

City Council Introduction: **Monday**, June 25, 2007
Public Hearing: **Monday**, July 9, 2007, at **1:30 p.m.**

Bill No. 06R-126

FACTSHEET

TITLE: A Resolution approving and adopting the proposed **SOUTH STREET REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department. The Redevelopment Plan Area is generally bounded by Plum Street to the north, extending to Rose Street between 6th and 8th Streets, 6th Street to the west, Saratoga Street to the south and 17th Street to the east.

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

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 06/06/07
Administrative Action: 06/06/07

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Carlson, Carroll, Cornelius, Esseks, Strand, Krieser, Larson, Sunderman and Taylor voting 'yes').

FINDINGS OF FACT:

1. The proposed South Street Redevelopment Plan area includes an estimated 104 acres, more or less, with 97 already developed. The eastern portion of the redevelopment plan area is mostly commercial, while the western portion is mostly a mixture of public/quasi-public, single family residential and industrial.
2. The South Street Redevelopment Plan area was declared blighted and substandard in July of 2006.
3. The main purpose of the Redevelopment Plan is to provide guidance for redevelopment activities within the redevelopment area that create a vibrant, attractive, friendly and safe place for residents, businesses and visitors. The proposed Redevelopment Plan includes public improvements to streets, alleys and sidewalks, including improvements to pedestrian movements. It also includes improvements to parking, public utilities, streetscape beautification and the development of commercial design principles.
4. The staff recommendation to find the proposed **South Street Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4.
5. The minutes of the public hearing before Planning Commission are found on p.6-7.
6. There was no testimony in opposition.
7. On June 6, 2007, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed **South Street Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan.
8. The Redevelopment Plan document is being provided under separate cover.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 18, 2007

REVIEWED BY: _____

DATE: June 18, 2007

REFERENCE NUMBER: FS\CC\2006\CPC.07012 Redev Plan

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 6, 2007 PLANNING COMMISSION MEETING

- PROJECT#:** Comprehensive Plan Conformance #07012
- PROPOSAL:** Review the South Street Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2030 Comprehensive Plan*.
- CONCLUSION:** The proposed redevelopment plan is in conformance with the Comprehensive Plan.

RECOMMENDATION: Find that Redevelopment Plan is in conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LOCATION: An area generally along South Street bounded by S. 6th Street on the west and S. 17th Street on the east.

PURPOSE: Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review a redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

EXISTING ZONING:

I-1	Industrial District
B-3	Commercial District
R-2	Residential
R-4	Residential
R-5	Residential
P	Public

EXISTING LAND USE: Mixed uses including retail, public services, industrial and residential land uses. The primary land uses in the area are commercial and public/ quasi-public.

HISTORY: As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was approved by the City Council on July 10, 2006.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan identifies a variety of future land uses within this study area. Future land use designations include Urban Residential, Commercial, Industrial, and Public and Semi-Public.

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (9)

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.(9)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses.(10)

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.(36)

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. (48)

Encourage efforts to find new uses for abandoned, under utilized or "brownfield" sites that are contaminated.(49)

ANALYSIS:

1. This is a request to review the South Street Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2030 Comprehensive Plan. This area includes an estimated 104 acres of land with 97 of those acres already developed. The eastern portion of the redevelopment area is mostly commercial while the western portion is mostly a mixture of public/ quasi-public, single family residential and industrial.
2. The main purpose of the Redevelopment Plan is to provide guidance for redevelopment activities within the redevelopment area that create a vibrant, attractive, friendly and safe place for residents, businesses and visitors.
3. The goals of the Redevelopment Plan were created by a design committee that includes business owners, property owners, and City staff. They discussed the challenge of making South Street a safe and successful corridor that promotes current business, maintains a unified theme, is inviting to pedestrians, and welcomes new business investment. Goals they developed for the Redevelopment Plan include:
 - a. Redevelopment should occur in ways that strengthen and support the existing business community in the South Street Redevelopment area.
 - b. Establish and implement a set of design guidelines for commercial redevelopment along South Street.
 - c. Improve street amenities such as landscaping, street lighting, street furniture along the corridor and in conjunction with new development.
 - d. Enhance the pedestrian experience in the Redevelopment Area.

- e. Security is a concern; therefore design features including lighting, and the creation of open spaces with a high degree of visibility are important to the corridor.
4. The Redevelopment Plan includes public improvements to streets, alleys, and sidewalks including improvements to pedestrian movements. It also includes improvements to parking, public utilities, streetscape beautification and the development of commercial design principles.
5. Part of Urban Development's 5 year Strategic Plan is the design and construction of streetscape enhancements, benefitting the blighted commercial area and its surrounding residents. South Street between 9th and 17th is currently undergoing construction for resurfacing, replacement of islands and medians, new traffic signing and marking, new traffic signals, new streetscape enhancements, ornamental pedestrian lighting, and replacement of storm sewers and water main.
6. Commercial design principles were developed for the Redevelopment Plan to invite a diversity of growth and provide for inviting and safe public spaces. The Redevelopment Plan includes 5 Design Principles that it says should be promoted in all redevelopment agreements. According to the Plan, redevelopment agreements in the area should include consultation with and assistance from Urban Development and other City staff. Agreements should also incorporate design review by the Urban Design Committee. The design principles were reviewed by the Urban Design Committee on March 3, 2007.
7. The Comprehensive Plan recommends that redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property (page 129, Comprehensive Plan).
8. The South Street Redevelopment Plan is in conformance with the 2030 Lincoln- Lancaster County Comprehensive Plan.

Prepared by:

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DATE: May 22, 2007

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COMPREHENSIVE PLAN CONFORMANCE NO. 07012 SOUTH STREET REDEVELOPMENT PLAN

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 6, 2007

Members present: Strand, Larson, Carroll, Cornelius, Krieser, Sunderman, Esseks, Taylor and Carlson.

Ex Parte Communications: None.

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

Staff presentation: **Ernie Castillo, Urban Development**, explained that the South Street Redevelopment Plan is the follow-up to the Blight and Substandard Determination Study done in July of 2006, and adopted by the City Council. This proposed Redevelopment Plan is in response to concerns and issues brought to the city from business owners, property owners and neighborhood residents. Also, in response to addressing the needs of this area, a group of business and property owners and residents formed the South Street Business & Civic Association, who have been very helpful in this process. The Saratoga School and Learning Center have also been represented on this Association.

Castillo advised that the unique feature in this Plan is a set of commercial design principles. A committee from the South Street Business & Civic Association worked with the City staff to identify the five goals listed in the Plan and to give some guidance to future redevelopment. The principles take into account the goals mentioned in the Plan while trying not to deter or detract from any redevelopment opportunity.

Castillo observed that six potential redevelopment areas are listed in the plan. There are a number of activities that could take place in those areas by redevelopment agreement.

Castillo advised that the proposed Plan has been presented to the Irvingdale, Near South, Everett and South Salt Creek neighborhoods to provide information and receive input.

Castillo pointed out that the South Street improvement project is currently underway and aspects of this proposed plan, i.e. the streetscape beautification, will take place in this construction phase. The South Street Business & Civic Association has been very helpful in getting this put together and have been very supportive. At the end of August, the Association is planning a "welcome back" celebration after the road improvements are completed.

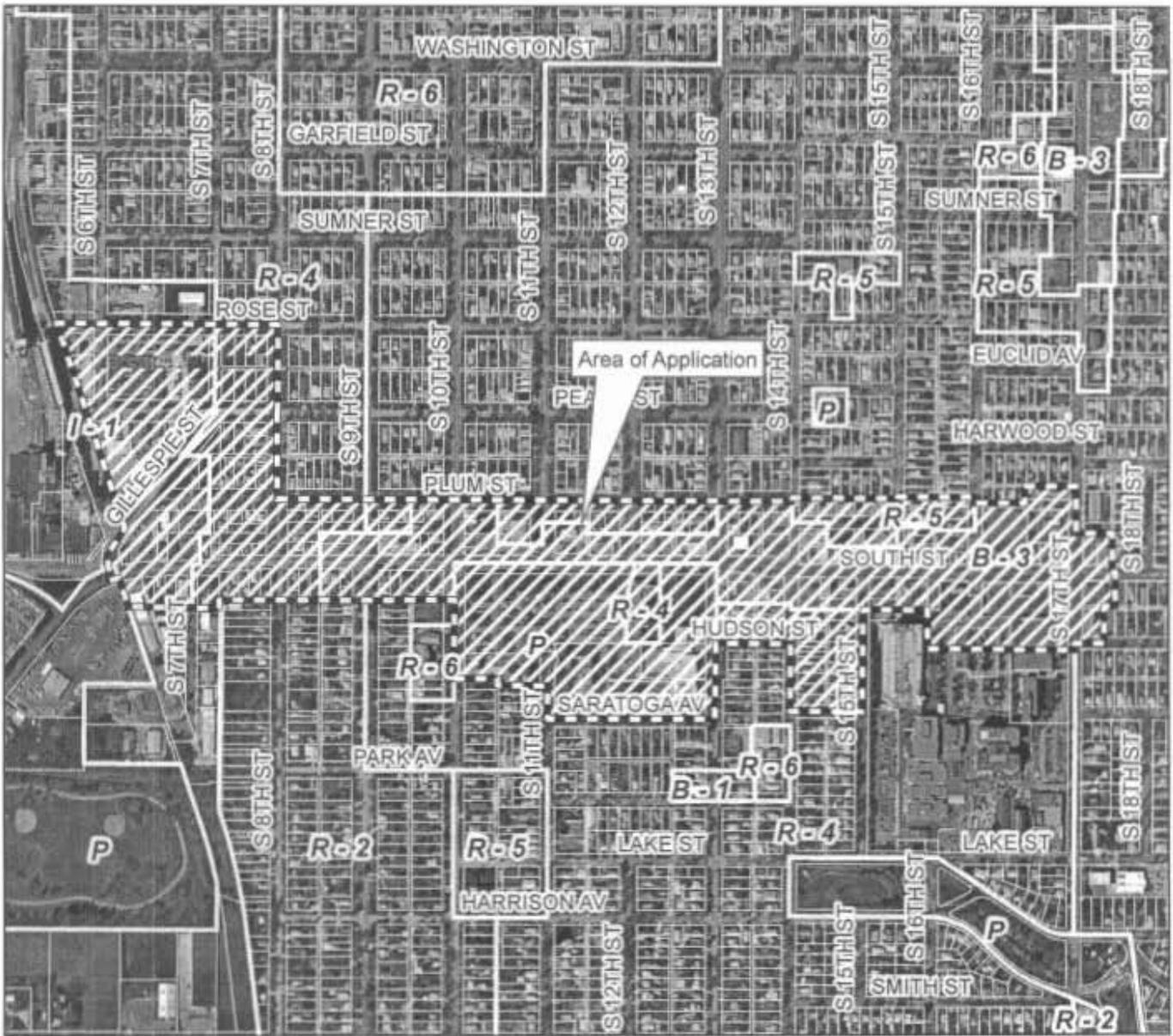
Castillo explained that the design principles are intended for future commercial redevelopment projects, i.e. those developers that work with the City toward redevelopment agreements. Not everyone that would come forward to develop would need to comply, but those working with Urban Development on a redevelopment agreement would need to comply.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

June 6, 2007

Taylor moved a finding of conformance with the Comprehensive Plan, seconded by Carroll and carried 9-0: Strand, Larson, Carroll, Cornelius, Krieser, Sunderman, Esseks, Taylor and Carlson voting 'yes'. This is a recommendation to the City Council.



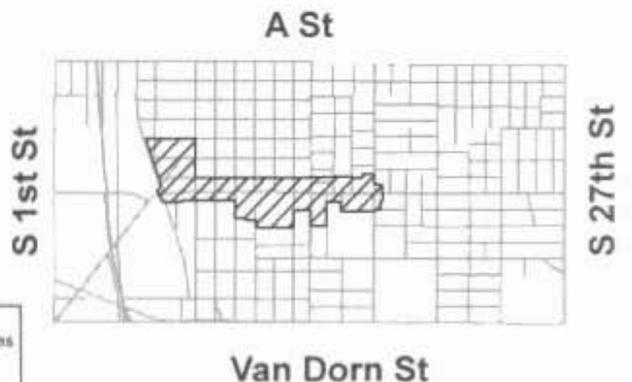
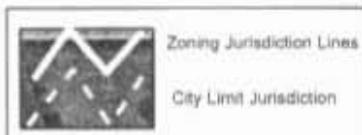
2005 aerial

Comp Plan Conformance #07012 South Street Redevelopment Plan

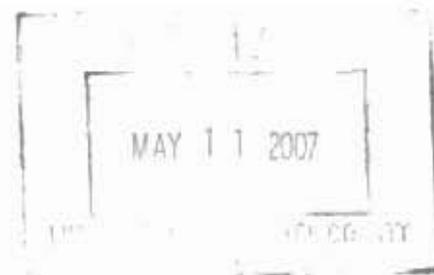
Zoning:

Two Square Miles
Sec. 35 T10N R06E
Sec. 36 T10N R06E

- R-1 to R-6 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-7 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-6 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



Memo



To: Christy Eichorn, Planning Department
From: Ernie Castillo, Urban Development Department *EC*
Date: May 11, 2007
Subject: South Street Redevelopment Plan

cc: Wynn Hjernstad
Dallas McGee

Please find enclosed one draft copy of the South Street Redevelopment Plan. The legal descriptions are being verified and further formatting of the document is needed. I will have the final version for you by the end of next week. Call me at 1.7855 if you have any questions.