

FACTSHEET

TITLE: **Comprehensive Plan Conformance No. 17006** - A resolution approving the proposed **City Centre Redevelopment Plan**.
(Generally located between 9th & 10th Streets and P & Q Streets and adjacent rights-of-way)

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the Urban Development Department

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Beckius, Corr, Harris, Edgerton, Finnegan, Washington, Scheer and Hove voting 'yes'; Weber absent).

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban Development

SPONSOR: Planning Department

OPPONENTS: None present as hearing.

REASON FOR LEGISLATION:

A proposed amendment to the Lincoln Center Redevelopment Plan to add the **City Centre Redevelopment Project** which will enhance Downtown Lincoln as the mixed-use center of the City. The Project will accomplish this goal through development of a structure incorporating a vertical mix of land uses, including highly visible retail space and additional housing that will foster 24-7 activity. The Project will strengthen P Street as a pedestrian-friendly retail corridor between the Downtown central business district and the Haymarket, and will improve vistas coming into Downtown Lincoln, particular for incoming traffic on Interstate 180.

DISCUSSION / FINDINGS OF FACT:

1. The staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on pp.3-5, concluding that the redevelopment plan amendment is in conformance with the Comprehensive Plan.
2. Testimony by the Director of the Urban Development Department is found on p.6. Testimony on behalf of the applicant is also found on pp.6-7.
3. There was no testimony in opposition.
4. On April 12, 2017, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 17006**).

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: April 21, 2017

REVIEWED BY: David R. Cary, Director of Planning

DATE: April 21, 2017

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 12, 2017 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 17006

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, the City Centre Redevelopment Project Amendment to the Lincoln Center Redevelopment Plan

LOCATION: Block 34, Original Lincoln, generally bounded by 9th and 10th Street, P and Q Streets, and adjacent right of way

LAND AREA: Approximately 2.07 acres along with adjacent right of way

CONCLUSION: The redevelopment project is in conformance with the Comprehensive Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan

GENERAL INFORMATION:

EXISTING ZONING: B-4 Lincoln Center Business District

EXISTING LAND USES: Journal-Star Printing Co. facility, City of Lincoln Market Place Garage

SURROUNDING LAND USE AND ZONING:

North:	Light Industrial	B-4
South:	Apartments	B-4
East:	Commercial	B-4
West:	Commercial	B-4

HISTORY:

In 1863, an early settler to Lancaster County, Elder J. M. Young, platted a townsite which he called Lancaster consisting of 12 blocks east-west and eight blocks north-south, encompassing approximately the present area between O (then called Locust St.) and Vine Streets and approximately 5th to 17th Streets.

Some of Lancaster's earliest buildings were on the block between Locust and High Streets, 5th & 6th Streets, which was approximately the location of Lincoln Block 34 (P-Q, 9th-10th).

For most of its early history Block 34 was one of the key commercial locations in Lincoln, with a southern exposure to the open square labeled "Market Square" on the

Original Plat. All of the lots facing Market Square were platted as commercial lots (25'x142'), rather than the more expansive 50'x142' residential lots of most of the city. Small one and two story business buildings occupied the P Street frontage.

In 1880, State Journal Printing Company built a larger 3-story brick structure on the southwest corner of the block, beginning its long tenure as the home of Lincoln's oldest newspaper.

The Lincoln Journal newspaper had added a nondescript annex to the east of the 1880 building. The annex was replaced in 1949-1950 with the first portion of the current Journal-Star building, then replacement of the old building at the corner followed in 1950-1951.

COMPREHENSIVE PLAN SPECIFICATIONS:

p. 1.2 The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. Lplan 2040 acknowledges Downtown's unique role and will guide decisions that will maintain Downtown's vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

p. 1.3 Downtown Lincoln continues to serve as the heart of our community and is an asset for all Nebraska residents.

p. 1.3 Downtown Lincoln continues to serve its role as the central location for commerce, government, entertainment and the arts.

p. 1.3 Downtown Lincoln is promoted as vibrant mixed use neighborhood, offering choices for residential lifestyles and daily needs commerce in a walkable and bicycle-friendly environment.

p. 1.9 The area is shown as commercial on the Future Land Use map.

p. 2.7 Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core.

p. 2.8 Mixed use redevelopment, adaptive reuse, and well-designed and approximately-placed infill development, including residential, commercial and retail uses, are encouraged.

p. 5.4 The City should preserve and enhance Downtown's role as...The major office and service employment center.

p. 5.4 The City should preserve and enhance Downtown's role as...A regional retail center geared toward employees, area residents, visitors, and UNL students and staff.

p. 5.4 The City should preserve and enhance Downtown's role as... A major focus for new residential reuse, infill, and redevelopment.

p. 6.3 A major focus for new residential reuse, infill, and redevelopment is in the Greater Downtown Area.

p. 6.3 Strategies for Greater Downtown...Maintain the urban environment, including a mix of land uses with a major focus on residential uses.

p. 6.3 Strategies for Greater Downtown...Encourage higher density development with parking areas at the rear of buildings, below grade, or on upper floors of multi-use parking structures.

DOWNTOWN MASTER PLAN SPECIFICATIONS:

p. 20 A Mix of Uses: The framework encourages mixed use development wherever feasible. Mixed-use buildings with housing on upper floors support the retail uses on their ground floors, and benefit from nearby transit services.

p. 21 Retail Framework of the Downtown Master Plan identifies P Street at the location as part of the Retail Core.

p. 22 The primary retail core must support a high level of pedestrian activity throughout the day and night, and therefore requires continuous edge-to-edge retail land uses.

p. 31 The Housing Framework meets the current and future demands of downtown Lincoln. It brings economic vitality to downtown by fostering 24-hour activity and lively, vibrant streets. Urban dwellers financially help support downtown retail, restaurants and other services.

p. 31 Housing in downtown Lincoln - with its easy access to transit and a variety of other goods, services, and activities - is highly desirable to a new demographic....Key requirements for the Housing Framework including providing: A vertical mix - housing over retail and/or parking, Transit-located within walking distance.

LINCOLN CENTER REDEVELOPMENT PLAN SPECIFICATIONS:

P III-8 Intensify and strengthen Lincoln's central business district as a focal point for regional development.

P III-8 Provide for compact and interrelated development in order to increase the amount and variety of activity in the core while increasing pedestrian convenience and visual interest.

P III-8 Provide for expansion and new development of office, commercial, residential, retail, child care, and related service activities which will complement the existing activities in use, scale, and quality of materials and service.

P III-9 Encourage the development of mixed use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket areas.

P III-9 Encourage development that is consistent and complementary to existing land uses, architectural systems, and building materials found Downtown and in the Haymarket.

P III-9 Encourage expanded housing opportunities and types to foster 24-hour activity and lively street.

P III-9 Encourage the development of a vibrant retail presence.

ANALYSIS:

This is a request to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to create the City Centre Redevelopment Project.

1. The City Centre Redevelopment Project includes the redevelopment of a parcel of land currently owned and occupied by Journal-Star Printing Co generally located at 926 P Street. The project involves the demolition of the existing Journal-Star

building, and the construction of an approximately eleven-story mixed-use building. The existing Market Place Garage will remain. Also, the bank building on the northwest corner of 10th & P Streets is not part of the project.

1. The ground floor will consist of approximately 35,000 square feet of retail space, the third and fourth floors will include 89,000 square feet of Class “A” commercial office space, while floors five through eleven (7 floors) will consist of approximately 245 market-rate residential units.
2. Parking will include 100 below-grade parking stalls available for the retail employees and customers and 140 parking stalls on the second floor to serve the tenants of the office space. In addition, the redeveloper envisions being able to use up to 340 parking stalls of the City’s adjacent parking garage to meet the needs of the tenants.
3. The goal of the Project is to enhance Downtown Lincoln as the mixed-use center of the City. The Project will accomplish this goal through development of a structure incorporating a vertical mix of land uses, including highly visible retail space and additional housing that will foster 24-7 activity.
4. The Project will strengthen P Street as a pedestrian-friendly retail corridor between the Downtown central business district and the Haymarket. Further, the Project will improve vistas coming into Downtown Lincoln, particular for incoming traffic on Interstate 180.
5. The estimated total cost to implement the Project is approximately \$92,000,000, which includes approximately \$12,000,000 to \$14,000,000 in public financing through tax increment financing.
7. The Urban Design Committee will tentatively review this project at their May 2 meeting.
8. The project is consistent with the Lincoln Center Redevelopment Plan which intends to support high-density, private sector mixed-use development in the Lincoln Center Redevelopment Area.
9. The project is consistent with the 2005 Lincoln Downtown Master Plan, which indicates that P Street should be a center for retail activity and should offer a pedestrian-friendly connection between Tower Square and the Haymarket. Redevelopment of the Project Site into a mixed-use building with retail uses fronting P and Q Streets is also consistent with the 2005 Downtown Master Plan Future Land Use Framework.
10. The project is consistent with the Lincoln-Lancaster County 2040 Comprehensive Plan. One of the goals of the Plan is to promote downtown Lincoln as a vibrant mixed-use neighborhood, offering choices for residential lifestyles and daily needs

commerce in a walkable environment. The Plan also emphasizes enhancement of entryways to the City of Lincoln when development occurs adjacent to those corridors and encourages development of connectivity between developing or existing neighborhoods and commercial centers.

Prepared by

George Wesselhoft, Planner
(402-441-6366, gwesselhoft@lincoln.ne.gov) March 30, 2017

APPLICANT: Urban Development Department-City of Lincoln
555 S. 10th Street
Suite 205
Lincoln, NE 68508

CONTACT: Hallie Salem
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Lincoln, NE 68508

COMPREHENSIVE PLAN CONFORMANCE NO. 17006

COMPREHENSIVE PLAN CONFORMANCE NO. 17006 - TO REVIEW AS TO CONFORMANCE AN AMENDMENT TO THE LINCOLN CENTER REDEVELOPMENT PLAN FOR THE NEW CITY CENTRE REDEVELOPMENT PROJECT.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

April 12, 2017

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Scheer and Washington; Weber absent.

Staff recommendation: Conformance with the Comprehensive Plan

There were no ex parte communications disclosed.

Staff Presentation: David Landis of Urban Development Department stated the question before Commissioners today is whether this proposed amendment to the Lincoln Center Redevelopment Plan is consistent with the goals of the Comprehensive Plan. Staff finds that it is. A multiple-story building will replace the current Lincoln Journal Star Building, though the bank and garage located on the block will remain. Right now, the area is uninteresting from a pedestrian point of view. This project will add lots of activity. The proposal includes 100 underground parking stalls, 1st floor retail, more parking on 2nd floor, 3rd floor Class-A office space, and the upper floors will be market rate units.

This is a very large project at \$92 million and will generate a considerable amount of TIF funds to be used for public enhancements. There is a significant amount of City right-of-way included in the area because the condition of the sewer is unknown. The developer is present at today's hearings and has early renderings of what the project could look like, though conversations about what the project will ultimately be are ongoing.

Harris asked what Class-A office is. Landis replied it is a term used among developers to indicate the highest quality. He does not know the specific criteria that make a space Class-A.

Proponents:

1. **Tom Huston, 233 S. 13th Street, Suite 1900** appeared representing the applicant, Newman Development. They have a long history in mixed-use development around the nation. A preliminary rendering of a similar 10-story project was shown to give an idea of the mass of the building on the site. This site is a main traffic thoroughfare, is part of the P Street District, and will provide a link to the Haymarket. Those are the principle issues the architect is dealing with at this time. The building includes 35,000 square feet of retail on the 1st floor. Class-A office space is market defined and varies from city to city. This building will include 88,000 square feet of the office space. The dwelling units will be

single and 2-bedroom units. The rooftop may include an activity level, so the building will be almost 12 stories in height.

There was no public testimony on this item.

Landis came forward to clarify that the building is 11 stories. This will be one of the largest projects proposed in Lincoln. Assurity was around \$55 million and the Veterans Campus around \$100 million, but that is for the entire site and this is for a single building. It is positive for cities to build up and not out.

COMPREHENSIVE PLAN CONFORMANCE NO. 17006

ACTION BY PLANNING COMMISSION:

April 12, 2017

Finnegan moved conformance with the Comprehensive Plan, seconded by Corr.

Beckius said this proposal has a significant impact in keeping downtown vibrant and it is consistent with the Comprehensive Plan. It is the right kind of project in the right place.

Scheer said this is a great continuation of the development occurring downtown. This is not an intrusion, but will fit in with the plan and approach that is currently being accomplished.

Edgerton noted the connection to what has already been accomplished in the Haymarket. This will draw people into the core of downtown. It is positive and exciting.

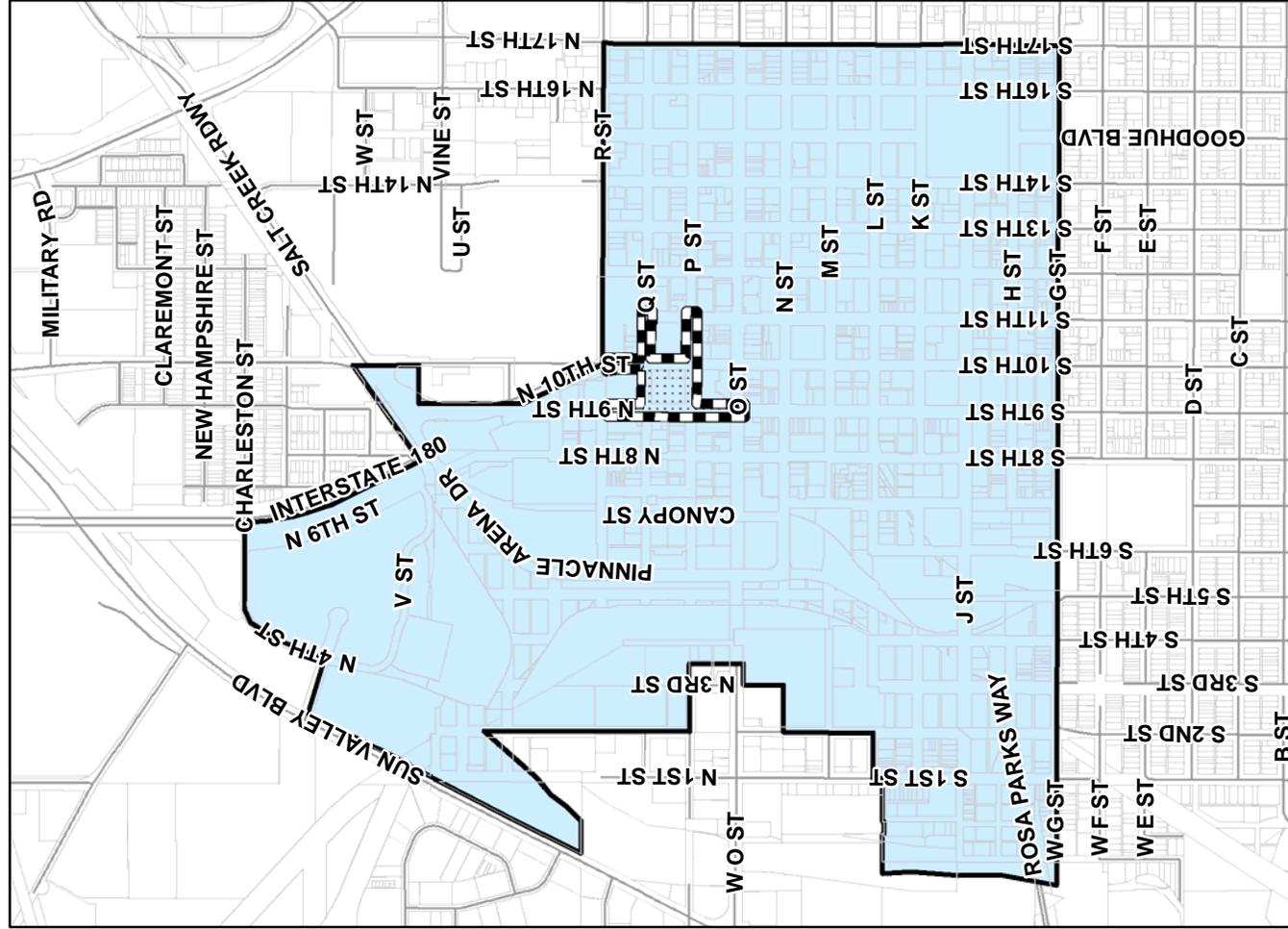
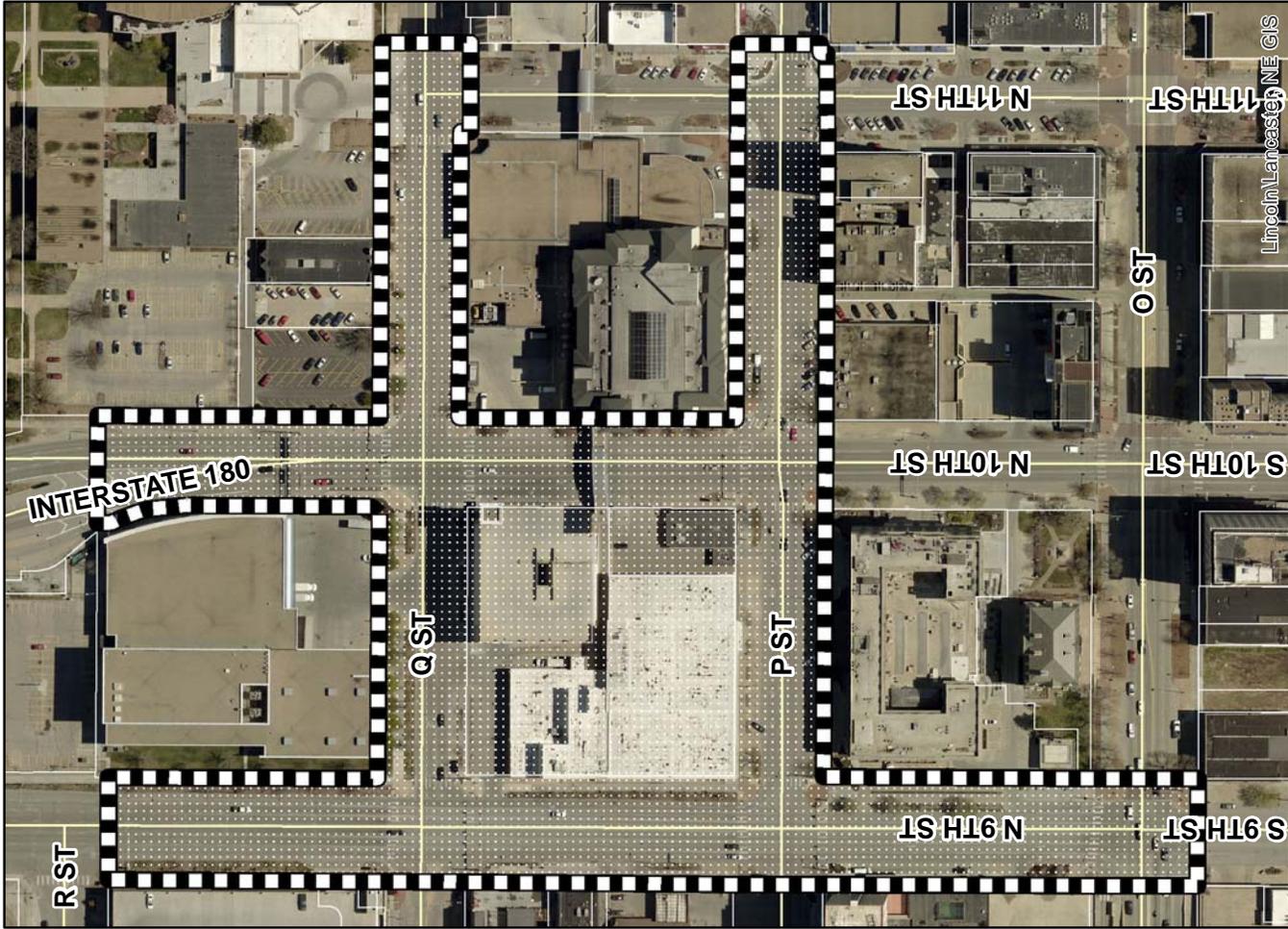
Corr said this project clearly aligns with the Comprehensive Plan.

Washington hopes this spurs a grocery location downtown. The more people living downtown, the better.

Finnegan said this is a positive project that will change the face of Lincoln.

Hove agreed this is an exciting project and he will support the motion.

Motion for conformance carried 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Scheer, Washington and Hove voting 'yes'; Weber absent. This is a recommendation to the City Council.



2016 aerial

Lincoln Lancaster NE GIS

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Comprehensive Plan Conformance #17006

Lincoln Center Redevelopment Area

City Centre Project



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March 15, 2017

Paul Barnes
Long Range Planning Manager
Planning Department
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555 S 10th Street
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Dear Paul:

Please find the proposed City Centre Redevelopment Project amendment application attached, which proposes to amend the Lincoln Redevelopment Plan to create a new project area.

Once submitted through Project Dox, please forward the proposed amendment to the Planning Commission for their consideration of its consistency with the Comprehensive Plan at the April 12, 2017 public hearing. We request that the amendment also be scheduled at City Council for introduction on April 24, 2017 and public hearing on May 1, 2017.

If you have any questions about the plan amendment or schedule, please contact me at 441.7866 or hsalem@lincoln.ne.gov.

Best Regards,

A handwritten signature in black ink, appearing to read "Hallie Salem".

Hallie Salem
Manager – Downtown Redevelopment