

City Council Introduction: **Monday**, May 12, 2008  
Public Hearing: **Monday**, May 19, 2008, at **1:30 p.m.**

Bill No. 08R-111

## **FACTSHEET**

**TITLE:** A Resolution approving and adopting a proposed amendment to the **LINCOLN CENTER REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 04/23/08  
Administrative Action: 04/23/08

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

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (6-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis and Taylor voting 'yes'; Larson and Sunderman absent).

### **FINDINGS:**

1. The purpose of this proposed amendment to the **Lincoln Center Redevelopment Plan** is to establish Phase V of the 12<sup>th</sup> Street Revitalization Area, known as the "Gallup Redevelopment Project", at North 11<sup>th</sup> and P Streets. The project area includes Lots 7 and 8, Block 36, Lincoln Original, including all of N. 11<sup>th</sup> Street abutting on the west, north half of P Street abutting on the south, and all of the east-west alley in Block 36 from the west curb line of N. 11<sup>th</sup> Street to the west curb line of N. 12<sup>th</sup> Street. The development activities described in this area are consistent with other redevelopment projects described in the Redevelopment Plan. This amendment would accommodate the redevelopment of an existing structure, and the demolition and reconstruction of a new structure, into a mixed use office/restaurant/retail building with the possibility of some residential on upper floors.
2. The staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.4-6. In the design phase of this project it will be important to take into consideration the comments of the Public Works and Utilities Department regarding the skywalk, as well as review by the Urban Design Committee.
3. On April 23, 2008, this amendment appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On April 23, 2008, the Planning Commission agreed with the staff recommendation and voted 6-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan.

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** May 5, 2008

**REVIEWED BY:** \_\_\_\_\_

**DATE:** May 5, 2008

**REFERENCE NUMBER:** FS\CC\2008\CPC.08006 Redev Plan Amendment

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 23, 2008 PLANNING COMMISSION MEETING

**Project #08006:** Comprehensive Plan Conformance CPC08006

**PROPOSAL:** Determine conformity with the *Lincoln City/Lancaster County 2030 Comprehensive Plan.*, an amendment to Lincoln Center Redevelopment Plan for the establishment of Phase V of the 12<sup>th</sup> Street Revitalization Area, known as the Gallup Redevelopment Project, at N. 11<sup>th</sup> and P Street.

**CONCLUSION:** This proposal is in conformance with the goals and policies of the 2030 Comprehensive Plan. In the design phase of this project it will be important to take into consideration the comments of the Public Works and Utilities Department regarding the skywalk, as well as review by the Urban Design Committee.

<b><u>RECOMMENDATION:</u></b> Find that this request is in conformance with the Comprehensive Plan.
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### **GENERAL INFORMATION:**

**LOCATION:** Lincoln Original, Block 36, Lots 7 and 8, including additional public right of way as shown on the attached map.

**EXISTING ZONING:** B-4 (Lincoln Center Business District)

**SURROUNDING ZONING:** All - B-4 (Lincoln Center Business District)

**EXISTING LAND USE:** Restaurant, Office space

**SURROUNDING LAND USES:** North - Parking garage  
East - Commercial  
South - Theater  
West - Hotel

**HISTORY:** The Lincoln Center Redevelopment Plan was first adopted in 1975 and has had more than 20 revisions for specific projects since its major update in 1985. Emphasis shifted to smaller, incremental redevelopment efforts, as summarized in "Downtown Master Plan" of 1989. Major benchmarks have been the 1993 revisions to approve parking structures, the Burnham Yates Conference Center, a childcare center, and the O Street Skywalk, utilizing proceeds from a bond issue of 1985. These smaller, incremental projects followed concepts summarized in the "Downtown Master Plan" of 1989. Subsequent redevelopment projects over the past ten years were included by amendment of the Lincoln Center Redevelopment Plan: Cornhusker Square, Lincoln Star Building, Old Federal Building, Lincoln Mall, and Haymarket 7<sup>th</sup> & 8<sup>th</sup> Street Core

Redevelopment Projects. The 2005 “Downtown Master Plan” highlights the development of a Dining/Entertainment Retail area in the Haymarket, with special identification of likely improvement in the “New arena and convention center neighborhood”. In 2007 the redevelopment area was expanded to include the West Haymarket Redevelopment Area.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2030 Comprehensive Plan identifies this area as Commercial

The 2005 Downtown Master Plan identifies this area as Retail.

*“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (P. 9)*

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

*“The community actively encourages public-private partnerships, strategic alliances and collaborative efforts....as a means to accomplish its future economic objectives.” (P. 30)*

*“The City should preserve and enhance Downtown’s role as:*

- the major office and service employment center of the City*
- the City’s principal cultural, entertainment and tourism center*
- a regional retail center geared toward employees, area residents, convention visitors and University population” (P. 36)*

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

*The Urban Design Committee should serve as an advisory board 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.(P. 129)*

And from the 2005 Lincoln Downtown Master Plan:

*From “Guiding Principles”:*

- Enhance retail*
- Enhance aesthetics*
- Enhance pedestrian safety (P. 4)*

*The Fundamental Concept: The key concept is to create a clear “retail corridor” - a pedestrian oriented street on which anchor retail and attractor uses are strategically located on each end. (P. 5)*

*“The framework encourages mixed use development wherever feasible.” (P. 20)*

These lots are located in the “Primary Retail” portion of the retail corridor.

*“Primary retail must support a high level of pedestrian activity throughout the day and night, and therefore requires continuous edge to edge retail uses. Retail fundamentals - the essential Retail Development Standards - must be adhered to rigorously on these properties...” (P. 22)*

*Essential Retail Development Standards:*

*Required Ground Floor Retail - To maintain a vibrant retail atmosphere, continuous edge-to-edge storefronts are required. Inappropriate uses that disrupt the retail corridor should be discouraged.*

*Build to Lines - Consistent minimum setbacks along the street will create a “street wall” and provide a comfortable sense of enclosure for the pedestrian.*

*Construct buildings up to the right-of-way line*

*Prohibit forecourts, gardens, or other setbacks.*

*Active Edges - Focus building activity at street level to animate the public realm and provide a sense of security for pedestrians both day and night. To create active edges:*

*Front doors should face the street or public spaces*

*Retail ground floor openings (windows and doors) should comprise a minimum of 75% of the building facade.*

*Ground floor retail windows and doors should open out of the building without obstructions (tinted or obscured glass)*

*Curb cuts (into parking lots or structures) should generally be minimized and located mid-block (PP. 28 - 30)*

N. 11<sup>th</sup> Street in this area is shown as part of the “11<sup>th</sup> Street Promenade” which includes special streetscape considerations. (P. 105)

## **ANALYSIS:**

1. This is a request to review a proposed amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Comprehensive Plan. The amendment includes Lincoln Original, Block 36, Lots 7 and 8, including all of N. 11<sup>th</sup> Street abutting on the west, north half of P Street abutting on the south, and all of the east-west alley in Block 36 from the west curb line of N. 11<sup>th</sup> Street to the west curb line of N. 12<sup>th</sup> Street. The boundaries of the area are set forth more specifically on the attached map. The amendment also makes changes to the text of the Lincoln Center Redevelopment Plan, Section IV B to allow demolition of existing structures when it accommodates the expansion and remodeling of existing buildings.
2. This project represents Phase V of the 12<sup>th</sup> Street Revitalization Area Project. The previous Phases of this project include the 11<sup>th</sup>/13<sup>th</sup> Street Core Area Sub Project, the 12<sup>th</sup> Street Revitalization/Theater Sub Project, Cornerstone Sub Project, and the Commerce Court - Lincoln Square Skywalk and Historic Facade Improvement Sub Project.
3. Phase V represents redevelopment of the Gallup offices at N. 11<sup>th</sup> and P Street. The development activities described in this area are consistent with other redevelopment projects described in the Lincoln Center Redevelopment. The amendment would accommodate the redevelopment of an existing structure, and the demolition and reconstruction of a new structure, into a mixed use office/restaurant/retail building with the possibility of some residential on upper floors.

4. Private redevelopment activities include demolition of the northern building and reconstruction of that building to bring floor levels into alignment with the southern building, inclusion of retail space on the first floor of the new building, and redevelopment of the existing southern building.
5. Public redevelopment activities may include site preparation; design, relocation, resizing, and reconstruction of utilities; design and construction of a skywalk from the new building to the existing parking garage to the north; design, installation and construction of streetscape amenities; facade and rooftop improvements; and the design and construction of other projects related public improvements.
6. Total cost of this project is estimated at \$13.1 million, this includes approximately \$1.1 M of City public investment. The source of these public funds will be Community Improvement Financing (otherwise referred to as Tax Increment Financing or TIF) generated from private development within the project area.
7. This project enhances the pedestrian orientation of the area by including streetscape amenities and providing street level retail opportunities and provides increased Downtown retail and office opportunities.
8. Public Works and Utilities, Development Services has reviewed the request. The generic proposal to redevelop the block is satisfactory but the following comments are submitted for consideration:
  - 8.1 The concept plan shows a skywalk over the existing public alley. The skywalk must meet conditions of Chapter 14.100 if it is to be a public skywalk. If it is private, the skywalk would need to be approved by use of right-of-way since it appears to occupy the public alley.
  - 8.2 Public Works will need to review and approve any streetscape improvement proposed. The concept plan does not provide the detail to make specific comments or determine specific concerns.
9. The City's Historic Preservation Planner, Ed Zimmer, offered the following comments: The Gallup Building was constructed in 1912 for the Lincoln Commercial Club, predecessor to the Lincoln Chamber of Commerce. It was designed by the distinguished Lincoln architects George Berlinghof and Ellery Davis, who also designed Lincoln High School, the "Old Law" Building for UNL (now part of Architecture Hall), and the Miller & Paine Department Store at 13th & O Streets. Among the most important historic features of the handsome building is the Commercial Club dining room on the upper floor, which Gallup restored in the 1990s as a call-center. Beautiful features of the room are visible through the high arched windows on the south (P Street) side. As can be seen from the postcard of the original design (attached Exhibit A-1), some major exterior features such as the terra cotta balconies and cornice and elaborate electric lights have been lost over the years, and therefore the building is not deemed to be eligible for listing on the National Register of Historic Places.

10. Per the recommendations of the Adopted 2030 Comprehensive Plan, as a major public/private development, the Urban Design Committee must review the plan during the design phase. The redevelopment plan amendment includes a statement that the design schematics for the new building and the rehabilitation of the old building shall be reviewed by the Urban Design Committee.

Prepared by:

Sara S. Hartzell, Planner  
441-6372, [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov)

**DATE:** April 15, 2008

**APPLICANT:** David Landis, Director  
Urban Development  
808 "P" Street, Ste. 400  
Lincoln NE 68508  
(402) 441-7126

**CONTACT:** Urban Development Dept.  
Hallie Salem  
808 "P" Street, Ste. 400  
Lincoln NE 68508  
(402) 441-7866

# COMPREHENSIVE PLAN CONFORMANCE NO. 08006

**CONSENT AGENDA**  
**PUBLIC HEARING & ADMINISTRATIVE ACTION**  
**BEFORE PLANNING COMMISSION:**

April 23, 2008

Members present: Gaylor Baird, Carroll, Cornelius, Esseks, Francis and Taylor; Larson and Sunderman absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 08005; *COMPREHENSIVE PLAN CONFORMANCE NO. 08006*; COMPREHENSIVE PLAN CONFORMANCE NO. 08007; CHANGE OF ZONE NO. 2938C; CHANGE OF ZONE NO. 08015; USE PERMIT NO. 80A; USE PERMIT NO. 05005A; SPECIAL PERMIT NO. 08019; ANNEXATION NO. 07003, CHANGE OF ZONE NO. 07060, WILDERNESS HEIGHTS PLANNED UNIT DEVELOPMENT; and PRELIMINARY PLAT NO. 07004, WILDERNESS HEIGHTS.**

Ex Parte Communications: None

Taylor moved to approve the Consent Agenda, seconded by Cornelius and carried 6-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis and Taylor voting 'yes'; Larson and Sunderman absent.

Note: This is final action on Comprehensive Plan Conformance No. 08007, Use Permit No. 80A, Special Permit No. 08019, and Preliminary Plat No. 07004, 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.



2007 aerial

## Comp Plan Conformance #08006 11th & P St

### Zoning:

R-1 to R-5	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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. 23 T10N R06E

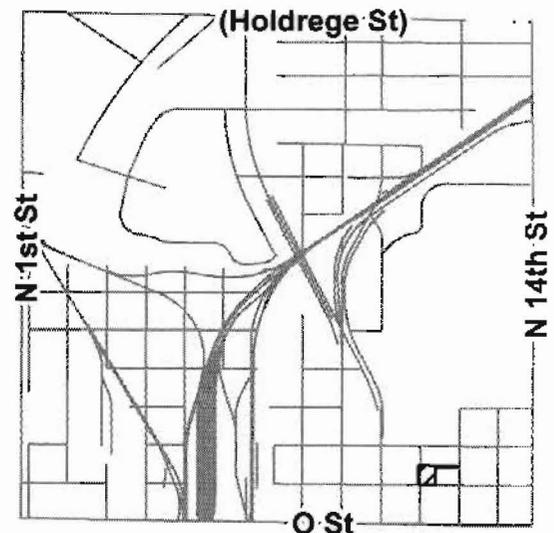
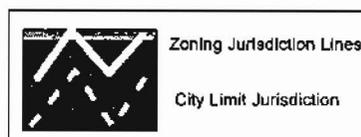
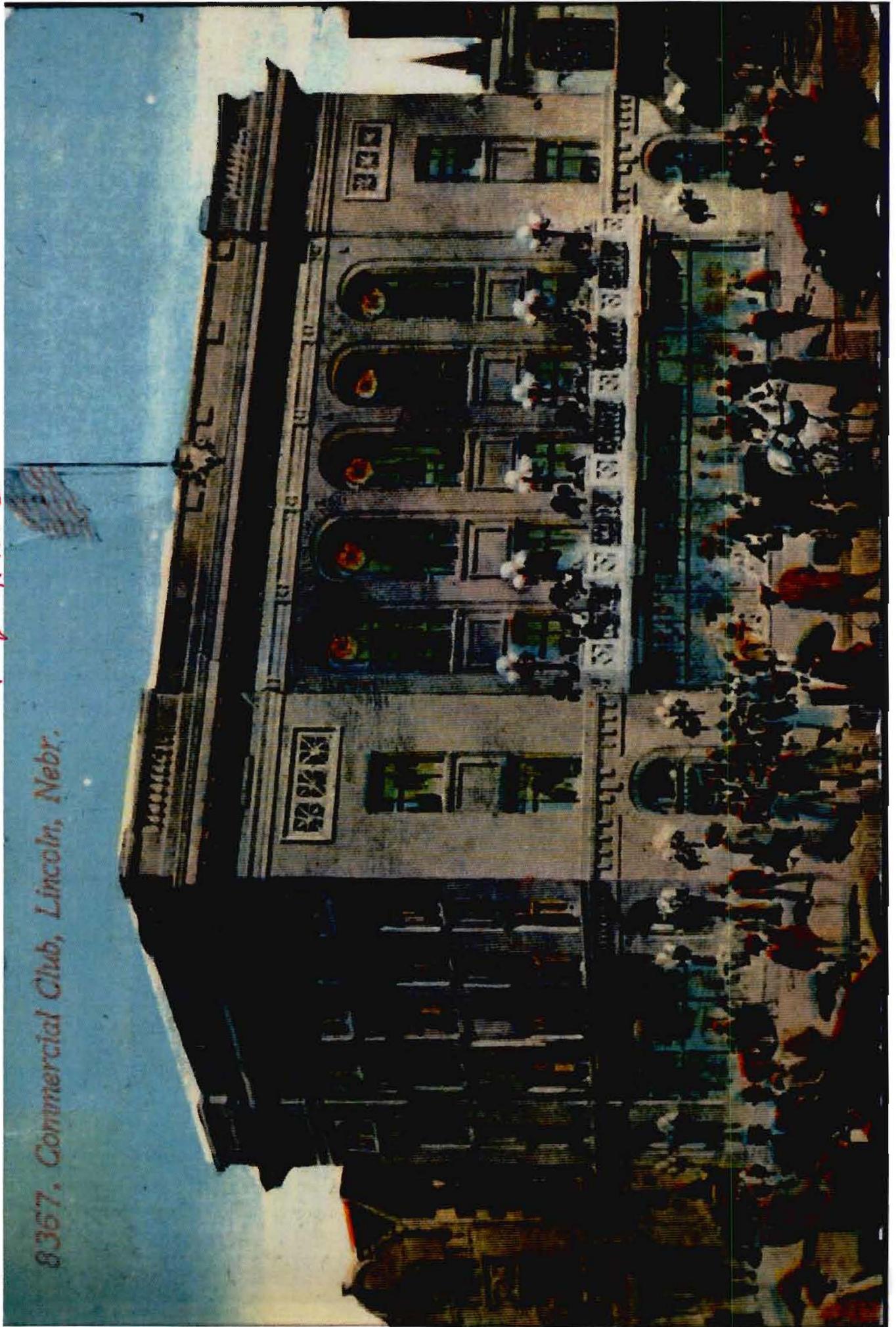


Exhibit A-1

8367. Commercial Club, Lincoln, Nebr.





# LANCASTER COUNTY ASSESSOR

County Assessor/Register of Deeds



- Home
- General Information
- News
- FAQ
- Searches

**Owner Information**  
 GALLUP BUILDING PTNR TH  
 Attn: CONCORD MGMT  
 1225 L ST  
 UNIT 501  
 LINCOLN, NE 68508

Property Image( R28268 )

**XRef ID**  
 10-23-424-003-000

**Situs Address**  
 200 N 11 ST  
 LINCOLN, NE

- PID
- Owner
- Address
- Advanced Search

### Property Data

- Detail Sheet
- History
- Datasheet



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*Exhibit A-2*



# LANCASTER COUNTY ASSESSOR

County Assessor/Register of Deeds



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- [Owner](#)
- [Address](#)
- [Advanced Search](#)

[Property Data](#)

- [Detail Sheet](#)
- [History](#)
- [Datasheet](#)

Property Image( R28267 )

**Owner Information**

GALLUP BUILDING PARTNEF  
Attn: CONCORDE MANAGEM  
1225 L ST  
STE 501  
LINCOLN, NE 68508

**XRef ID**

10-23-424-002-000

**Situs Address**

216 N 11 ST  
LINCOLN, NE



[Back](#)

*Exhibit A-3*



**CITY OF LINCOLN**  
**NEBRASKA**

**MAYOR CHRIS BEUTLER**  
lincoln.ne.gov

Urban Development Department  
David Landis, Director  
808 "P" Street  
Suite 400  
Lincoln, Nebraska 68508  
402-441-7606  
Fax: 402-441-8711

March 25, 2008

Jean Walker  
Planning Department  
City / County Building  
555 S 10<sup>th</sup> Street  
Lincoln, NE 68508

MAR 25 2008

Dear Jean:

Please find 12 copies of the proposed amendment to the Lincoln Center Redevelopment Plan. The amendment proposes to add the Gallup Project to the Lincoln Center Redevelopment Plan.

Please forward the proposed amendment to the Planning Commission for their consideration of its consistency with the Comprehensive Plan at the April 23, 2008 public hearing. We hope to have the amendment to City Council for introduction on May 12 and public hearing on May 19.

If you have any questions about the plan amendment or schedule, please contact me at 441.7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov).

Best Regards,



Halie Salem  
Community Development Program Specialist

encls



MAYOR CHRIS BEUTLER  
lincoln.ne.gov

Urban Development Department  
David Landis, Director  
808 "P" Street  
Suite 400  
Lincoln, Nebraska 68508  
402-441-7606  
fax: 402-441-8711

April 14, 2008

Jean Walker  
Planning Department  
City / County Building  
555 S 10<sup>th</sup> Street  
Lincoln, NE 68508

Dear Jean:

Please find 12 copies of the proposed amendment to the Lincoln Center Redevelopment Plan. The amendment proposes to add the Gallup Project as Phase V of the 12<sup>th</sup> Street Revitalization Area Project to the Lincoln Center Redevelopment Plan.

Changes to the existing Lincoln Center Redevelopment Plan also include a change to Phase I of the Project Area to recognize that an existing building will be demolished within the Phase I Sub Area. (Existing LCRP text is shown in gray and new text in black.) Exhibits IV-33 and IV-34 of the Lincoln Center Redevelopment Plan were amended to include Phase V and additional right-of-way.

Please forward the proposed amendment to the Planning Commission for their consideration of its consistency with the Comprehensive Plan at the April 23, 2008 public hearing. We hope to have the amendment to City Council for introduction on May 12 and public hearing on May 19.

If you have any questions about the plan amendment or schedule, please contact me at 441.7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov).

Best Regards,

Hallie Salem  
Community Development Program Specialist

encl.s

## **Proposed Amendments to the Lincoln Center Redevelopment Plan for the Gallup Redevelopment Project**

### **Section III**

#### **12<sup>th</sup> Street Revitalization Area Project**

##### **Phase V - Gallup Redevelopment Project**

The Gallup Redevelopment Project Area is comprised of lots 7 and 8 on the southwest corner of Block 36 on the corner of 11<sup>th</sup> and P Street in Downtown Lincoln. The goal of this project is to strengthen Downtown as an employment center by accommodating the expansion of an existing primary employer in downtown. The project will include the demolition of an existing building and construction of a new building to align floor levels allow for the expansion of the existing floor plates. City support may include site preparation and the construction of project-related public improvements and related streetscape amenities.

### **Section IV**

#### **B. 12<sup>th</sup> Street Revitalization Area Project**

##### **Phase I – 11<sup>th</sup>/13<sup>th</sup> Street Core Area Sub Project (under “Statutory Elements” and “Demolition and Relocation”)**

Only remodeling type demolition will occur as part of this sub project. Demolition of existing structures may occur to accommodate the expansion and remodeling of existing buildings.

##### **Phase V - Gallup Redevelopment Project**

##### **Revitalization Sub Project Description**

The Gallup Redevelopment Project Area is comprised of lots 7 and 8 on the southwest corner of Block 36 on the corner of 11<sup>th</sup> and P Street in Downtown Lincoln (see Exhibit IV-34). The existing land use in the project area is commercial, both retail and office.

The goal of this project is to strengthen Downtown as an employment center by accommodating the expansion of an existing primary employer in Downtown. The project will include the demolition of an existing building whose floor levels do not match those of the adjacent Commerce Club building which currently houses the Downtown Gallup offices. Without the demolition of the existing building and construction of a new five- to six-story building adjacent to the existing Gallup building, Gallup would be unable to expand at its current location Downtown. A new building will be constructed to align floor levels and allow for the expansion of the existing floor plates. (The building footprints and first floor uses are shown in Exhibit IV-34B.)

The first floor of the building would be designed for retail use, with the upper floors to be office, and the top floor to be office or residential. The redevelopment of the existing building and addition may also allow for the use of both the rooftop and ballroom spaces by the public.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan. The design schematics for the construction of the new building and rehabilitation of the old building shall be reviewed by the Urban Design Committee for conformance with the adopted Downtown Master Plan. Publicly funded redevelopment activities may include: site preparation; design, relocation, resizing, and reconstruction of utilities; design and construction of a skywalk from the new building to the existing parking garage; design, installation, and construction of streetscape amenities; facade and rooftop improvements; and, the design and construction of other project related public improvements. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment;
- enhancing the architectural character of Downtown Lincoln;
- encouraging development of a vibrant retail presence;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in Downtown;
- maintaining Downtown as the employment hub of the community; and,
- enhancing the area's pedestrian-friendly, street-level orientation.

#### **Statutory elements**

Currently, there are no plans to acquire, relocate, demolish, or dispose of any additional real property. Should any of these occur, the City will follow policy outlined in the Plan. Land coverage will not be altered with the implementation of this project. Density will increase slightly by one or two floors on the north portion of the project. The existing street system within the project area will not be changed as a result of this project. Pedestrian elements will be enhanced adjacent to the project.

There are no residential units within the proposed project boundaries; adjacent residential units will be preserved.

Parking in the adjacent area includes the 809-stall Que Place public garage. On-site parking for employees is expected to be dedicated to the project. Various on-street parking configurations surround the project area block.

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the development being proposed. Zoning will remain unchanged as a result of this project.

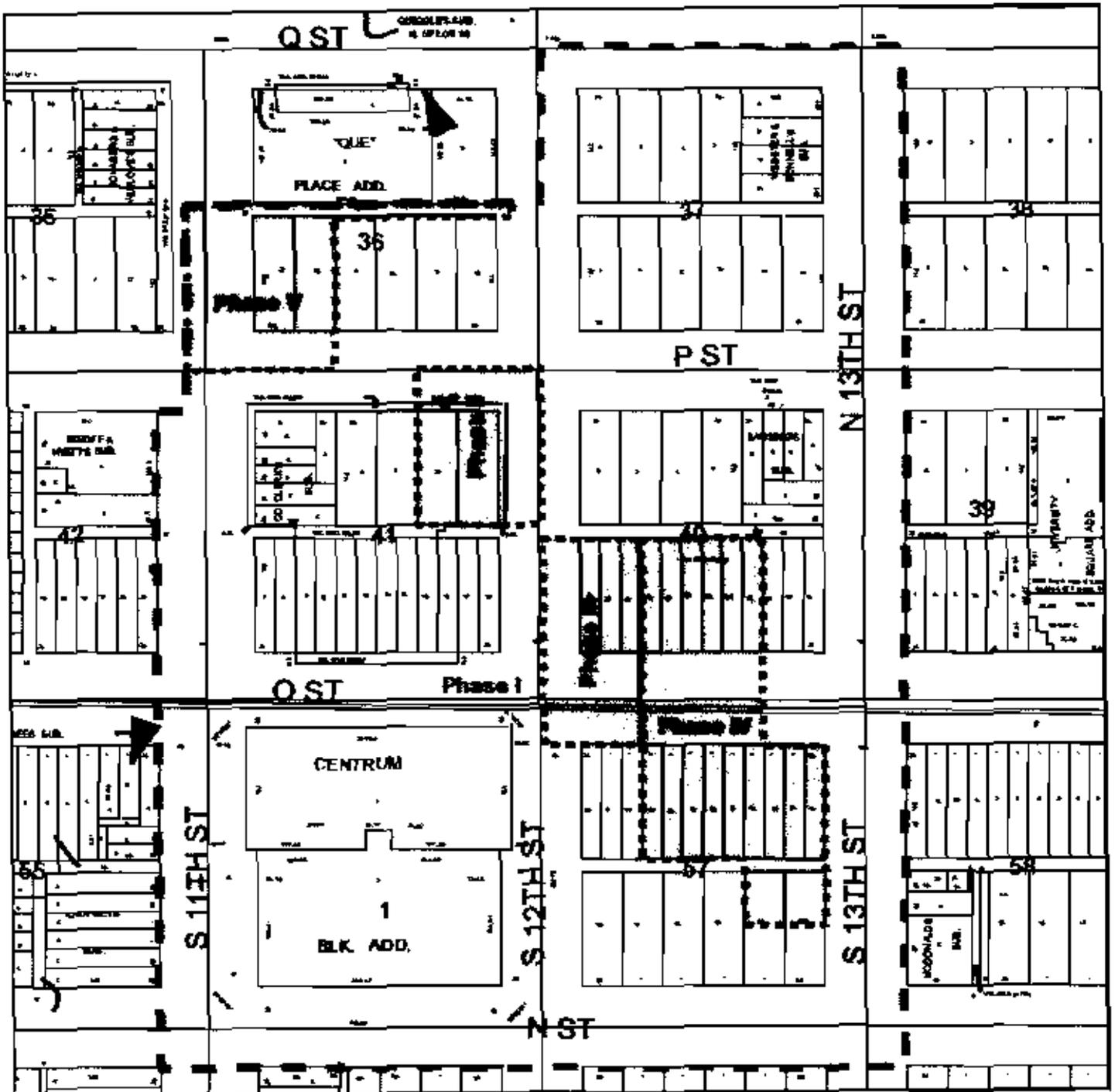
New infrastructure improvements may include the reconstruction of the adjacent alley; design, relocation, resizing, and reconstruction of utilities; design and construction of a skywalk from the new building to the existing parking garage; design, installation, and construction of streetscape amenities; as well as the design and construction of other public amenities.

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council.

**Proposed Costs and Financing**

The estimated total cost to implement this mixed-use redevelopment is approximately \$13.1 million; this includes approximately \$1.1 million of City public investment.

The source of public funds for these improvements will be Community Improvement Financing (otherwise referred to as Tax Increment Financing or TIF), estimated to be \$1.1 million, generated from the private developments within the project area, and Capital Improvement Program funding.



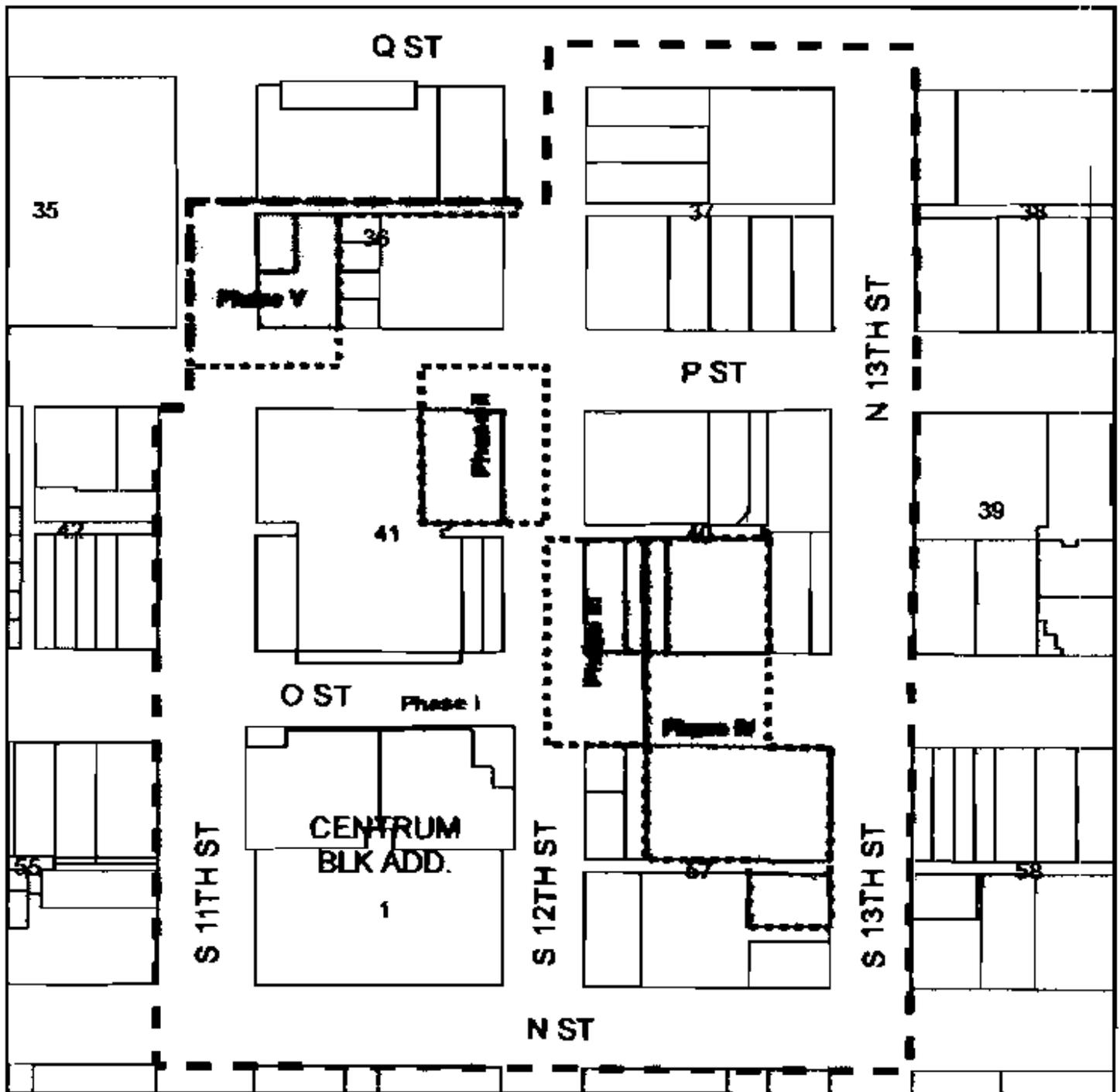
## 12th Street Revitalization Area

Exhibit IV-34  
Existing Plat Map

- [- - -] Project and Sub-Project Boundary – 11th/13th Street Core Area - Phase I
- [---] Phase II – 12th Street Revitalization/Theatre
- [---] Phase III – Centerstone
- [---] Phase IV – Commerce Court/Lincoln Square Skywalk
- [---] Phase V – Gallup

## Lincoln Center Redevelopment Plan





## 12th Street Revitalization Area

Exhibit IV-33

Acquisition, Air Rights, Easements and Leasing

- Project and Sub-Project Boundary – 11th/13th Street Core Area - Phase I
- - - Phase II – 12th Street Revitalization/Theatre
- · - Phase III – Centerstone
- Phase IV – Commerce Court/Lincoln Square Skywalk
- Phase V – Gallup

**Lincoln Center**  
**Redevelopment Plan**

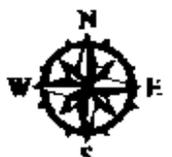
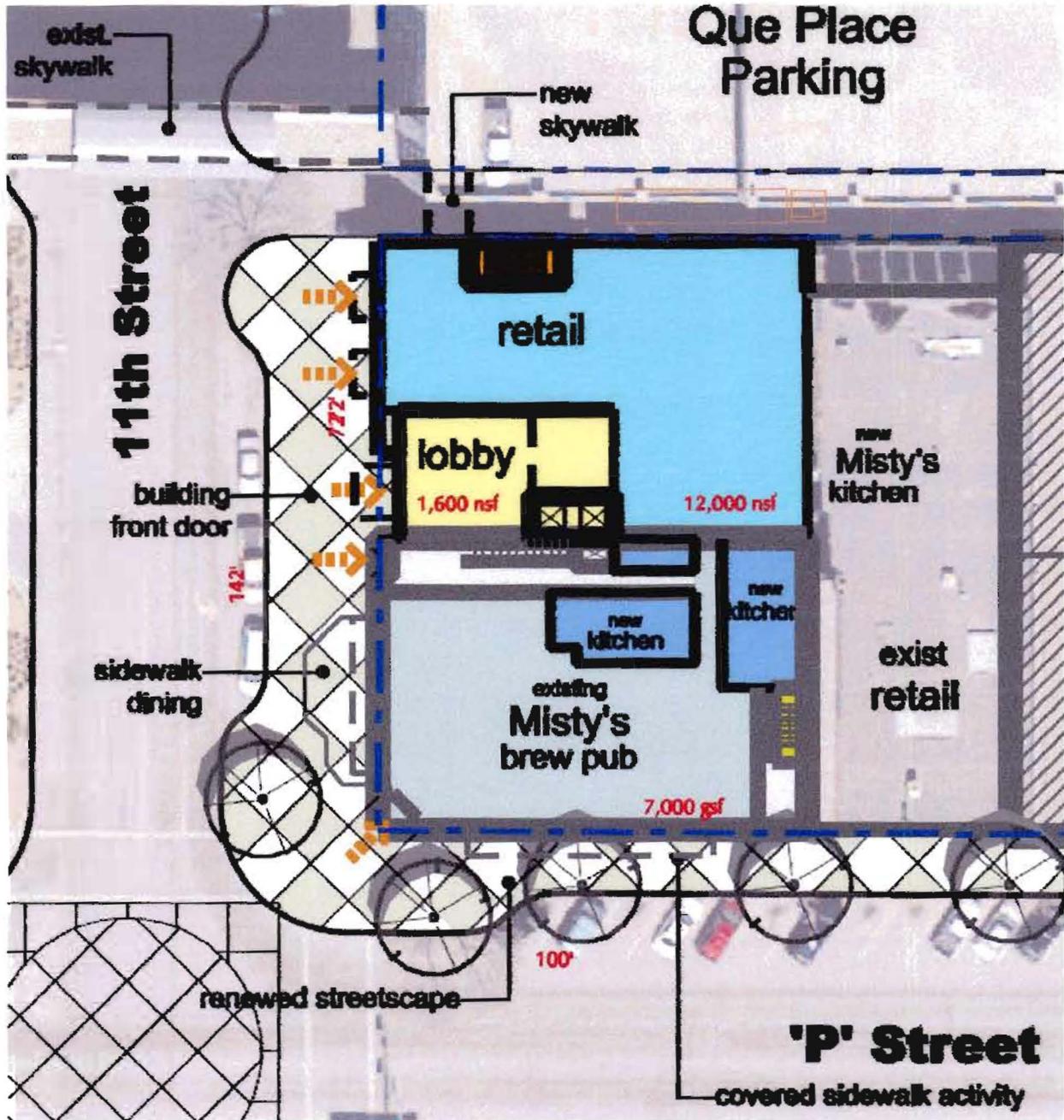


Exhibit IV-34B

Phase V - Gallup Project Concept Site Plan



(Shows first floor uses and building footprints.)

INTER-DEPARTMENT COMMUNICATION



**DATE** April 7, 2008

**TO:** Sara Hartzell, City Planning

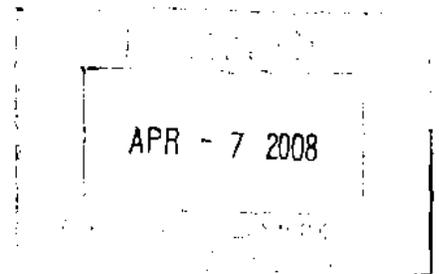
**FROM:** Sharon Theobald (Ext. 7640) *ST*

**SUBJECT:** Gallup Project  
DN #2N-11E

**CPC #08006**

Attached is the Proposed Amendment to the Lincoln Center Redevelopment Plan.

Lincoln Electric System will offer no objections to the addition of the Gallup Project to the Lincoln Center Redevelopment Plan.



ST/nh

Attachment

c: Terry Wiebke  
Easement File

# Review Comments for Application #: CPC08006

Comments as of: Tuesday, April 08, 2008

Status of Review: Complete

Reviewed By Building & Safety

Terry Kathe

Comments:

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Status of Review: Approved

Reviewed By Lincoln Electric System

NCSSXH

Comments:

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Status of Review: No Rev Req

Reviewed By Parks & Recreation

NCSSXH

Comments:

---

Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

---

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

---

Status of Review: Approved

Reviewed By Planning Department

SARA HARTZELL

Comments:

---

Status of Review: Complete

04/04/2008 9:26:12 AM

Reviewed By Public Works - Development Services

SIETDQ

Comments: Memorandum (1)

To: Sara Hartzell, Planning Department  
From: Dennis Bartels, Engineering Services  
Subject: Amendment to Lincoln Center Redevelopment Plan  
Date: April 4, 2008  
cc: Randy Hoskins  
Roger Figard

Engineering Services has reviewed the proposed amendment to the Lincoln Center Redevelopment Plan for the northeast corner of 11th and P Streets for conformance to the comprehensive plan and finds it satisfactory. The concept plans shows a skywalk over the existing public alley. The skywalk must meet conditions of Chapter 14.100 if it is to be a public skywalk. If it is private, the skywalk would need to be approved by use of right-of-way since it appears to occupy the public alley. Public Works will need to review and approve any streetscape improvement proposed. The concept plan does not provide the detail to make specific comments or determine specific concerns.

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Status of Review: No Rev Req

Reviewed By Public Works - Long Range Planning

NCSSXH

Comments:

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