

DIRECTORS' ORGANIZATIONAL MEETING

Monday, March 2, 2020

555 S. 10TH STREET

BILL LUXFORD STUDIO

I. MINUTES

1. Approval of Directors' minutes from February 10, 2020

II. ADJUSTMENTS TO AGENDA

III. CITY CLERK

IV. MAYOR'S OFFICE

V. DIRECTORS CORRESPONDENCE

PLANNING DEPARTMENT

1. Appian Way Regional Center Phase II

WEED CONTROL AUTHORITY

1. 2019 Combine Weed Program Review

VI. BOARDS/COMMITTEES/COMMISSION REPORTS

1. 2020 Census Complete Count Committee - Shobe
2. BOH - Bowers (02.11.20)
3. MAC - Shobe (02.11.20)
4. LPED - Christensen, Meginnis (02.11.20)
5. PBC - Meginnis, Raybould (02.11.20)
6. ISPC - Washington (02.13.20)
7. Parks & Rec - Christensen (02.13.20)
8. ILC - Christensen, Shobe, Washington (02.24.20)
9. DLA - Meginnis, Ward (02.25.20)
10. PRT - Bowers (02.27.20)
11. WHJPA - Ward (02.27.20)
12. Tele-Communications - Washington (02.27.20)
13. PAC - Shobe, Christensen, Bowers (02.25.20)

VII. CONSTITUENT CORRESPONDENCE

1. Campion Project - Downtown Lincoln Association

VIII. MEETINGS/INVITATIONS

See invitation list.

IX. ADJOURNMENT

Angela M. Birkett

From: Katey Hulewicz <khulewicz@downtownlincoln.org>
Sent: Tuesday, February 25, 2020 3:43 PM
To: Council Packet
Cc: Todd Ogden; Ken Fougeron; Dallas A. McGee
Subject: Campion Project - Letter from Downtown Lincoln Association
Attachments: Campion Letter 02.25.2020.pdf

Hello,

Attached is a letter to City Council from the Downtown Lincoln Association Board of Directors regarding the Campion Project.

Katey Hulewicz

Office Manager

DOWNTOWN LINCOLN ASSOCIATION

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February 25, 2020

Mr. James Michael Bowers
Mr. Roy Christensen
Mr. Richard Meginnis, Vice Chair
Ms. Jane Raybould, Chair
Mr. Bennie Shobe
Ms. Tammy Ward
Ms. Sandra Washington

Lincoln City Council
555 South 10th Street
Lincoln, NE 68508

RE: Campion Project

Dear City Council Members,

On February 18th, 2020, the Downtown Lincoln Association (DLA) Board of Directors had the opportunity to hear Campion's team present its proposed student housing project at 10th & M Street in detail. After thoughtful discussion, DLA unanimously voted to take a neutral position on the project, while relaying our key priorities to the City. The equivocal nature of a large, widely discussed development like this deserves an outline of the implications derived from the project.

DLA is pleased that more private developers continue to take an interest in investing in our Downtown area. Campion has a record of developing other housing projects in the southeast region of the country, and they clearly see compelling reasons for choosing Downtown Lincoln as the location for their next project. The development team does not have an extensive history in downtown-specific housing projects; however, we are encouraged that they will be using local contractors to build the project.

The proposed site is in a blighted area of Downtown Lincoln that has proven difficult to redevelop, and while DLA is supportive of private investment in the area, it is important to point out that in December of 2018 the City and DLA adopted our Downtown Lincoln Master Plan, which clearly defines our need for a diverse mix of housing:

Given Downtown's current imbalance between student and non-student housing (approximately two-thirds of residents are students), moving forward policies and incentives should support ways to diversify Downtown's housing stock, and create opportunities for young professionals, empty nesters, State employees, and UNL graduate students, faculty and staff.

The statement from the Master Plan does not mean that DLA is against student housing; however, the board would also like to see the City provide an incentive for the development of housing that will diversify our current mix, especially given that our neighboring University has already experienced strong signs of oversaturation as it relates to student housing.

In the end, the board feels that it is not our role to decide what the market can bear in terms of student housing demand, but we want to encourage the City to take into account the following factors if the redevelopment agreement is approved:

- **Future projects:** We strongly encourage the City to continue to work with developers on projects that will diversify our housing mix moving forward. An improved mix of housing opportunities can benefit all residential users by keeping supply even with specific demographic demand.
- **Parking:** This project will intensify the need to continue with an aggressive timeline for future city parking garages. Knowing the demand this causes, we encourage the City to maintain a healthy Parking Enterprise Fund, making it easier to plan and build future parking facilities.
- **Building Quality:** We are encouraged that Campion and the City have worked hard on improving the exterior design of the project. If the project is approved, we strongly encourage the City to continue efforts to maintain the design elements as promised, as well as the quality of construction.

Thank you for taking the time to consider this project and we hope our discussion has made it easier to determine the best direction for Downtown Lincoln moving forward.

Sincerely,



Todd Ogden, President & CEO
Downtown Lincoln Association



Ken Fougerson, Chair
Downtown Lincoln Association