

FACTSHEET

TITLE: A Resolution approving and adopting a proposed amendment to **THE 48TH and O STREET REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department to expand the redevelopment area to include the Gateway Senior Living Center located north of O Street between 52nd Street and 56th Street.

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

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 07/25/12
Administrative Action: 07/25/12

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (5-0: Esseks, Hove, Weber, Francis and Cornelius voting 'yes'; Gaylor Baird, Lust, Sunderman and Butcher absent).

FINDINGS:

1. This proposed amendment to "The 48th and O Street Redevelopment Plan" adds the Gateway Senior Living Center retirement campus to the redevelopment area and expands the existing Gateway Senior Living Center facility through a phased approach from 54 independent living units and 18 skilled nursing beds to a combination of independent, assisted and skilled nursing units for approximately 312 households or individuals. The 48th and O Street Redevelopment Plan area is generally bounded by R Street on the north, 56th Street on the east, M Street on the south and 48th Street on the west.
2. The staff recommendation to find the proposed amendment to The 48th and O Street Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan is based upon the "Analysis" as set forth on p.4. The staff presentation is found on p.6.
3. Testimony in support is found on p.6-7.
4. There was no testimony in opposition.
5. On July 25, 2012, the Planning Commission agreed with the staff recommendation and voted 5-0 to find the proposed amendment to The 48th and O Street Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 12010**).

FACTSHEET PREPARED BY: Jean L. Preister

DATE: August 6, 2012

REVIEWED BY: Marvin Krout, Director of Planning

DATE: August 6, 2012

REFERENCE NUMBER: FS\CC\2012\CPC12010 Redev Plan

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JULY 25, 2012 PLANNING COMMISSION MEETING

- PROJECT #:** Comprehensive Plan Conformance No. 12010
- PROPOSAL:** To expand the area of the 48th and O Street Redevelopment Plan. To expand the existing facility through a phased approach from 54 independent living units and 18 skilled nursing beds to a combination of independent, assisted, and skilled nursing units for approximately 312 households or individuals.
- LOCATION:** North of O Street, between N. 52nd and N. 56th
- LAND AREA:** 11 acres, more or less
- CONCLUSION:** The redevelopment plan is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See Redevelopment Plan for detailed legal description. Generally described as: Portions of Lots 18, 31, and 32, J. G. Millers Subdivision and Lot 4, Villager Gardens, all located in the SE 1/4 of Section 20-10-07, Lancaster County, Nebraska.

EXISTING ZONING: R-2 Residential and H-2 Highway Business District

EXISTING LAND USE: Elderly housing/assisted living/nursing care facility and vacant land

SURROUNDING LAND USE AND ZONING:

North: Office (O-3) and Single-Family detached dwellings (R-2)
South: Convenience store, vacant land, restaurants, retail, and parking (H-2)
East: American Legion (O-2) and parking lot (R-2)
West: Bank (I-2), bank, convenience store, and vacant land (H-2)

HISTORY:

July 11, 2012: Planning Commission approved Miscellaneous #12007 for the Gateway Senior Living Redevelopment Area Blight and Substandard Determination Study.

January 24, 2005: City Council approved Comprehensive Plan Conformance #04010 for the 48th and O Street Redevelopment Plan.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Urban Residential and Commercial in the Future Land Use Plan. (p.1.9)

Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment and/or transit oriented development of existing commercial strips. (p. 5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p. 5.14)

Mixed Use Redevelopment should:

Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure. (p. 6.2)

Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (p. 6.2)

Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population. (p. 6.2)

Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from nearby residential areas. (p. 6.2)

Create housing opportunities for residents with special needs throughout the city that are compatible with and integrated into residential neighborhoods. (p. 6.2)

This area is identified as a Mixed Use Redevelopment Node and within walking distance of the O Street Corridor. (p. 6.5)

Mixed Use Redevelopment Nodes and Corridors should strive to locate:

In areas where there is a predominance of commercial or industrial zoning and/or development, focusing on non-residential areas as opposed to existing neighborhoods. (p. 6.6)

In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants. (p. 6.6)

Where there is existing or potential for good access to transit, to enhance the public transit system by making it accessible to residents and to facilitate the development of neighborhood multimodal hubs where residents can drive, bike, or walk to a transit stop, go to work, and then shop for their daily needs before they return home. (p. 6.6)

In areas appropriate for residential mixed use redevelopment, outside of areas identified as Industrial Centers and Highway Oriented Commercial Areas in LPlan 2040 to avoid conflicts with health and safety. (p. 6.6)

Strive for residential densities of at least seven dwelling units per gross acre within buildable areas inside the project boundary. This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, supports new businesses in the mixed use center, makes public transportation more viable, and uses land and infrastructure more efficiently. (p. 6.7)

Provide safe and decent affordable and special needs housing for low- and moderate-income households. (p. 7.2)

Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas. (p. 7.4)

Create housing opportunities for residents with special needs throughout the city that are integrated into and compatible with residential neighborhoods. (p. 7.4)

Encourage mixed use commercial centers to incorporate special needs housing where they could serve as a transitional use to less intensive residential development and benefit from walkable access to the commercial area and transit. (p. 7.4)

ANALYSIS:

1. This is a request to review the proposed amendments to the 48th and O Street Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.
2. This area is designated as Urban Residential and Commercial. Much of the surrounding area currently has commercial zoning and uses with some single-family residential to the north.
3. The proposed redevelopment plan expansion is the same area as the blight study (Miscellaneous #12007).
4. The proposed expansion to the redevelopment plan includes one redevelopment project: expansion of the existing facility through a phased approach from 54 independent living units and 18 skilled nursing beds to a combination of independent, assisted, and skilled nursing units for approximately 312 households or individuals.
5. Vehicular and pedestrian access to the current site is restricted to N. 56th Street. This is not an ideal situation for staff, visitors, or emergency services. The proposed redevelopment project would expand the facility on additional ground adjacent to N. 52nd Street and would provide two new access points to the facility on N. 52nd Street in addition to the existing one on N. 56th Street.
6. The redevelopment project proposes a significant increase in dwellings and/or nursing care. This project serves a special needs population expected to continue to grow quickly over the next few decades. The independent dwelling units have potential to benefit from walkable destinations nearby such as transit, restaurants, convenience store, retail, a grocery store, and other services.
7. There is a small sidewalk network on site, but it does not connect the building with perimeter sidewalks/public streets. The redevelopment project should include a private sidewalk network that connects to the public sidewalk system to accommodate pedestrian trips between the facility and nearby destinations.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: July 17, 2012

APPLICANT/CONTACT: Wynn Hjermstad
Urban Development Department
City of Lincoln
555. S. 10th Street, Ste. 205
Lincoln, NE 68508
(402)441-8211

COMPREHENSIVE PLAN CONFORMANCE NO. 12010

PUBLIC HEARING BEFORE PLANNING COMMISSION:

July 25, 2012

Members present: Esseks, Hove, Weber, Francis and Cornelius; Gaylor Baird, Lust, Sunderman and Butcher absent.

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

There were no ex parte communications disclosed.

Staff presentation: **David Landis, Director of Urban Development**, observed that the Gateway Senior Living blight study for this area of 11 acres, was recently approved by the Planning Commission, and ultimately, the end game is 54 independent living units and 18 skilled nursing beds, this being the only skilled nursing facility north of O Street.

Landis then explained the construction and improvements anticipated, acknowledging that this plan does not look like a redevelopment plan in the traditional sense. It is more like the function of what Urban Development does in the Focus Area plans, i.e. let's think of all the ways this area could be improved. In the Redevelopment Plan, we link the blighted status with a determination that this project conforms with the Comprehensive Plan, which is the question for today. Then the City Council will be asked to accept the redevelopment plan and an agreement between the city and the developer which meets the public's interests. Landis submitted that the Gateway Senior Living Center is eligible to be part of the North 48th & O Street Redevelopment Plan, and this project is consistent with the Comprehensive Plan with its jobs, its medical facilities, its new buildings, and its improvements of the area.

Landis stated that the preliminary estimate is \$12.5 million of private investment, with total build-out at \$35 million; the assessed value is estimated to increase by \$7 million and should create TIF of \$1.6 million.

Esseks referred to Analysis #7 in the staff report which points out that the redevelopment project should include a private sidewalk network that connects to the public sidewalk system to accommodate pedestrian trips between the facility to nearby destinations. Esseks asked Landis to address this sidewalk issue, which is clearly called for in the Comprehensive Plan. Landis suggested that this is a question for the developer.

Proponents

1. **Tom Huston** appeared on behalf of **Gateway Properties** and the administrator of **Gateway Senior Living**. In June, this Commission approved a special permit expanding the dwelling units at this facility and approval of a change of zone from H-2 to R-2. Two weeks ago, this Commission recommended approval of the blight and substandard declaration. Huston stated that this application is an expansion of the Redevelopment Plan existing for the 48th & O Street Redevelopment Area to include the Gateway Senior Living Center campus. This amendment includes three phases of redevelopment. Currently, the property has 54 independent living

units and 18 skilled nursing units; at full build-out this project will embody what is characterized as the continuum of care concept with independent living and assisted living all the way to skilled nursing living arrangements.

The existing structure that consists of 54 independent living units and 18 skilled nursing beds now will be renovated into independent living in Phase 1. Directly to the east will be a four-story skilled nursing facility with 80 beds, and to the south there will be new garages. Phase 2 would involve a new structure to the north that would encompass 85 independent living units, and then Phase 3 will include an additional new structure to the west for 75 dwelling units.

In terms of consistency with the Comprehensive Plan, Huston pointed out that the Comprehensive Plan calls for increased density. He suggested that the density in this project will increase from 54 independent living units and 18 skilled beds to approximately 312 dwelling units or living arrangements at full build-out. That is also consistent with the nodes and corridors concept of the 2040 Comprehensive Plan. Specifically, one of the concepts of full build-out is to make this site much more walkable to connect to the public sidewalk system because it is close to transportation services, bus stops, grocery stores and other services.

Huston then discussed the transportation issues and future access points.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

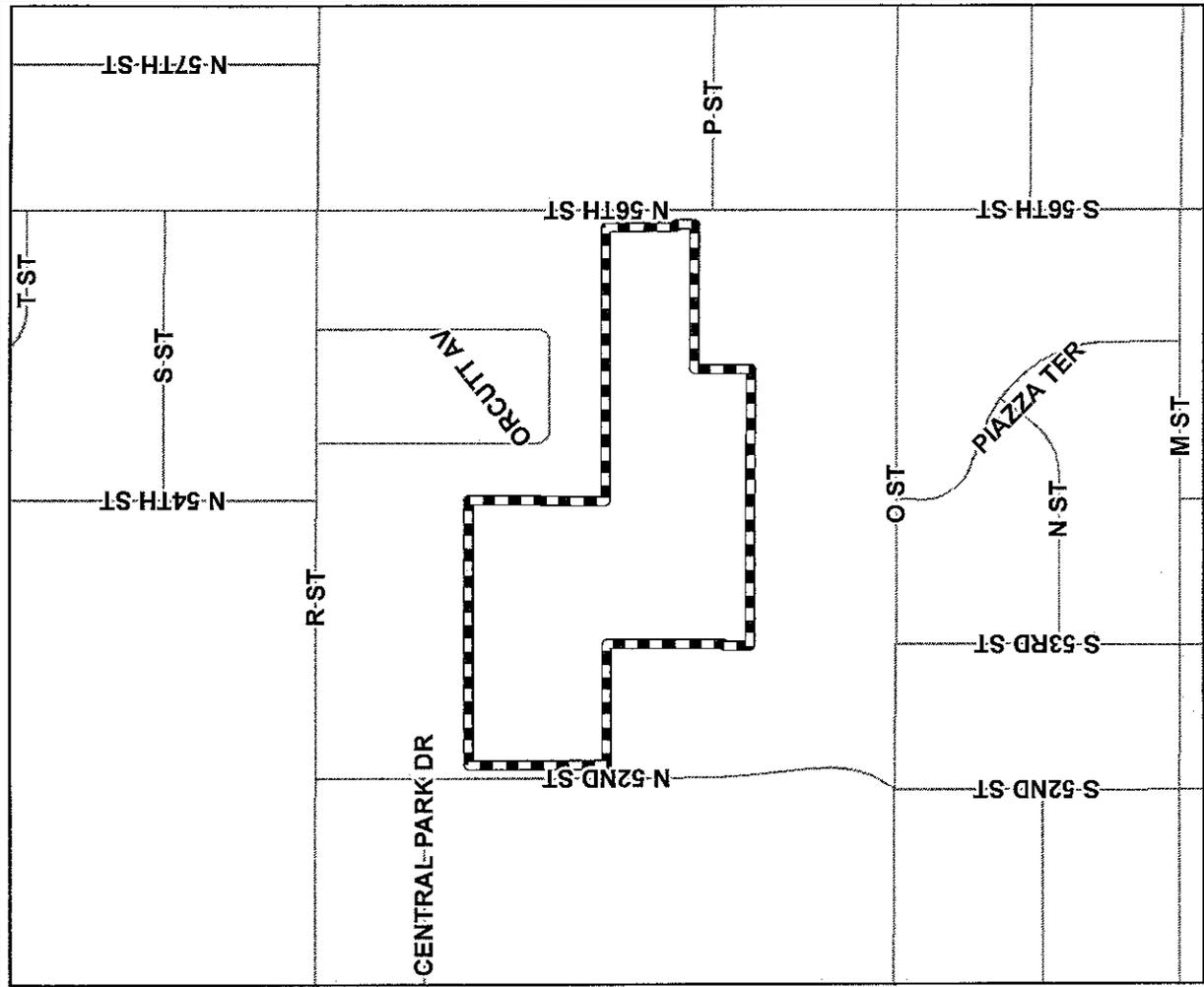
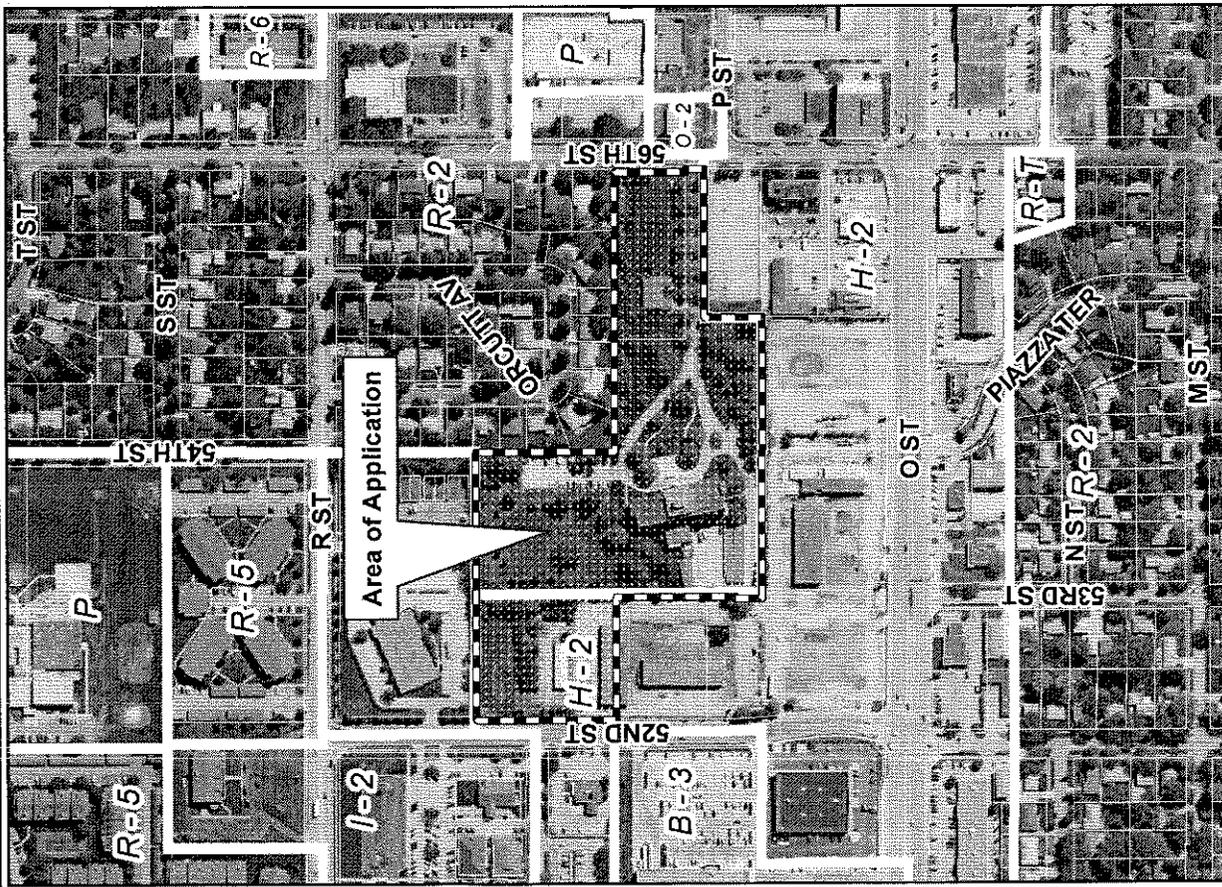
July 25, 2012

Hove moved to approve a finding of conformance with the Comprehensive Plan, seconded by Francis.

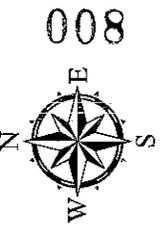
Francis commented that it is exciting to see something new happening in this area. It is long overdue.

Cornelius acknowledged that the Planning Commission was led through a number of ways in which this is in conformance with the Comprehensive Plan, and the Redevelopment Plan does call for sidewalks and connectivity.

Motion carried 5-0: Esseks, Hove, Weber, Francis and Cornelius voting 'yes'; Gaylor Baird, Lust, Sunderman and Butcher absent. This is a recommendation to the City Council.



2010 aerial



Comprehensive Plan Conformance #12010 Gateway Senior Living Redevelopment Area

LEGAL DESCRIPTION

The Gateway Redevelopment Area boundary is generally described as an area within the City of Lincoln, Lancaster County, Nebraska, that includes the following:

- Parcel ID# 17-20-415-005-000 (Millers Subdivision J G S2 20-10-7; Lot 18, E320' S1/2 & E320' N327.85' Lot 31 & N327.85' Lot 32 EX. N160' E331.57' & EX. S128.59' E331.36').
- Parcel ID# 17-20-416-001-000 (Millers Subdivision J G S2 20-10-7, Lot 32, N160' e380' N1/2.)
- Parcel ID# 17-20-424-004-000 (Villager Gardens, Lot 4).



CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
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June 27, 2012

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is the *Gateway Senior Living Center Redevelopment Plan*. Ten hard copies will be provided and a PDF will also be forwarded to your office.

Please forward the Plan to the Planning Commission for their earliest consideration and review for conformity with the Comprehensive Plan. My understanding is that it should be on the July 25, 2012 Planning Commission agenda.

If you have questions or need additional information, please contact me at 441-8211 or by e-mail at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad, AICP
Community Development Manager

cc: Dave Landis, Director, Urban Development
Russell V. Peterson, NYE Senior Services

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