

City Council Introduction: **Monday**, May 6, 2002
Public Hearing: **Monday**, May 13, 2002, at **1:30 p.m.**

Bill No. 02R-102

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1219K**, an amendment to the **BryanLGH Medical Center East** special permit, requested by BryanLGH Medical Center, to expand the School of Nursing to accommodate an enrollment of 250 students, including a request to increase the maximum building coverage from 38.2% to 42%, on property generally located at South 48th Street and Sumner Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 04/17/02
Administrative Action: 04/17/02

RECOMMENDATION: Conditional approval (8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent).

STAFF RECOMMENDATION: Conditional approval

ASSOCIATED REQUESTS: None

FINDINGS OF FACT:

1. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.5-6, concluding that with modifications as provided by the conditions of approval, the proposal meets the zoning requirements and is consistent with the goals of the Comprehensive Plan to "Encourage necessary expansion of education facilities while remaining sensitive to the surrounding neighborhoods", and to "Develop Lincoln as the center for a network of regional health care services."
2. This application was placed on the Consent Agenda of the Planning Commission on April 17, 2002, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report dated April 3, 2002.
4. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: April 29, 2002

REVIEWED BY: _____

DATE: April 29, 2002

REFERENCE NUMBER: FS\CC\2002\SP.1219K

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #1219K
Bryan LGH East

DATE: April 3, 2002

PROPOSAL: Add space to the School of Nursing at the Bryan LGH Medical Center EAST to accommodate an enrollment of 250 students.

WAIVER REQUEST: Increase maximum building coverage from 38.2% to 42%

LAND AREA: 25.7 acres, more or less

CONCLUSION: With modifications, the proposal meets zoning requirements and is consistent with the following Comprehensive Plan Goals:

- ! Encourage necessary expansion of education facilities while remaining sensitive to the surrounding neighborhoods.
- ! Develop Lincoln as the center for a network of regional health care services.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 116, 117, 259 I.T., and Lots 1-33, Block 3, Shurtleff's Piedmont Park, the vacated portions of Washington and Everett Streets west of the west line of S. 50th Street, including the cul-de-sac at the west intersection of said streets, a triangle area of property bounded on the east by S. 50th Street, Everett Street on the south and Washington Street on the North, the vacated portion of S. 51st Street from the north line of Sumner Street to the south line of Everett Street, and Lots 1-24, Block 6, Shurtleff's Piedmont Park, all located in the Ne 1/4 of Section 32-10-7, Lancaster County, Nebraska, generally located at S. 48th Street and Sumner Street.

LOCATION: S. 48th Street and Sumner Street

APPLICANT: Craig M. Ames, President & Chief Operating Officer
Bryan LGH Medical Center EAST
1600 S. 48th Street
Lincoln, NE 68506

OWNER: same

CONTACT: Ron Wachter, Vice President
Bryan LGH Medical Center
1600 S. 48th Street
Lincoln, NE 68506
(402) 481-3116

EXISTING ZONING: R-2 Residential

EXISTING LAND USE: Health Care Facility

SURROUNDING LAND USE AND ZONING:

North:	R-2 and R-1	Church and single family housing
South:	R-2	Single family housing
East:	P	Homes Elementary School
West:	R-2	Single family housing

HISTORY:

On **June 4, 2001**, City Council approved Special Permit No. 1219J, which increased building coverage on the site to 38.2%, and added a parking structure and medical offices.

On **August 4, 1997**, City Council denied Special Permit No. 1219 H, which would have allowed Bryan Hospital to increase the height and size of two signs.

On **August 27, 1997**, City Council approved Special Permit No. 1219 - I for authority to expand the hospital campus in order to construct a parking lot generally located at 51st and Sumner Streets.

On **June 29, 1992**, City Council denied Special Permit No. 1219 F, which would have allowed Bryan Hospital permission to use the parking lot at Christ United Methodist Church during construction.

In **1992**, Special Permits 1219 No. D, E, and G were approved by the Planning Commission granting Bryan Hospital employees, students and staff permission to use parking lots in the nearby vicinity to the hospital during construction of the medical office building.

In **1990**, Special Permits No. 1219 B and C were approved by the Planning Commission granting Bryan Hospital employees, students and staff permission to use parking lots in the nearby vicinity to the hospital during construction of the medical office building.

On **Jan. 15, 1990** City Council approved Special Permit No. 1219A granting Bryan Hospital authority to construct an outpatient and medical office building, to construct two multi-level parking structures, to enlarge the pre-existing energy plant, and to adjust height, area and yard requirements.

On **May 11, 1987** City Council approved Special Permit No. 1219 granting Bryan Hospital authority to construct a medical office building with a day care center and a separate parking deck.

On **June 8, 1981**, City Council approved Special Permit No. 928 granting Bryan Hospital authority to enlarge and extend an existing health care facility, to adjust the front yard requirements along Sumner Street, to construct additional parking areas, and to enlarge the School of Nursing and Center for Health Education.

On **July 24, 1978**, City Council approved Special Permit No. 822 granting Bryan Hospital authority to increase off-street parking facilities.

On **December 6, 1976**, City Council approved Special Permit No. 565B granting Bryan Hospital authority to erect and maintain a bus passenger waiting shelter.

On **October 11, 1976**, City Council approved Special Permit No. 565A granting Bryan Hospital authority to enlarge their facilities, increase their functions, and to increase the geographic area of coverage of the hospital campus.

On **August 16, 1971**, City Council approved Special Permit No. 565 granting Bryan Hospital authority to enlarge the hospital.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan shows the area as Public and Semi-Public.

The Comprehensive Plan states the following as goals for Schools on page 164:

- Establish Lincoln and Lancaster County as the model education center for Nebraska and for the nation.
- Consider education as a key to economic development.
- Encourage necessary expansion of education facilities while remaining sensitive to the surrounding neighborhoods.

The following are quotes from pages 167 and 171:

D. Public Safety and Health Services

Goals

! *Provide and advocate for quality, affordable and accessible public safety, health and human services for every person in the entire community, and recognize that these services must be a high priority to enhance our quality of life.*

Public safety and health services are critical to the well-being of the community. Facilities to house these services must be properly located, distributed and equipped.

3. Health Services

Goals

- ! Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*
- ! Develop Lincoln as the center for a network of regional health care services.*

Lincoln and Lancaster County are served by three hospitals and the Veteran's Administration Medical Center. Minor emergency medical services are also provided at several private facilities dispersed through the community. Emergency medical transportation services are provided through a combination of private and public providers. There are also a number of other specialized health care facilities, such as nursing homes, rehabilitation centers, and retirement centers.

The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole; to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city.

UTILITIES: Available

TOPOGRAPHY: The land generally slopes down north from 49th & Sumner Streets.

TRAFFIC ANALYSIS: Sumner Street is classified as a collector, "A" Street and Cotner Boulevard are classified as minor arterials, and S. 48th Street is classified as a principal arterial.

PUBLIC SERVICE: The nearest fire station is located at Cotner and "A" Streets.

REGIONAL ISSUES: The applicant has indicated that there is a 28% shortage of nurses in the state of Nebraska.

ANALYSIS:

1. This application would add on to the Center for Health Education and eliminate 65-70 surface parking stalls.
2. **27.63.080 Permitted Special Use: Health Care Facilities.**
Health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-3, or I-1 zoning districts under the following conditions:
 - (a) Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

The Walker Parking Consultants study recommends 2,290 parking spaces. Once all facilities are constructed, there will be 2,624 parking spaces. Additional information is required in order to determine whether the provided parking meets zoning requirements.

The school of nursing parking requirements will be calculated per §27.67.040(d)(10) - 1 space per 50 square feet in the largest assembly hall.

Public Works & Utilities has indicated that the plans are acceptable with regards to parking and traffic.

(b) Yard and area regulations.

(1) Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

The proposed buildings will cover 40.42% of the site; the applicant requests that the City authorize a building coverage of 42%. The additional building coverage could be used for minor increases to existing buildings or to the School of Nursing as construction plans are developed.

(2) Yards abutting a nonresidential district shall be the same as those required in said abutting district.

(3) Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

The application meets the setback requirements.

(4) Required front and side yards shall be landscaped.

The landscape plan indicates that the existing plantings along Everett Street will be preserved, with the exception of three Colorado Spruces and one Austrian Pine. The parking meets design standards for screening and landscaping.

(5) The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

(c) The proposed health care facility shall conform to all applicable state and federal requirements.

(d) The location of health care facilities shall be readily accessible to the area served. Such facilities should be located on major streets near the center of the area to be served.

3. The proposed expansion is entirely within the existing boundaries of the special permit. It does not encroach upon the neighborhood.

4. The proposal is consistent with the goals of the Comprehensive Plan, including:

- ! Encourage necessary expansion of education facilities while remaining sensitive to the surrounding neighborhoods.
- ! Develop Lincoln as the center for a network of regional health care services.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
 - 1.1.1 In the Key Zoning Data table, provide the size of the largest assembly hall for the School of Nursing.
 - 1.1.2 Remove "new" from the Medical Office Space in the Key Zoning Data table - this space was approved with Special Permit #1219J.
 - 1.1.3 Identify new plantings and plantings to be removed.
 - 1.1.4 Provide a scale on all drawings.
 - 1.1.5 Show required parking calculations for the School of Nursing

2. This approval permits the addition of 45,000 square feet of floor area to the School of Nursing and permits an increase in building coverage to 42%.

General:

- 3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised final plan including 5 copies.
 - 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the School of Nursing addition all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Jason Reynolds
Planner

SPECIAL PERMIT NO. 1219K
BryanLGH MEDICAL CENTER EAST

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

April 17, 2002

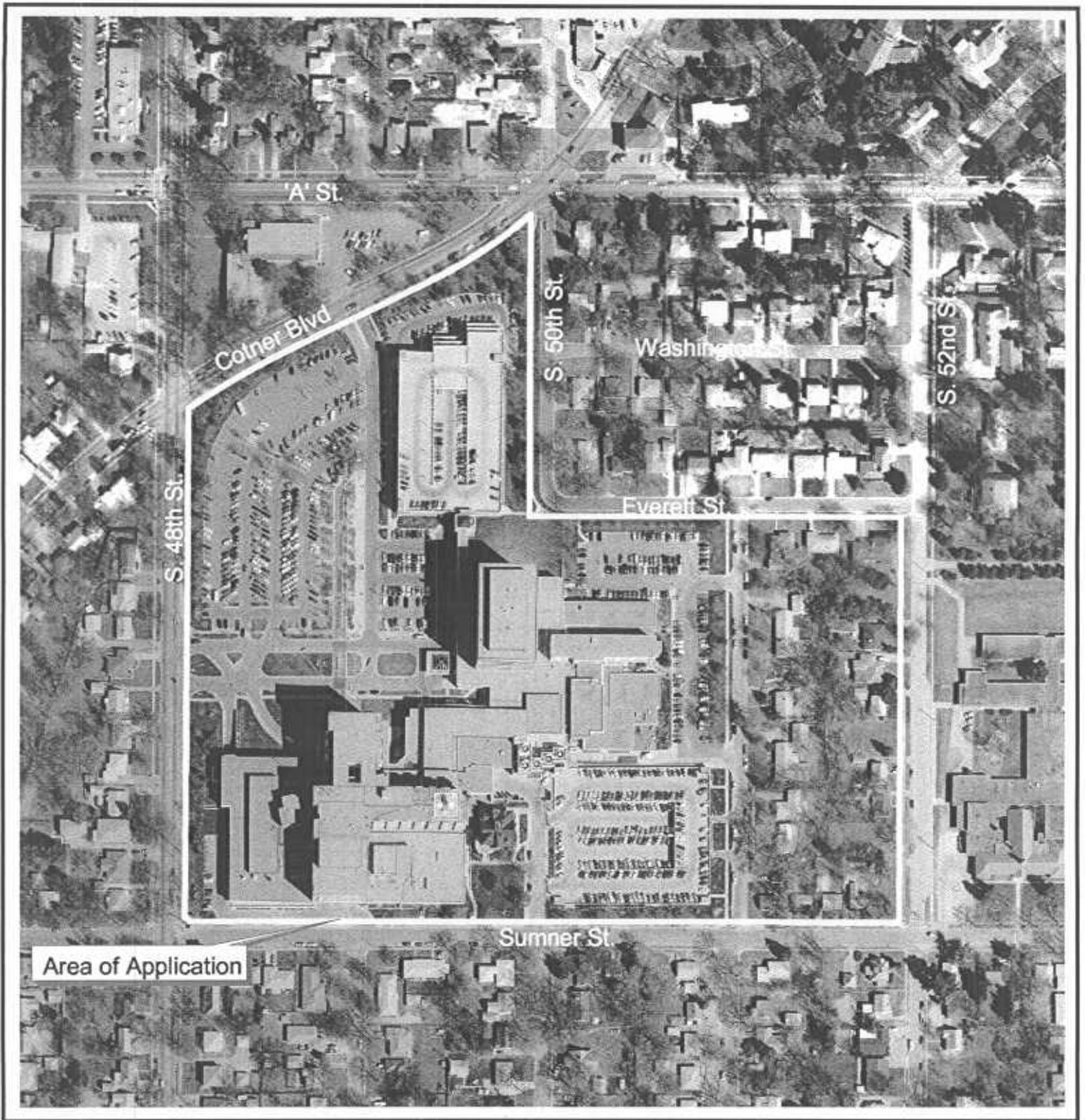
Members present: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor; Krieser absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3359; COMBINED SPECIAL/USE PERMIT NO. 19; SPECIAL PERMIT NO. 1219K; AND FINAL PLAT NO. 02003, LEE'S PLACE 4TH ADDITION.**

Item No. 1.1a, Change of Zone No. 3359, and Item No. 1.1b, Combined Special/Use Permit No. 19, were removed from the Consent Agenda and scheduled for separate public hearing.

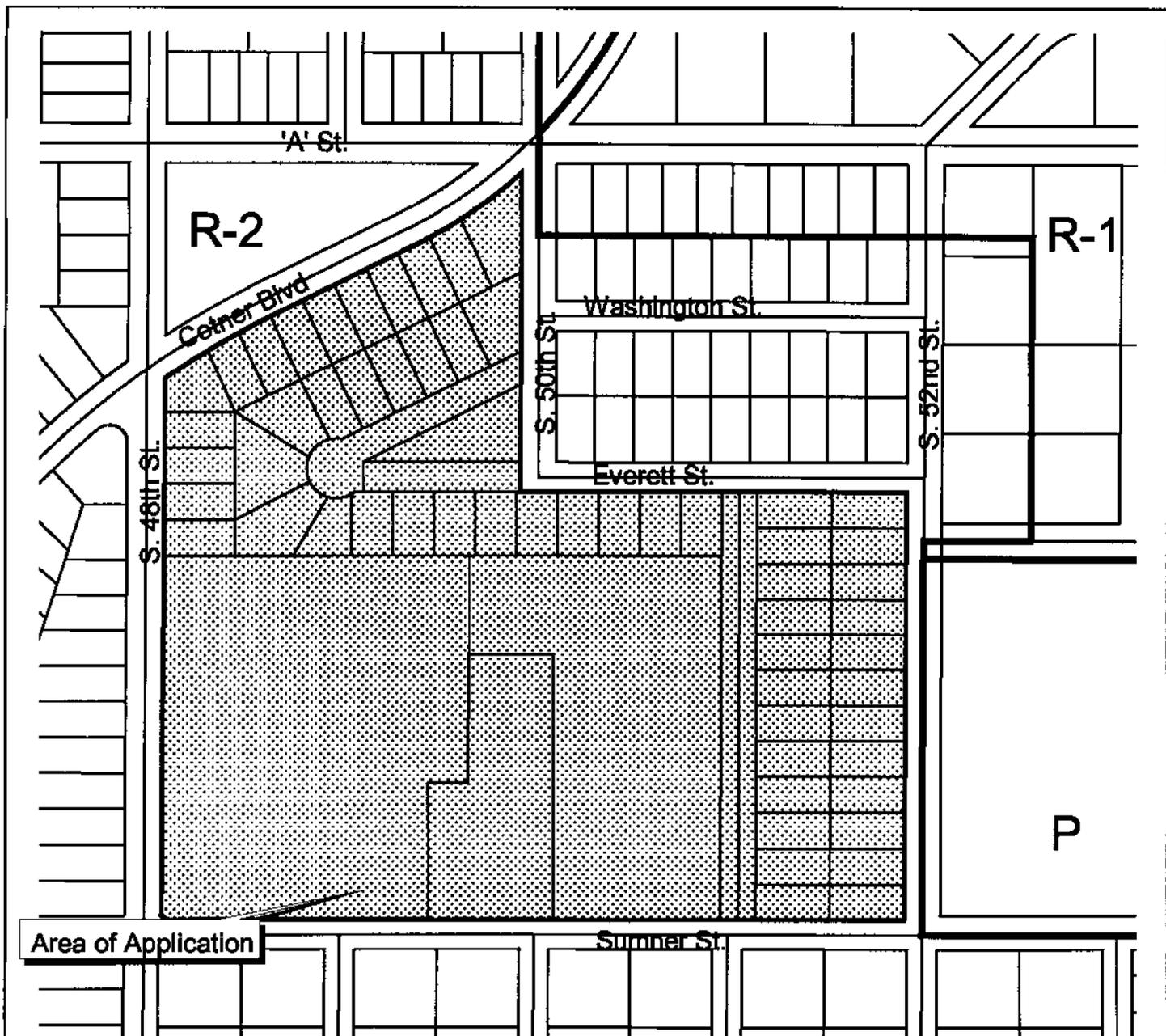
Carlson moved to approve the remaining Consent Agenda, seconded by Newman and carried 8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent.

Note: This is final action on the Lee's Place 4th Addition Final Plat No. 02003, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Pre-Existing Special Permit #1219K
Bryan LGH Medical Center East**



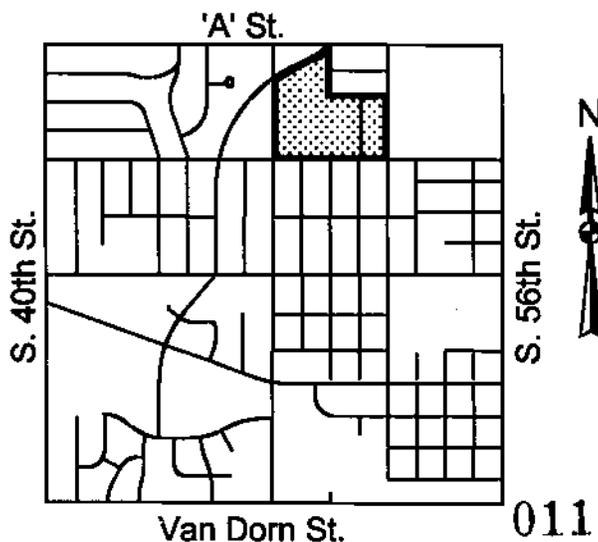
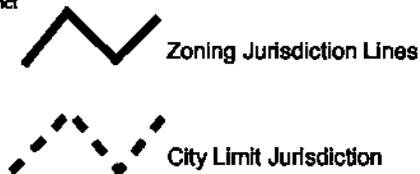


**Pre-Existing Special Permit #1219K
Bryan LGH Medical Center East**

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

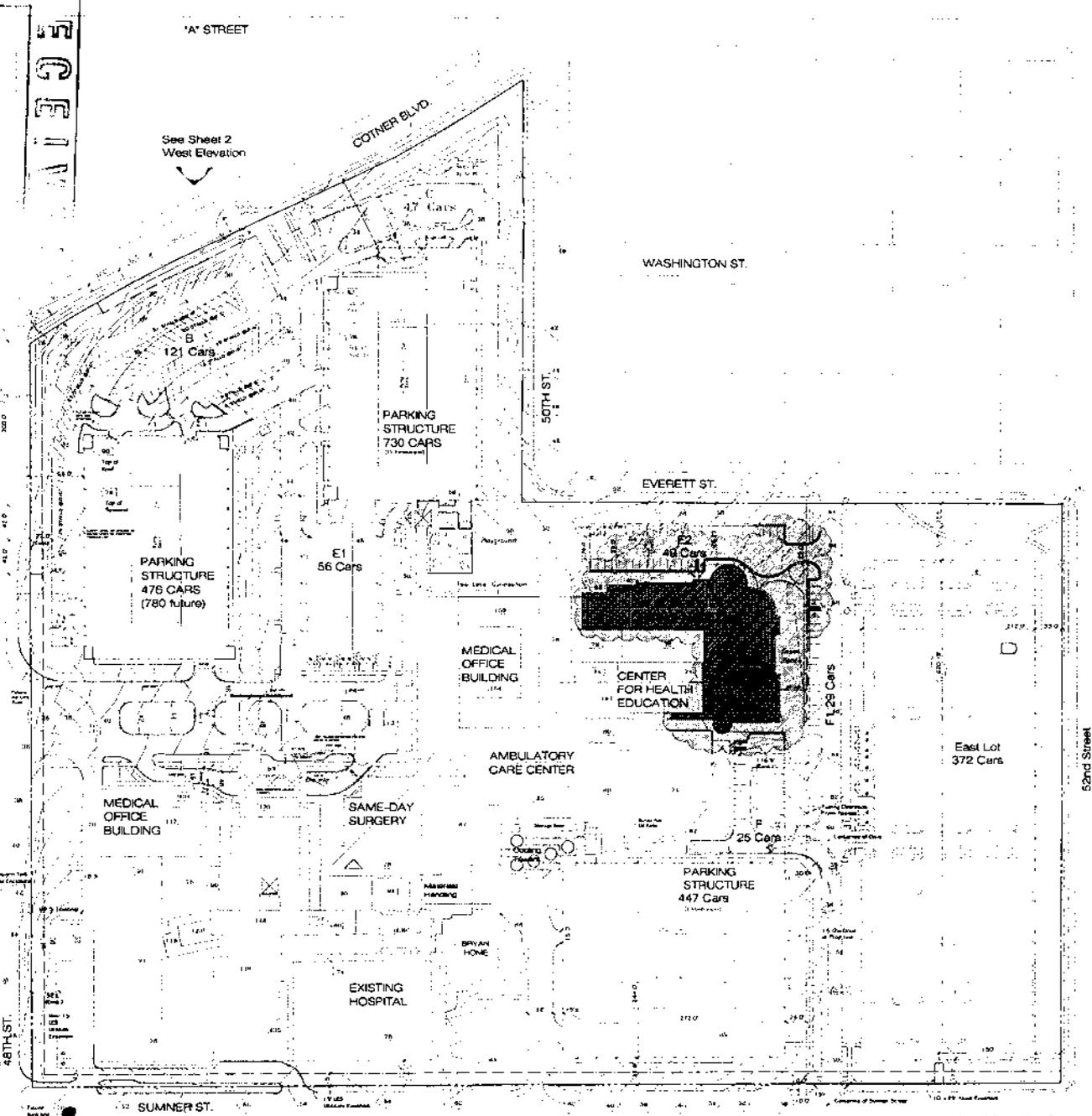
One Square Mile
Sec. 32 T10N R7E



011

CITY/PLANNING DEPARTMENT
 MAR 22 2007

RECEIVED



Parking Demand Areas

Area	Peak Demand	Peak Time
Medical Office Building	121	8:00 AM - 5:00 PM
Ambulatory Care Center	47	8:00 AM - 5:00 PM
Same-Day Surgery	25	8:00 AM - 5:00 PM
Existing Hospital	47	8:00 AM - 5:00 PM
Bryan Home	121	8:00 AM - 5:00 PM
Center for Health Education	47	8:00 AM - 5:00 PM
East Lot	372	8:00 AM - 5:00 PM
Total	730	

Parking Area Best Counts

Area	Best Count
Medical Office Building	121
Ambulatory Care Center	47
Same-Day Surgery	25
Existing Hospital	47
Bryan Home	121
Center for Health Education	47
East Lot	372
Total	730

Site Summary

Site Area	1,111,000 sq ft
Site Coverage	1,111,000 sq ft
Site Density	1,111,000 sq ft / 1,111,000 sq ft
Site Capacity	730 cars
Site Cost	\$2,250,000

Site Coverage Calculations

Category	Area (sq ft)
Medical Office Building	114,000
Ambulatory Care Center	47,000
Same-Day Surgery	25,000
Existing Hospital	47,000
Bryan Home	121,000
Center for Health Education	47,000
East Lot	372,000
Total	730,000

Notes:
 1. This plan is prepared for the City of Bryan, Georgia.
 2. The site is located at the intersection of Cotner Blvd and Washington St.
 3. The site is bounded by Cotner Blvd to the north, Washington St to the east, and Summer St to the south.
 4. The site is bounded by a 52nd Street right-of-way to the east.

Notes:
 1. This plan is prepared for the City of Bryan, Georgia.
 2. The site is located at the intersection of Cotner Blvd and Washington St.
 3. The site is bounded by Cotner Blvd to the north, Washington St to the east, and Summer St to the south.
 4. The site is bounded by a 52nd Street right-of-way to the east.

See Sheet 2 Section

See Sheet 2 West Elevation

See Sheet 2 Section

012



SPECIAL PERMIT 1219K
 CAMPUS PLAN

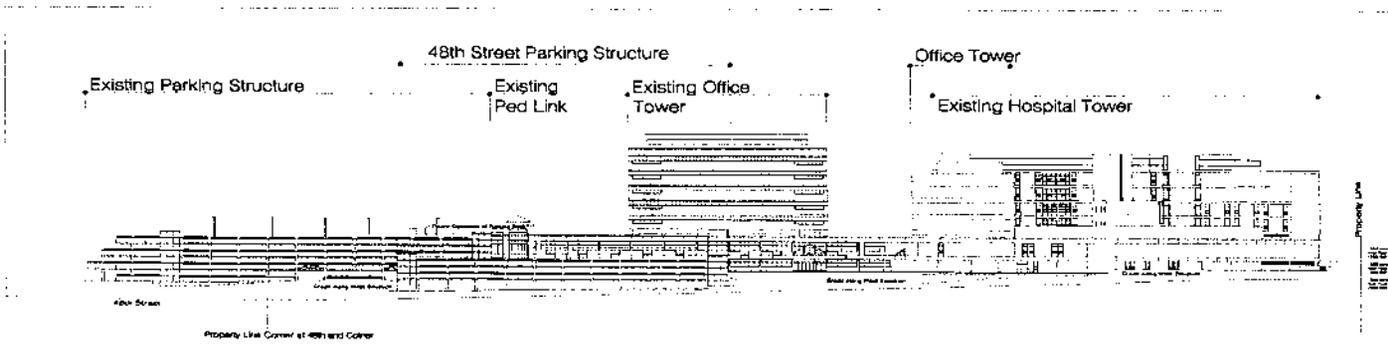


1 of 3
 Issued 03/21/2002

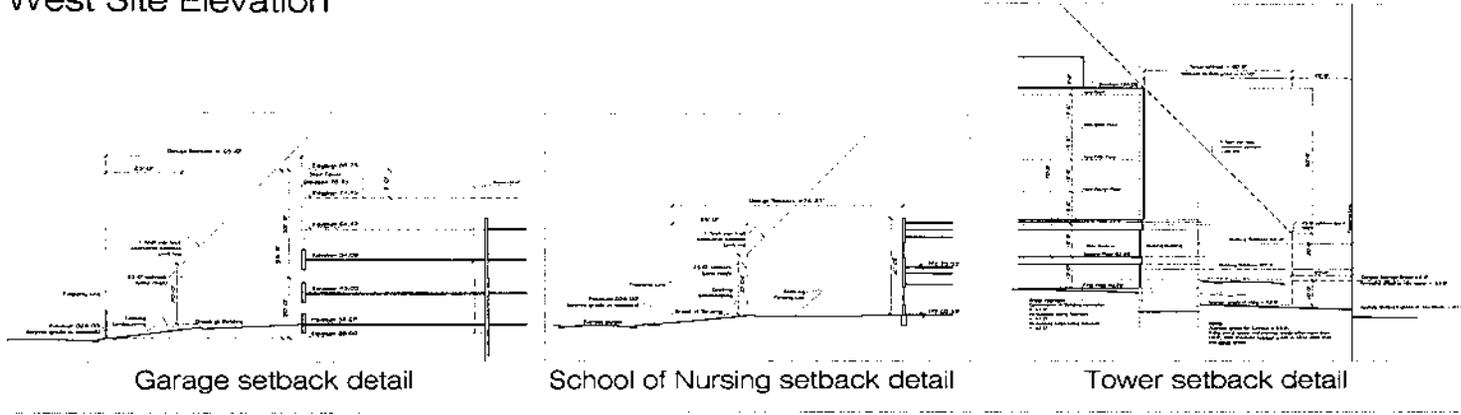
East Campus

MAR 22 2002

ENGINEER



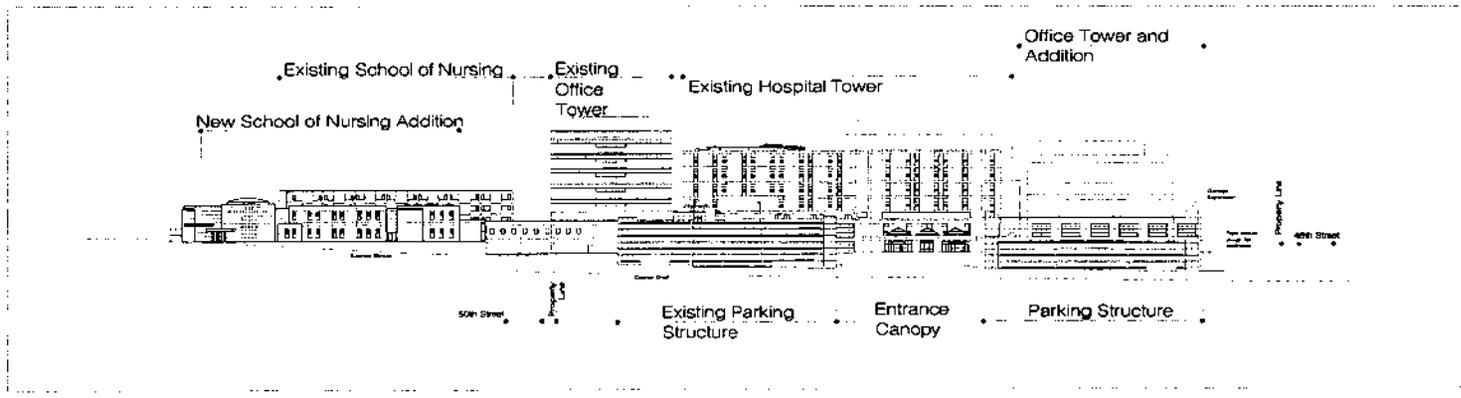
West Site Elevation



Garage setback detail

School of Nursing setback detail

Tower setback detail



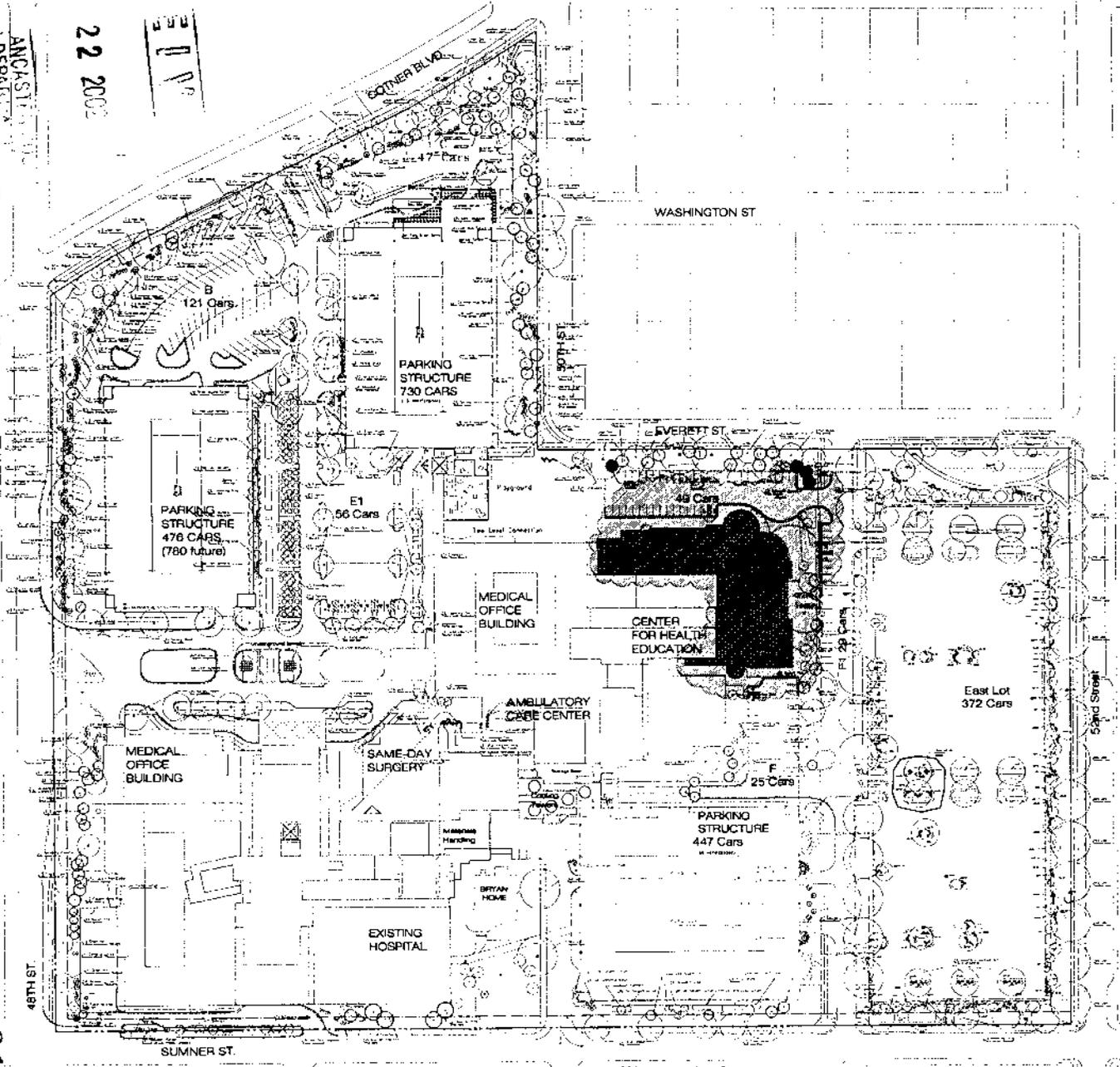
North Site Elevation

013



ANCASITE
DEPARTMENT

22 2002



Planting Schedule

Item	Species	Quantity	Planting Date	Item	Species	Quantity	Planting Date
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014



SPECIAL PERMIT 1219K
LANDSCAPE PLAN

East Campus

March 20, 2002



Ms. Kathleen Sellman, Director
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: Amendment to 1219 and All Previous Amendments
Application for Special Permit Amendment

Dear Ms. Sellman:

The purpose of this application is to request permission to construct an addition to the School of Nursing on the campus of BryanLGH Medical Center EAST.

Rationale

Bryan School of Nursing has been located on the campus of BryanLGH Medical Center EAST since it opened in 1926. It has been in its current location since 1961. In the 1980's the building was expanded to accommodate an enrollment of 120 students. Strategic planning related to anticipated shortage in health care professionals has resulted in a significant increase in enrollment. Current enrollment in the nursing program is 194 students on campus. This number exceeds the designated school capacity by 83%. Additional classroom space has been provided by using other Medical Center classrooms that were intended to be used for community education events.

The new facility will accommodate enrollment of 250 students. This expansion will restore the Medical Center space for community education as originally intended.

The nursing shortage is well documented:

- National shortage of nurses – 26%
- Nebraska shortage – 28%, predicted need through 2006 is 332 new nurses per year.
- Decreased enrollments in nursing programs. Overall in Nebraska, a decrease of 36% new graduates from 1994 – 2000.

The increased need for nurses has been brought about by such things as an aging population; increased acuity – more severe and complex illnesses; more career options competing for a reduced number of high school graduates; and the influences of more complex technology in health care.

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MAR 21 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Bryan School of Nursing, a three-year diploma program, made application for degree granting status, and was approved by the Nebraska Coordinating Committee for post-secondary education on July 17, 2001 to establish a College of Health Sciences. This approval allows the school to enhance educational opportunities for nursing education, as well as other allied health programs. The College has implemented allied health programs for cardiac and vascular sonography, invasive cardiovascular technology, and medical transcribing. Other programs are being explored based on market needs in the community.

Current student data supports the school's ability to address market needs.

- Current on campus total enrollment 2000 - 2002 - increase of 55.2% (125 - 194)
- New student enrollment increase of 52% from 1994 - 2002 (79 - 120)
- Inquiries to the school increased 84% from 2000 - 2001 (605 - 1113)
- Applications increased 54% from 2000 - 2001 (174 - 268)
- Graduates increased 62% from 2000 - 2002 (projected) (55 - 90)

The addition of the building is contiguous to the existing building on Medical Center property. This is a requirement for hospital-based educational programs precluding our ability to locate the expansion in a non-contiguous, off-campus location.

The Medical Center and the School are active participants in the Greater Lincoln Workforce Investment Board's proposed Healthcare Skills Shortage Training Project. This project will provide access to a greater number of individuals with an interest in and commitment to healthcare career.

Meeting with Neighbors

On February 20, 2002 we hosted a neighborhood meeting to explain the proposed expansion project. Twelve (12) persons signed in out of approximately three hundred (300) mailings. No one expressed opposition to the project.

Parking Impact Study

Included with our application is a letter from Walker Parking Consultants dated March 15, 2002. This is an update to the 2001 Walker study that we provided to you with our last application approved by the City Council on June 4, 2001 in Special Permit 1219J granted by Resolution No. A-80879.

016

MAR 21 2002

Parking Plans/Busing

The expansion of the School of Nursing will result in a loss of 65 to 70 surface parking spaces. During the construction period we will require students to park their cars at offsite locations. Students will be bused to the School from one or more remote locations including the following:

New 900 car parking garage on the campus of BryanLGH Medical Center WEST - 2300 South 16th Street (garage to be completed by mid-July 2002)

Seacrest Field - 70th & A Street

Pine Lake Medical Plaza - 40th & Pine Lake Road

BryanLGH Warehouse - 1901 Pioneers Boulevard

Owing to the major construction underway at BryanLGH Medical Center WEST, we are currently providing remote parking for employees' cars at Seacrest Field, Pine Lake Medical Plaza and the BryanLGH Warehouse and busing employees to the west campus.

Traffic Flow

We anticipate that traffic flow in and around our campus will be the same as under the previous application for an amendment.

Construction Period

We plan to start construction in September, 2002. Completion will be in November, 2003.

Request for Waiver

Lot coverage of this facility currently exceeds the 35% limit. Under the previous amendment 1219J, the City Council increased the building coverage to 38.2%. The proposed School project will increase coverage to 40.42%. With this application we are requesting that you authorize coverage to 42%.

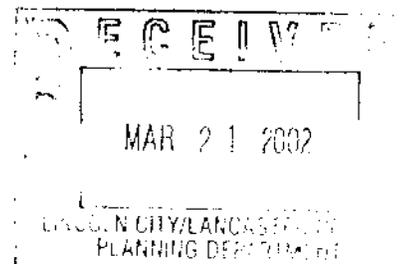
Application Fee

The application fee check for \$585 is attached.

Enclosures

The following documents are submitted with this application:

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Ms. Kathleen Sellman
March 20, 2002
Page 4

Three (3) copies of real estate certification by William H. Lewis, attorney at law. **See Attachment B.**

Three (3) copies of Walker Parking Impact letter dated March 15, 2002. **See Attachment C.**

Sixteen (16) copies of the special permit site plan, including lot coverage and parking matrix information and site elevation/cross-sections.

Please contact us with any questions or concerns. Thank you for your attention to our application.

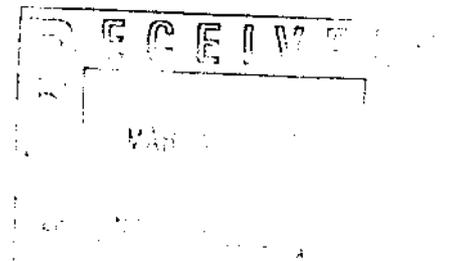
Sincerely,



Craig M. Ames
President & Chief Operating Officer

pc: Michael Bratton, Doug Elting, Phylis Hollamon, William H. Lewis,
David Reese, Ron Wachter, Lynn Wilson

018





WALKER
PARKING CONSULTANTS

WALKER PARKING CONSULTANTS
1660 South Highway 100
Suite 350
Minneapolis, Minnesota 55416
Voice: 612.595.9116
Fax: 612.595.9518
www.walkerparking.com

March 15, 2002

Attachment C

Mr. Robert W. Peters
Planning Analyst
BryanLGH Health Systems
2300 South 16th Street
Lincoln, Nebraska 68502-3780

Re: 625-Space Parking Structure and College of Health Sciences Parking Impact, BryanLGH East
(Walker Project #21-2918.20)

Dear Mr. Peters:

As requested, I am pleased to provide the following methodology and conclusion regarding the adequacy of the BryanLGH East parking capacity in light of the proposed construction of the new College of Health Sciences addition and the proposed 625-space parking structure.

As previously detailed in Walker's February 28, 2001 letter, it was estimated that the addition of 30,000± SF (GBA) of medical office space to the BryanLGH Medical Center East Campus (Project 1) will require 109 new parking spaces. It was further recommended that at least $(109/0.95 =)$ 115 new parking spaces be dedicated in support of this medical office building to provide a 5% parking cushion. The hospital administration is currently considering two additional projects at the BryanLGH East Campus, as follows:

- Project 2: Construction of a proposed 625-space, multi-level parking structure.
- Project 3: Construction of the College of Health Sciences addition.

Each has a significant impact on parking supply and demand. In order to estimate the combined impact on projected parking adequacy, the proposed parking supply and estimated parking demand were recalculated. The parking space supply is based on my previous parking study of BryanLGH dated September 8, 2000, and on the design estimates of D. Elting dated December 4, 2001.

Projected Parking Supply

Existing Parking Inventory	2,143
Proposed Parking Structure Capacity	625
Parking Spaces Lost to the Proposed Parking Structure Footprint	(200)
Spaces Lost to the College of Health Sciences Facility (per D. Elting)	(65)
Projected 2005 Parking Inventory	2,503

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PLANNING DEPT

Design Day parking demand will be positively impacted by the previously calculated impact of the new medical office building, the additional students over the previously included number of students generated by the addition to the College of Health Sciences, and the additional CHS faculty.

The 2001 Walker study included 160 students in the 2005 demand projection. The number of students at



the hospital campus is now projected at 250 by the hospital planning staff. This indicates a net increase of 90 additional CHS students not accounted for previously. Three additional CHS faculty members will also be added. The change in parking demand is projected as follows:

Projected 2005 Design Day Parking Demand

Previously Projected 2005 Design Day Parking Demand (phys., staff, vol., students, visitors/patients)	2,013
Projected Design Day Parking Demand for New MOB (phys., staff, visitors/patients)	109
Additional CHS Student Parking Demand (90 students x 0.55 parking demand ratio)	50
Additional CHS Faculty Parking Demand (3 faculty x 1.00 parking demand ratio)	3
Projected Design Day 2005 Parking Demand (revised)	2,175

In order to include a cushion to facilitate the efficient operation of the parking system, the recommended supply factor is applied, as follows:

Projected Design Day 2005 Parking Demand:	2,175 Parking Spaces
Recommended Supply Factor:	+ 0.95
Recommended Parking Space Supply:	2,290 Parking Spaces

Parking adequacy is indicated by the difference between the projected parking inventory and the recommended parking supply.

Projected Parking Space Inventory:	2,503 Parking Spaces
Recommended Parking Space Supply:	-2,290 Parking Spaces
Effective Parking Space Surplus:	213 Parking Spaces

Based on these assumptions and calculations, Walker Parking Consultants notes that the BryanLGH parking system will enjoy an estimated 233 space "effective" parking surplus. The "physical" parking surplus (2,503 - 2,175 =) is estimated at 328 spaces.

Please do not hesitate to call if you have any questions or comments.

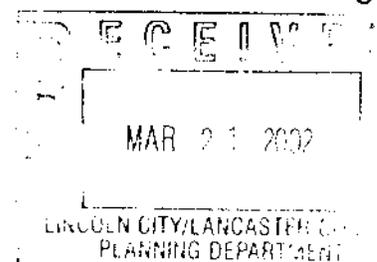
Sincerely,

Walker Parking Consultants

Jonathan H. Efrogmson
Parking Consultant

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**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Jason Reynolds

DATE: 4/3/2002

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Bryan LGH Medical
Center East
PESP #1219K

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed expansion at Bryan LGH Medical Center East, special permit #PE1219K with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF02038

Address

Job Description: BRYUN LGH MEDICAL CENTER EAST

Location: BRYAN LGH MEDICAL CENT

Special Permit: Y 1219K

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: JASON

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

MAR 27 2002

Memo



To: Jason Reynolds, Planning Department
From: Mark Canney, Parks & Recreation
Date: March 25, 2002
Re: Brian LGH Medical Center East 1219K

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US >

03/26/2002 03:31 PM

To: Jason Reynolds <JReynolds@ci.lincoln.ne.us >
cc:
Subject: Bryan LGH Medical

Jason,

The Lincoln Police Department has no objections to the Bryan LGH Medical Center East SP #1219.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

M e m o r a n d u m

APR 3 - 2002



To: Jason Reynolds, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Bryan LGH Medical Center East, Special Permit # 1219 K

Date: April 3, 2002

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the proposed Nursing College expansion on the Bryan LGH East Campus. Public Works has no objections. The parking justification provided is valid and the busing during the construction phase has worked well with previous expansions at both hospital sites.



INTER-DEPARTMENT COMMUNICATION

TO Jason Reynolds, City Planning
SUBJECT DEDICATED EASEMENTS
DN #15S-50E

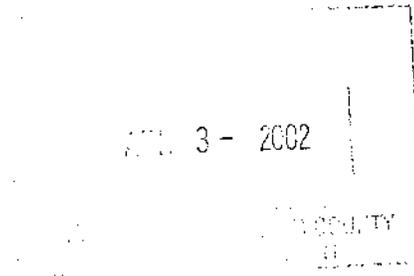
DATE April 2, 2002
FROM Sharon Theobald
(Ext. 7640)

Attached is the Special Permit #1219K for Bryan LGH Medical Center East.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will offer no objections to the proposed addition to the School of Nursing on the campus of the Bryan LGH Medical Center East.

Sharon Theobald



ST/nh
Attachment
c: Terry Wiebke
Easement File