

FACTSHEET

TITLE: DECLARATION OF SURPLUS PROPERTY, requested by the Director of the Urban Development Department, declaring approximately 0.20 acres, more or less, as surplus property, generally located at the northeast corner of North 18th Street and Q Streets.

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

ASSOCIATED REQUESTS: Amendment to the Antelope Valley Redevelopment Plan (13R-33) and Street & Alley Vacation No. 12011 (13-16).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/23/13
Administrative Action: 01/23/13

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Francis, Sunderman, Lust, Weber, Scheer, Hove, Corr, Gaylor Baird and Cornelius voting 'yes').

FINDINGS OF FACT:

1. This proposed request for declaration of surplus property and the associated amendment to the Antelope Valley Redevelopment Plan and street and alley vacation were heard at the same time before the Planning Commission.
2. This is a request to declare approximately 0.20 acre, more or less, located at the northeast corner of North 18th Street and Q Street as surplus to facilitate the associated amendment to the Antelope Valley Redevelopment Plan for "The Wrap Project" at 18th & Q Streets, which proposes to develop 160 dwelling units and a 1,600 stall parking garage. There are no structures on the proposed surplus property. It is currently a surface parking lot.
3. The staff recommendation to find the proposed declaration of surplus property to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4, concluding that the proposed declaration of surplus property advances revitalization of the Antelope Valley area between the University of Nebraska-Lincoln City Campus and Antelope Creek by making city-owned property available for use. The staff presentation is found on p.5-7.
4. Testimony in support on behalf of the developer of "The Wrap Project" is found on p.7-8.
5. There was no testimony in opposition.
6. On January 23, 2013, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed declaration of surplus property to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 12023**).
7. On January 23, 2013, the Planning Commission also voted 9-0 to find the associated amendment to the Antelope Valley Redevelopment Plan (Bill #13R-33) and Street & Alley Vacation No. 12011, with revisions relating to Q and R Street (Bill #13-16), to be in conformance with the Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: January 28, 2013

REVIEWED BY: Marvin Krout, Director of Planning

DATE: January 28, 2013

REFERENCE NUMBER: FS\CC\2013\CPC12023 Surplus+

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JANUARY 23, 2013 PLANNING COMMISSION MEETING

- PROJECT #:** Comprehensive Plan Conformance No. 12023
- PROPOSAL:** To find that the declaration of surplus properties located at the northeast corner of N. 18th Street and Q Street is in conformance with the Comprehensive Plan.
- LOCATION:** Northeast corner of N. 18th Street and Q Street
- LAND AREA:** 0.20 acres, more or less
- CONCLUSION:** The declaration of surplus property advances revitalization of the Antelope Valley area between the University of Nebraska-Lincoln (UNL) City Campus and Antelope Creek by making city-owned property available for use. This surplus declaration is in conformance with the Comprehensive Plan.

RECOMMENDATION:	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 7 and the west 11 feet of Lot 8, Block 9, Kinney's O Street Addition, Lincoln, Lancaster County, Nebraska

EXISTING ZONING: P, Public Use

EXISTING LAND USE: Surface parking lot for fire station.

SURROUNDING LAND USE AND ZONING:

- North: Detached single-family dwelling, B-4
South: Fire station, B-4
East: UNL surface parking lot, P
West: UNL parking garage, P

HISTORY:

- November 24, 2004: The Antelope Valley Redevelopment Plan was approved. The plan has been amended seven times since then; most recently on April 21, 2011. Associated application Comprehensive Plan Conformance #12024 proposes another amendment to add a new project.
- September, 2005: The Downtown Master Plan was approved. The plan was updated in May, 2012.
- December 12, 2012: Planning Commission approved the blight study (MISC #12014) that

includes this property. City Council is scheduled to hold a hearing for this item on January 14, 2013.

ASSOCIATED APPLICATIONS:

Comprehensive Plan Conformance #12024
Street and Alley Vacation #12011
Change of Zone #12037

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Public and Semi-Public in the Future Land Use Plan. (p.1.9)

Support compatible and pedestrian-oriented development and implementation of the *Antelope Valley* project and West Haymarket redevelopment, making use of the *Lincoln Downtown Design Standards*. (p. 5.4)

Maintain the urban environment, including a mix of land uses and residential types. (p. 5.4)

Encourage higher density development with parking areas at the rear of buildings or on upper floors of multi-use parking structures. (p. 5.4)

Greater Downtown

A major focus for new residential reuse, infill, and redevelopment is in the Greater Downtown area. The Plan envisions an additional 3,000 dwelling units in this core area by 2040. (p. 6.3)

Maintain the urban environment, including a mix of land uses with a major focus on residential uses. (p. 6.3)

All of Downtown is shown as a Mixed Use Node on the Mixed Use Redevelopment Nodes and Corridors Map. (p. 6.5)

DOWNTOWN MASTER PLAN SPECIFICATIONS:

Q Street adjacent to this area is shown as a “Streetcar Route”. (pgs. 2 and 12 of 2012 update)

This area is shown as “Education” on the Land Use Framework map. (p. 20)

Incorporates the “zipper zone” envisioned in the campus master plan – the blocks between R and Q Streets where town and gown overlap would be supported and enhanced. (p. 40)

Encourages development of a mix of compatible uses – student housing, arts, administration and similar uses should be encouraged in this “campus zone” of downtown. (p. 40)

Pedestrian orientation – New development should emphasize a pedestrian-friendly environment in planned infrastructure improvements such as the downtown promenade loop, which contains a segment on R Street by the campus. (p. 40)

Enhances urban character – increased density and lot coverage are encouraged as opposed to low, sprawling new development. (p. 40)

ANTELOPE VALLEY REDEVELOPMENT PLAN SPECIFICATIONS:

This area is shown as “UNL Research and Development” on the University/East Downtown Future Land Use Map. (p. 53)

ANALYSIS:

1. This is a request to find the declaration of surplus property in the area described above in conformance with the Comprehensive Plan.
2. Currently, there are no structures on the proposed surplus property, just a surface parking

lot.

3. UNL has an agreement with the City to provide at least 51 parking stalls in the proposed parking garage for the use of Lincoln Fire and Rescue.
4. The proposed surplus is within the boundary of the 18th and Q Streets Redevelopment Area Blight and Substandard Determination Study.
5. The proposed surplus is currently zoned P, Public Use District. The property is included in Change of Zone #12037 and is proposed to change from P to B-4, Lincoln Center Business District. The change of zone is appropriate given the proposal for the site outlined in “The Wrap Redevelopment Project,” an amendment to the Antelope Valley Redevelopment Plan (Comprehensive Plan Conformance #12024). The Wrap is a proposal for approximately 160 dwelling units and a 1,600 stall parking garage.
6. This area, along with the rest of the block, is proposed to be added to the boundary of the Antelope Valley Redevelopment Plan. The area is also depicted in the Downtown Master Plan, but is not included in the Lincoln Center Redevelopment Plan.
7. In conjunction with the redevelopment proposal, Street and Alley Vacation #12011 proposes to vacate N. 18th Street from Q Street to R Street adjacent to the proposed surplus property to the west.
8. The surplus of this property should be subject to the retention of an easement for the existing sanitary sewer along the north lot line or the re-routing of the sanitary sewer.
9. The proposal to surplus the land is consistent with the Comprehensive Plan.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: January 15, 2013

APPLICANT: David Landis, Director
Urban Development Department
555 S. 10th Street, Ste. 205
Lincoln, NE 68508

CONTACTS: Michelle Backemeyer
Urban Development Department
555 S. 10th Street, Ste. 205
Lincoln, NE 68508
402-441-8617
mbackemeyer@lincoln.ne.gov

**COMPREHENSIVE PLAN CONFORMANCE NO. 12024,
COMPREHENSIVE PLAN CONFORMANCE NO. 12023
and
STREET & ALLEY VACATION NO. 12011**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 23, 2013

Members present: Francis, Sunderman, Lust, Weber, Scheer, Hove, Corr, Gaylor Baird and Cornelius.

There were no ex parte communications disclosed.

Staff recommendation: A finding of conformance with the Comprehensive Plan on the amendment to the Antelope Valley Redevelopment Plan and declaration of surplus property, and a finding of conformance with the Comprehensive Plan on a portion of the requested street vacation, excluding Q Street and R Street.

Staff presentation:

1. Dallas McGee of the City Urban Development Department discussed all three proposals. The original Antelope Valley Redevelopment Plan was first approved in 2004. It has been amended seven times since 2004, and this would be an eighth amendment to that plan.

This amendment includes a block that was originally adjacent to the redevelopment plan area but was not included because it was University-owned and it was believed that the University (UNL) would develop it for parking facilities on their own. The University did approve the construction of a parking garage on this site; however, they then received interest and decided to see if there was official interest and prepared a request for proposal to partner with a private developer to make this a mixed use project as opposed to just a parking garage. The America First Company was selected as the developer and they are proposing a mixed use development including 124 units of housing and additional parking that would not only serve UNL, but also the housing that would be built on the site.

McGee advised that with this public/private partnership there is interest on the part of the developer to utilize tax increment financing (TIF) to assist in some of the public improvements and enhancements. In order to do that, the area needed to be declared blighted and substandard, which blight designation was just recently approved by the City Council. The second step is to do a redevelopment plan that identifies, in general, the kind of development that will take place. In general, the proposed development is 1600 parking stalls and 124 residential units in a 10-story building. TIF would be used to assist in public improvements and public enhancements to facilitate the development. It is on a fast track. It needs to be constructed and open in about 18 months in August 2014.

McGee then addressed the request for surplus designation. The City happens to own a parcel on the block in question on the southwest corner, which is currently used by Lincoln Fire and Rescue for parking. Discussions are underway with UNL to provide parking in the University garage located just to the west for both temporary and permanent replacement parking for Lincoln Fire and Rescue.

With regard to the request to vacate certain rights-of-way, McGee pointed out that 18th Street is recommended to be vacated in its entirety so that the garage can be moved further to the west, allowing more open space and a more landscaped front yard on Antelope Valley Parkway. The vacation request also includes the vacation of a strip on both the north side on R Street and the south side on Q Street for footings. The developer and staff have had discussions as recently as this morning, and he believes that there may be some alternatives to the portion of the vacation to which the staff report recommends denial.

2. Tom Cajka of Planning staff addressed the street vacation and submitted a proposed amendment to the conditions, whereby the two existing conditions numbered 1.3 would be deleted and replaced with the following:

- 1.3 If the City Council approves the vacation request for “Q” and “R” Streets, provide a public access easement over the vacated “Q” Street, “R” Street and that portion of N. 18th Street that is paved, or in the alternative, grant an easement to applicant to facilitate footings in the right-of-way subject to conditions acceptable to the City Council.

Cajka explained that the request is to vacate all of 18th Street between Q and R Streets, and then a 4' strip from Antelope Valley Parkway to the west right-of-way line of 18th Street along both Q and R Streets. The 4' strip has to do with the footings that encroach into Q and R Streets and the right-of-way line.

Cornelius inquired whether the staff recommendation is still denial to vacate Q and R Streets with the new language. Cajka stated that the new language provides some alternatives, such as an easement as opposed to vacation.

Lust inquired whether Public Works has approved the new condition, or are they still in opposition? **Dennis Bartels of Public Works** stated that Public Works is agreeing to negotiate between now and the City Council meeting. We don't have all of the details today. It appears that Public Works might prefer the easement as opposed to a vacation, but they anticipate being able to work it out. Lust wondered whether Bartels would recommend that the action by the Planning Commission be denial of the vacation. Bartels believes that the developer's representative will have some suggestions on alternatives so that the Planning Commission could approve a couple alternatives that accomplish the same thing. He indicated that Public Works is in agreement with the alternatives, but the details need to be negotiated.

Scheer inquired as to the clear distance from finished grade to top of pile caps. Bartels stated that has not been provided to Public Works. He went on to state that it violates the International Building Code because of the pile caps and that is his understanding of the request for the 4' vacations.

Gaylor Baird believes this is an exciting project because the Planning Commission spent a lot of time on the 2040 Comprehensive Plan promoting mixed use development, creating housing, public/private partnerships, more efficient use of land, higher density, etc. She was curious whether there would be retail or commercial on the street level or whether it would just be a parking lot. In other parts of Downtown, where we have a ground floor parking lot, we end up with these “dead zones” where there is nothing for the pedestrian. Is that what we are going to see here? Will we see a dead zone or ground floor businesses? McGee stated that there will be residential on the ground floor on two sides – R Street and Antelope Valley Parkway. However, on Q Street and on 18th Street, it will be parking at the ground level. Residential or some other uses on Q Street were discussed, but it was believed that that was not the feasible location for either the residential or the retail. Urban Development is very happy to see the mixed use and the residential on two sides of the building. There are a lot of other amenities that can be provided as well.

Proponents

1. Tom Huston, 233 S. 13th Street, Suite 1900, appeared on behalf of **America First Real Estate Group**, in support of the amendment to the redevelopment plan, the declaration of surplus property and the entire street vacation request. The University recognized an opportunity with this project. As opposed to just building a typical parking garage, they had an opportunity to do something different and solicited proposals from developers to do this mixed use project. He believes this provides an opportunity for the City to make a 100-year decision to deal appropriately with the development along and adjacent to Antelope Valley Parkway.

Huston acknowledged that this does involve increasing density, it does involve redevelopment in the built environment with a mixed use facility and it does engender sustainable development because of the environmental enhancements.

Huston stated that the only real issue with staff is the vacation. UNL needs a new parking garage with not less than 1,270 stalls because UNL has to provide resident parking for its new student housing across R street to the north. This will be a 10-story structure so there are footings and foundation needs. Huston agreed with the revised language submitted for Condition #1.3 of the street vacation request, and he requested that the vacation be approved subject to the revised conditions. The developer will work with staff to see if the issue can be addressed through an easement as opposed to vacation. The only code mechanism we currently have in the City is the vacation of the right-of-way.

Huston further explained that there will be 124 dwelling units, described as “The Wrap Project”, designed to encompass the facility being constructed. There will be 4-story residential on the east and north, and 3-story residential structure on the roof with a green roof courtyard area. They are still designing the area along Q Street to make it much more pedestrian friendly with additional landscaping and public art areas.

Huston observed that this project is unique because of the design and the structure. In moving this facility away from Antelope Valley Parkway, they have created a lot more opportunity for public art and gathering space along the parkway itself.

Huston then observed that when we undertook the 2040 Comprehensive Plan, we were trying to encourage the removal of barriers for redevelopment. He does not believe the footing issue requires any code changes because it is not often that we have a private developer building a

parking garage. The Board of Regents would be the recipient of the vacated right-of-way and will hold title. His client has a ground lease with UNL. They will use that ground lease and condo the facility to allow the different types of uses. Huston believes they can work with Public Works between now and City Council to answer the questions that need to be answered regarding the footings.

Huston pointed out that the 2040 Comprehensive Plan encourages this type of mixed use development, and specifically encourages high density development on the “upper floors of multi-use parking structures”. The only issue is subgrade footings.

Gaylor Baird inquired what language Huston would like used for the footings issue. Huston suggested that the language provided by staff for a new Condition #1.3 replacing the existing two conditions numbered 1.3 would be appropriate and agreeable to his client.

Hove inquired whether the property will be on the tax rolls. Huston responded, yes, except it will be owned by the Board of Regents. The parking stalls will not be taxable, but the balance of the development will.

There was no testimony in opposition.

Scheer suggested that the footings issue is not an infrequent issue. This issue has come up with just about every parking garage in West Haymarket. It came up on Block 38 and Landmark 3. He wants to make sure that the Commission understands any kind of precedence that might occur with this. Does this need to be addressed permanently? Bartels generally agreed that the issue does come up, and agreed that there needs to be a good policy as to how to handle these situations. The Downtown Design Standards require buildings on property lines so this issue is going to come up. We do need to address it make sure everyone knows about it ahead of time. Scheer inquired whether the proposed language gets Public Works to a comfort level for this situation, and then does this in any way hurt any kind of future effort to deal with this in a long term situation? Bartels believes they can come to a solution on this project. Public Works is certainly not against this project. But he totally agrees that some ground rules would be helpful.

Corr asked McGee whether Lincoln Fire and Rescue is comfortable with this new parking situation and will they have enough parking? McGee stated that they have talked conceptually about replacing the parking they have in the garage that exists today. He thinks they are comfortable depending upon it being gated and exclusive to their use. They are talking about placing the trailers across the street on the Fire and Rescue site. They have had those discussions with UNL but they do not have the details worked out; however, McGee does believe that Lincoln Fire and Rescue is comfortable with the concept. Currently, there are 30 parking stalls on the site owned by the City. Lincoln Fire and Rescue has requested 51, and that is part of what is being discussed now. Corr inquired whether the City will have to pay rent on those stalls. McGee stated that the intent is that the City would provide the land to them and they would provide replacement parking that meets the City’s needs. Those are the discussions underway.

COMPREHENSIVE PLAN CONFORMANCE NO. 12024

ACTION BY PLANNING COMMISSION:

January 23, 2013

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

Gaylor Baird commented that this is a mixed use redevelopment project in the greater Downtown area that creates housing opportunity; it utilizes land more efficiently; it is a public/private partnership; it is clearly in sync with the Comprehensive Plan in making it aesthetically pleasing with the ground level; they have taken steps to provide art and green spaces; and this is increasing the property tax base. It seems in perfect conformance with the Comprehensive Plan.

Motion carried 9-0: Francis, Sunderman, Lust, Weber, Scheer, Hove, Corr, Gaylor Baird and Cornelius voting 'yes'. This is a recommendation to the City Council.

COMPREHENSIVE PLAN CONFORMANCE NO. 12023

ACTION BY PLANNING COMMISSION:

January 23, 2013

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

Cornelius commented that the Commission has heard that there are measures and negotiations underway to make sure all of the uses of the public land are compensated for.

Motion carried 9-0: Francis, Sunderman, Lust, Weber, Scheer, Hove, Corr, Gaylor Baird and Cornelius voting 'yes'. This is a recommendation to the City Council.

STREET & ALLEY VACATION NO. 12011

ACTION BY PLANNING COMMISSION:

January 23, 2013

Lust moved to approve a finding of conformance with the Comprehensive Plan, with conditions as revised, deleting the two conditions numbered 1.3 and adding the new Condition #1.3 as presented by staff, seconded by Hove.

Regarding the amendments and the recommendation for denial of a portion of the street vacation, Cornelius believes what the Commission has heard is that the parties involved are all reasonably comfortable with the new language, and that the new language leaves some room for the City to manage the creation of this easement and the potential vacation (or not) of Q and R Streets.

Motion carried 9-0: Francis, Sunderman, Lust, Weber, Scheer, Hove, Corr, Gaylor Baird and Cornelius voting 'yes'. This is a recommendation to the City Council.



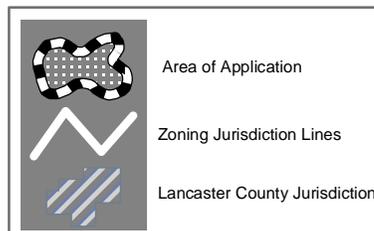
2010 aerial

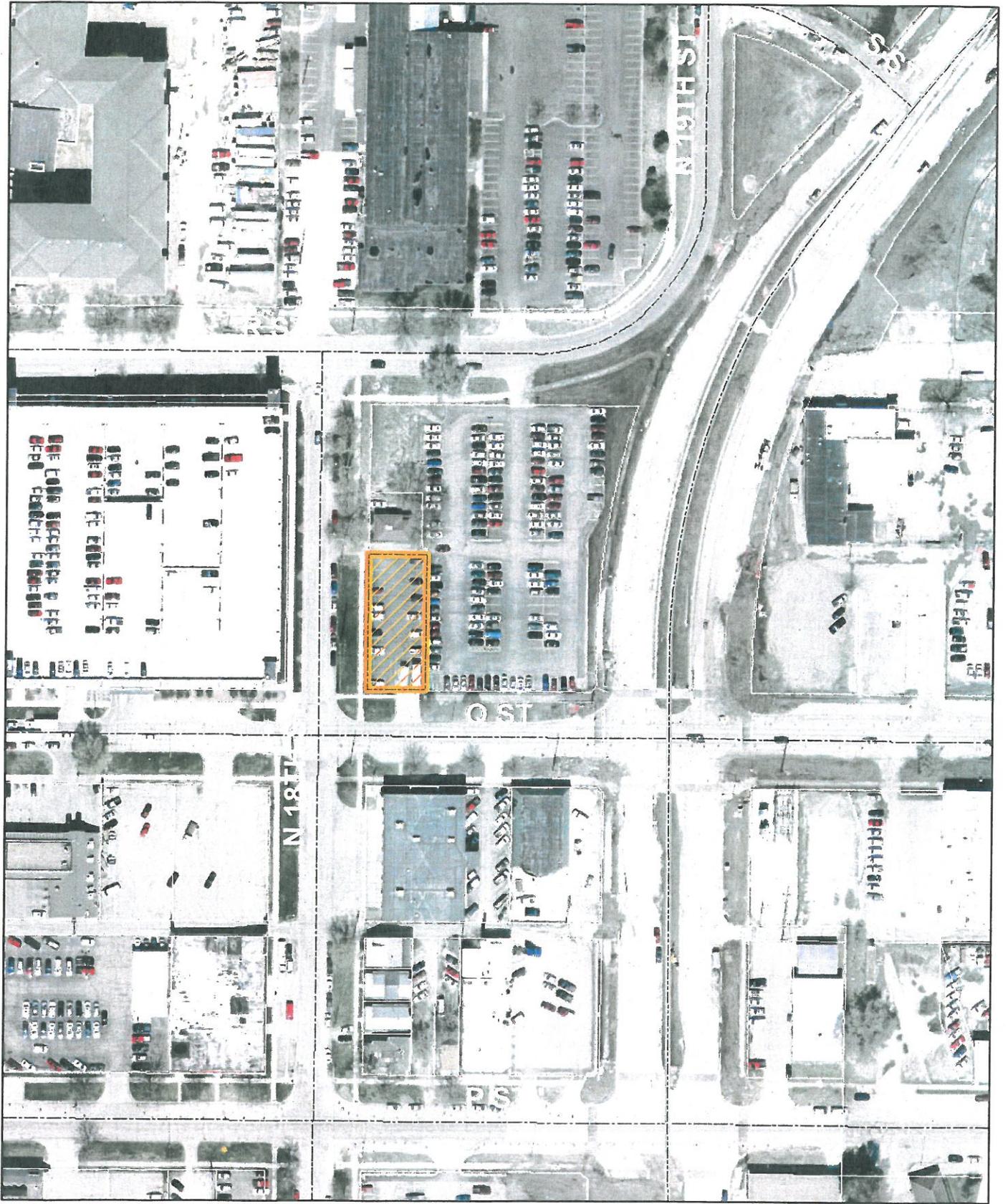
Comp Plan Conformance #: CPC12023
Q ST & N 18TH ST

Zoning:

- R-1 to R-8 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.24 T10N R06E





18th & Q: Surplus Parcel

 18th & Q Surplus Parcel



Michelle R. Backemeyer

From: John Huff
Sent: Friday, December 14, 2012 8:08 AM
To: Michelle R. Backemeyer
Cc: John Huff; Patrick V. Borer
Subject: surplus property Kinney's O street addition
Attachments: 020812UNLParking.docx; Copy of LFR parking replacment 18th Q street .xls; UNL parking garage letter of understanding.pdf

Michelle,

LF&R has been involved in the discussion regarding this property and supports this declaration, upon the condition that all of the tentative components of the LF&R replacement parking be fulfilled by UNL.

I have attached several documents regarding the LF&R needs including a memo to the mayor's office that stipulates:

"that at the expense of UNL, include secure gated ground level parking in the proposed garage in approximately the same location as the current parking, for a minimum of 51 parking spots. The trailers would be relocated to a portion of the current city lot abutting 1801 "Q" Street on the east side of the building. This would require installing additional driveway and demolition of a short concrete wall attached to the building. The cost for this work is estimated to be approximately \$25,000."

respectfully,

John Huff
Fire Chief
Lincoln Fire & Rescue
Office 402-441-8350
Cellular 402-430-6018



Lincoln Fire & Rescue Memo

TO: Rick Hoppe
FROM: John Huff, Fire Chief
DATE: February 8, 2012
SUBJECT: Proposed UNL Q Street parking garage
COPIES TO: Director Tom Casady, Trish Owen, AC Borer, File

In review of the current LF&R vehicle parking at 1801 "Q" street, as a result of the UNL request, we have assembled the attached information.

Currently LF&R uses the lot on the northeast corner of 18th & Q Street for parking employee and department vehicles. The current lot is 9,075 square feet asphalt with concrete driveways. There are 26 parking stalls in the lot, plus spaces for the LF&R decon 1 and trench 1, emergency response equipment trailers. These trailers are a component of a 4 unit ensemble that includes 3 trailers and a tow vehicle, Utility Truck 1, and Diver Rescue 1 which are housed in the garage at fire station #1, 1801 "Q". These 3 trailers share the same common tow vehicle. It would not be operationally practical to relocate any of these components separately since they share a common tow vehicle, and LF&R does not currently have another facility large enough to accommodate all 4 with close proximity of available emergency responders as currently practiced.

Employees also park east of the station/headquarters building. Currently this lot is capable of parking another 18 vehicles.

Options:

1. At the expense of UNL, swap the current lot for the lots directly south of 1801 "Q" Street and assemble approximately the same available parking. This would require the purchase and demolition of 4 old houses, property at 1810 "P" , and the related site work to allow for the creation of an asphalt parking lot. The estimated cost for this would be \$686,596 to provide 51 parking stalls at a cost of \$13,463 per stall.
2. At the expense of UNL, include secure gated ground level parking in the proposed garage in approximately the same location as the current parking, for a minimum of 51 parking spots. The trailers would be relocated to a portion of the current city lot abutting 1801 "Q" Street on the east side of the building. This would require installing additional driveway and demolition of a short concrete wall attached to the building. The cost for this work is estimated to be approximately \$25,000.

May 1, 2012

Letter of Intent

The University of Nebraska – Lincoln and the City of Lincoln have met and mutually agree to strive to create an aesthetically pleasing parking garage, constructed by UNL, at the block bounded by 18th Street, Antelope Valley Parkway, Q Street, and R Street.

The University of Nebraska – Lincoln and the City of Lincoln have met and mutually agree to strive to create an aesthetically pleasing parking garage, constructed by UNL, at the block bounded by 18th Street, Antelope Valley Parkway, Q Street, and R Street.

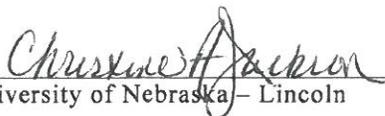
The parking garage will be designed and constructed following the University's Design-Build procedures which allow for a design/construction firm's proposal to be selected based on technical (aesthetic) and cost concerns. In this case the aesthetic concerns we mutually share for the garage include:

- Maximizing the amount of green space along Antelope Valley Parkway to preserve our mutual investment in the Antelope Valley project, In order to do this the City will agree to vacate 18th Street adjacent to the garage so that the three bays of the garage could be moved west into the right of way allowing more open space on the eastern side of the block adjacent to Antelope Valley Parkway.
- Providing architectural treatments and materials for the new garage that provide a transition between the Assurity parking garage and the UNL parking garage at 17th & R Streets. This is particularly important on the Q Street façade of the garage.
- Creating an aesthetic architectural and/or landscape treatment along Q Street, Antelope Valley Roadway and 18th Street,
- Softening the Q Street façade to make it more pedestrian friendly and to create a human scale,
- Providing for an attractive entrance to the southeast portion of the UNL City Campus,
- Providing amenities (ie: canopies, sidewalks, etc.) to encourage pedestrian movement along 18th Street, and
- Providing both temporary and permanent parking for Lincoln Fire and Rescue personnel vehicles and equipment.

This will be achieved by the University providing for City representation on the Project Evaluation Board (PEB) for the planned Design-Build (D-B) project (the PEB scores designs and selects the successful D-B team) and by the City transferring ownership of the existing LFR parking lot at the northeast corner of 18th & Q and the 18th Street ROW between Q and R Streets to the Board of Regents no later than December 31, 2012.

In addition, UNL will make a presentation to the City's Urban Design Committee for their review and comment regarding the plans for the garage.

Agreed:


University of Nebraska – Lincoln


City of Lincoln

interoffice
MEMORANDUM

Michelle Backemeyer

to: Brandon Garrett, Planning Department
from: Michelle Backemeyer, Housing Rehab and Real Estate Division
subject: Declaration of Surplus Property - Lot 7 and the West 11 feet of Lot 8, Block 9, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska
date: December 21, 2012

Please place on the next Planning Commission agenda a request to declare surplus Lot 7 and the West 11 feet of Lot 8, Block 9, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska as shown on the attached drawing. Currently used as parking for the Fire Department, the property will become part of a private housing development wherein the University will own the land but a private developer will own the building. The University already owns the adjacent land and the property is currently under consideration for blight designation.

We have requested responses from other City Departments and public agencies in accordance with the surplus property disposition procedures and copies of the returned responses are attached. If you have any questions, please feel free to call either myself or Halle Salem at 441-8617 or 441-7866.

Attachments