City Council Introduction: **Monday**, January 27, 2014
Public Hearing: **Monday**, February 3, 2014, at **3:00** p.m. Bill No. 14R-41

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, to add the "Case, Case and Case Redevelopment Project" at 1421 P Street.

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

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/08/14
Administrative Action: 01/08/14

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

FINDINGS OF FACT:

1. This proposed amendment to the ***Lincoln Center Redevelopment Plan*** adds the "Case, Case and Case Redevelopment Project" to renovate the existing residential structure, improve the facade and make streetscape improvements. The project proposes to reduce the number of existing dwelling units from 30 to 29, but will upgrade the units from deteriorating single-room occupancy to standard dwelling units. The project area includes the property, the adjacent alleys, the east-west alley on the block and the right-of-way of P Street bounded by North 14th Street and Centennial Mall North. The project description is found on p.9-10.

2. The staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the Comprehensive Plan and the Downtown Master Plan is based upon the "Analysis" as set forth on p.4-5. The staff presentation is found on p.6.

3. Testimony by the Director of the Urban Development Department is found on p.6. Other testimony in support on behalf of the developer is also found on p.6.

4. There was no testimony in opposition.

5. On January 8, 2014, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed amendment to the ***Lincoln Center Redevelopment Plan*** to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 13016)**.

FACTSHEET PREPARED BY: Jean L. Preister **DATE**: January 21, 2014

REVIEWED BY: Marvin Krout, Director of Planning **DATE**: January 21, 2014

REFERENCE NUMBER: FS\CC\2014\CPC13016 Redev Plan

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JANUARY 8, 2014 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 13016

PROPOSAL: To add a redevelopment project to the Lincoln Center Redevelopment Plan entitled the "Case, Case, and Case Redevelopment Project." The new project includes the property, the adjacent alleys, the east-west alley on the block, and the right-of-way of P Street bounded by N. 14th Street and Centennial Mall North.

The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180, and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street, and Sun Valley Boulevard on the west.

LOCATION: Downtown, generally south of P Street, between S. 14th Street and Centennial Mall North.

CONCLUSION: This project is in conformance with the Comprehensive Plan, Downtown Master Plan and the Lincoln Center Redevelopment Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: North 65 feet of Lot 6, Little & Alexander Subdivision of Lot 63, S.W. Little's Subdivision and all adjacent rights-of-way including the alley and all intersections, the right-of-way of P Street between N. 14th Street and Centennial Mall North, and the right-of-way of the east-west alley on the block bounded by N. 14th Street, Centennial Mall North, O Street, and P Street including right-of-way extending through alley intersection of Centennial Mall North, all located in Section 26-10-06, Lancaster, County, Nebraska. See map.

EXISTING ZONING: B-4 Lincoln Center Business District.

EXISTING LAND USE: One residential building with 30 dwelling units.

SURROUNDING LAND USE AND ZONING:

North: Restaurants, Lincoln Children's Museum (B-4)
South: Mixed use: retail and six dwelling units (B-4)
East: Museum (B-4)
West: Retail (B-4)

HISTORY: The Lincoln Center Redevelopment Plan was first adopted in 1975 and has added 25 major project areas and multiple sub-projects since its major update in 1985. Projects implemented include a wide variety of retail, residential, parking, and public uses such as University Square, Cornhusker Square, Entertainment Center (theater)/Old Federal Building (Grand Manse), Lincoln Mall, various projects in the Haymarket, Catalyst One/Civic Plaza, and West Haymarket (includes arena).

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Comprehensive Plan Future Land Use map shows this area as Commercial. (P.1.9)

The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown's unique role and will guide decisions that will maintain Downtown's vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County. (P. 1.2-1.3)

Downtown Lincoln — the Heart of our Community
Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed use neighborhood. At the same time, Downtown Lincoln belongs to all residents of Nebraska because "downtown" is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications. LPlan 2040 will ensure that downtown remains a special place. (P. 1.3)

Enhance Downtown's role as the heart of the City. A strong downtown is important to the economic future of the community. Lincoln's Downtown is unique in the community as the home of State government, the State Capitol Building, and the flagship campus of the University of Nebraska. Together with Antelope Valley and the surrounding neighborhoods, it forms a vital core for the City. (P. 5.1)

The City should preserve and enhance Downtown's role as: A major focus for new residential reuse, infill, and redevelopment. (P. 5.4)

The primary focus for new dwelling units is the "Greater Downtown" which includes Downtown proper, Antelope Valley, the Haymarket, and Innovation Campus. These areas should accommodate roughly 3,000 new dwelling units by 2040. (P. 6.1)

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. This area is the main hub of employment, entertainment, and higher education. Over the years, there have been significant public and private investments in new building construction, renovations, and infrastructure. In order to capitalize on these collective investments, further development in the Greater Downtown should be realized. (P. 6.3)

Downtown is a primary area for mixed use redevelopment nodes and corridors. (P. 6.5)

P Street is identified as an Urban Minor Arterial. (P. 10.15)

DOWNTOWN MASTER PLAN AND DOWNTOWN MASTER PLAN UPDATE SPECIFICATIONS:

The project area is shown as "Retail" in the Downtown Master Plan Land Use Framework and Employment Framework. (P. 20 and P. 35)

The project area is shown as "Retail Core" in the Downtown Master Plan Retail Framework and "Retail Core: Primary Retail" in the Retail Core Diagram. (PP. 21-23)

The project area is conceptualized as part of a 24,000 sq. ft. retail location. (P. 24)

The project area is on a block shown as "Ground Floor Retail" on the Ground Floor Retail Diagram. (P. 28)

The project is along P Street, which is shown to have “Active Edges” on the Active Edges Diagram. (P. 30)

Assuming these requirements are fulfilled, it is expected that Downtown Lincoln will be able to support an additional 1,900 to 2,000 units in one or more neighborhoods by 2025. The market will consist of approximately 75% rental housing (lofts, artist studios and apartments) and 25% owner housing (condominiums and townhouses). The absorption is projected to average 80 units per year in the near future, climbing to 135 units per year over the 20-year period. The Lincoln Downtown Master Plan accommodates 2,000 units to meet this demand. (P. 31)

UNL-oriented Housing
Areas adjacent to the University of Nebraska-Lincoln’s downtown campus provide prime opportunity sites for housing that is oriented to students, faculty, staff and alumni. The university, alumni association and development interests should capitalize upon national trends that indicate similar housing being built in “town and gown” zones in university cities such as Knoxville, Tennessee and State College, Pennsylvania.
The university-oriented housing should:

- Have an urban character – front doors facing the street; parking internalized or below-grade.
- Respect the existing downtown street grid – new blocks fitting the prevailing pattern of streets; no “super blocks.”
- Ground floor active uses – in buildings developed along P Street.
- Parking – integrated into each building or housing unit; separate or shared parking structures should be discouraged. (P. 33)

P Street adjacent to this project is shown as Downtown Bus Shuttle (Route A) and a Streetcar Route. (PP. 61-62, 66)

P Street adjacent to this project is shown as a Streetcar Route in the Downtown Master Plan Update. (P. 2 and 12)

The P Street corridor adjacent to this project is shown as “Primary Retail” in the Downtown Master Plan Update. (P. 9 and 12)

ANALYSIS:

1. This is a request to review an amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.

2. The proposal is to renovate the existing residential structure, improve the facade, and to make streetscape improvements. The project proposes to reduce the number of existing dwelling units from 30 to 29, but will upgrade the units from deteriorating single-room occupancy to standard dwelling units.

3. Much of the language in the Downtown Master Plan related to this site discusses retail as a future use. This concept is still valid and encouraged along P Street, but this is a residential building being renovated for continued residential use and adding dwelling units to the Greater Downtown area is a major goal of the Comprehensive Plan.

4. B-4 zoning is subject to the Lincoln Downtown Design Standards.

5. The project proposes to potentially vacate portions of adjacent alleys to clean up and secure the area.

6. The source of funds for public improvements will be Tax Increment Financing generated by this project.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: January 31, 2013

APPLICANT/CONTACT: Hallie Salem
Urban Development Department
555 S. 10th Street, Ste. 205
Lincoln, NE 68508
402-441-7606

COMPREHENSIVE PLAN CONFORMANCE NO. 13016

PUBLIC HEARING BEFORE PLANNING COMMISSION: January 8, 2014

Members present: Cornelius, Sunderman, Weber, Hove, Beecham, Harris, Scheer, Corr and Lust.

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

There were no ex parte communications disclosed.

Staff presentation: **Brandon Garrett of Planning staff** explained that this is an amendment to add a redevelopment project to the existing Lincoln Center Redevelopment Plan. The site is known as the "Case, Case and Case Building" located directly across the street to the south of the Lincoln Children's Museum. The proposal would rehab the existing building. There are currently 30 units in the building containing single room occupancy with shared restroom facilities. The proposal would reduce the number of dwelling units from 30 to 29 units, and include improvements that would include full bathroom facilities for each unit. In addition, there may be some site improvements and facade improvements, including the surrounding portions of alleys.

Garret further explained that TIF (Tax Increment Financing) would be a part of this project and used for energy enhancements, facade improvements, streetscape improvements, etc. Urban Development is the applicant.

Proponents

1. David Landis of the Urban Development Department testified as the applicant and showed photographs of the interior of the building depicting a restroom shared by 6 units and the single rooms. Landis explained that this building has not been redeveloped because in the past, the seller has charged a high price. The proposed redevelopment will occur for two reasons: 1) the existence of TIF, and 2) the buyer is TruBuilt Construction Company, a family-owned company. If you paid someone else to do this work, it would be untenable and not economically sensible. Here, we have a young developer, Bo Jones, who purchased the property and will do the construction himself, with the potential to be profitable. Urban Development is delighted to assist in the success of this project.

2. Tom Huston appeared on behalf of **TB Rentals,** an affiliate of **TruBuilt Construction**, stating that this is a textbook example of why we have a community development law. In addition to physical improvements within the interior, there are a lot of improvements that need to occur in and round the area, including some alleyways that present some security issues and site issues. This amendment to the redevelopment plan is step one. His client looks forward to developing this site and it will be a great addition to the neighborhood along P Street.

Beecham stated that she is delighted that this building is being saved. She inquired about the plans for the alley, i.e. parking, courtyard. Huston stated that it will be a secured area.

They are currently in the very early stages of discussion with the adjoining property owners. He does not believe it will be parking, but rather some type of courtyard area.

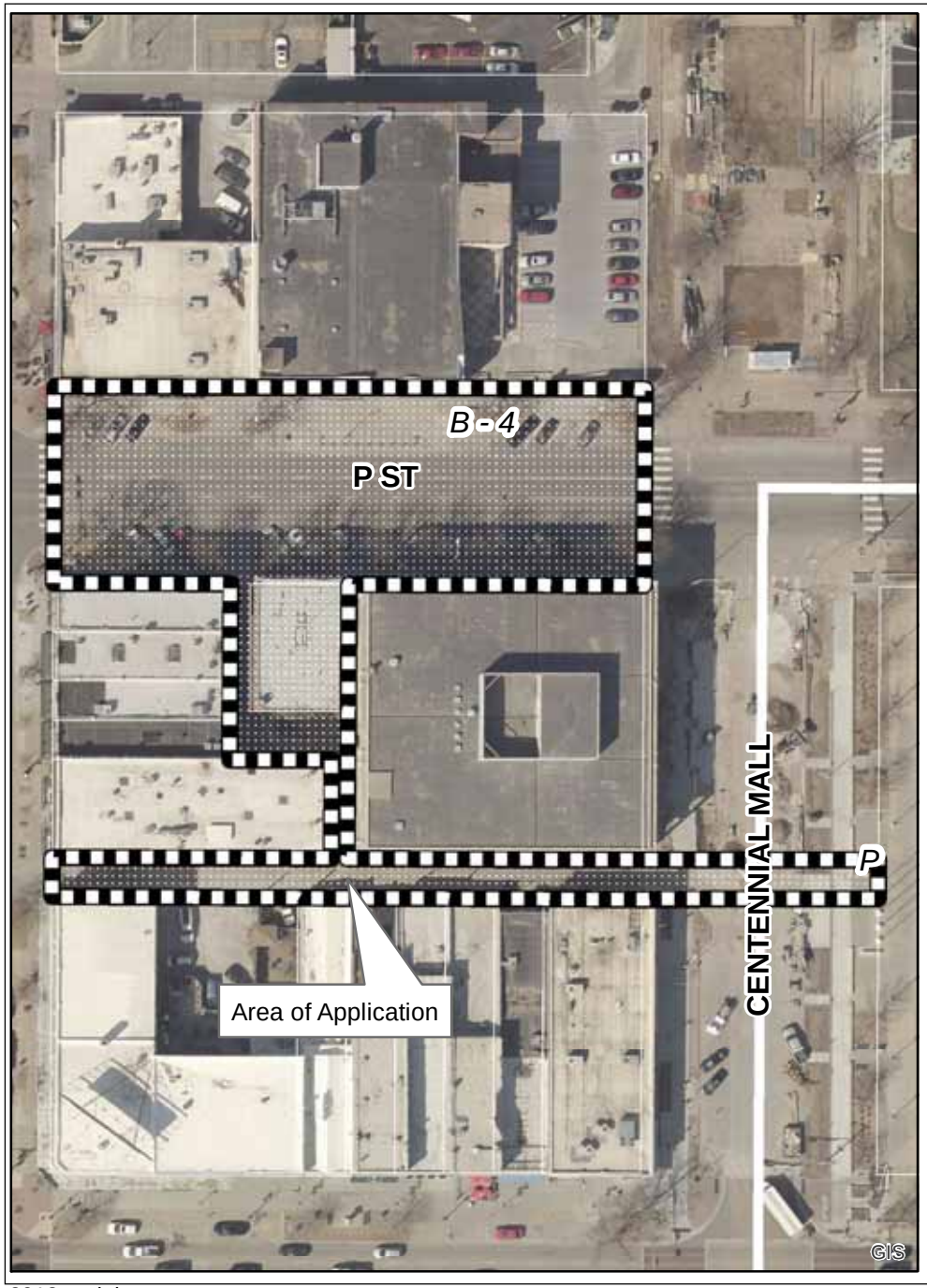
There was no testimony in opposition.

ACTION BY PLANNING COMMISSION: January 8, 2014

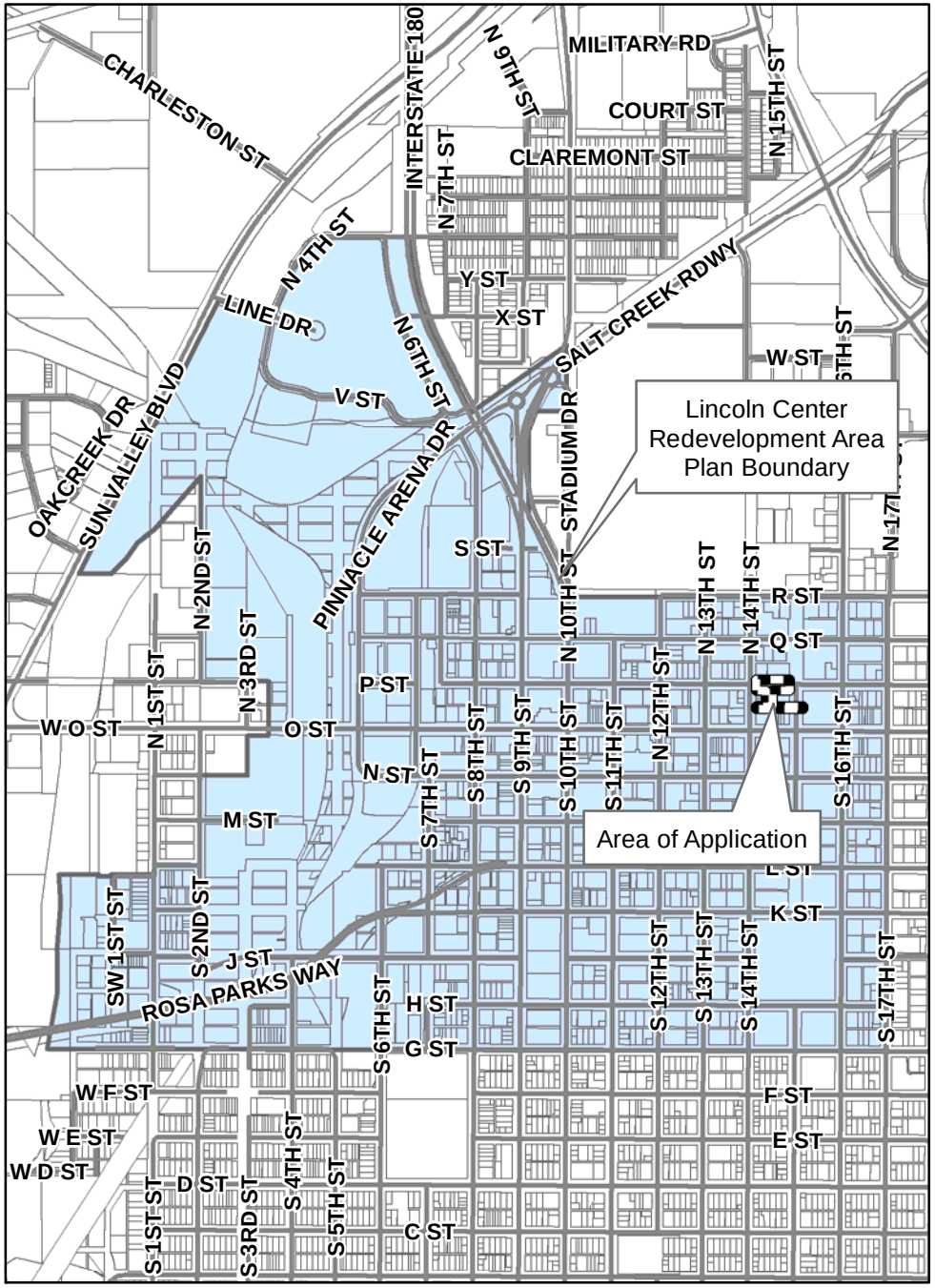
Hove moved to approve a finding of conformance with the Comprehensive Plan, seconded by Corr.

Lust agreed that this is a great project for downtown.

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



2013 aerial



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Comprehensive Plan Conformance #13016

Lincoln Center Redevelopment Area Plan
Case Case Case Project
1421 P Street

Z. CASE, CASE, AND CASE REDEVELOPMENT PROJECT

Revitalization Project Description
The Case, Case, and Case Redevelopment Project area, located between 14th and Centennial Mall in Downtown Lincoln, includes the north 65 feet of Lot 6, Little & Alexander Subdivision of Lot 63, S.W. Little's Subdivision, Lincoln, and adjacent alleys, city-owned property, and rights-of-way, as shown on Exhibit IV-181 attached and incorporated by this reference.

The goal of this project is to strengthen Downtown Lincoln as a 24-hour livable community by creating new residential opportunities in the redevelopment of an existing underutilized and deteriorating single-room-occupancy residential building into a residential building with the standard amenities that one would expect to find with downtown living. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln, especially along the "P" Street corridor. The Project will increase the security and safety in the Redevelopment Area and Downtown Lincoln through the removal and redevelopment of certain blighted and substandard conditions.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector residential development in this redevelopment area. Publicly funded redevelopment activities may include energy efficiency improvements, façade enhancements, streetscape and public area enhancements, and other public improvements in the Project Area. 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 in and enhancing the architectural character of Downtown Lincoln;
- redeveloping an underdeveloped and undervalued parcel;
- encouraging development of residential developments to foster 24-hour activity and lively, vibrant streets in Downtown;
- improving and enhancing the "P" Street corridor;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- enhancing the corridor's pedestrian-friendly, street-level orientation.

Statutory Elements
Currently, there are no plans for the City to acquire, relocate or demolish the real property. Should any of these occur, the City will follow policy outlined in the Plan. The project is expected to include the vacation of public right-of-way and/or the declaration of surplus property of other City-owned property to help foster safety and security of the project site adjacent to the building in the redevelopment area pursuant the standard City procedures for vacation and/or

sale of surplus property. Neither land coverage nor building density will be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

There are 30 residential units in poor condition currently within the proposed project boundaries. The existing land use in the project area is residential Exhibit IV-182. The redevelopment of the building will result in the redevelopment and renovation of the current units into approximately 29 housing units in the project area. The resulting land use will remain residential (see Exhibit IV-183).

Parking in the adjacent area includes the University Square public parking garage located one-half block from the project site and other on street parking.

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

Proposed Costs and Financing

The estimated total cost to implement this redevelopment project is approximately $1.2 million, including approximately $160,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area.

Public investment may assist in the design and construction of the energy efficiency improvements, façade enhancements, streetscape and public area enhancements, and other eligible public improvements and enhancements under the Community Development Law.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

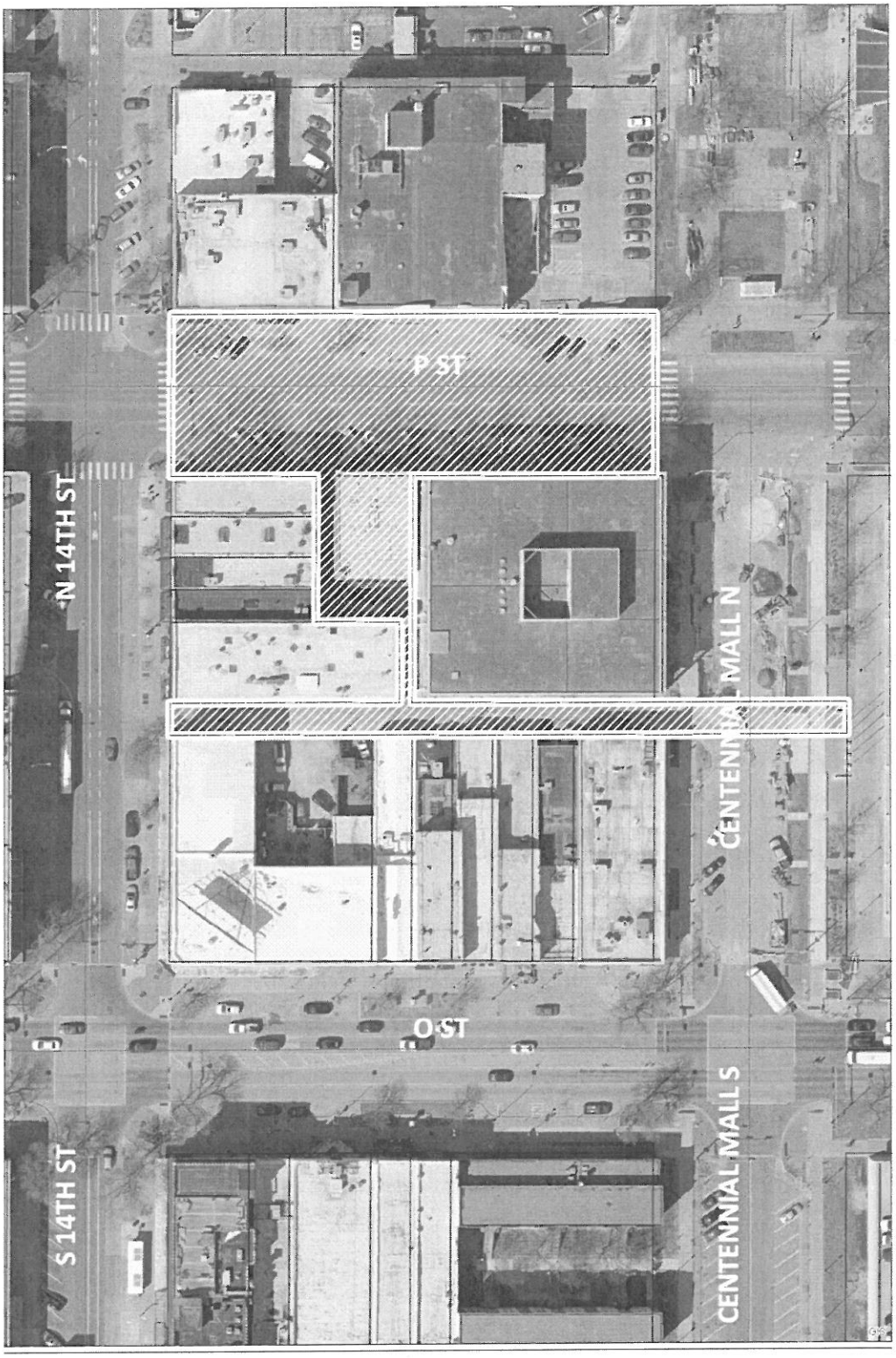

Exhibit IV-181: Case, Case, and Case: Redevelopment Project Area

Case Case and Case

City of Lincoln - Urban Development Department

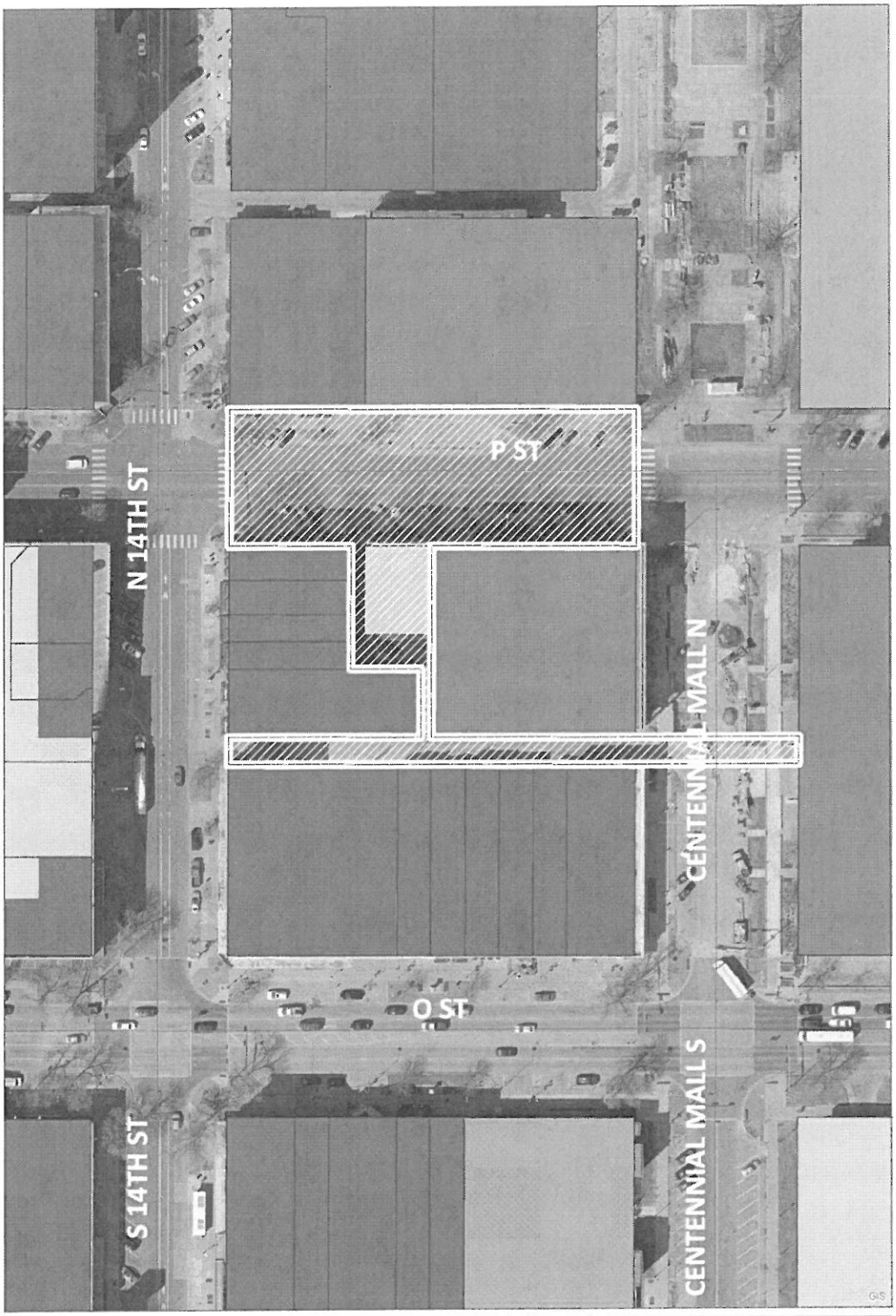

Exhibit IV-182: Case, Case, and Case: Current Land Use

Case Case and Case | Apartments | Commercial w/Res. Units Above | Public & Semi-Public NEC
Commercial NEC | Parking Garage | Educational Institutions

City of Lincoln - Urban Development Department

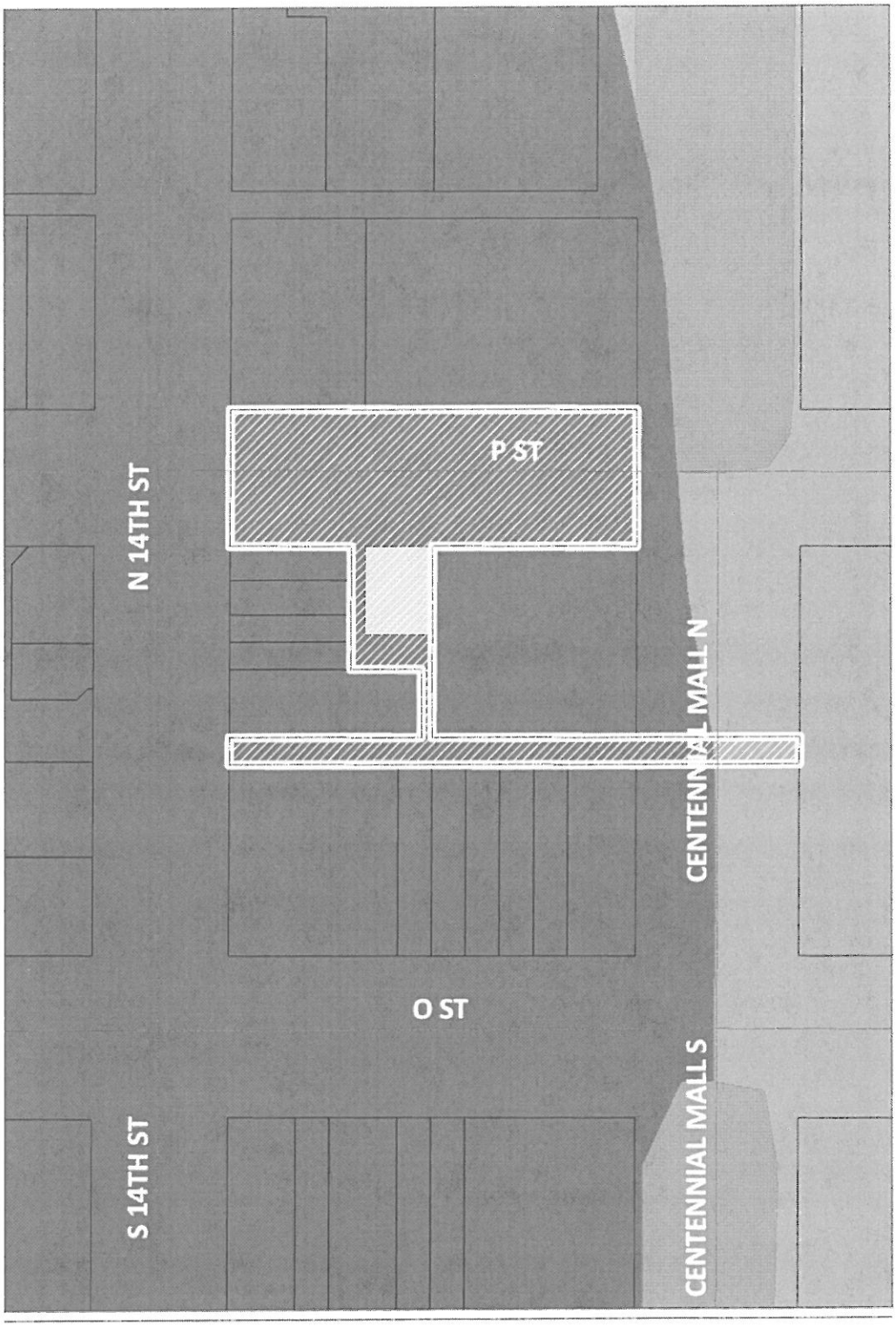

Exhibit IV-183: Case, Case, and Case: Future Land Use

Case Case and Case | Commercial | Public & Semi-Public | Green Space | Residential - Urban Density

City of Lincoln - Urban Development Department