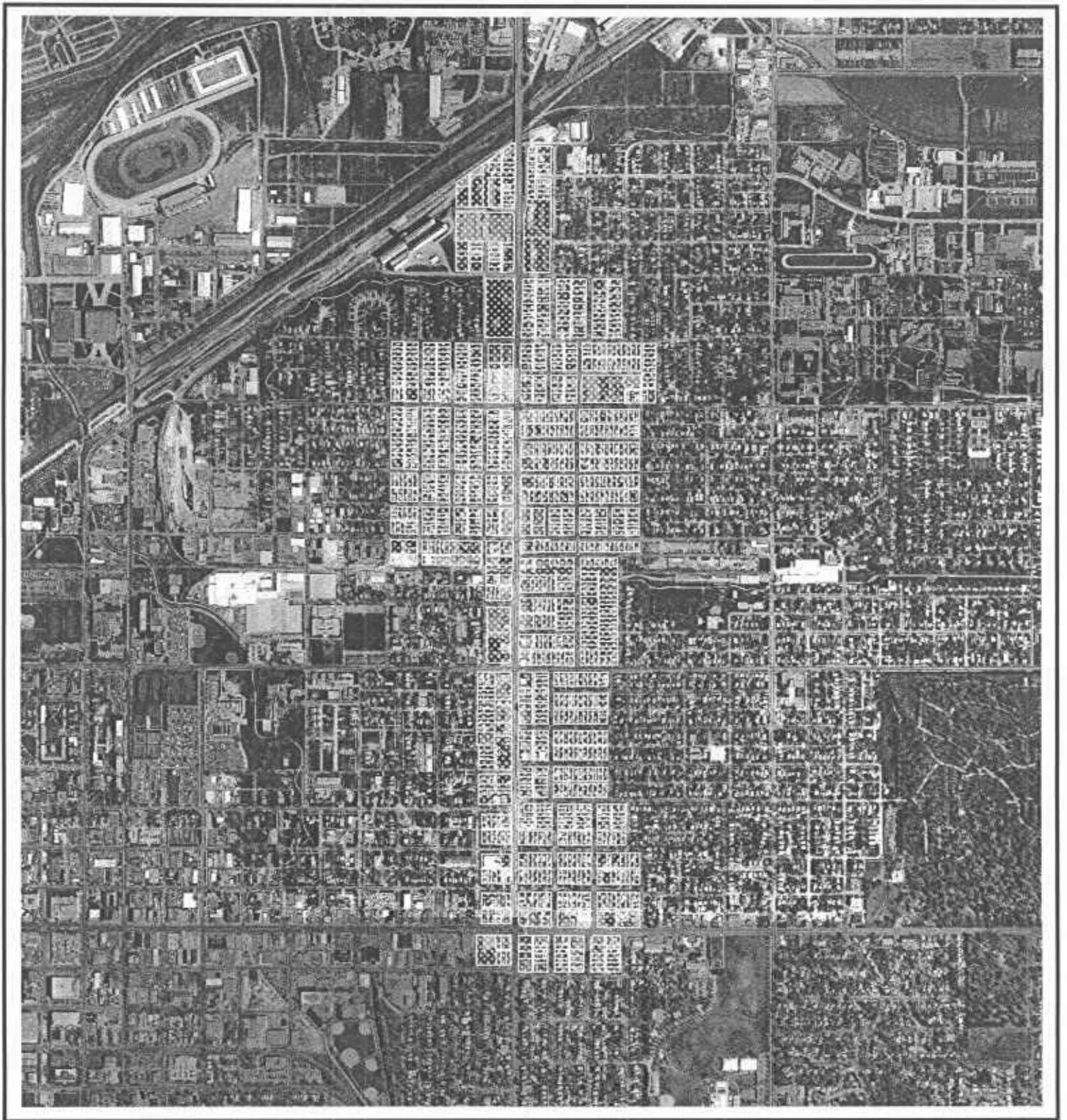
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 2, 2002

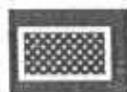
Newman moved to find the proposed redevelopment plan to be in conformance with the Comprehensive Plan, seconded by Taylor.

Carlson expressed appreciation to Urban Development for the briefing provided to the Commission, giving the Commissioners an opportunity to understand and digest the plan.

Motion carried 7-0: Carlson, Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser and Steward absent.



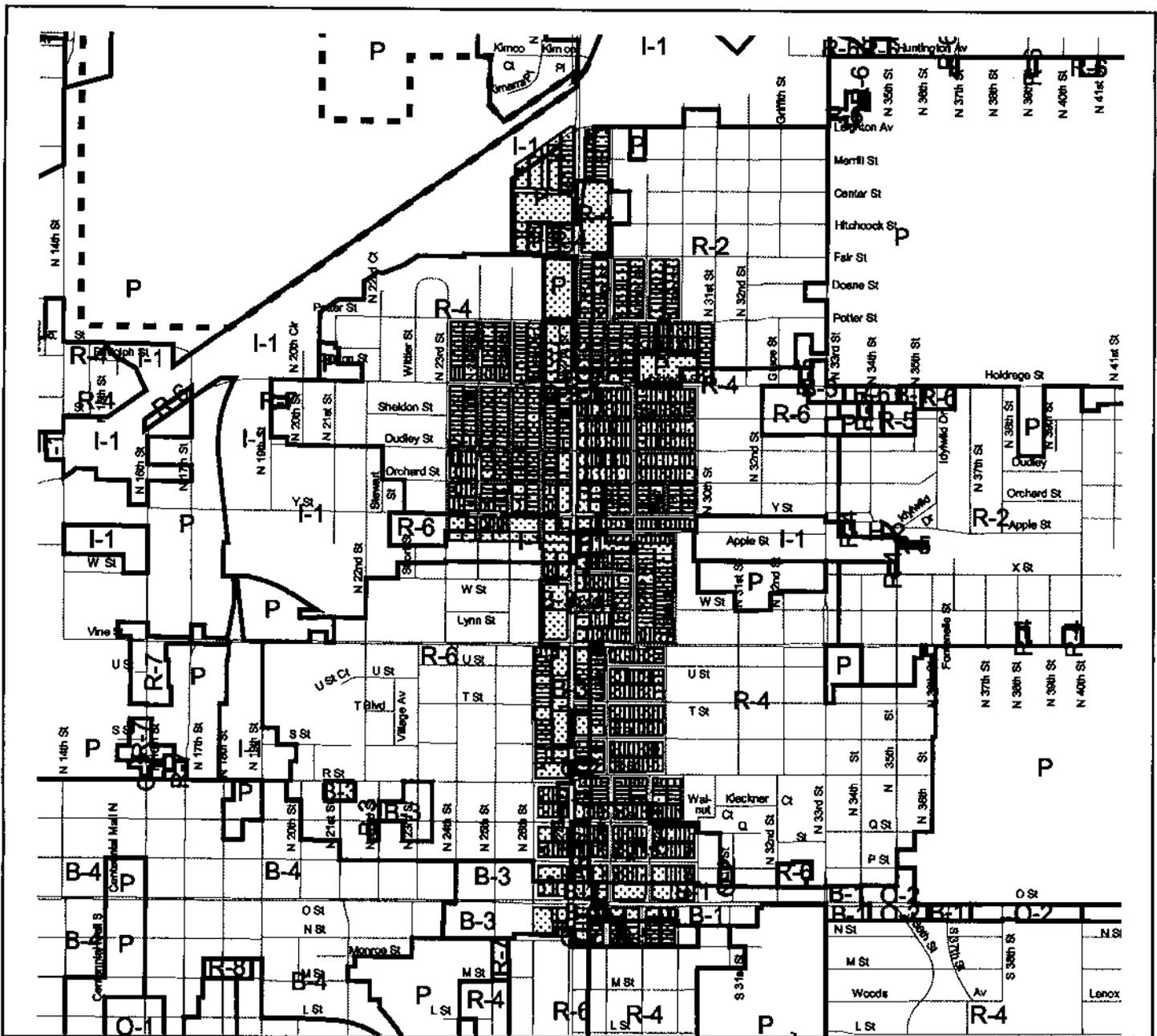
**Comp. Plan Conformance #02008
N. 27th St. Corridor & Environs
Redevelopment Plan**



Area of Application



008



Comp. Plan Conformance #02008 N. 27th St. Corridor & Environs Redevelopment Plan

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

- Six Square Miles
- Sec. 13 T10N R6E
- 24 T10N R6E
- 25 T10N R6E
- 18 T10N R7E
- 19 T10N R7E
- 30 T10N R7E

